

Date: November 24, 2025
Update No.: 2025-05

Nevada Rural Housing's Mortgage Credit Certificate (MCC) Program to Pause

Summary: Nevada Rural Housing's Mortgage Credit Certificate (MCC) program will pause beginning January 1, 2026.

The MCC program is provided by tax-exempt bonds made available through federally allocated private activity bond cap (PABC), of which there is a limited amount. In accordance with IRS rule, NRH is permitted to use PABC for approved housing purposes. Historically, NRH has leveraged this resource to fund single-family housing programs, which include its MCC program and its tax-exempt mortgage revenue bond program (also known as Launchpad for first-time homebuyers). Due to the finite amount of PABC, NRH will continue to offer the mortgage revenue bond program (Launchpad), will pause the MCC offering, and will evaluate options when future PABC becomes available.

Effective Date: January 1, 2026

Any MCCs reserved on or before December 31, 2025 will be issued provided they meet program guidelines and compliance reviews – loans associated with an MCC do not need to close prior to the program expiration date.

Additional Information: Homebuyers who are refinancing and already have an MCC through Nevada Rural Housing may continue to have their MCC reissued. For more information and instructions, visit HALMCC.org.

Questions: Contact HAL@NVRural.org with any questions.