

9% & Affordable Taxable Program



Program	Funding for 9% Tax Credit Deals & Affordable Preservation									
Eligible Project	<ol style="list-style-type: none">1. For a 9% tax credit project and affordable preservation project 20% of the units must be rented to tenants whose incomes do not exceed 50% of the area median income or a minimum of 40% of the units must be rented to tenants whose incomes do not exceed 60% of the area median income.2. Twenty-Four or more units3. Occupancy has been no less than 93 percent for the previous 12 months for existing projects4. No default on the loan to be refinanced within the previous 12 months									
Borrower	Pennsylvania single purpose entity									
Loan Sizing	Determined using affordable rents considering existing and future rent restrictions. Confirmation of rents to be addressed a Rent Comparability Study.									
Loan Rate & Term	Indicative permanent fixed interest rate as of February 28, 2024: <table border="1"><thead><tr><th>Term</th><th>Amortization</th><th>All-In Rate</th></tr></thead><tbody><tr><td>30</td><td>30</td><td>6.750%</td></tr><tr><td>35</td><td>35</td><td>7.000%</td></tr></tbody></table> <p>Additional maturity structures are available. Contact the Agency for details. Rates and structure may change due to market changes and development specifics. The above rates are not guaranteed until confirmed by PHFA.</p>	Term	Amortization	All-In Rate	30	30	6.750%	35	35	7.000%
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30	30	6.750%								
35	35	7.000%								
Origination Fee	1.0% of the loan; \$10,000 minimum									
Cost of Issuance	0.625% of Loan Amount									
Recourse	Loan is non-recourse									

Contact for Information:

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Maximum Loan	Maximum of 90% of the appraised value, as determined by PHFA in its sole discretion, with a debt service coverage not less than 1.20 in year 1 and not less than 1.05 in year 15 using adverse trending.
Third Party Reports	Appraisal, Property Capital Needs Assessment, Energy Audit, and Environmental Site Assessment Phase I All additional information or documentation requested by the Agency. (Third party reports are to be ordered and provided by the borrower.)
Environmental Clearance	Completed by PHFA.
Subsidy Layering Review	Completed by PHFA, when applicable.
Special conditions	PHFA will require and hold tax and insurance escrows. PHFA will hold the reserve for replacement funds. The beginning balance will be established after review of the physical needs study by PHFA's Technical Services Division.
Early Termination Processing Fee	A 10% early termination processing fee in the first year following the date of closing and declining one percent each year thereafter with no early termination processing fee after year ten.
Agency Legal Fees	\$20,000
Loan Closing	Conducted by PHFA

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