



PROGRAM UPDATE

Date: April 12, 2022
Update No.: 2022-05

Changes to the Mortgage Credit Certificate (MCC) Program

Summary

To increase the tax credit benefit to qualifying borrowers, effective April 15, 2022, the Nevada Rural Housing Authority's Mortgage Credit Certificate (MCC) Program will undergo the following changes:

- The MCC tax credit rate will change to 20%
- The 20% tax credit rate will not be capped by the IRS at \$2,000 per year.

Notes

- Use the [MCC Calculator](#) to estimate the annual tax credit benefit, then divide by 12 months to obtain the monthly amount of additional qualifying income. The tax credit helps qualifying borrowers maximize their purchasing power and lower debt-to-income ratios.
- MCC tax credits are good for the life of the loan, if the original borrower lives in the home as their primary residence.
- Reserve the MCC as a standalone or pair it with the Home At Last™ down payment assistance program. Haven't reserved an MCC before? Here are [the instructions to reserve a standalone MCC in eHousing](#), and here are the [instructions to reserve an MCC paired with down payment assistance](#).
- The \$795 MCC Program Fee is waived for VA and USDA Guaranteed loans, and all Veterans, Active-Duty Military, Reserves and National Guard service personnel.

Questions

Please email HAL@NVRural.org for questions about this program update.



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