

rental housing; ~~limiting Program income eligibility requirements; requiring that a certain percentage of dwelling units resulting from a conversion of office and commercial space to rental housing be restricted to occupancy by families of lower incomes~~ *limiting Program income eligibility requirements*; providing for certain contingencies; and generally relating to the Rental Housing Production Program and the Department of Housing and Community Development.

BY repealing and reenacting, with amendments,

Article 83B – Department of Housing and Community Development

Section 2-501, 2-503, and 2-504

Annotated Code of Maryland

(1995 Replacement Volume and 1997 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article 83B – Department of Housing and Community Development

2-501.

(a) In this subtitle the following words have the meanings indicated.

(b) “Development costs” means the costs incurred for the construction or rehabilitation of a rental housing production project including the costs of:

- (1) Necessary studies, surveys, plans, and specifications;
- (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;