



Sacramento MCC Program Features

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- 20% Mortgage Credit Certificate - a tax credit of 20% of the annual mortgage interest paid (amount of the credit cannot be more than the annual federal income tax liability after all other credits and deductions have been taken into account)
- MCC will be in effect for the life of the original mortgage loan provided property remains owner occupied
- MCC may be reissued one time, upon the first refinance of the original mortgage loan
- MCCs may be used with conventional loans, fixed-rate or adjustable loans, FHA and VA loans (MCCs are not available with bond-backed loans such as Cal-Vet and some CalHFA loans)
- 40 percent of an MCC allocation is reserved for households whose income does not exceed 80 percent of the area median adjusted for family size

Eligible Applicants

Homebuyers who:

- are first-time homebuyers (have not owned and occupied a home as a principal residence within the preceding three years) (in federally designated target areas, you do not have to be a first-time homebuyer)
- are able to qualify for a loan to purchase the home
- will live in the home being purchased
- do not exceed the following income limitation:

	Non-Target Areas	Target Areas
1 or 2 person household	\$89,040	\$89,040
3 or more person household	\$103,880	\$103,880

Eligible Properties

Single family homes that are located within the cities of Sacramento, Elk Grove, Folsom, Isleton, Galt, Citrus Heights, Rancho Cordova and the unincorporated areas of the County of Sacramento.

- maximum purchase price limits:

	Non-Target Areas	Target Areas
New and Existing Homes	\$450,000	\$550,000

Federally Designated Target Areas:

The following census tracts are federally designated target areas:

5, 6, 7, 11.01, 17, 18, 20, 22, 27, 28, 32.02, 32.03, 32.04, 37, 41, 42.02, 42.03, 43, 44.01, 44.02, 45.01, 45.02, 46.01, 46.02, 47.01, 47.02, 48.01, 48.02, 49.03, 49.05, 50.01, 50.02, 51.01, 52.01, 52.05, 53.01, 54.02, 55.02, 55.05, 55.06, 55.09, 61.01, 61.02, 62.01, 62.02, 63, 64, 65, 66, 67.02, 68, 70.01, 70.19, 73.01, 74.13, 74.23, 74.24, 75.03, 77.01, 81.33, 81.41, 89.11, 90.07, 91.05, 91.10, 96.01, 96.06, 96.10, 96.33, 96.34

Application Procedure:

To apply for the program, please contact any of our approved lenders. The MCC application is made in conjunction with the application for a mortgage loan to purchase the home. The MCC application must be approved prior to close of escrow on the home purchase. For additional information please call SHRA Homeownership Services at (916) 440-1393.