

# TCAC HOMEBUYER ASSISTANCE PROGRAM

## PROGRAM DESCRIPTION

Tennessee's Community Assistance Corporation (TCAC) has initiated an Affordable Homeownership Program designed to increase housing opportunities for low and very low income families. TCAC has been awarded grant funds from the U.S. Department of Housing & Urban Development and other grant programs to provide assistance in the form of soft second mortgages that can be used for down payment, closing cost, and/or principal reduction. The amount of assistance will be between \$1,000 and \$14,999 and will be based on the applicant's need. A Subsidy Analysis will be prepared to determine need. Assistance is subject to availability of funding and will be allocated on a first-come, first-served basis.

Tennessee's Community Assistance Corporation (TCAC) will be assisting prospective homeowners in the following areas:

- Claiborne County, Tennessee
- Cocke County, Tennessee
- Grainger County, Tennessee
- Hamblen County, Tennessee
- Jefferson County, Tennessee
- Union County, Tennessee

## **HOMEBUYER ELIGIBILITY**

Applicants must meet all of the following requirements:

- The household income must be at or below 80% of area median income as established by HUD.
- Applicant(s) cannot have owned a home in the last 3 years.
- Applicant(s) must occupy the property as his/her principal residence.
- Applicant(s) must complete a Homebuyer Education taught by approved agency prior to closing.
- The applicant must obtain fee simple title to the property.
- Applicants must have a minimum investment of 1% of the purchase price.

## **PROPERTY REQUIREMENTS**

Property to be purchased using TCAC funds must meet all the following requirements:

- The property must be a single-family site-built home, condominium unit, townhouse or combination of a lot and manufactured home that is affixed to a permanent foundation.
- The property must not be occupied by a tenant.
- The house to be purchased must comply with Environmental Review Requirements including a floodplain review.
- The appraised value must not exceed the HUD HOME limits. (Currently, existing homes are \$173,000 for Union County, \$159,000 for Jefferson County and \$153,000 for Claiborne, Cocke, Grainger and Hamblen Counties. NEW Construction limit is \$238,000).
- The property must pass a lead and visual inspection.



For more information, visit [www.tcac1.org](http://www.tcac1.org) , or  
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