



May 23, 2024

Director Kris Sanchez  
 State of Nevada Department of Business & Industry  
 1830 College Parkway, Suite 100  
 Carson City, NV 89706

Re: Private Activity Bond Cap Report Update

Dear Director Sanchez:

On behalf of Nevada Rural Housing (NRH), I am pleased to provide the following Private Activity Bond Cap (PABC) update report. NRH currently has \$13.2 million in bond capacity dedicated to an MCC tax credit program which has assisted 51 rural Nevada families afford homeownership. It is anticipated an additional 146 families will receive an MCC tax credit through this program prior to December 2025. Currently, NRH has \$97 million in available bond capacity to further assist rural Nevadans. In June 2024, NRH will use \$26.5 million to assist about 60 Nevada families through a mortgage revenue bond issuance. This utilization of \$26.5 million in bond cap will provide rural Nevadans loans with interest rates approximately 1% lower than market rates and with 4% down payment assistance.

PABC TRANSFERS, UTILIZATION, AND REVERSIONS TO TREASURY							
Transfer Year	Director's Office Transfers	Local Transfers	Total Transfers to NRHA	Utilized as of 04/30/2024	Carryforward Balance	Expiration Date	Unused / Reversion to Treasury
2005	\$ 16,000,000	\$ -	\$ 16,000,000	100%	\$ -		\$ -
2006	\$ 38,705,820	\$ 38,705,820	\$ 77,411,640	100%	\$ -		\$ -
2007	\$ 12,406,500	\$ 19,828,333	\$ 32,234,833	100%	\$ -		\$ -
2008	\$ 37,423,330	\$ 28,152,795	\$ 65,576,125	100%	\$ -		\$ -
2009	\$ 50,000,000	\$ 29,138,847	\$ 79,138,847	100%	\$ -		\$ -
2010	\$ 28,574,102	\$ 21,425,898	\$ 50,000,000	100%	\$ -		\$ -
2011	\$ 28,899,016	\$ 28,899,016	\$ 57,798,032	100%	\$ -		\$ -
2013	\$ 50,000,000	\$ 890,308	\$ 50,890,308	100%	\$ -		\$ -
2016	\$ 21,798,897	\$ 38,201,103	\$ 60,000,000	100%	\$ -		\$ -
2017	\$ -	\$ 22,476,401	\$ 22,476,401	100%	\$ -		\$ -
2018	\$ -	\$ 31,176,701	\$ 31,176,701	100%	\$ -		\$ -
2019	\$ 11,000,000	\$ 29,210,452	\$ 40,210,452	100%	\$ -		\$ 15,124
2020	\$ 17,000,000	\$ 35,817,548	\$ 52,817,548	26%	N/A	12/31/2025	N/A
2021	\$ -	\$ 44,434,375	\$ 44,434,375	Not Started	\$ 44,434,375	12/31/2026	N/A
2022	\$ -	\$ 25,522,119	\$ 25,522,119	Not Started	\$ 25,522,119	12/31/2027	N/A
2023	\$ -	\$ 27,087,752	\$ 27,087,752	Not Started	\$ 27,087,752	12/31/2028	N/A
<b>Totals</b>	<b>\$ 311,807,665</b>	<b>\$ 420,967,469</b>	<b>\$ 732,775,134</b>		<b>\$ 97,044,246</b>		<b>\$ 15,124</b>

UTILIZATION - SINGLE FAMILY - MORTGAGE CREDIT CERTIFICATES (MCC)							
Transfer Year	Program Name	Non-Issued Bond Amount	Amount Used as of 04/30/2024	Available as of 04/30/2024	Potential Number of Buyers	Homebuyers Assisted as of 04/30/2024	Estimated Date to Reach 100% Utilization
2020	MCC 2023A	\$ 13,204,387	\$ 3,437,774	26%	197	51	December-25



3695 Desatoya Drive Carson City, NV 89701

NVRural.org • help@nvrural.org

Phone: (775) 887-1795 • Fax: (775) 887-1798 • TTY: (800) 326-6868

This Institution is an Equal Opportunity Provider and Employer





MCC tax credit rates may range from 10% to 50%. If the tax credit rate exceeds 20%, the IRS caps the annual tax credit at \$2,000. NRH's 2023A MCC Program is set with a 20% tax credit rate for maximum benefit to homebuyers. When applying for a mortgage, a first-time buyer or qualified veteran is currently receiving an average of \$400 in additional monthly qualifying income to assist in mortgage financing. Below is an example of how much homebuyers may save over the life of a 30-year mortgage.

Example of Tax Credit Savings - 20% Tax Credit Rate					
Average Loan Amount of \$345,000					
Sample Interest Rate:	7.00%	6.50%	6.00%	5.50%	5.00%
MCC Tax Savings - Year 1:	\$4,808	\$4,462	\$4,117	\$3,772	\$3,427
MCC Tax Savings - Year 5:	\$23,494	\$21,759	\$20,029	\$18,304	\$16,586
MCC Tax Savings - Year 10:	\$45,298	\$41,831	\$38,386	\$34,966	\$31,575
MCC Tax Savings - Year 30:	\$96,261	\$88,006	\$79,928	\$72,039	\$64,346

Note: Estimated tax savings varies depending on amount of interest paid and actual tax liability for the borrower. Payment examples represent principal and interest for \$345,000 amortized over 30 years.

NRH has assisted over 10,000 Nevadans living in rural and frontier communities with down payment assistance, home mortgage solutions, and mortgage tax credits. Thank you for being a valuable partner in assisting NRH in delivering our mission to promote, provide, and finance affordable housing opportunities for all rural Nevadans.

Sincerely,

Shawn P. Heusser  
 Director of Finance  
 Nevada Rural Housing



3695 Desatoya Drive Carson City, NV 89701

NVRural.org • help@nvrural.org

Phone: (775) 887-1795 • Fax: (775) 887-1798 • TTY: (800) 326-6868

This Institution is an Equal Opportunity Provider and Employer

