

(F) "MODIFICATIONS" MEANS IMPROVEMENT, REPAIR, RENOVATION, OR REHABILITATION OF AN EXISTING BUILDING TO MAKE IT SUITABLE FOR USE AS A GROUP HOME OR TO ELIMINATE ANY HOUSING, BUILDING, FIRE, SAFETY, HEALTH, OR OTHER CODE VIOLATIONS.

(G) "NONPROFIT ORGANIZATION" MEANS A CORPORATION, FOUNDATION, OR OTHER LEGAL ENTITY, NO PART OF THE NET EARNINGS OF WHICH INURES TO THE BENEFIT OF ANY PRIVATE SHAREHOLDER OR INDIVIDUAL HOLDING ANY INTEREST IN SUCH ENTITY.

(H) "PROGRAM" MEANS THE GROUP HOME FINANCING PROGRAM.

2-702.

THERE IS A GROUP HOME FINANCING PROGRAM IN THE DEPARTMENT.

2-703.

(A) THE PURPOSE OF THE PROGRAM IS TO PROVIDE LOANS TO GROUP HOME SPONSORS TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, AND MODIFYING BUILDINGS WHICH WILL PROVIDE GROUP HOMES FOR LOW INCOME, ELDERLY, HANDICAPPED, DISABLED, AND OTHER CITIZENS OF THE STATE WITH SPECIAL HOUSING NEEDS.

(B) SUBJECT TO THE APPROVAL AND PERMITTING PROCEDURES OF THE LOCAL ZONING AUTHORITY, A GROUP HOME THAT WILL HOUSE 4 OR MORE INDIVIDUALS MAY PROVIDE, IN A MINOR PORTION OF THE BUILDING'S SPACE, FOR NONRESIDENTIAL USES, WHICH ARE IN CONFORMANCE WITH LOCAL ZONING REQUIREMENTS, THAT MAY NOT BE DIRECTLY RELATED TO THE HOUSING FACILITY, BUT WHICH OFFER GOODS OR SERVICES FOR THE BENEFIT OF LOWER INCOME OR OTHERWISE DISADVANTAGED PERSONS.

2-704.

THE DEPARTMENT SHALL:

(1) MANAGE, SUPERVISE, AND ADMINISTER THE PROGRAM;

(2) ADOPT POLICIES THAT ENCOURAGE THE ESTABLISHMENT OF GROUP HOMES FOR PERSONS OF LOWER INCOME THROUGHOUT THE STATE;

(3) ATTACH SUCH SPECIFIC TERMS TO ANY PURCHASE, SALE, OR LEASE OF A GROUP HOME OR LAND THEREFOR AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THE PROGRAM;

(4) ESTABLISH GUIDELINES FOR MONITORING GROUP HOMES FINANCED UNDER THE PROGRAM TO ENSURE THAT THE GROUP HOMES RECEIVING FINANCING UNDER THE PROGRAM ARE OCCUPIED, OTHER THAN ANY SUPERVISORY INDIVIDUALS OR THEIR FAMILY MEMBERS IN SUBSTANTIAL PART, BY PERSONS OF LOWER INCOME;