(3) a limited partnership formed to undertake a rehabilitation project that is eligible wholly or partly for federal programs or incentives, including low–income housing tax credits, if:

(i) each general partner is a nonprofit organization or a political subdivision; or

(ii) 1. each general partner is a wholly owned subsidiary of a nonprofit organization or political subdivision; and

2. a nonprofit organization or political subdivision manages the rehabilitation project or will receive net cash flow or the residual sale proceeds on the sale of the rehabilitation project.

**[(f)] (I)** "Program" means the Maryland Housing Rehabilitation Program.

**[(g)] (J)** "Program loan" means a loan under the Maryland Housing Rehabilitation Program or a special loan program.

**[(h)] (K)** (1) "Rehabilitation project" means a project to repair, reconstruct, renovate, redevelop, improve, modify, or add to a building for a purpose listed in § 4–923 of this subtitle.

(2) "Rehabilitation project" includes providing utility submetering for dwellings in a residential rental building.

**[(i)] (L)** "Special loan program" means:

(1) the Accessory, Shared, and Sheltered Housing Program;

(2) the Indoor Plumbing Program;

(3) the Lead Paint Abatement Program;

(4) the Migratory Worker Housing Program; or

(5) the Radon and Asbestos Abatement Pilot Program.

**[(j)] (M)** "Sponsor" means an owner who receives a loan to rehabilitate a building for residential rental purposes or nonresidential purposes.

**4–909.1.**