

(B) grant assistance for any structure shall not exceed 50 per centum of the total costs associated with the rehabilitation or development of that structure, as determined by the Secretary, except that where the Secretary determines that the special nature of the project require a greater amount of assistance, the grant amount shall be limited to not to exceed 50 per centum of the development cost including acquisition;

(C) a structure may be assisted under this section only if the development of such structure will not cause the involuntary displacement of very low-income families by families who are not very low-income families;

(D) the owner of each assisted structure agrees—

(i) not to discriminate against prospective tenants on the basis of their receipt of or eligibility for housing assistance under any Federal, State, or local housing assistance program or, except for a structure for housing for the elderly, on the basis that the tenants have a minor child or children who will be residing with them; and

(ii) not to convert the units to condominium ownership (or in the case of a cooperative, to condominium ownership or any form of cooperative ownership not eligible for assistance under this section);

during the 20-year period beginning on the date on which the units in the project are available for occupancy;

(E) the owner of each assisted structure agrees that, during the 20-year period beginning on the date on which 50 per centum of the units in the structure are occupied or completed, at least 20 per centum of the units the construction or substantial rehabilitation of which is provided for under the application shall be occupied, or available for occupancy by, low-income families;

(F) the structure—

(i) will have a value after rehabilitation or construction that is not more than the amount of a mortgage on the structure that could be insured under section 1713 of Title 12; and

(ii) is secured by a mortgage which bears a rate of interest and

contains such other terms and conditions as the Secretary determines are reasonable;

(G) the grantee must commence construction or substantial rehabilitation activities not later than 24 months after notice of project selection (48 months after notice in the case of projects for which funding notices were issued prior to July 23, 1985), except that the Secretary may extend such period by not more than 6 months if the commencement of such activities is delayed due to judicial or administrative proceedings;

(H) the State or unit of general local government that receives the assistance certifies to the satisfaction of the Secretary that the assistance will be made available in conformity with Public Law 88-352 [42 U.S.C.A. § 2000a et seq.] and Public Law 90-284; and

(I) the owner of each assisted structure agrees to comply with the provisions of paragraph (8) until the 20-year period specified in paragraph (7) has ended.

(5) Project selection

In selecting projects to receive development grants, the Secretary shall make such selection on the basis of the extent—

(A) of the severity of the shortage of decent rental housing opportunities in the area in which the project or projects are to be located for families and individuals without other reasonable and affordable housing alternatives in the private market;

(B) of non-Federal public and private financial or other contributions that reduce the amount of assistance necessary under this section;

(C) to which the project or projects contribute to neighborhood development and mitigate displacement;

(D) to which the applicant has established a satisfactory record of performance in meeting assisted housing needs and has the capacity to undertake the program in a timely manner;

(E) to which the assistance requested will provide the maximum number of units for the least cost to the Federal Government, taking into consideration the extent to which as-