

BUILDING SERVING COMMUNITIES WHERE HOUSING REHABILITATION IS DESIRABLE;

(4) THAT THE REHABILITATION OF HOUSING, THE DEVELOPMENT OF HEALTHY, SAFE, AND VIABLE COMMUNITIES IN MARYLAND, AND THE REHABILITATION OF COMMERCIAL BUILDINGS TO FACILITATE THE REHABILITATION AND DEVELOPMENT OF HOUSING ARE A PROPER PUBLIC PURPOSE AND STATE USE FOR WHICH PUBLIC MONEY MAY BE EXPENDED AND PROPERTY MAY BE ACQUIRED.

(B) DEFINITIONS.

(1) AS USED IN THIS SECTION THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(2) "COUNTY" INCLUDES BALTIMORE CITY.

(3) "DEPARTMENT" MEANS THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, AND "SECRETARY" MEANS THE SECRETARY OF THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT.

(4) "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 (I) THE AMOUNT OF THE TOTAL INCOME OF THE FAMILY AVAILABLE FOR HOUSING NEEDS, (II) THE SIZE OF THE FAMILY, (III) THE COST AND CONDITION OF AVAILABLE HOUSING FACILITIES, (IV) THE ABILITY OF THE FAMILY TO COMPETE SUCCESSFULLY IN THE PRIVATE HOUSING MARKET, AND (V) STANDARDS AND DEFINITIONS ESTABLISHED FOR PERTINENT FEDERAL AND MARYLAND 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.

(5) "REHABILITATION" MEANS THE REPAIR, RECONSTRUCTION, RENOVATION, REDEVELOPMENT, OR IMPROVEMENT OF AN EXISTING BUILDING TO RESTORE IT 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. 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 OBJECTS OF THIS ACT, THE DEPARTMENT MAY BY REGULATION PRESCRIBE CODES AND STANDARDS WHICH SHALL APPLY IN THAT SUBDIVISION SOLELY FOR PURPOSES OF THIS ACT. THE SECRETARY MAY ALLOW