

(c) The Department may set a lower rate or rates of interest if:

(1) The loans serve borrowers whose incomes do not exceed 80 percent of the maximum income limits that the Department may establish;

(2) The lower rate or rates are not less than the greater of 60 percent of the actual interest cost of moneys used to fund the Program or a rate of 4 percent; and

(3) The Secretary determines that the borrowers served by these loans do not have sufficient income to repay a loan at a higher rate.

(d) For a loan to a group home sponsor, the Department may set an interest rate lower than the interest rates otherwise provided under this section, including an interest rate as low as zero percent, if:

(1) The Secretary determines that the group home sponsor would otherwise be unable to provide a group home to eligible low-income occupants; and

(2) The group home is to be occupied in substantial part by eligible occupants whose incomes are less than 70 percent of the maximum income limits that the Department may establish.

(e) The Department shall include in its request for appropriations for the Program any information requested by the Secretary of Budget and Fiscal Planning about loans at lower rates of interest which shall include, at a minimum, an estimate of the lower rate or rates of interest at which eligible loans may be made and the aggregate principal amount of loans expected to be made at the lower rates in the coming fiscal year.]

[2-610.

(a) Subject to the restrictions of this subtitle, the Department, on application of a proposed mortgagor, may make a loan at the preferred interest rate to the applicant.

(b) To assure that the program does not infringe on the private mortgage market, the Department may assign a mortgage to or have a mortgage refinanced by another lender.

(c) The Department may permit assumption of a mortgage if the transferee would qualify as an original borrower under this subtitle.

(d) Approval or execution by the Board of Public Works is not required to: