

assistance of the residential mortgage program contemplated by this section cannot achieve the construction or rehabilitation of adequate housing for persons and families of low or moderate income. The alternative of forcing families to live in substandard housing is undesirable since it tends to decrease the interest of families in their communities, the maintenance of their property, and the preservation of their neighborhoods. The counties have a basic public interest in providing a supplemental source of single-family residential mortgage funds at a cost lower to the borrower than otherwise prevailing for residential mortgages for low and moderate income persons and families and a basic interest in stimulating a steady flow of funds for residential housing for low and moderate income persons and families and for low and middle class residential housing in order to assist in maintaining a well-balanced society, maintaining existing housing, preserving established neighborhoods, and maintaining a sound tax base.

[(2)] (C) 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, Anne Arundel, Calvert, Frederick, Howard, 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)] (D) 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, Anne Arundel, Calvert, Frederick, Howard, Kent, Washington, and Worcester counties.

[(4)] (E) 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