

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 Rehab Program assists homeowners in the form of a grant. This Program **cannot** be layered with the other City Home Improvement Loan Programs.

- The purpose of this program is to improve the livability or energy efficiency 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 bids from Minnesota licensed contractors are required. Payment made directly to the selected contractor on behalf of the homeowner.
- 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 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.
- Home must be purchased after January 1, 2018.
- Application must be submitted within one year 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 \$88,600
 - 3+ Person Household \$101,800

Homeowner Paid Administration Fees:

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

Contact Judy at 234-4451, email jflemming@ci.hutchinson.mn.us or stop at the HRA office at the City Center 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.