

✓ Salt Lake City's New ADU Loan Program

A First Come First Serve Opportunity for West Side Homeowners

Low-interest loans up to \$200,000 now available to help you build an accessory dwelling unit (ADU).



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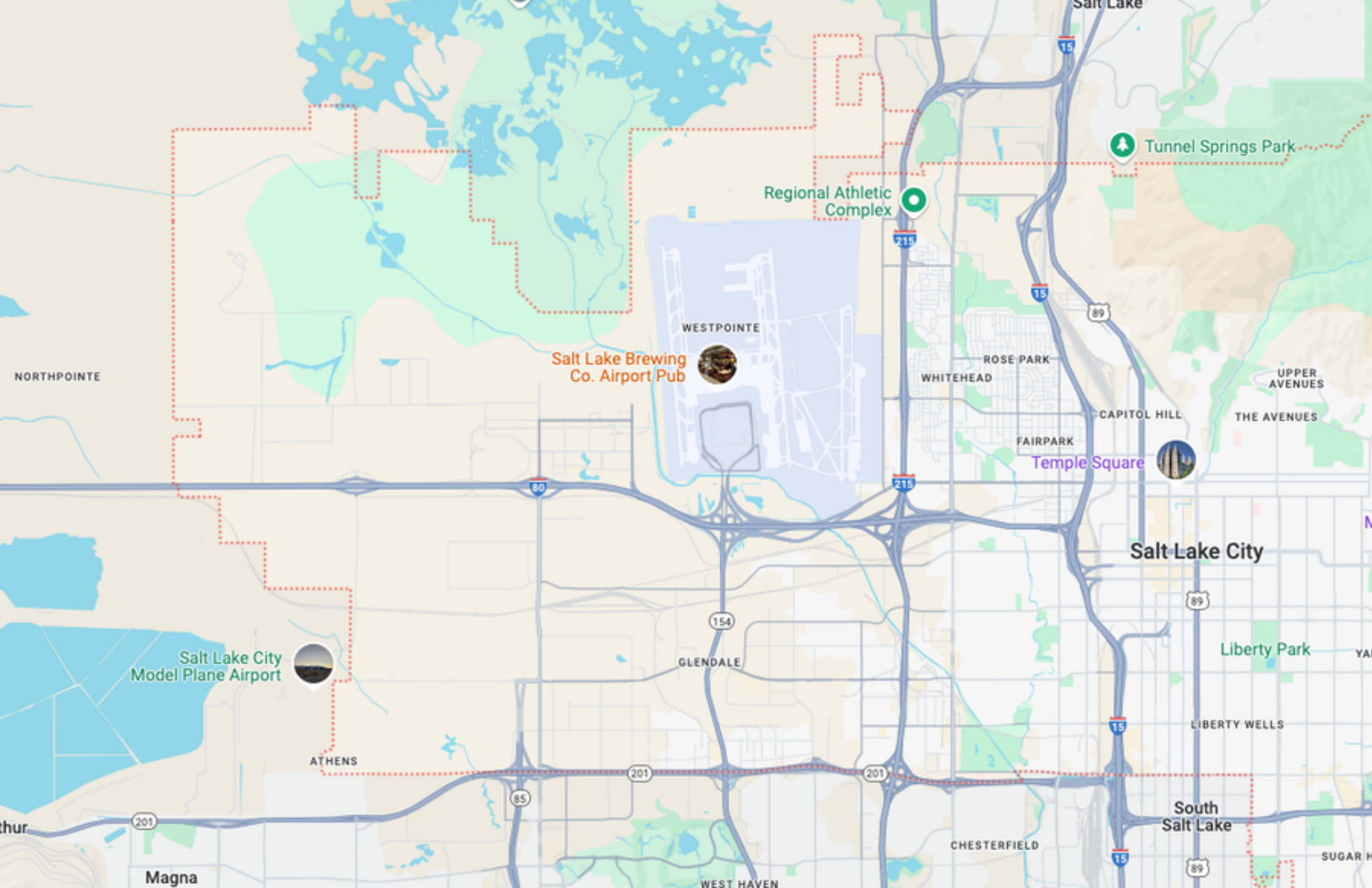


Why This Matters

Salt Lake City is investing nearly **\$3 million** to help West Side homeowners build ADUs — also known as mother-in-law suites, backyard cottages, or garage apartments.

With high construction costs and soaring interest rates, this **first-of-its-kind loan program** makes building an ADU more affordable than ever.

Whether you want space for aging parents, a college-bound child, or additional rental income — this program can make it happen.



Who Can Apply?

- Homeowners on Salt Lake City's West Side — including the 9 Line area (Poplar Grove, Glendale, and nearby neighborhoods west of I-15).
- Property owners with larger single-family lots — ideal for detached or attached ADUs.
- Must be owner-occupied — you must live in either the main home or the ADU.

How Much Funding Can You Get?

- Up to **\$200,000 per household**
- **30-year loan term**
- **3% fixed interest rate**
- **5-year loan period** before refinancing
- Up to **10% loan forgiveness** if you rent to income-restricted tenants
- Compliance and financial counseling included



What Are the Income Rules?



If YOU earn below 80% of the Area Median Income (AMI):

You can rent your ADU at market rate.



If YOU earn above 80% of AMI:

You must rent the ADU at **affordable rates** to tenants earning 80% AMI or less (until the loan is paid off).



Bonus: You can live in the ADU and rent out your main home — as long as you remain an owner-occupant.

Who's Running the Program?

CDCU will handle **applications, financial counseling, and compliance monitoring.**

This initiative is managed by:

- **Salt Lake City Community Reinvestment Agency (CRA)**
- **Community Development Corporation of Utah (CDCU)**



Why This Program Is a Big Deal

- ✓ Makes ADU construction accessible despite high interest rates
- ✓ Supports multi-generational living and affordable rentals
- ✓ Helps keep West Side families in their neighborhoods
- ✓ Encourages smart, gentle density in underutilized areas
- ✓ Promotes financial stability and home equity growth

How to Apply



Applications open June 2025



Program runs for 2 years or until funds run out (whichever comes first)



Interested? Get prepared now so you're first in line when it launches





Step-by-Step: What You Need to Do

1. **Confirm Eligibility:**

1. Own a property west of I-15 in Salt Lake City
2. Live on the property (main house or ADU)
3. Have a lot that can support an ADU

2. **Prepare Financials:**

1. Understand your income relative to AMI
2. Plan for rental strategy (market or affordable)

3. **Complete Required Training:**

1. City's *Good Landlord Training*
2. CDCU's *Financial Counseling Program*

4. **Apply Through CDCU (June 2025)**

1. Applications will be available online
2. Funds available on a **first-come, first-served** basis

5. **Pay Annual Compliance Fee**

1. \$200/year for affordability and income compliance monitoring



Want Updates or Help?

 Contact Cameron Bradshaw: CameronB@IrontownModular.com

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There's only enough funding for about **15-20 homeowners**, so if you're even *thinking* about building an ADU...**Get on the interest list now and start preparing your documents.**

