

(A) A qualifying local government shall use Program funds for development costs associated with a workforce housing development located in a priority funding area in accordance with the 5-year consolidated plan or comprehensive plan of the qualifying local government.

(B) A QUALIFYING LOCAL GOVERNMENT MAY REQUEST THAT ITS PROGRAM FUNDS OR MATCH BE EXPENDED BY THE DEPARTMENT THROUGH THE DEPARTMENT'S EXISTING HOUSING PROGRAMS.

4-1809.

With the consent of the Department, in appropriate circumstances, a qualifying local government may extend the income eligibility limits for a workforce housing unit developed with Program funds to include a household of low or moderate income.

4-1810.

(a) The Secretary shall establish annually the maximum amount of Program funds that a qualifying local government may use to develop a workforce housing unit.

(b) The per unit maximum established by the Secretary shall [be equal to approximately 10% of] **TAKE INTO ACCOUNT** the regional average construction costs applicable to the qualifying local government for a comparable workforce housing unit.

4-1811.

(a) Rental units developed under this subtitle shall remain affordable as workforce housing for a period of at least 25 years.

(b) If an [initial] **ORIGINAL** buyer of a homeownership workforce housing unit developed through the Program transfers title to the unit at any time, the [initial] **ORIGINAL** buyer shall [assign] **PAY** to the Department 100% of the combined amount of Program funds and qualifying local government matching funds used to develop the unit.

(c) If an [initial] **ORIGINAL** buyer of a homeownership workforce housing unit developed through the Program transfers title to the unit:

(1) within 5 years of the date of purchase, the [initial] **ORIGINAL** buyer shall [assign] **PAY THE LESSER OF 20%** of the net proceeds of transfer to the Department **OR A 5% ANNUAL RETURN ON THE PROGRAM FUNDS PROVIDED FOR THE UNIT;**