



INVESTOR

LABOR'S INVESTMENT CAPITAL AT WORK • WINTER 2010-2011



AFL-CIO President Emeritus and HIT Chairman John Sweeney (at right) talks with Daniel Quinn (left), Metallic Lathers Local 46, at the construction site of the HIT-financed Elizabeth Seton Pediatric Center in Yonkers, NY. Also touring the site are Paul Ryan (2nd from right), President of the Westchester and Putnam Counties Central Labor Body, AFL-CIO, and HIT's representative Mike Arnold. The project is generating approximately 800 union construction jobs. *(more on page 2)*

HIT Surpasses 8,100 Construction Jobs

Initiative On Track to Reach Goal of 10,000 Union Jobs by Spring

Recent financing commitments by the AFL-CIO Housing Investment Trust (HIT) in Chicago, San Francisco, and Coquille, OR, have pushed the number of union construction jobs generated by the HIT's Construction Jobs Initiative to over 8,100, putting the HIT well on its way toward meeting its goal of 10,000 jobs by spring 2011. The Initiative was launched in early 2009 in conjunction with the AFL-CIO's goal of creating jobs and supporting economic recovery.

Chicago: Randolph Tower City Apartments

A \$20 million investment from the HIT will help finance the conversion of an historic office building in Chicago's Loop into a mixed-income multifamily development to be known as **Randolph**



Tower City Apartments. The \$148.2 million project is expected to create more than 680 union construction jobs. The renovated structure will

consist of 310 loft-style rental units, 20% of which will be affordable to low-income households. The project will also offer retail, restaurant, and office space.

San Francisco: Potrero Launch



The HIT has committed \$2.6 million to help finance the \$80.4 million **Potrero Launch** residences in San Francisco's Central Waterfront district. The

new development will consist of 196 housing units, including 40 for low-income residents. Construction of this LEED designed project will generate approximately 460 union construction jobs.

Oregon: Coquille Valley Hospital

A recent HIT commitment of \$22 million will help construct a new critical access hospital in Coquille, OR. The expanded **Coquille Valley Hospital** will offer 16 additional beds and updated medical services to a farming and timber community in western Oregon. This \$29.7 million project is projected to create over 220 union construction jobs.

Celebrating Record \$100 Million Investment

UNION PENSION CAPITAL BRINGS ALMOST 1,000 JOBS TO YONKERS, NY



John Sweeney visits with Stephanie, one of the Pediatric Center children, and her mother Marcel after the event.

HIT Chairman John Sweeney joined local labor, business, and community leaders in his hometown of Yonkers, NY, to celebrate the investment of a record \$100 million of union pension capital to build a new home for the Elizabeth Seton Pediatric Center.

The project will allow the Pediatric Center to move from overcrowded leased space in New York City to a 165,000-square-foot facility in Yonkers, offering state-of-the-art care for medically fragile children. The HIT is providing \$100 million in financing for the project, the largest

single investment in its 45 years of socially responsible investing. The \$116 million development will feature a 137-bed in-patient center and an on-site school for resident children on a 6.5 acre site.

The project, now under construction, is expected to bring nearly 1,000 union jobs to Yonkers. This includes an estimated 800 jobs for members of New York building and construction trades unions. Another 166 permanent union jobs will transfer to the new location under an existing collective bargaining agreement between the Pediatric Center and

1199 SEIU United Healthcare Workers East.

“We are pleased to be able to help finance this very special project, which exemplifies socially responsible investing at its best,” said Mr. Sweeney, who is President Emeritus of the AFL-CIO. “It is not only an excellent investment for the HIT portfolio, but it will also help the Elizabeth Seton Pediatric Center carry on its vital mission of life-sustaining pediatric care. Investors in the HIT can be proud of the impact this investment will have on New York’s children and their families.”

in Elizabeth Seton Pediatric Center



Edward Doyle, President, Westchester and Putnam Counties Building and Construction Trades Council AFL-CIO



Henry Gallagher, Sheet Metal Workers, Local 38



Patricia Tursi, Elizabeth Seton Pediatric Center CEO, and Stephanie

“This investment means so much to our very special children, their families, and their caregivers,” said Patricia Tursi, Chief Executive Officer of the Elizabeth Seton Pediatric Center. “The new center will allow us to offer an extraordinary home for our children to promote their healing, growth, and joy.”

Participating in the event were New York State Lieutenant Governor Richard Ravitch, a member of the HIT Board; Yonkers Mayor Philip Amicone; HIT Chief Executive Officer Stephen Coyle; Edward Doyle, President of the Westchester and Putnam Counties Building and Construction Trades

Council; Paul Ryan, President of the Westchester and Putnam Counties Central Labor Body, AFL-CIO; and representatives of the Andron Construction Corporation, the project’s general contractor. Mike Arnold, recently retired from the HIT, served as master of ceremonies for the event.

John J. Sweeney Named Presidential Medal of Freedom Recipient



AFL-CIO President Emeritus and HIT Chairman John J. Sweeney has been named by the White House as a recipient of

the Presidential Medal of Freedom, the nation's highest civilian honor, for his lifelong service to America's working people.

President Barack Obama praised the honorees, describing them as people who "have lived extraordinary lives that have inspired us, enriched our culture, and

made our country and our world a better place."

AFL-CIO President Richard Trumka praised the selection, saying that Sweeney has always "lived the values that drew him to the labor movement as a young man, and he has never stepped back from his devotion to the working people." Trumka added that Mr. Sweeney's "integrity, commitment, and passion for the least among us has earned him an award that all of labor can be proud of."

President Obama will bestow the medal on Mr. Sweeney and 14 other honorees at a special White House ceremony in early 2011.

PRESERVING AFFORDABILITY IN NEW YORK CITY

A \$90 million investment by the HIT is helping preserve the affordability of rental housing at the large **Lands End II** development on Manhattan's Lower East Side in New York City.



The HIT has purchased \$90 million of Fannie Mae multifamily mortgage-backed securities from Beech Street Capital to help refinance the property. The refinancing will preserve 490 units of affordable housing in the development's two 26-story towers.

With this financing, the HIT has surpassed \$500 million in investments in New York City since launching

its New York City Community Investment Initiative in early 2002. This HIT initiative was created after the 9/11 terrorist attacks, with support from New York City and its public employee unions, to help the city attract capital for affordable housing and economic development. Under the initiative and a subsequent workforce housing initiative, HIT financing has helped create or preserve over 21,000 multifamily housing units for New York City residents.

Of these investments, nearly \$400 million has helped the city maintain the affordability of more than 16,000 units of housing for low- and middle-income households. If those units were lost from New York City's affordable housing pool, nearly \$5.7 billion would be required to replace them with newly built affordable housing.

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