

(4) "PARTNERSHIP RENTAL HOUSING" MEANS HOUSING FACILITIES, INCLUDING APARTMENTS, CONDOMINIUMS, COOPERATIVES, TOWNHOUSES, TOWNHOMES, AND SINGLE-FAMILY HOMES.

(C) THE SECRETARY OF HOUSING AND COMMUNITY DEVELOPMENT SHALL ADOPT REGULATIONS ESTABLISHING THE TIME WHEN HOUSEHOLDS THAT EXCEED THE INCOME LIMITS FOR LOWER INCOME HOUSEHOLDS AFTER INITIAL OCCUPANCY WILL BE REQUIRED TO VACATE THE PARTNERSHIP RENTAL HOUSING.

(D) ANY LOCAL GOVERNMENT MAY APPLY TO THE COMMUNITY DEVELOPMENT ADMINISTRATION FOR FUNDS TO FINANCE THE DEVELOPMENT COSTS OF NEW CONSTRUCTION, RECONSTRUCTION, OR SUBSTANTIAL REHABILITATION OF BUILDINGS FOR THE PURPOSE OF ADDING TO THE STOCK OF RENTAL HOUSING AVAILABLE TO LOWER INCOME HOUSEHOLDS. THE BOND PROCEEDS SHALL BE GOVERNED BY AND SUBJECT TO THE FOLLOWING STIPULATIONS AND LIMITATIONS:

(1) THE LOCAL GOVERNMENT SHALL PROVIDE THE SITE FOR THE PARTNERSHIP RENTAL HOUSING.

(2) THE LOCAL GOVERNMENT SHALL OWN THE PARTNERSHIP RENTAL HOUSING.

(3) THE LOCAL GOVERNMENT SHALL DIRECTLY OR INDIRECTLY MANAGE THE OPERATION OF THE PARTNERSHIP RENTAL HOUSING.

(4) THE PARTNERSHIP RENTAL HOUSING FACILITIES SHALL BE OCCUPIED BY LOWER INCOME HOUSEHOLDS.

(5) LOWER INCOME HOUSEHOLDS OCCUPYING PARTNERSHIP RENTAL HOUSING SHALL CONTRIBUTE SERVICES TO ENHANCE AND MAINTAIN THE PROPERTY OR COMMUNITY IN A MANNER DEEMED ACCEPTABLE TO THE LOCAL GOVERNMENT.

(6) NO REPAYMENT OF PRINCIPAL OR INTEREST ON THE BONDS USED FOR CONSTRUCTION, RECONSTRUCTION, OR REHABILITATION COSTS WILL BE REQUIRED UNLESS THE HOUSING CEASES TO BE OPERATED IN ACCORDANCE WITH THE COVENANTS CONTAINED IN REGULATORY AGREEMENTS BETWEEN THE COMMUNITY DEVELOPMENT ADMINISTRATION AND THE LOCAL GOVERNMENT.

(4) There is hereby levied and imposed an annual State tax on all assessable property in the State in rate and amount sufficient to pay the principal of interest on the bonds, as and when due and until paid in full, such principal to be discharged within 15 years of the date of issue of the bonds.

Chapter 468 of the Acts of 1986

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That: