

[(r)] (S) "Special loan programs" means the Nonprofit Rehabilitation Program, the Accessory, Shared and Sheltered Housing Program, the ~~Lead Paint~~ ~~RADON GAS, ASBESTOS, AND LEAD PAINT~~ Abatement Program, the Indoor Plumbing Program, THE RADON GAS AND ASBESTOS ABATEMENT PILOT PROGRAM, the Migratory Worker Housing Facilities Program, and the Livability Code Rehabilitation Program.

[(s)] (T) "Special loans" means loans made under the special loan programs.

[(t)] (U) "Sponsor" means an owner who receives a loan to rehabilitate a building for residential rental purposes, for nonresidential purposes, or for both. A sponsor shall agree that at least two-thirds of all dwelling units rehabilitated with the proceeds of the loan shall be occupied by families of limited income for at least 5 years after the rehabilitation of those units is completed. The Secretary shall establish need criteria for the sponsor to ensure the maximum use of any available private financing. [To qualify for a loan, except for special loans, a sponsor must have been denied a loan by a private lending institution, or else have received a commitment from a private lending institution for less than the amount of funds necessary for the rehabilitation.] If a portion of rehabilitation is to be financed by a private lending institution, the Department shall require that the sponsor utilize the maximum amount of private financing which the project can support without impairing the feasibility of the project and, if residential, of providing affordable housing to limited-income tenants.

2-305.

(a) The Nonprofit Rehabilitation Program is created within the Maryland Housing Rehabilitation Program.

(b) The Department shall operate the Program and make loans from the fund for rehabilitation projects to nonprofit sponsors under the provisions of this subtitle.

(c) To qualify for a nonprofit rehabilitation loan, a nonprofit sponsor:

(1) Must be the owner of or be acting on behalf of the owner of the building to be rehabilitated;

(2) Must use the proceeds of the loan for a rehabilitation project FOR A BUILDING which:

(I) [will] WILL provide dwelling units or residential facilities for occupancy by families of limited income; and