The Reinvestment Fund
TRF Sustainable Development Fund

Financing Clean Energy Projects

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TRF Capital at the point of impact.

The Reinvestment Fund Profile

- A national leader in the financing of neighborhood revitalization since 1985, TRF has financed 2,300 projects, delivering $824 million in capital, creating/retaining 40,000 jobs.
- Employing a leveraged fund model, TRF manages $570 million in capital from 800 investors
- TRF is a U.S. Treasury-certified CDFI, with the highest CARS rating available, AAA1+
- Headquarters in Philadelphia - offices in Baltimore and Washington, DC
- Geographical reach throughout Pennsylvania, New Jersey, Delaware and Maryland
- Active portfolios in housing, community facilities, schools, small business, commercial real estate, venture financing, energy
- Provides policy and information services nationally

Business Lines

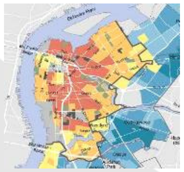

Housing


Commercial Real Estate


Community Facilities


Sustainable Energy


Private Equity


Policy Analysis & Planning Services

TRF Energy Group

TRF Sustainable Development Fund

- NESIP – $4.5 million energy leveraged loan fund to finance energy efficiency measures for non-profit organizations
  - Seeded with $2.25MM from Pew Charitable Trusts
  - Managed by TRF since 1993
- SDF – $32 million of funding to promote renewable energy market development and energy efficiency
  - established with ratepayer and PUC-ordered funds
  - Dedicated funding for SDF Core Fund, PA New Wind, PA Photovoltaics, Renewable Energy Public Education
  - Managed by TRF since 1998
- TRF has Integrated clean energy measures into its core portfolios. Below-market rate loans are structured with other financing to incent project developers of charter schools, affordable housing and commercial real estate in under-served neighborhoods to incorporate clean energy and high-performance building measures into their projects.

Financing Options

Financing options include:

- Construction/renovation loans for energy-related project costs
- Permanent/term loans - take-out financing for energy-related construction loans, equipment financing
- Flexibly structured subordinated debt
- Lease financing for clean energy and energy conservation project lease financing, with or without ESCO participation
- In 2002, created PA-AIT, an incubator fund that makes equity investments in early-stage clean energy companies

This financing is coordinated with TRF's NMTC, other leveraged funds

Increasing Subsidy Efficiency of SDF Wind Grants

	SDF Grant	MW	MWH/yr	SDF Grant in $/MW	SDF Grant in $/MWH/yr
Mill Run/Somerset	$2,000,000	24.0	59,342	$83,333	$0.0337
Waymart	$3,250,000	64.5	150,445	$50,388	$0.0216
Meyersdale	$2,500,000	30.0	81,243	$83,333	$0.0308
Bear Creek	$2,000,000	24.0	71,173	$83,333	$0.0281
Casselman	$1,000,000	34.5	99,733	$28,986	$0.0100
Allegheny Ridge	$750,000	80.0	217,248	$9,375	$0.0035

TRF

Need for Access to Capital

- **There is a critical need for predictable access to capital on commercially reasonable terms** – especially now during the current crisis in financial markets, and especially in connection with the development of clean energy projects.
- Clean energy projects are having difficulty obtaining financing. Institutional lenders are not lending, or if they are they're charging high risk premiums that have made good projects no longer financially viable. As a result, there are a lot of projects that are on hold indefinitely.
- **There is an opportunity to use economic stimulus dollars to connect clean energy funding with community development financing**, which would not only stimulate the rebuilding of low-wealth communities that have been especially hurt by predatory lending practices and the burst housing bubble, but would also reduce resources spent on utilities that would then be available to jumpstart other regional spending and investment.