

HOUSING WHICH WILL BE AFFORDABLE TO HOUSEHOLDS OF LOWER INCOME;

(3) STIMULATE THE DEVELOPMENT AND OWNERSHIP OF RENTAL HOUSING FOR HOUSEHOLDS OF LOWER INCOME BY LOCAL GOVERNMENTS OR PARTNERSHIPS THAT INCLUDE LOCAL GOVERNMENTS;

(4) PROVIDE FINANCIAL ASSISTANCE TO PRIVATE DEVELOPERS FOR THE COSTS OF ACQUIRING, CONSTRUCTING, RECONSTRUCTING, RENOVATING, OR REHABILITATING HOUSING UNITS FOR SALE TO LOCAL GOVERNMENTS OR PARTNERSHIPS THAT INCLUDE LOCAL GOVERNMENTS FOR USE AS AFFORDABLE RENTAL HOUSING FOR HOUSEHOLDS OF LOWER INCOME;

(5) PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING PROGRAMS AND THE INCREASED CONTRIBUTIONS TO THE PRODUCTION OF AFFORDABLE RENTAL HOUSING BY LOCAL GOVERNMENTS; AND

(6) ENCOURAGE HOUSEHOLDS OF LOWER INCOME THAT RESIDE IN PARTNERSHIP RENTAL HOUSING TO CONTRIBUTE ACTIVELY TO THE OPERATION OR MAINTENANCE OF THEIR HOUSING OR THE COMMUNITY.

2-1105.

THE DEPARTMENT SHALL:

(1) MANAGE, SUPERVISE, AND ADMINISTER THE PROGRAM;

(2) ADOPT RULES AND REGULATIONS TO CARRY OUT THE PROGRAM IN CONFORMANCE WITH STATUTORY REQUIREMENTS;

(3) ADOPT POLICIES AND PROCEDURES THAT ENCOURAGE THE PRODUCTION OF PARTNERSHIP RENTAL HOUSING THROUGHOUT THE STATE; AND

(4) ADOPT REGULATIONS ESTABLISHING MINIMUM AND MAXIMUM LOCAL CONTRIBUTIONS TO THE COST OF EACH SUCCESSIVE PARTNERSHIP PROJECT UNDERTAKEN BY A LOCAL GOVERNMENT RELATIVE TO THE FISCAL CAPACITY OF THE LOCAL GOVERNMENT, AS PROVIDED IN § 2-1106(8) OF THIS SUBTITLE. LOCAL GOVERNMENTS WITH GREATER FISCAL CAPACITY WILL BE REQUIRED TO MAKE LARGER CONTRIBUTIONS TO PROJECT DEVELOPMENT COSTS.

2-1106.

THE DEPARTMENT SHALL APPROVE APPLICATIONS FOR PROPOSED PROJECTS ONLY IF:

(1) THE APPLICATION IS AUTHORIZED BY THE LOCAL GOVERNMENT'S CHIEF ELECTED OFFICIAL, OR IF NONE, BY THE