



Accessory Dwelling Unit Loan Program (ADULP)

Affordable financing to help you add an additional unit to your single-family home

What is an Accessory Dwelling Unit?

Accessory dwelling units (ADUs) are small residential living spaces that are located on the same lot as another home. ADUs can be inside an existing home (e.g., converting a basement into an apartment), attached to a primary residence as an addition, or completely detached (e.g., a cottage or converted garage in your backyard).

Program Features

- Loans of up to:
\$250,000 for detached ADUs
\$150,000 for attached ADUs
- Loans combine an amortizing, interest-bearing loan with additional zero-interest, deferred-repayment financing.
- Funds must be used to cover the costs of construction of an ADU.

Program Eligibility

To be eligible for the Accessory Dwelling Unit Loan Program, homeowners must:

- Own a single-family home, which they occupy as their primary residence.
- Meet income guidelines which vary by location.
- Have necessary plans, permits and other pre-development materials in hand and be ready to move forward with construction.
- Projects started prior to closing are NOT eligible for the MassHousing's ADU Loan Program.

Additional eligibility requirements apply.

How to get started

Gather all necessary plans, permits and other pre-development materials in hand and be ready to move forward with construction then contact a lender serving your community.

Visit us at
masshousing.com/adu

for tools and information to help get you started!

