

About TRF

Combining expert knowledge with innovation and determination, TRF identifies the point of impact where capital can deliver its greatest financial and social return. TRF's investments in homes, schools, and businesses across the Mid-Atlantic, reclaim and transform neighborhoods— driving economic growth and improving lives.

Outcomes Data

		CY 11	CY 10	FY 10	Inception Thru CY 11
Housing units created, renovated, or preserved:					
	Homeownership	32	0	189	7,246
	Rental	157	155	213	12,012
	Total	189	155	402	19,258
Direct job creation/retention					
Full-Time (FT)	Created	112	7	295	4,377
	Retained	77	93	0	5,732
	Total FT	189	100	295	10,109
Part-Time (PT)	Created	6	0	85	893
	Retained	10	19	7	365
	Total PT	16	19	92	1,258
Full-Time Equivalent (FTE) ¹	Created	115	7	338	4,824
	Retained	82	102.5	3.5	5,915
	Total FTE	197	109.5	342	10,738.5
Construction jobs ²		979	995	3,083	37,777
Total Direct: FT+Construction		1,168	1,095	3,378	47,886
Total Direct: FTE+Construction		1,176	1,105	3,425	48,516
Indirect and induced job creation³					
Total		122	73	125	1,492
Real estate tenant jobs					
Tenants at real estate financed ⁴		5	0	14	476
Tenant FTE jobs at real estate financed ⁵		31	34	435	2,420
Square footage of commercial space					
Created, renovated, or preserved		269,510	245,411	622,209	8,878,877
Education/Child Care					
Charter School seats created or preserved		2,452	833	1,760	32,492
Child Care seats created or preserved		150	0	314	10,189

¹ FTE is calculated as FT + 0.5*PT. The FTE total should *not* be summed with the FT and/or PT totals since they are already included in the FTE calculation. FTE is simply a different method of quantifying jobs.

² Construction jobs are calculated by dividing total construction costs by \$50,000, based on BEA RIMS employment multipliers for the Philadelphia MSA.

³ Indirect and induced jobs are calculated using BEA RIMS employment multipliers. Direct jobs are those within the entity being financed, while indirect jobs are those supported by said entity's operations (e.g. suppliers in related industries) and induced jobs are those supported by the household expenditures of aforementioned direct and indirect employees

⁴ Represents the number of entities (e.g. businesses, facilities, organizations, etc.) located within a real estate development financed by TRF.

⁵ Represents the number of employees working for entities leasing space from a real estate development financed by TRF.

Outcomes Data Continued

	CY 11	CY 10	FY 10	Inception Thru CY 11
Business Loans and Investments				
Minority / Minority & Women Owned	0	0	1	60
Women Owned	0	0	0	22
Other Businesses	16	10	44	494
Total	16	10	45	576
Energy				
Annual MWh conserved	4,487	2,243	4,487	35,218
Annual MWh created	631,965	281,117	632,281	4,030,261
Total	636,452	283,360	636,768	4,065,479

Capital Under Management (millions of dollars) \$682.8

Financial Transactions

Loans, Investments, and Grants

	Number				Amount (millions)			
	CY 11	CY 10	FY 10	Inception Thru CY 11	CY 11	CY 10	FY 10	Inception Thru CY 11
Housing	8	3	21	1362	\$6.6	\$3.2	\$12.4	\$412.4
Community Facilities	4	5	16	396	3.7	5.7	10.6	215.5
Commercial Real Estate	4	1	16	93	2.4	0.03	8.6	67.0
Supermarket	6	3	0	9	1.3	2.9	0.0	4.2
Small Business	0	0	0	154	0.0	0.0	0.0	21.3
Energy	0	5	2	47	0.0	3.4	0.40	25.3
NMFC	8	8	18	66	40.0	32.6	51.4	249.7
Private Equity	2	0	3	83	0.3	0.0	0.3	30.7
Total Loans and Investments	32	25	76	2210	\$54.3	\$47.8	\$83.7	\$1,026.1
Grants	15	0	14	415	\$17.7	\$0.0	\$2.0	\$36.0
Total Loans, Investments, and Grants	47	25	90	2625	\$72.0	\$47.8	\$85.7	\$1,062.1