



Pima County/City of Tucson
2019-2020 Down Payment Assistance Program Fact Sheet
Effective April 1, 2020



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:

Family Size	Income Limit	Family Size	Income Limit
1	\$35,800.00	5	\$55,200.00
2	\$40,900.00	6	\$59,300.00
3	\$46,000.00	7	\$63,400.00
4	\$51,100.00	8	\$67,500.00

- b. Homebuyer must agree to occupy property as principal residence during affordability period depending on the amount of HOME DPA.
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 (5% assistance) or \$2,000.00 (if the assistance is above 5%) 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. 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. Participating Home Inspection Companies are subject to change:
 - Inside Out Home Inspections – (520) 721-9575 or office@insideoutaz.com
 - 1st AZ Home Inspections, LLC – (520) 780-0340 or 1stazhomeinspection@gmail.com
Home inspection and the purchase of a home warranty may be used towards the Buyer’s Contribution requirement.
c. Homes constructed prior to 1978, must be inspected for defective paint and lead conditions.

d. Maximum purchase price for existing homes, which are subject to change is \$179,000; new constructed homes \$238,000.

III. Down Payment Assistance (DPA) Loan Criteria

- a. Assistance may be up to 10% of the contract sale price and is determined based on affordability.
- b. **If layered with other approved DPA resources HOME may cover up to the remaining balance to equal 20% total subsidy to remove PMI on a Conventional Loan.**
- c. No monthly payments required.
- d. If home purchased is sold or transferred during the Period of Affordability, DPA principal amount loaned is due.

For further information regarding this program, contact any of the agencies listed below, or Pima County Housing Center at (520) 724-2461 or email Mayra.Armenta@pima.gov

Agencies Participating in Pima County Down Payment Assistance Program

1. Family Housing Resources
Cris Yonsetto
3505 N. Campbell Ave # 501
Tucson, AZ 85719
Office: (520) 318-0993
cris@fhrinc.net
2. Chicanos Por La Causa
Carmen Lopez
1525 N. Oracle Rd.
Tucson, AZ 85705
Office: (520) 882-0018
carmen.lopez@cplc.org
3. Pio Decimo Center
Sonia Lopez
Marcos Crespo
848 S. 7th Avenue
Tucson, AZ 85701
Office: (520) 622-2801
slopez@ccs-pio.org
mcrespo@ccs-pio.org
4. Primavera Foundation
Lupita Rodriguez
Celia Mendivil
151 W. 40th Street
Tucson, AZ 85713
Office: (520) 882-5383
lrodriguez@primavera.org
cmendivil@primavera.org