

- (2) Architectural, engineering, or other special services;
- (3) Acquisition of land and improvements;
- (4) Site preparation and development;
- (5) Construction, reconstruction, rehabilitation, and improvement;
- (6) Acquisition of necessary machinery, equipment, and furnishings;
- (7) Initial occupancy expenses of the project;
- (8) Indemnity and surety bonds and premiums on insurance; and
- (9) Other fees and relocation expenses.

(c) (1) "Families of lower income" means families or persons whose incomes do not exceed upper income limits established by the Secretary taking into consideration factors including:

- (i) The amount of the total income of the families available for housing needs;
- (ii) The size of the family;
- (iii) The cost and condition of housing facilities available;
- (iv) The ability of the families to compete successfully in the conventional private housing market; and
- (v) Relevant standards and definitions established for federal housing programs.

(2) The income limits for families of lower income shall be established at levels lower than the income limits established for families of limited incomes as provided in § 2-203 of this article. The limits may differ for different areas or regions of the State. A limit of general applicability may be supplemented by a lower limit applicable to a particular project.

(d) "Fund" means the Rental Housing [Production] PROGRAMS Fund.

(e) "Limited equity cooperative housing" has the meaning stated in § 143(k)(9)(c) of the Internal Revenue Code and the regulations adopted by the Internal Revenue Service under § 143(k)(9)(c) of the Internal Revenue Code.