

## ACCESSORY APARTMENT PROGRAM

### Borough of West Cape May

As part of the Borough of West Cape May's Affordable Housing Plan, the Borough established, by ordinance, a program to allow the creation of accessory apartments, provided the rents of the units are affordable to very low, low, and moderate-income households. Property owners within the eligible zoning districts can create a new unit within a **new or existing attached** structure or create a new unit within an **existing detached** structure. For example, units can be created in tandem with the Borough's downtown mixed-use ordinance, where market rate and affordable apartments are created above existing commercial properties or through the conversion of a garage into an accessory apartment. The Borough provides grants to each landlord that may be used by the property owner to fund construction costs and/or to provide compensation for reduced rental rates. Prior to receiving the grant, the property owner enters into a Landlord Agreement with the Borough and places a Deed Restriction on the property, ensuring that the subsidy is used to create the accessory apartment.

Triad Associates, the Borough's Administrative Agent, implemented the program in 2012. The program was marketed to potential landlords early in the year and construction on the first two units was finished by late fall. Affirmative Marketing to potential tenants was completed over the summer and tenants were selected by the time the units were ready for occupancy. The first unit completed was a three bedroom, very low income unit. The second unit completed was a two bedroom moderate income unit.



#### **103 Pearl Street, West Cape May, NJ**

2 Bedroom Moderate Unit  
 Initial Rent: \$805.00  
 Borough Subsidy: \$25,000.00  
 Funding Source: Affordable Housing Trust Fund  
 Deed Restriction: 12 Years



#### **307 5<sup>th</sup> Avenue, West Cape May**

3 Bedroom Very Low Unit  
 Initial Rent: \$302.00  
 Borough Subsidy: \$75,000.00  
 Funding Source: Affordable Housing Trust Fund  
 Deed Restriction: 12 Years

*Managing and administering an Affordable Housing Program is more than a one-dimensional process. It requires a firm that has experience in a wide range of State and Federal Programs; one that has a staff and background that are sufficiently broad-based and knowledgeable in the complexities and opportunities facing your municipality; and a firm that has the ability to leverage housing initiatives with other community development programs. TRIAD ASSOCIATES is such a firm.*