

(2) "Community development organization" does not include a corporation, foundation, or other legal entity in which all or a portion of the net earnings inures to the benefit of any private shareholder or individual holding an interest in that entity.

[(e)](F) "Community legacy agreement" means an agreement between the Department and a sponsor to develop a community legacy plan or implement one or more community legacy projects in a designated community legacy area.

[(f)](G) "Community legacy area" means an area:

- (1) Located in a priority funding area; and
- (2) Determined by the Board to satisfy the requirements of § 4-805 of this subtitle.

[(g)](H) "Community legacy plan" means a plan submitted by a sponsor to the Board for approval which may consist of one or more community legacy projects designed to prevent or reverse decline or disinvestment in a community legacy area through improvements in residential, commercial, or other public or private properties.

[(h)](I) (1) "Community legacy project" means a project or projects submitted by a sponsor to the Board for approval [that is consistent with a community legacy plan] IN ACCORDANCE WITH THIS SUBTITLE.

(2) "Community legacy project" includes projects to:

(i) Create, improve, or preserve housing opportunities, including the acquisition, construction, rehabilitation, or improvement of new or existing homeownership or rental properties;

(ii) Strategically demolish buildings or improvements to enhance the use of land;

(iii) Create, improve, or preserve mixed-use or commercial development, including any appropriate combination of properties related to business, housing, open-space, and institutional uses;

(iv) Develop public infrastructure that is incidental to the implementation of a community legacy project, such as streets, parking, public utilities, landscaping, lighting, and improvements to pedestrian and bicycle circulation;

(v) Encourage and develop cooperative ownership control of open-space;

(vi) Develop or create strategies targeted at increasing investment in existing communities, including outreach activities designed to attract business, capital, residents, and visitors and the development and maintenance of resources directly related to the development of a community legacy plan or the implementation of a community legacy project;