

4-1808.

(A) A QUALIFYING COUNTY LOCAL GOVERNMENT SHALL USE PROGRAM FUNDS FOR DEVELOPMENT COSTS ASSOCIATED WITH A WORKFORCE HOUSING DEVELOPMENT LOCATED IN A PRIORITY FUNDING AREA IN ACCORDANCE WITH THE 5-YEAR CONSOLIDATED PLAN OR COMPREHENSIVE PLAN OF:

- (1) ~~THE QUALIFYING COUNTY, OR~~
- (2) ~~A MUNICIPAL CORPORATION WITHIN THE QUALIFYING COUNTY.~~

(B) ~~A QUALIFYING COUNTY MAY USE ITS PROGRAM FUNDS IN A MUNICIPAL CORPORATION LOCATED WITHIN THE COUNTY:~~

- (1) ~~AFTER CONSULTATION WITH THE MUNICIPAL CORPORATION, AND~~
- (2) ~~WITH THE CONSENT OF THE MUNICIPAL CORPORATION.~~

(C) ~~IF A MUNICIPAL CORPORATION WITHIN A QUALIFYING COUNTY HAS A 5-YEAR CONSOLIDATED PLAN OR A COMPREHENSIVE PLAN WITH A WORKFORCE HOUSING ELEMENT, THE QUALIFYING COUNTY MAY TRANSFER PROGRAM FUNDS TO THE MUNICIPAL CORPORATION AND THE MUNICIPAL CORPORATION SHALL ADMINISTER THE PROGRAM FUNDS IN ACCORDANCE WITH PROGRAM REQUIREMENTS THE QUALIFYING LOCAL GOVERNMENT.~~

4-1809.

WITH THE CONSENT OF THE DEPARTMENT, IN APPROPRIATE CIRCUMSTANCES, A QUALIFYING COUNTY LOCAL GOVERNMENT MAY EXTEND THE INCOME ELIGIBILITY LIMITS FOR A WORKFORCE HOUSING UNIT DEVELOPED WITH PROGRAM FUNDS TO INCLUDE A HOUSEHOLD OF LOW OR MODERATE INCOME.

4-1810.

(A) THE SECRETARY SHALL ESTABLISH ANNUALLY THE MAXIMUM AMOUNT OF PROGRAM FUNDS THAT A QUALIFYING COUNTY LOCAL GOVERNMENT MAY USE TO DEVELOP A ~~UNIT OF~~ WORKFORCE HOUSING UNIT.

(B) THE PER UNIT MAXIMUM ESTABLISHED BY THE SECRETARY SHALL BE EQUAL TO APPROXIMATELY 10% OF THE REGIONAL AVERAGE CONSTRUCTION COSTS APPLICABLE TO THE QUALIFYING COUNTY LOCAL GOVERNMENT FOR A COMPARABLE WORKFORCE HOUSING UNIT.

4-1811.

(A) RENTAL UNITS DEVELOPED UNDER THIS SUBTITLE SHALL REMAIN AFFORDABLE AS WORKFORCE HOUSING FOR A PERIOD OF AT LEAST ~~40~~ 25 YEARS.

(B) IF AN INITIAL BUYER OF A HOMEOWNERSHIP WORKFORCE HOUSING UNIT DEVELOPED THROUGH THE PROGRAM TRANSFERS TITLE TO THE UNIT AT ANY TIME, THE INITIAL BUYER SHALL ASSIGN TO THE DEPARTMENT 100% OF THE COMBINED AMOUNT OF PROGRAM FUNDS AND QUALIFYING LOCAL GOVERNMENT MATCHING FUNDS USED TO DEVELOP THE UNIT.