

(II) A SCARCITY OF LOW AND MODERATE INCOME HOUSING ON THE MARKET AS DEMAND FOR SUCH HOUSING INCREASES;

(III) TOO FEW RENTAL UNITS AVAILABLE, PLANNED, OR UNDER CONSTRUCTION TO REPLACE THE RENTAL UNITS BEING CONVERTED INTO CONDOMINIUMS; AND

(IV) FRUSTRATION OF GENERAL PLAN CONCEPTS OF BALANCED HOUSING MIX AND ADEQUATE HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY;

(6) THE SHORTAGE OF DECENT, SAFE, AND SANITARY HOUSING CANNOT BE WHOLLY RELIEVED THROUGH PRIVATE ENTERPRISE, AND THEREFORE BUILDING HOUSING FOR PERSONS OF ELIGIBLE INCOME AND SPENDING PUBLIC MONEY TO HELP GET IT BUILT OR READY FOR USE DO NOT COMPETE WITH PRIVATE ENTERPRISE;

(7) TO REMEDY THESE CONDITIONS, CONSTRUCTION AND OPERATION OF SUCH HOUSING AS SET FORTH IN THIS TITLE ARE VALID PUBLIC PURPOSES AND ESSENTIAL GOVERNMENT FUNCTIONS FOR WHICH PUBLIC MONEY MAY BE SPENT; AND

(8) THIS TITLE IS NECESSARY IN THE PUBLIC INTEREST.

REVISOR'S NOTE: This section is new language derived without substantive change from former Art. 44A, §§ 2-102(a) and 2-105(a).

In the introductory language of this section, the former reference to "declare[s]" is deleted in light of the reference to "finds". Similarly, in item (7) of this section, the former phrase "hereby declared as a matter of legislative determination" is deleted.

In items (1), (5)(i), and (6) of this section, references to "housing" are substituted for former references to "dwelling accommodations", "dwelling units", and "dwellings" to conform to the terminology used throughout this article.

In item (2) of this section, the reference to "too much" is substituted for the former phrase "inordinate share" for brevity.

In item (3) of this section, the reference to "cause too much public money" is substituted for the former reference to "necessitate excessive and disproportionate expenditures of public funds" for brevity. Similarly, in item (5)(iii) of this section, the reference to "too few" is substituted for the former reference to "inadequate numbers of".

In item (4) of this section, the phrase "in part" is substituted for the former phrase "among other things" for brevity.

In the introductory language of item (5) of this section, the former phrase "resulting from" is deleted in light of the phrase "created by".

In item (6) of this section, the former reference to "through the operation