

(4) Emergency assistance loans to households of limited income who, because of unemployment or other extraordinary hardship, are unable to make current mortgage payments on their homes and are likely to have to forfeit the title to their home; and

(5) Reverse equity loans to elderly households of limited income for housing related expenses and personal expenses which enable the owner to continue to occupy the owner's home.

2-604.

(a) The Department shall:

(1) Manage and supervise the Program;

(2) Carry out the Program in a manner that:

(i) Serves all of the areas of the State; and

(ii) Avoids creating or aggravating low income concentrations that adversely affect communities;

(3) Adopt policies to insure that all loans made under the Program are made only to:

(i) Households that:

1. Have adjusted annual incomes at the time the loan is made within the applicable upper limits determined by the Secretary in accordance with paragraph (5) of this subsection; and

2. Cannot qualify for conventional or other available departmental financing to enable the owner to continue to occupy the home, or for the purchase, purchase and rehabilitation, PURCHASE AND REHABILITATION TOGETHER WITH DEMOLITION OR LOT CONSOLIDATION, or refinancing of a home;

(ii) Developers who the Department reasonably anticipates can build or rehabilitate housing affordable to households of limited income; or

(iii) Owner-occupants of residential buildings with no more than 4 units who agree to rent to households of limited income;

(4) Periodically set interest rates which may be as low as 0.0 percent or as high as is reasonable depending upon the incomes of the proposed occupants and terms appropriate for each type of loan described in § 2-602 of this subtitle, taking into account rates available in the conventional private housing market and the adjusted annual income and assets of borrowers to be served by each type of loan to be made by the Program;

(5) Periodically set upper limits on adjusted annual income:

(i) Taking into consideration factors including: