

City Home Improvement Grant Program Grant - No Monthly Payment

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

Eligible improvements are: permanent, for basic livability or energy efficiency 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 improvements have to be subject to a building permit inspection.*

- The Grant is 50% of the repair costs not to exceed \$10,000. Any costs exceeding the maximum will be the responsibility of the Homeowner.
- The other 50% of the project cost is the Owner's responsibility.
- If the wanted improvements are **not** subject to a building permit inspection then the homeowner is not eligible for the City Home Improvement Grant Program.

Rehab Process:

- Submit two bids from Minnesota licensed contractors.
- 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 made directly to the selected contractor on behalf of the homeowner.

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 **\$76,400**.

Homeowner Paid Administration Fees & Closing Costs:

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