

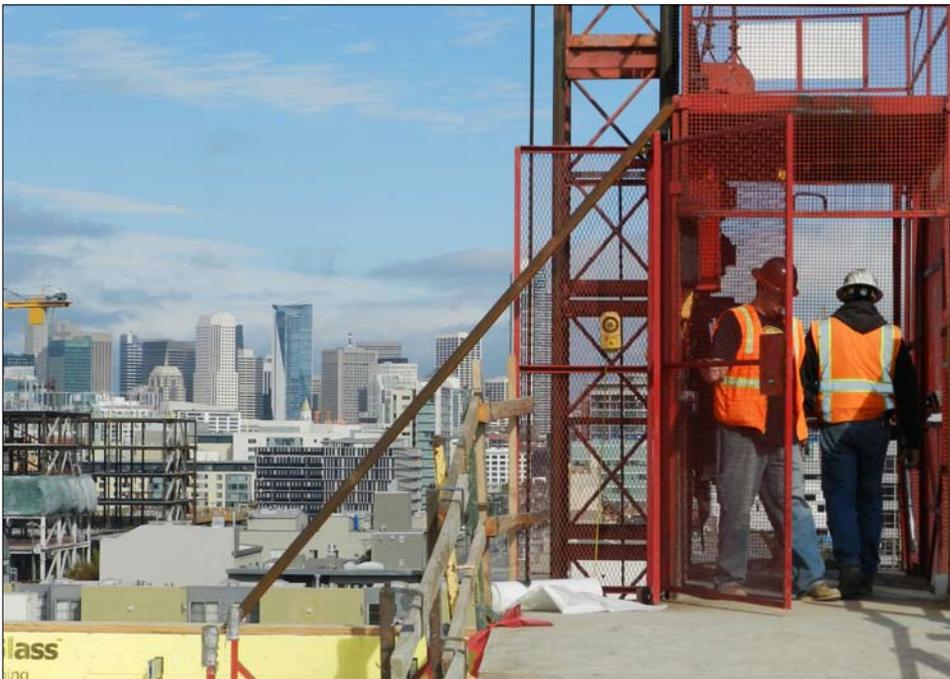


INVESTOR

LABOR'S INVESTMENT CAPITAL AT WORK • FALL 2011

Pension Capital Puts Union Members to Work

HIT's Goal: 15,000 Union Construction Jobs



Union workers at the \$80 million Potrero Launch Apartments project in San Francisco.

Jobs continue to be a number one national concern, and the AFL-CIO Housing Investment Trust (HIT) is helping put union members back to work with investments that provide a needed stimulus to local communities.

The HIT is working to generate 15,000 union construction jobs by the end of 2012 through its Construction Jobs Initiative – the job-creation effort launched in 2009 in response to the unemployment crisis. As of late 2011, the Initiative has created more than

11,400 union construction jobs on 35 projects that are building and preserving more than 12,800 housing or healthcare units. The HIT has invested nearly \$1 billion in 18 cities to leverage over \$2 billion of development.

“The HIT’s investments are a win-win for working people and their communities,” said AFL-CIO President Richard Trumka. “At a time when construction activity has been at a virtual standstill, the HIT is financing new projects that will help cities and towns spur economic development and strengthen their communities.”

LANDMARK RENOVATION IN MINNEAPOLIS

Community, labor, and governments representatives joined with residents to kick off the \$123 million renovation of the historic **Riverside Plaza apartments** in Minneapolis.

The 38-year-old apartment complex in the



Cedar-Riverside neighborhood is one of the largest HUD-supported developments in the country. The HIT is providing \$50 million to help modernize the aging landmark's

1,303 housing units, over 90% of which are affordable. This major rehabilitation is upgrading the mechanical, plumbing, and electrical systems as well as financing substantial exterior and interior work. The project is expected to create more than 630 union construction jobs.



Young residents of Riverside Plaza took part in the groundbreaking celebration.

Union Pension Dollars Generate Jobs

BREAKING GROUND AT BOSTON'S CHARLESVIEW



Boston's Old Colony redevelopment.

Ground has been broken in Boston for the \$152 million Charlesview Apartments, which will create attractive new housing for tenants of an aging apartment complex nearby with the same name. The HIT is investing \$58.2 million in the 240-unit development, which will feature

townhouses and mid-rise apartments, as well as parking and over 23,000 square feet of retail and community space. The construction work is expected to create about 860 union construction jobs.

