

(2) A large number of county residents have been and will be subject to hardship in finding decent, safe, and sanitary housing unless new facilities are constructed and existing housing, where appropriate, is rehabilitated. Unless the supply of housing and the ability of low and moderate income persons and families to obtain mortgage financing is increased significantly and expeditiously, a large number of residents of Allegany, Kent, WASHINGTON, and Worcester counties may be compelled to live in unsanitary, overcrowded, or unsafe conditions to the detriment of the health, welfare, and well-being of these persons and of the whole community of which they are a part. By increasing the housing supply of the counties and the ability of low and moderate income persons and families to obtain mortgage financing, the clearance, replanning, development and redevelopment of blighted areas will be aided, the critical shortage of adequate housing will be ameliorated, and the ability to preserve and utilize existing housing and neighborhoods will be greatly enhanced.

(3) A major cause of this housing crisis is the lack of funds at borrowing costs which are at a level whereby low and moderate income persons and families can afford to own and maintain decent, safe, and sanitary housing. An additional major cause of a housing crisis is the lack of funds available to finance housing by the private mortgage lending institutions of the State. This lack of funds has frustrated the maintenance, sale, and purchase of existing residences in Allegany, Kent, WASHINGTON, and Worcester counties.

(4) The authority and powers conferred under this section and the expenditure of public moneys necessary and appropriate to carry out a residential mortgage program as contemplated in this section, constitute the serving of a valid public purpose. The enactment of this section is declared to be in the public interest.

(b) It is the declared legislative purpose to aid in remedying these conditions, to promote the expansion of the supply of funds at lower borrowing costs than those otherwise prevailing for residential mortgages for low and moderate income persons and families and thereby help alleviate the shortage of adequate housing and preserve existing housing and neighborhoods.

(c) In this section:

(1) "Low and moderate income persons and families" means persons and families determined by a county to lack the financial ability to pay prices or rentals sufficient to induce private enterprise in the county to build a sufficient supply of adequate, safe, and sanitary dwellings without the special assistance afforded by this section.