

Tab 22 Bridge Loan Financing

Currently the Agency is not offering Equity Bridge Loan Program for the current Application Funding round. Please check our website for updates.

Developments requiring a bridge loan due to the syndication of the Tax Credits must provide a letter of intent from the financial institution or entity providing the bridge loan. The letter must state the amount, rate and term of the financing, and include all financing fees (financing fees will not be recognized in total project cost at application if not stipulated and itemized in the letter of intent).

Construction loans may be permitted to be secured by the property with a lien position provided the construction loan is reviewed and approved during the Agency underwriting process subject to the following requirements:

- Construction mortgage lien position shall be subordinate to PHFA mortgage lien(s).
- Term of the construction loan shall not be greater than 24 months.
- Terms and conditions of the construction loan shall be satisfactory to the Agency.
- Construction loan documents shall be satisfactory to the Agency.

If an application is requesting Agency financing, the bridge loan lender is not permitted to make a lien position on the property as security for its loan.