All tenants of the old Charlesview will be relocated to the new apartments. Most of the new units are designated for low-income households, but 19 will be reserved for current residents without income restrictions.

Boston's Old Colony and Washington Beech public housing developments have also benefited from recent HIT investments, which together come to \$40 million. With a total development value

of \$82 million, the two projects represent approximately 465 union construction jobs and 172 affordable housing units.

“This substantial new investment from the AFL-CIO Housing Investment Trust will help Boston address the ever-growing demand for high quality, affordable housing.”

— **Boston Mayor Thomas Menino**
at Charlesview groundbreaking

CELEBRATING UNION LABOR IN CHICAGO

Chicago's Lawndale Terrace and Plaza Courts Apartments, an important source of affordable housing for the community for over 25 years, are undergoing an \$18.7 million renovation with help from \$11.9 million of HIT financing. The project is generating an estimated 90 union construction jobs. To thank the workers for all they have done at the project, the HIT hosted a special worker appreciation lunch in cooperation with East Lake, the project developer.

Tom Villanova, President of the Chicago and Cook County Building and Construction Trades Council, and Jorge Ramirez, President of the Chicago



Chicago BCTC President Tom Villanova (left) greets Lawndale project workers at the HIT-sponsored worker lunch.

Labor Federation were featured guests at the lunch. “Union pension capital is bringing development to our city through this investment by the AFL-CIO Housing Investment Trust,” Ramirez said.



Labor’s Connection to Housing and Jobs in New York City – Past and Present



“This housing project demonstrates what labor can do for this city and this country...We believe that there is much left to do, and I come here today and ask you to join us in doing it.”

— President John F. Kennedy
at Penn South Dedication, 1962

Penn South Cooperative today (above left) and in 1962 with President Kennedy (top right) and then-President of the AFL-CIO George Meany (lower right).

New York City Comptroller John C. Liu joined with HIT Chairman John J. Sweeney, other labor and government representatives, business leaders, and local residents to announce that the HIT has invested \$640 million of union pension capital in New York City over the last 10 years to create or preserve more than 24,000 housing units. The venue for the announcement was the historic, labor-developed Penn South Cooperative in Manhattan, where the HIT recently invested \$134 million to preserve the affordability of Penn South’s 2,820 co-op

units for another 20 years. The investment at Penn South also finances repairs and upgrades to the aging complex, which will create more than 600 union construction jobs. The co-op’s residents include many active and retired union members.

“We cannot afford to lose even one unit of workforce housing due to its age, deterioration, or financing difficulties,” Mr. Sweeney said. “That is why this project is so important and why the HIT has made the largest financial commitment in its history to Penn South.”



John Sweeney with Warren Pepicelli, Vice President of the New England Joint Board, UNITE HERE. A forerunner of UNITE HERE, the International Ladies’ Garment Workers Union, was the original developer of Penn South Cooperative in 1962.

MAKING A DIFFERENCE IN NEW YORK’S HARLEM COMMUNITY

Three HIT-financed residential developments in New York City’s Harlem neighborhood have recently been completed, providing 227 new units of affordable and workforce housing. The HIT invested \$34.3 million in The Dempsey, Douglass Park, and CUNY Graduate Center Housing, putting over

485 union construction workers back on the job. Attending the opening of the CUNY project are, from left, Kali Ndoye of the New York City Comptroller’s Office, HIT’s Ted Chandler and Lesyllee White, Kathy Martino of the New York City Comptroller’s Office, and HIT’s Carol Nixon.



Union-Built in San Francisco



Potrero Launch Apartments

Three housing projects providing more than 1,340 union construction jobs are currently being built in San Francisco with \$105 million in financing from the HIT.



Arc Light

333 Harrison – The HIT is providing \$70 million in financing for construction of the 333 Harrison apartments in San Francisco’s South of Market neighborhood. The \$105 million complex will have 326 mixed-income rental units and create an estimated 600 union construction jobs. The project is near the site of a future regional mass-transit hub.

Potrero Launch – The HIT co-hosted a lunch for union workers at the site of the \$80.4 million Potrero Launch Apartments project in the Central Waterfront area. The HIT is helping finance the 196-unit mixed-income development that will generate over 460 union construction jobs and provide child care for the community.

Arc Light – The \$48 million conversion of an historic commercial building in San Francisco’s South Beach community into a 94-unit, mixed-income development is generating approximately 275 union construction jobs, thanks to \$32 million in HIT financing.

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