

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

		FY 10	FY 09	FY 08	Inception Thru FY 10
Housing units created, renovated, or preserved:					
Homeownership		143	405	802	7,168
Rental		201	852	989	11,688
Total		344	1,257	1,791	18,856
Direct job creation/retention					
Full-Time (FT)	Created	182	168	398	4,145
	Retained	0	29	384	5,562
	Total FT	182	197	782	9,707
Part-Time (PT)	Created	56	167	524	858
	Retained	7	44	114	336
	Total PT	63	211	638	1,194
Full-Time Equivalent (FTE) ¹	Created	210	252	699	4,574
	Retained	3.5	51	441.0	5,730
	Total FTE	213.5	302.5	1,140	10,304.0
Construction jobs ²		2,958	3,367	5,635	35,678
Total Direct: FT+Construction		3,140	3,564	6,417	45,385
Total Direct: FTE+Construction		3,171.5	3,670	6,775	45,982
Indirect and induced job creation³					
Total		219.5	244.5	718	1,392
Real estate tenant jobs					
Tenants at real estate financed ⁴		14	22	238	471
Tenant FTE jobs at real estate financed ⁵		435	260	479	2,355
Square footage of commercial space					
Created, renovated, or preserved		538,109	796,033	1,248,992	8,279,856
Education/Child Care					
Charter School seats created or preserved		1,550	3,532	4,590	28,997
Child Care seats created or preserved		210	101	172	9,935

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

	FY 10	FY 09	FY 08	Inception Thru FY 10
Business Loans and Investments				
Minority / Minority & Women Owned	1	2	4	60
Women Owned	0	0	1	22
Other Businesses	39	58	78	463
Total	40	60	83	545

Energy

Annual MWh conserved	3,365	4,487	4,487	27,366
Annual MWh created	497,080	624,788	549,877	2,981,978
Total	500,445	629,275	554,364	3,009,344

Capital Under Management (millions of dollars)

\$673.9

Number of Debt/Equity Investors

	TRF	CLI	SDF	CCAP	NMTC	Development Partners	Ventures	UGP	UMC Benefit Board, Inc.
Civic/Corporate Organizations	49		1		2	7	2	3	
Individuals	600						13	10	
Financial Institutions	42	13		12	4	6	6	11	
Foundations	26					7	4	14	
Government	3					5			
Religious Institutions	94					5	2		1
Other	0								
Total	814	13	1	12	6	30	27	38	1

Financial Transactions

Loans, Investments, and Grants

	Number				Amount (millions)			
	FY10	FY 09	FY 08	Inception n Thru FY 10	FY 10	FY 09	FY 08	Inception n Thru FY 10
Housing	18	38	76	1348	\$12.2	\$17.6	\$54.3	\$402.4
Community Facilities	13	24	26	384	7.8	20.2	35.7	203.3
Commercial Real Estate	16	18	20	88	8.6	23.7	17.4	64.7
Small Business	0	0	1	154	0.0	0.0	0.1	21.4
Energy	1	7	10	41	0.4	2.1	4.7	22.0
NMTC	18	6	10	50	51.4	15.2	50.9	177.0
Private Equity	4	6	10	82	0.3	0.6	0.9	30.4
Total Loans and Investments	70	99	153	2147	\$80.7	\$79.4	\$163.9	\$921.1
Grants	12	24	36	398	\$2.0	\$3.3	\$1.9	\$28.2
Total Loans, Investments, and Grants	82	123	189	2545	\$82.7	\$82.7	\$165.9	\$949.2