

makes a finding that there exists, in the area in which the development is to be located, a need for safe and sanitary housing accommodations for persons or families of either low or moderate income.

7. SALE OR LEASE OF DEVELOPMENT

The Authority may sell or lease for a term not exceeding ninety-nine years all or any portion of the real or personal property constituting a development to any person, firm, partnership or corporation, either public or private, upon such terms and conditions as may be approved by the Authority and determined to make economically possible the development of low and moderate income housing notwithstanding any other law or regulation of the State of Maryland whenever the Authority shall find that such sale or lease is in conformity with a plan or undertaking for the development of such housing. Such sale or lease may be made;

(a) to any public agency, without public bidding, public sale or public notice;

(b) to any local development corporation, without public bidding, public sale or public notice;

(c) to any other person, firm, partnership or corporation, without public bidding or public sale, provided there is published in at least one newspaper of general circulation in the municipality in which the development is located a notice which shall include a statement of the identity of the proposed purchaser or lessee and of his proposed use or reuse of the development or applicable portion thereof, the price or rental to be paid by such purchaser or lessee, all other essential conditions of such sale or lease, and a statement that a public hearing upon such sale or lease will be held before the Authority at a specified time and place on a date not less than ten days after such publication, and provided further that such public hearing is held in accordance with such notice.

8. COOPERATION WITH MUNICIPALITIES

(1) In effectuating the purposes of this Act, the Authority and community advisory committees created pursuant to Section 4 of this Act shall work closely, consult and cooperate with local elected officials and community leaders at the earliest practicable time. The Authority shall give primary consideration to local needs and desires and shall foster local initiative and participation in connection with the planning and development of its developments. Wherever possible, activities of the Authority shall be coordinated with local urban renewal and other community developments, and the Authority shall assist localities in carrying out such developments. Consideration shall also be given to local and regional goals and policies as expressed in urban renewal, community renewal and local comprehensive land use plans and regional plans.

(2) After consultation with local officials, as provided in subdivision one of this section, the Authority shall, in constructing, reconstructing, rehabilitating, altering or improving any development, comply with the requirements of local laws, ordinances, codes, charters or regulations applicable to such construction, reconstruction, rehabilitation, alteration or improvement.