



# Pennsylvania Industrial Development Authority

**SUMMARY:** The Pennsylvania Industrial Development Authority (PIDA) provides low-interest loans through Certified Economic Development Organizations (CEDOs) for eligible businesses. PIDA funding may be used in conjunction with other private financing and/or public financing. *PIDA loan application requests must be submitted through a CEO.*

**CEDO:** Franklin County Area Development Corporation (FCADC) is the CEO serving Franklin County, PA.

**ELIGIBLE BUSINESSES:** Applicants must be business enterprises whose project is currently located or will be located within the Commonwealth of Pennsylvania. Eligible businesses include:

- Agricultural Processor
- Industrial Enterprise
- Research & Development Enterprise
- Defense Conversion Enterprise
- Computer Related Service Enterprise
- Child Day-Care Enterprise
- Service Enterprise
- Agricultural Producer
- Manufacturing Enterprise
- Hospitality Enterprise
- Recycling Enterprise
- Construction Enterprise
- Mining Enterprise
- Developer

**ELIGIBLE COSTS:** Eligible project costs include land, building, and/or machinery & equipment.

**FUNDING:** The PIDA program finances a portion of total eligible projects costs.

- **REAL ESTATE LOANS** are eligible for up to \$2 Million or 50% of the total project cost, whichever is less.
- **MACHINERY & EQUIPMENT LOANS** are eligible for up to \$400,000 or 50% of the total project cost, whichever is less.

**TERMS:** Terms can be up to 15 years for land, building construction, acquisition, and/or renovations; and up to 10 years for machinery and equipment.

**INTEREST RATES:** Interest rates are set by DCED and are in effect for the loan applications received through 9/30/26.

**JOB REQs:** At least one full-time job must be created or retained for every \$75,000 borrowed. Production Ag is not subject to job requirements.

**For more detailed information, please contact:**

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## Pennsylvania Industrial Development Authority (PIDA)

### Interest Rates

July 1, 2026 – September 30, 2026

Below are the updated **2026 second quarter** interest rate options for qualifying PIDA loan applications. These rates are in effect for loan applications received through September 30, 2026.

**PIDA-SBF Real Estate loan (Up to \$400,000)** financing for eligible land and building costs as well as machinery & equipment, the fixed interest rate is set at **5.00%** for the term of the loan.

**Traditional PIDA Real Estate loan (\$400,001+)** financing for eligible land and building costs, borrowers will have the following interest rate options:

#### Term loans with a regular amortization:

1. **Fixed interest rate for the full term** of the loan (up to a 15-yr. period), set at the current 10-year treasury yield + 100 basis points. Based on the current 10-year treasury yield, the fixed rate option is **5.50%** for the life of the loan.
2. **Fixed interest rate for a seven (7) year period** set at the 10-year treasury yield. After seven years, the rate will reset to the then-current 10-year treasury yield. Please note, the reset rate is limited to a 200-basis point increase/decrease. The reset rate is then fixed for the duration of the loan. Based on the current 10-year treasury yield, the rate for the initial (7) year period is **4.50%**.

#### 10-year term loans with a 20-year amortization period:

1. **Fixed interest rate for the full term** of the loan (10-yr. period). This option is calculated using the 10-year treasury yield +100 basis points. Based on the current 10-year treasury yield, the fixed rate option is **5.50%** for the life of the loan.
2. **Fixed interest rate for a five (5) year period** set at the 10-year treasury yield. After five years, the rate will reset to the then-current 10-year treasury yield. Please note, the reset rate is limited to a 200-basis point increase/decrease. The reset rate is then fixed for the duration of the loan. Based on the current 10-year treasury yield, the rate for the initial (5) year period is **4.50%**.

**PIDA-MELF Equipment loans** – **5.50%** fixed rate for the full term of the loan – 10-year max.

#### **CONTACT INFORMATION:**

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