

Borough of Wenonah, Gloucester County
Affordable Housing Annual Unit/Project Monitoring
August 31, 2023

Site / Program Name:	Rehabilitation	Willowglen Academy	Wenonah Associates LLC	Accessory Apartment Program	Wenonah Swim Club	Senior Citizen Overlay District	Holy Nativity Lutheran Church											
Project Type:		100% Affordable Supportive/Special Needs Housing	Inclusionary Development	RDP and Unmet Need Mechanism	Unmet Need Overlay Ordinance	Unmet Need Overlay Ordinance	Unmet Need Overlay Ordinance											
Block & Lot / Street:		Block 3, lot 12 506 N. Clinton Ave.	Block 4, lot 39 1415 Glassboro Rd.		Block 4, lots 36.01, 37.01, 38, 39, 41.02 and 42.04 600 N. Stockton Ave.	Block 76, all lots	Block 66.02, lots 10 and 11 3 Lenape Trail											
Status:		Completed	Approved															
Date:		1997																
Length of Affordability Controls:		DDD Capital Funding Agreement																
Administrative Agent:		Willowglen Academy 506 N. Clinton Ave. Wenonah, NJ 08090 973-579-3700																
Contribution:																		
Type of Units:		Special needs affordable rental	Affordable family rental/for-sale															
Total Affordable Units:	Obligation of 0 units	4	0	14	8 to 10	3 to 4	3											
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income			4															
Low-Income																		
Moderate-Income																		
Comments:			Settlement Agreement specifies four units from this development, which received approvals, but property went into foreclosure before construction began. Borough purchased the property in 2017 and intended to auction it in late 2020, but was delayed because of the COVID-19 pandemic. Borough attempted to auction the property in spring 2022, with a requirement for inclusionary development with a reduced set-aside, but was unable to attract qualified bidders. The Borough still owns the property and will continue to market it. Four-unit obligation now transferred to Borough's Accessory Apartment program.	Accessory apartment ordinance adopted 2006. Obligation now includes the four-unit RDP obligation from the former Wenonah Associates. Borough reports that as of July 31, 2023, no accessory apartments have been created pursuant to the ordinance.	Overlay ordinance adopted 8/27/20; ord. 2020-12. Borough reports that as of July 31, 2023, no applications have been received that would take advantage of the overlay provisions.	Overlay ordinance amended 8/27/20 to add an affordable housing requirement. Borough reports that as of July 31, 2023, no applications have been received that would take advantage of the overlay provisions.	Overlay ordinance adopted 8/27/20; ord. 2020-12. Borough reports that as of July 31, 2023, no applications have been received that would take advantage of the overlay provisions.											