

(i) To bring the building to a decent, safe, and sanitary condition in accordance with applicable construction, health, safety, fire, occupancy, and other codes and standards, to ensure that the building can be maintained in that condition, and to improve the general utility and attractiveness of the building or to bring it into conformance with the appropriate minimum livability code;

(ii) In the case of certain special loan programs, to provide shared, accessory, or sheltered housing, to provide for lead paint abatement, or to provide indoor plumbing; or

(iii) IN THE CASE OF LOANS TO HOMEOWNERS WHO ARE ELDERLY OR DISABLED, TO PROVIDE MODIFICATIONS OR IMPROVEMENTS THAT MAKE THE DWELLING UNIT MORE ACCESSIBLE OR FUNCTIONAL TO THE NEEDS OF THE OCCUPANTS, PROVIDED THE BUILDING IS, OR UPON COMPLETION OF THE IMPROVEMENTS WILL BE, STRUCTURALLY SOUND AND FREE OF HEALTH AND SAFETY HAZARDS; OR

[(iii)] (iv) In the case of special loan pilot programs, to provide for radon gas and asbestos abatement.

(2) Except as provided in §§ 2-304, 2-307, and 2-308 of this subtitle, applicable codes and standards shall be those in force in the political subdivision where the building is located. If the political subdivision lacks codes and standards deemed sufficient by the Secretary to promote the objectives of this section, the Department may by regulation prescribe codes and standards which shall apply in that subdivision solely for purposes of this section. The Secretary may allow exceptions to any code or standard, with the approval of the local enforcement authority when necessary to preserve the historic or architectural value of any building undergoing rehabilitation pursuant to this section.

(3) "Rehabilitation project" includes the provision of utility submetering for units in a residential rental building.

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(h) (1) Loans may not exceed an amount the Secretary shall establish by regulation and they may not be made where the Department has determined that comparable private financing is available to the prospective borrowers.

(2) (i) Except for loans under subparagraph (ii) of this paragraph, loans over \$5,000 shall be secured by a recorded mortgage or deed of trust on real property.

(ii) Loans to political subdivisions may be secured by a recorded mortgage or deed of trust on real property, or by another security device acceptable to the Department.

(3) Loans shall be made from the fund to families of limited income owning and occupying the building to be rehabilitated, or to sponsors or nonprofit sponsors.

(4) Loans may be either insured or uninsured as the Department requires.