

(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 acquisition, new construction, reconstruction, renovation, or rehabilitation cost 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.

(e) (1) Any local government shall have the power to participate in the Partnership Rental Housing Program, including the powers to develop, acquire, improve, own, operate, and manage rental housing, enter into a loan which does not pledge the full faith and credit of the local government (including the powers to mortgage, pledge and grant a security interest in any real or personal property related to a particular project), and to do all things necessary or convenient to its participation. Any such borrowing shall be secured by the property or revenues derived from such property.

~~(2) Any local government shall have the power to enter into a loan under the Partnership Rental Housing Program (including the powers to mortgage, pledge and grant a security interest in any real or personal property related to a particular project) (i) without regard to any limitations regarding indebtedness set forth in its charter or other applicable public local or public general law, and (ii) without complying with any procedures regarding indebtedness set forth in its charter or other applicable public local or public general law that would otherwise be required.~~

(3) (2) With respect to any rental housing financed by the Partnership Rental Housing Program that is owned or managed by any housing authority authorized under Article 44A, the provisions of this subtitle shall supersede the provisions of Sections 9 and 10 of Article 44A and any otherwise applicable restrictions on tenant income provided for in Articles 44A or 44B.

(4) (3) An annual State tax is imposed on all assessable property in the State in rate and amount sufficient to pay the principal of and interest on the bonds, as and when due and until paid in full. The principal shall be discharged within 15 years after the date of issue of the bonds.