



## Community Heroes Program

The City of Tampa's Community Heroes Program is a grant through the Federal Home Loan Bank of Atlanta to thank our community heroes for their dedication to Tampa and making our community a better place.

The Community Heroes Program (CHP) is designed to help First Responders/Essential Personnel who meet the income guidelines to achieve the dream of homeownership. The CHP provides up to \$5,000 of gap financing in the form of an interest-free, deferred-payment, subordinate mortgage.

### WHO ADMINISTERS THE PROGRAM?

***The following Housing and Community Development personnel will administer the Community Heroes Program:***

Latasha Hicks, Housing Counselor II – (813) 274-7989

***Applicants access the program through an approved Housing Counseling Agency:***

CDC of Tampa, Inc.  
(813) 231-4362

Center for Affordable Homeownership (THA)  
(813) 341-9101

Housing & Education Alliance  
(813) 932-HOME (4663)

Solita's House  
(813) 425-4847

## COMMUNITY HEROES PROGRAM ELIGIBILITY

### Dwelling Unit Eligibility

- Dwelling unit located within the Tampa city limits.
- Single family (1-4 units, including new construction, town homes and condominiums).
- Purchase price cannot exceed HUD's 203(b) limit (max purchase price of \$226,926.00).
- If built prior to 1978, Lead-Based Paint disclosures must be completed.
- Must pass Housing Quality Standards (HQS) as evidenced by a City inspection and full independent Home Inspection.

### Applicant Eligibility

- Must be a First Responder as defined by the City of Tampa (see Attached).
- Must meet the income guidelines no more than 120% AMI (see below);
- Must have a mid-credit score of at least 600.
- Must contribute at least \$2,000.00 toward the purchase of the home.
- Must complete Home Buyer Education with an approved housing counseling agency.
- Must obtain financing through an approved lender.
- Must agree to maintain the property purchased as his/her primary residence for at least five (5) years from date of closing.

Any potential homeowner meeting the eligibility criteria defined above shall be eligible to apply for assistance through this program. Applications will be approved on a first-come, first-eligible basis.

### INCOME LIMITS USED IN DETERMINING ELIGIBILITY

FEDERAL HUD AND STATE INCOME LIMITS 2019								
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	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
120% AMI	\$ 56,280	\$ 64,320	\$ 72,360	\$ 80,280	\$ 86,760	\$ 93,240	\$ 99,600	\$ 106,080
80% AMI	\$ 37,450	\$ 42,800	\$ 48,150	\$ 53,500	\$ 57,800	\$ 62,100	\$ 66,350	\$ 70,650

Maximum DPA Deferred Loan/Grant

The Community Heroes Program loan/grant available through this program is in addition to the City's Mortgage Assistance Program as a 3:1 match. MAP provides a maximum loan of \$15,000, which makes the Community Heroes grant maximum \$5,000.

Grant/ Loan Terms

All Deferred Loans shall be secured by a Mortgage and Promissory Note. The Deferred Loan will be secured against the property and is due and payable when the first mortgage is paid off. In the event the homeowner sells, transfers the property or ceases to occupy the house as primary residence, the loan will become due and payable.

For more information, contact the Housing and Community Development Division, City of Tampa. The office is located at 4900 West Lemon Street, Tampa, FL 33609. The office hours are 8:00 a.m. thru 4:30 p.m., Monday thru Friday. The phone number is 813-274-7954.

To apply for the program, contact one of the approved Housing Counseling Agencies.

**CDC of Tampa, Inc.  
1907 E. Hillsborough Ave., Ste. 100  
Tampa, FL 33610  
(813) 231-4362**

**Center for Affordable Homeownership (THA)  
5301 W. Cypress St.  
Tampa, FL 33607  
(813) 341-9101**

**Housing & Education Alliance  
9215 N. Florida Ave., Ste. 101  
Tampa, FL 33612  
(813) 932-HOME (4663)**

**Solita's House  
3101 E. 7th Ave.  
Tampa, FL 33605  
(813) 425-4847**

## 6 Key Components

1. Buyer must attend Home Buyer Education via an approved Housing Counseling Agency.
2. Buyer must contribute at least \$2,000 of his/her own verifiable funds toward the purchase.
3. Client must have a **reservation number prior** to entering into a sales contract to purchase a home.
4. Contract must contain two addendums:
  - a. Voluntary Sales Addendum
  - b. Home Inspection Addendum
5. First mortgage must be fixed rate and cannot have an excessive interest rate (no more than 2% above the average FHA rate as shown on the Freddie Mac website).
6. Home purchased must be within the Tampa city limits.

## Qualification Process

- Step 1: Application
- Step 2: Income Verification
- Step 3: Asset Verification
- Step 4: Credit Verification
- Step 5: Calculation/Underwriting
- Step 6: Client attends Home Buyer Education (this could be the first step)
- Step 7: HCA submits reservation request to City
- Step 8: City approves/denies reservation request. If approved, provides reservation number
- Step 9: Home Buyer begins the home search process with a City-approved realtor