

Lender Update



Lender Update 2025-12

October 29th, 2025

FINAL REMINDER:

Mortgage Credit Certificate (MCC) Registrations to End November 1st, 2025.

WHEDA SUSPENDING MCC REGISTRATIONS

- Effective **November 1, 2025**, WHEDA will be ending the ability to register new MCC's
- No new MCC registrations will be accepted on that date or after.

Why the change?

- WHEDA has limited Volume Cap available at this time.

Volume Cap?

Volume cap is federally mandated by the State and limits the amount of Private Activity Bonds (PABs) available. Volume cap is required to issue certain types of tax-exempt bonds, including housing bonds, exempt facility bonds and small issue bonds. It can also be converted to Mortgage Credit Certificates (MCCs).

Here's a clearer explanation:

~**How MCCs Are Funded:** The Wisconsin Housing and Economic Development Authority (WHEDA) administers the volume cap for housing in the State of Wisconsin. To offer MCCs, WHEDA converts a portion of its annual Private Activity Bond (PAB) allocation into MCC authority,

· **What MCCs Do:** MCCs are not loans or grants. Instead, they provide a federal income tax credit to eligible homebuyers—typically first-time buyers—based on a portion of the mortgage interest they pay each year. This reduces their federal tax liability and makes homeownership more affordable.

Why the Volume Cap Matters:

- Because MCCs are created by converting this volume cap, the number of MCCs available depends on how much unused volume cap the State has.

Key Details:

Volume Cap Amount:

- Wisconsin's total annual volume cap is determined by a federal formula.
- Portion of volume cap allocated to housing is administered by WHEDA:

- WHEDA distributes this volume cap to support first-time home purchases and affordable multifamily housing.

Need assistance from a Single-Family team member?

Use our [Contact List](#) to connect with the people who can best serve you.

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