

***LIVE & WORK IN HUTCHINSON***  
**First-time Homebuyer Workforce Initiative**  
**Housing Improvement GRANT Program with No Owner Match**  
**FACTSHEET**

The Live & Work in Hutchinson, First-time Homebuyer Workforce Initiative, Housing Improvement Program assists homeowners in the form of a grant.

- The purpose of this program is to improve the livability or energy conservation of a newly purchased home including additions, alterations, renovations, and/or repairs, 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. See the Eligible Improvements List for examples of allowed improvements.
- Two comparable bids from Minnesota licensed contractors are required at application. Payment will be made directly to the selected contractor on behalf of the homeowner after completion of the project. Improvements cannot be started before HHRA approval.
- No HRA inspections will be required however, the homeowner/contractor will be required to get a Building Permit from the city and follow that process. \*\*
- Maximum grant amount is \$5,000.

To Qualify:

- You must live and work (employer located) within the city limits of the City of Hutchinson.
- You must be a first time homebuyer (you may not have had an ownership interest in a Principal Residence at any time during the three-year period ending on the date of execution of the mortgage. This requirement applies to any person who will execute the note and will have a present ownership interest in the financed property).
- Property must be owner occupied.
- Property cannot be located in a flood plain.
- Application must be submitted within two years of home purchase.
- You must have 1/3 fee title interest in the property, through a Mortgage, or Contract of Deed with a term longer than City Home Improvement loan/grant term, 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, Property Taxes and have home insurance.
- Your Gross Annual Total Household Income for the Program, of any person age 18 or older, including ALL SOURCES of income, cannot exceed the following limits:
  - 1 – 2 Person Household \$104,000
  - 3+ Person Household \$119,600

Homeowner Paid Administration Fees:

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

**Contact JJ at 234-4235, or by email [jmorgan@hutchinsonmn.gov](mailto:jmorgan@hutchinsonmn.gov) to apply or with any questions.**

\* This Streamline loan program 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.