

residential rental buildings shall be for buildings providing four or less dwelling units.]

(e) "Families of limited income" means persons and families (including those defined as "elderly" in federal housing legislation) whose incomes do not exceed limits established by the Secretary, taking into consideration factors including (1) the amount of the total income of the family available for housing needs, (2) the size of the family, (3) the cost and condition of available housing facilities, (4) the ability of the family to compete successfully in the private housing market, and (5) standards and definitions established for pertinent federal and State housing programs. The Secretary may waive income limits as to borrowers or occupants, for loans to rehabilitate buildings of historic or architectural significance as defined by the State historical preservation officer.

[(f) "Fund" means the special fund established under § 2-313 of this subtitle.]

(k) "Minimum livability code" means a regulation, statute or ordinance which establishes minimum property maintenance standards adopted by the State or a political subdivision in accordance with § 6-103 of this article.

(m) "Nonprofit sponsor" means:

(1) A nonprofit organization; or

(2) [If all general partners qualify as a nonprofit organization, a] A limited partnership formed for the purpose of undertaking a rehabilitation project which is eligible in whole or in part for federal PROGRAMS OR INCENTIVES, INCLUDING low-income housing tax credits, IF:

(I) EACH OF THE GENERAL PARTNERS QUALIFIES AS A NONPROFIT ORGANIZATION; OR

(II) 1. THE LIMITED PARTNERSHIP IS A WHOLLY OWNED SUBSIDIARY OF A NONPROFIT ORGANIZATION; AND

2. A NONPROFIT ORGANIZATION MANAGES THE REHABILITATION PROJECT OR WILL BE THE RECIPIENT OF NET CASH FLOW OR THE RESIDUAL SALE PROCEEDS UPON SALE OF THE REHABILITATION PROJECT.

(p) (1) "Rehabilitation project" means the repair, reconstruction, renovation, redevelopment, improvement, modification of, or addition to an existing building in order:

(i) To bring the building to a decent, safe, and sanitary condition in accordance with applicable construction, health, safety, fire, occupancy, and other codes