

Powers of the Board

The powers of the board shall be as follows:

- A. To recommend to the Township Committee the adoption of rules and regulations:
 - 1. To govern the sale or rental of affordable housing units to lower- and moderate-income persons pursuant to the Zoning Ordinance and Fair Share Compliance Plan of the Township of Maplewood.
 - 2. To assure that the housing units built or rehabilitated for affordable housing pursuant to the Zoning Ordinance and the Compliance Plan will remain available to lower- and moderate-income persons for the appropriate period of time as required by the substantive rules issued by the Council on Affordable Housing.
 - 3. To establish eligibility criteria for persons wishing to purchase or rent affordable housing in the township in accordance with the Zoning Ordinance and Compliance Plan and the substantive rules issued by the Council on Affordable Housing.
 - 4. To establish screening mechanisms to ensure that all affordable housing units are occupied only by lower- and moderate-income households.
 - 5. To recommend to the Township Committee appropriate expenditures of those funds made available to the township's Affordable Housing Fund.
 - 6. To regulate the resale of affordable housing units so as to allow lower- and moderate-income households to recoup the value of any improvements to the units while providing for the recapture by the township of any windfall profits from the resale of the units, pursuant to COAH rules N.J.A.C. 5:92-12.1 et seq.
 - 7. To regulate the calculation of rents and other charges for affordable housing rental units for the purposes of ensuring that affordable housing rental units are rented only to and remain occupied by lower- and moderate-income households.
 - 8. To provide for a fair and equitable disbursement of funds from the Affordable Housing Trust Fund, to the extent that such funds are available, for rehabilitation of substandard housing occupied by lower- and moderate-income households and for such other purposes as may be authorized by the Township Committee.
 - 9. To carry out such additional responsibilities as may be necessary to fulfill the township's affordable housing program in accordance with the Fair Housing Act of 1985 and amendments thereto and the substantive rules issued by the Council on Affordable Housing.

- B. To ascertain the extent and location of substandard housing and, upon authorization by the Township Committee, to conduct a survey or to arrange to have a survey conducted.

- C. To secure sources of government funding that will assist the township, if necessary, in meeting its goals of supplying affordable housing as set forth in the Fair Compliance Plan and, upon authorization by the Township Committee, to prepare and submit applications to secure such funding.

- D. To prepare an annual budget for the Affordable Housing Board, including all salaries, administrative costs and expenditures, exclusive of expenditures for rehabilitation, necessary to

meet the goals of the Fair Share Compliance Plan. The budget shall be prepared in accordance with proper township accounting procedures and submitted to the Township Committee for approval as part of the township budget.

E. To recommend to the Township Committee the disbursement of funds from the Housing Fund, for rehabilitation of housing and for such other purposes as may be authorized by the Township Committee consistent with the Fair Housing Act.

F. To provide a semiannual written report to the Mayor, Township Committee and Planning Board on its activities and the progress and problems in providing affordable housing and assuring the continued affordability of this housing and to file a semiannual monitoring report with COAH pursuant to N.J.A.C. 5:92-17.2.

G. To undertake such other activities as may be authorized by law to carry out the obligations of the township to assist in providing affordable housing in accordance with the Fair Housing Act of 1985 and amendments thereto and substantive rules issued by the Council on Affordable Housing and the Fair Share Compliance Plan for the Township of Maplewood.