



**Pima County/City of Tucson**  
**2020-2021 Down Payment Assistance Program Fact Sheet**  
*Effective July 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	\$38,300.00	5	\$59,100.00
2	\$43,800.00	6	\$63,500.00
3	\$49,250.00	7	\$67,850.00
4	\$54,700.00	8	\$72,250.00

- 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](mailto:office@insideoutaz.com)
  - 1<sup>st</sup> AZ Home Inspections, LLC – (520) 780-0340 or [1stazhomeinspection@gmail.com](mailto: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) 724-2471 or email [Frances.Salcido@pima.gov](mailto:Frances.Salcido@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](mailto: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](mailto:carmen.lopez@cplc.org)
3. Pio Decimo Center  
Sonia Lopez  
Marcos Crespo  
848 S. 7<sup>th</sup> Avenue  
Tucson, AZ 85701  
Office: (520) 622-2801  
[slopez@ccs-pio.org](mailto:slopez@ccs-pio.org)  
[mcrespo@ccs-pio.org](mailto:mcrespo@ccs-pio.org)
4. Primavera Foundation  
Lupita Rodriguez  
Celia Mendivil  
151 W. 40<sup>th</sup> Street  
Tucson, AZ 85713  
Office: (520) 882-5383  
[lrodriguez@primavera.org](mailto:lrodriguez@primavera.org)  
[cmendivil@primavera.org](mailto:cmendivil@primavera.org)