Down Payment Assistance Program

Assistance is available for first time homebuyers purchasing throughout the City of Tucson and Pima County, excluding Tribal lands.

Down Payment Assistance (DPA) Loan Criteria

- Assistance may be up to 10% of the contract sale price and is determined based on affordability
- 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
- No monthly payments required
- If home purchased is sold or transferred during the Period of Affordability, DPA principal amount loaned is due

Homebuyer Eligibility Criteria

The following established HUD Area Median Income (AMI) limits of 80% must be met for the family sizes below.

<table>
<thead>
<tr>
<th>Family Size</th>
<th>Income Limit</th>
<th>Family Size</th>
<th>Income Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$42,950</td>
<td>5</td>
<td>$66,300</td>
</tr>
<tr>
<td>2</td>
<td>$49,100</td>
<td>6</td>
<td>$71,200</td>
</tr>
<tr>
<td>3</td>
<td>$55,250</td>
<td>7</td>
<td>$76,100</td>
</tr>
<tr>
<td>4</td>
<td>$61,350</td>
<td>8</td>
<td>$81,000</td>
</tr>
</tbody>
</table>

Homebuyer must:

- Agree to occupy the property as principal residence during affordability period, depending on the amount of assistance
- Complete HUD certified Homebuyer Counseling at a participating agency prior to home purchase contract
- 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
- No cash assets exceeding $10,000
- Contribute a minimum of $1,000 (5% assistance) or $2,000 (if above 5% assistance) of their own funds (documented and verified) towards the home
- Must have the equivalent of one month's mortgage payments in reserves on deposit at the bank
- 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 45%. Any ratio above 31% (max 35%) must have compensating factors documented and supported, and must be approved by the City/County
Property Eligibility Criteria

- Prior to approval of home purchase contact, properties must be approved by the City/County for compliance with federal environment standards

- 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:
  - 1st AZ Home Inspections, LLC, 1stazhomeinspection@gmail.com or (520) 780-0340

- Home inspection and the purchase of a home warranty may be used towards the buyer’s contribution requirement

- Purchase of home warranty is required

- Homes constructed prior to 1978, must get inspected for paint and lead conditions

- Maximum purchase price for existing homes, which are subject to change, is $299,250; new constructed homes is $334,680.25

Partner Agencies

**Family Housing Resources**
Cris Yonsetto | cris@fhrinc.net
(520) 318-0993
3505 N. Campbell Ave. #501
Tucson, AZ 85719

**Chicanos Por La Causa**
Diana Fierro | diana.fierro@cplc.org
(520) 882-0018
1525 N. Oracle Road
Tucson, AZ 85705

**Pio Decimo Center**
Sonia Lopez | slopez@ccs-pio.org
Marcos Crespo | mcrespo@ccs-pio.org
(520) 622-2801
848 S. 7th Ave.
Tucson, AZ 85701

**Pima County Community Land Trust**
Elias Garcia | elias@pcclt.org
Olga Flores | olga@pcclt.org
(520) 603-0587
17 N. Linda Ave.
Tucson, AZ 85745

**Administration of Resource and Choices**
Ines Galarza | igalarza@arc-az.org
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(602) 374-2226
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