



**Pima County/City of Tucson
2016 Down Payment Assistance Program (DPA) Fact Sheet**



I. Homebuyer Eligibility Criteria

- a. Homebuyer must meet the following established HUD Area Median Income (AMI) limits of 80%, which are subject to change, for the family sizes given below (effective 06/06/16):

Family Size	Income Limit	Family Size	Income Limit
1	\$31,750.00	5	\$49,000.00
2	\$36,300.00	6	\$52,650.00
3	\$40,850.00	7	\$56,250.00
4	\$45,350.00	8	\$59,900.00

- b. Homebuyer must agree to occupy property as principal residence during affordability period (5 years).
- c. Homebuyer must complete HUD Certified Homebuyer Counseling at one of the participating agencies prior to executing the home purchase contract.
- d. Homebuyer must qualify for a mortgage loan that meets established program standards; No adjustable rate mortgages (ARM) are permitted; mortgage terms must be reviewed and approved by the housing counselor at one of the participating agencies listed.
- e. Homebuyers may not have cash assets exceeding \$ 10,000.00.
- f. Homebuyer must contribute a minimum of *\$1,000.00 of his/her own funds (must be documented and verified) towards the home.
- g. Homebuyer must have the equivalent of one month’s mortgage payment in reserves on deposit at bank.
- h. Debt to income ratios apply as follows: (household income must show ability to support mortgage payment including all additional debt): maximum housing debt/income ratio shall not exceed 31%; minimum housing debt/income ratio shall not drop below 18%; maximum total debt/income ratio shall not exceed 45%.

*Any ratio above 31% (35% max) must have compensating factors documented and supported, and must be approved by City/County.

II. Property Eligibility Criteria

- a. Prior to approval of home purchase contract, properties must be approved by City/County for compliance with federal environmental standards.
- b. Homes purchased must be inspected by a program approved home inspector and must meet HUD’s minimum housing quality standards.
*Home inspection may be used towards the Buyer’s Contribution requirement of \$1,000.
- c. Homes constructed prior to 1978, must be inspected for defective paint and lead conditions.
- d. Maximum purchase price for existing homes is \$147,000; new constructed homes \$228,000.

III. Down Payment Assistance (DPA) Loan Criteria

- a. DPA limited to 3.5% of contract sales price or \$3,700 (whichever is less).
- b. DPA loan terms; no monthly payments required.
- c. If home purchased is sold or transferred during first 5 years, DPA principal amount loaned plus 2% simple interest is due.

For further information regarding this program, contact any of the agencies listed below, or The Pima County Housing Center at (520) 724-2464 or email imelda.robles@pima.gov

Agencies Participating in Pima County Down Payment Assistance Program

1. Family Housing Resources
Cris Yonsetto
1700 E. Fort Lowell
Tucson, AZ 85719
Office: (520) 318-0993
cris@fhrinc.net

2. Chicanos Por La Causa (CPLC)
Carmen Lopez
2550 E. Ft. Lowell
Tucson, AZ 85716
Office: (520) 882-0018
carmen.lopez@cplc.org

3. Old Pueblo Community Services (OPCS)
Terry Galligan
4501 E. 5th Street
Tucson, AZ 85711
Office: (520) 445-7084
TerryGalligan@helptucson.org
<http://www.helptucson.org>

4. Pio Decimo Center
Sonia Lopez
848 S. 7th Avenue
Tucson, AZ 85701
Office: (520) 622-2801 ext. 7112
slopez@ccs-pio.org

5. Primavera Foundation
Lupita Rodriguez
Celia Mendivil
151 W. 40th Street
Tucson, AZ 85713
Office: (520) 882-5383
lrodriguez@primavera.org
cmendivil@primavera.org