



JOIN THE AFFORDABLE HOMEOWNERSHIP WAITLIST



CITY OF DAVIS AFFORDABLE HOMEOWNERSHIP PROGRAM

Offers income- and asset-qualified households the chance to buy a local home at a below-market price. Buyers must secure their own loans and down payments; the program does not provide financial assistance.

PROGRAM ELIGIBILITY

Households must have a gross annual income within the low-to moderate-income range for Yolo County and cannot exceed 120% of the Area Median Income (AMI). The income-to-debt ratio may not exceed 35%.



NOT REQUIRED BUT HELPFUL STEPS TO GET STARTED

- **Take a Home Buyer Education Class** – Learn the home buying process and what to expect.
- **Attend Pre-Purchase Counseling** – Guidance on saving for a down payment and closing costs.
- **Talk to a Lender** – Find out how much you can afford and explore your financing options.

CONTACT

For more information about Home Buyer's Education, Pre-Purchase Counseling and the Affordable Homeownership Waitlist, email: AffordableHousing@cityofdavis.org.





Tips for Buying an Affordable Home

The City of Davis Affordable Home Ownership Program offers an opportunity for eligible households to purchase a home locally at below market value. The program does not provide loan or down payment assistance. Individuals must be able to obtain a loan and any necessary down payment required and afford the mortgage payment.

1. ATTEND A HOMEBUYER'S EDUCATION COURSE

Learn how much home you can afford. Understand the homebuying process from pre-approval to closing. Learn about mortgage options, interest rates and loan terms. Understand credit scores and how to improve them. Learn what to expect during inspections, appraisals, and escrow. Avoid common and costly first-time buyer mistakes. Learn about down payment assistance and other financial programs. Prepare for on-going costs and responsibilities of homeownership.

2. APPLY FOR DOWN PAYMENT ASSISTANCE PROGRAMS

Programs such as MyHome Assistance Program, Pathway to Homeownership or Down Payment Resources offer down payment assistance to eligible borrowers. This money can also be used to help finance closing costs and be combined with other assistance programs.

3. SAVE MONEY FOR DOWN PAYMENT AND CLOSING COSTS

Larger down payments may tell lenders that you are a lower-risk borrower making it easier to obtain a loan and a better interest rate. Substantial down payments decrease your monthly payments making it easier to afford a home.

4. MEET WITH A LENDER

Talk to a lender for details on what loan programs may be available, how much of a down payment you will need, what your monthly mortgage will be and to get a pre-approval letter so you know how much you can spend on a home.

5. FIND A LOCAL REAL ESTATE AGENT

If possible, get a referral from someone you trust. Let this person know that you want to purchase a home through the City of Davis Affordable Home Ownership Program. Ask them if they are familiar with the program. If they are not, ask them if they can refer you to someone who is or if they are willing to learn how the program operates. The homebuying process tends to be smoother when your lender, realtor, and title company are familiar with the City's Program Requirements.

6. JOIN THE AFFORDABLE HOUSING WAITLIST

Contact the City of Davis and ask to join the Affordable Housing Waitlist - affordablehousing@cityofdavis.org. For more information about program eligibility go to www.cityofdavis.org and search Affordable Ownership.

7. BE READY TO RESPOND

Watch your emails for notifications that it is your opportunity to view a home to purchase. Follow the City's instructions to purchase a home.

8. PURCHASE A HOME IN 2026!

