



TAMPACRA

The Tampa CRA offers down payment assistance forgivable loans to eligible homebuyers who would like to purchase a home within the Tampa CRA footprint/boundary.

The loan will be behind primary financing from a mortgage lender and is typically referred to as a “silent” mortgage because of the 0% interest rate and \$0 monthly payment. The Deferred Payment Loan (DPL) can remain “silent” as long as the property continues to be the owner’s primary residence and owner-occupied. The program provides up to \$50,000 to assist income eligible first-time homebuyers to achieve the dream of homeownership.

PROGRAM HIGHLIGHTS

- Potential buyer must begin process with one of the four approved Housing Counseling agencies and **MUST NOT** be under contract before receiving a reservation number. *(See reverse side for list of approved agencies).*
- Potential buyer must utilize the services of a Loan Officer and Real Estate Agent (if applicable), from the City’s current approved list.
- Up to **\$50,000** toward the purchase of the home:
Effective 11/15/2024
 - 0-50% AMI. Not Eligible
 - 50.01%-80% AMI . . \$50,000.00
 - 80.01%-120% AMI . \$40,000.00
 - 120.01%-140% AMI \$30,000.00
- **Fully forgivable after 20 years**, assuming still owner-occupied and completion of post-purchase education.
- Income calculated based on **HOUSEHOLD** income, not just the loan applicant.
- Household income must be at or below **140%** Area Median Income (AMI).
- Debt/Back-end ratio cannot exceed **50%**. No front ratio minimum/maximum. Mid-Credit Score of **600**.
- No maximum purchase price.
- Minimum of \$1,000 investment from the borrower, with at least \$1,000 from borrower’s own verifiable funds at the time of reservation approval. At closing, \$1,000 can be confirmed via POC’s (appraisal, inspections, etc.), gift funds, and/or earnest money deposit.
- Loan types allowed are: **FHA, VA and Conventional Affordable Housing Products**. Adjustable Rate Mortgage (ARM) loans are not allowed.
- A full independent home inspection by the buyer & a Pass HQS Inspection by the City of Tampa are required before closing.

FEDERAL HUD AND STATE INCOME LIMITS 2026

HOUSEHOLD SIZE	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Above Moderate Income (140%)	96,360.01 - 112,420	110,040.01 - 128,380	123,840.01 - 144,480	137,640.01 - 160,580	148,680.01 - 173,460	159,720.01 - 186,340	170,760.01 - 199,220	181,680.01 - 211,960
Moderate Income (120%)	64,250.01 - 96,360	73,400.01 - 110,040	82,600.01 - 123,840	91,750.01 - 137,640	99,100.01 - 148,680	106,450.01 - 159,720	113,800.01 - 170,760	121,150.01 - 181,680
Low Income (80%)	40,150.01 - 64,250	45,850.01 - 73,400	51,600.01 - 82,600	57,350.01 - 91,750	61,950.01 - 99,100	66,550.01 - 106,450	71,150.01 - 113,800	75,700.01 - 121,150
Very Low Income (50%)*	24,100.01 - 40,150	27,550.01 - 45,850	31,000.01 - 51,600	34,400.01 - 57,350	38,680.01 - 61,950	44,360.01 - 66,550	50,040.01 - 71,150	55,720.01 - 75,700
Extremely Low Income (30%)*	0.00 - 24,100	0.00 - 27,550	0.00 - 31,000	0.00 - 34,400	0.00 - 38,680	0.00 - 44,360	0.00 - 50,040	0.00 - 55,720

* Not eligible

(Effective 5/1/2026)

The City of Tampa's Housing and Community Development Department (HCD) and Community Redevelopment Agency (CRA), through its Housing Counseling Agency partners, will provide Homebuyer Education classes (English and Spanish), Homebuyer Counseling services and down payment & closing cost assistance funds to qualified homebuyers.

To participate, contact any of the following housing counseling agencies to begin the process:

Housing & Education Alliance
9215 N. Florida Ave., Ste. 104
Tampa, FL 33612
(813) 932-HOME (4663)
www.heausa.org

Real Estate Education & Community Housing, Inc. (R.E.A.C.H)
4006 S. MacDill Ave.
Tampa, FL 33611
(813) 397-6208
www.reach4housing.org

Solita's House, Inc.
1029 E. Hillsborough Ave.
Tampa, FL 33604
(813) 425-4847
www.solitashouse.org

Tampa Bay Neighborhood Housing Services
608 N. Garden Ave.
Clearwater, FL 33755
(727) 405-1313 opt #3
www.tbnhs.org

Mayor Jane Castor
Transforming Tampa's Tomorrow 



This program supports Mayor Jane Castor's Transforming Tampa's Tomorrow initiative.

TAMPACRA
STRENGTHENING COMMUNITIES

East Tampa
Ybor
West Tampa

Drew Park
Channel District
Central Park

Tampa Heights
Riverfront