

15.

(c) (1) Notwithstanding any other provision of this section, Montgomery County may provide by local law for the guarantee by Montgomery County of the principal and interest on bonds issued by the Housing Opportunities Commission of Montgomery County to finance the acquisition, provision, development, or rehabilitation of housing at rental rates and prices not being offered in adequate quantity by the private sector, or to finance in whole or in part mortgage loans secured by such housing and fund related reserves and costs approved under the provisions of this section. Mortgage loans so financed IN PART must be insured in part by the Federal Housing Administration, the Maryland Housing Fund, a [federal national mortgage association] FEDERAL NATIONAL MORTGAGE ASSOCIATION APPROVED, or [federal home loan mortgage corporation] FEDERAL HOME LOAN MORTGAGE CORPORATION, approved private mortgage insurer which is authorized to do business in the State of Maryland, or by any combination of such insurers. The Housing Opportunities Commission shall adhere to the terms and conditions imposed by the county government in providing the guarantee[, or] ON any bonds ISSUED pursuant to this section. Where such guaranteed revenue bonds will finance the total cost of such housing, the Housing Opportunities Commission shall also adhere to any requirements imposed BY THE COUNTY GOVERNMENT after the issuance of the bonds to assure or protect the financial solvency of the project. The total principal of the bonds guaranteed under this authority may not exceed \$25,000,000. THE BONDS AUTHORIZED TO BE GUARANTEED BY THIS SECTION ARE SUBJECT TO THE PROVISIONS OF SECTION 312 OF THE MONTGOMERY COUNTY CHARTER, EXCEPT AS FOLLOWS: (I) THE GUARANTEED BONDS MAY BE STRUCTURED WITH SUBSTANTIALLY LEVEL DEBT SERVICE PAYMENTS, AND WITH INTEREST ONLY PAYMENTS DURING THE PROJECTED PERIOD FOR CONSTRUCTION OR REHABILITATION OF THE HOUSING PROJECT FINANCED WITH BONDS ISSUED PURSUANT TO THIS SECTION; (II) THE GUARANTEED BONDS SHALL BE ISSUED ON A SERIAL MATURITY PLAN, PROVIDED THAT IF REQUIRED FOR MARKET ACCEPTANCE AND APPROVED BY THE COUNTY GOVERNMENT IN THE MANNER SPECIFIED BY THE COUNTY COUNCIL RESOLUTION ADOPTED PURSUANT TO THE APPROVAL PROCESS SET FORTH IN PARAGRAPH (3)(II) OF THIS SECTION, A PORTION OF EACH ISSUE MAY BE SOLD AS TERM BONDS STRUCTURED WITH MANDATORY SINKING FUND PAYMENTS.

(4) Notwithstanding any other provisions of this section, upon request of the Housing Opportunities Commission, Montgomery County may allocate by local law a portion of the total amount of the guarantee authorized by this section, in an amount to be determined by such local law. The County Executive may from time to time approve by executive order the utilization of all or a part of such allocation as a bond guarantee, in which event no additional approval of the bond guarantee by the County Council shall be required. Pursuant to such executive order, the Housing Opportunities Commission may issue bonds guaranteed by all or a part of the allocation, the proceeds of which bonds shall be used to finance in whole or in part mortgage loans