

Accessory Apartment Program

Borough of Wenonah, Gloucester County, NJ

What is it?

The Accessory Apartment Program allows eligible homeowners to construct and rent accessory apartments to income-qualified tenants. An accessory apartment, also known as a granny flat or in-law apartment, is an apartment that shares property with a separate primary residence (e.g. a single-family home) and is often built into an existing house or garage. This program permits accessory apartments to help fulfill the borough's court-mandated affordable housing obligation.

Who is eligible?

Anyone with property in the RR, R-1, R-2, R-2.5, or R-3 zoning districts may participate.

Why participate?

- **Passive income:** The program allows homeowners to capture more value from their property in the form of rent. New income streams can help reduce financial burdens of homeownership such as property taxes or mortgage payments.
- **Financial assistance:** The borough will provide participating homeowners with at least \$10,000 per apartment to help cover construction costs.
- **Expanded housing opportunities:** While homeowners benefit from additional revenue, the entire borough benefits from offering new housing types and price-points to a wider range of residents.
- **Preservation of character:** The development of affordable housing often sparks concerns about the impact on community character. Accessory apartments allow for the creation of affordable housing while maintaining the borough's physical character.

How to participate:

1. Submit a completed homeowner application.
2. Sign a contract to comply with all borough and state affordable housing requirements.
3. Ensure the apartment is built to code standards and allow an inspection.
4. Advertise the apartment following the requirements of the borough's affirmative marketing plan.
5. Rent the apartment to a qualifying low- or moderate-income household.

Get started:

This is only a summary of the Accessory Apartment Program. If you are interested in learning more or participating, please contact:

Karen Sweeney, Municipal Clerk (856) 468-6713 ext. 102