

City Home Repair Grant Program Grant - No Monthly Payment

The City Home Repair Grant Program assists homeowners with a **GRANT** for 50% of eligible home repair costs.

Eligible repairs are: permanent, for basic livability or basic energy conservation* of the property; or to bring a property into compliance with state, county, municipal health, housing, building, fire and/or housing maintenance codes or other public standards applicable to housing. *Wanted repairs must be subject to a building permit inspection and cannot be started before HHRA approval.*

- The Grant is for 50% of the repair costs. Maximum grant not to exceed \$10,000. Any costs exceeding the maximum will be the responsibility of the Homeowner. The other 50% of the repair cost is the Owner's responsibility.
- If the wanted repairs are **not** subject to a building permit inspection then the homeowner is not eligible for the City Home Repair Grant Program.
- Two comparable bids from Minnesota licensed contractors need to be submitted with the program application.
- No HRA inspections will be performed but the homeowner/contractor will be required to get a Building Permit from the City Building Department and follow that process. This option addresses only limited eligible work items requested by the homeowner that are subject to the City of Hutchinson's building permit. Only a building permit inspection for the specific work item will be performed. The HRA and City of Hutchinson will not perform a full house inspection and is not responsible for any other code issues that may be present.
- No materials only loans. Payment will be made directly to the selected contractor on behalf of the homeowner after completion of the project.

To Qualify:

- You must live in the City of Hutchinson. Property cannot be located in a flood plain.
- You must have 1/3 fee title interest in the property, through a Mortgage, Contract of Deed or Life Estate that is on record at the McLeod County Recorder's Office. No judgements/liens can be recorded against property.
- You must be current on your House Payments and Property Taxes and have home insurance
- Your Gross Annual Total Household Income for the Grant Program, of any person age 18 or older, including ALL SOURCES of income, cannot exceed the McLeod County Median Family Income Limit of **\$80,900**.
- If you have been notified by the city that you are in violation of the nuisance ordinance, the violation(s) needs to be addressed before applying for the grant funds or addressed with the grant funds if it is an eligible improvement.

Homeowner Paid Administration Fees & Closing Costs:

- \$350 – loan application fee, paid to the HRA
- \$50 – title search fee paid to the HRA

*Basic energy conservation: programmable thermostat, heating system replacement, A/C replacement, water heater replacement, Energy Star light fixtures (documentation required), insulation & windows.