



## AFL-CIO HOUSING INVESTMENT TRUST

# Lake Village East

## *Chicago, IL*

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### PROJECT DESCRIPTION

The AFL-CIO Housing Investment Trust helped to finance the \$25 million substantial rehabilitation of Lake Village East, a mixed-income apartment complex in the Kenwood community of Chicago. Lake Village East consists of 218 units with one high-rise building and two adjacent three-story walk-up buildings as well as 160 off-street parking spaces. Neighborhood amenities include access to transportation, retail services, healthcare and educational institutions.

The buildings were originally constructed in the early 1970s and the rehabilitation of the property has modernized the complex. Work included the replacement of the original heating and the water distribution systems, installation of new roofs and new windows, modernization of elevators, a remodeling of the first floor of the high rise, and substantial interior work to each unit.

### HIT ROLE

The HIT provided \$14.3 million in financing through the purchase of Ginnie Mae construction loan certificates and a permanent loan certificate for the rehabilitation of Lake Village East in June 2015. The HIT worked closely with the mortgage lender, Draper & Kramer, to structure the financing for the project. The general contractor was Linn-Mathes, Inc.

### SOCIAL IMPACT

Lake Village East has operated very successfully as a mixed-income development and the HIT financing has helped to preserve the existing affordability of each unit. Approximately 50% of the units are Section 8 housing, 20% of the units are for Low-Income Housing Tax Credit-qualified residents, and 30% of the units are restricted to low-income households earning no more than 60% of area median income.

Work on the project generated an estimated 72 union construction jobs.\*

*\*Job and economic benefit figures in this report are calculated using an IMPLAN input-output model developed by Pinnacle Economics, Inc.*

# Project Profile



## ABOUT THE HIT

The AFL-CIO Housing Investment Trust (HIT) is a fixed-income investment company registered with the Securities and Exchange Commission. Its investors include union and public employee pension plans and labor organizations. The HIT invests primarily in government and agency insured and guaranteed multifamily mortgage-backed securities. The HIT is one of the earliest and most successful practitioners of socially responsible impact investing, with a track record beginning in 1984 that demonstrates the added value derived from union-friendly investments. The investment objective of the HIT is to provide competitive returns for its investors and to promote the collateral objectives of constructing affordable housing and generating employment for union members in the construction trades and related industries. More information is available on the HIT's website, [aflcio-hit.com](http://aflcio-hit.com).

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*This document provides information about a project or projects financed by the HIT which may or may not be reflective of other financed projects or refer to an asset currently held in the HIT's portfolio. Investors should consider the HIT's investment objectives, risks, charges, and expenses carefully before investing. This and other information is contained in HIT's prospectus, available at [aflcio-hit.com](http://aflcio-hit.com) or by calling 202-331-8055. The prospectus should be read carefully before investing.*

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