



Blackstone Apartments

Boston, MA

Project Profile

PROJECT DESCRIPTION

Blackstone Apartments is a Section 8 subsidized rental development for low-income seniors and individuals with disabilities in Boston's West End community. The \$72.8 million rehabilitation of the aging property kept the 145 housing units affordable for an additional 20 years. The 11-story building was originally constructed in 1978.

HIT ROLE

The HIT worked closely with project sponsor, POAH, LLC, an affiliate of Preservation of Affordable Housing, Inc., and MassHousing to develop a creative financing package for the rehabilitation. This included the purchase of \$42.8 million in tax-exempt construction and permanent financing issued by MassHousing and insured by the HUD/HFA Risk Sharing Program and tax-exempt Construction Loan Notes secured by MassHousing in June 2012.

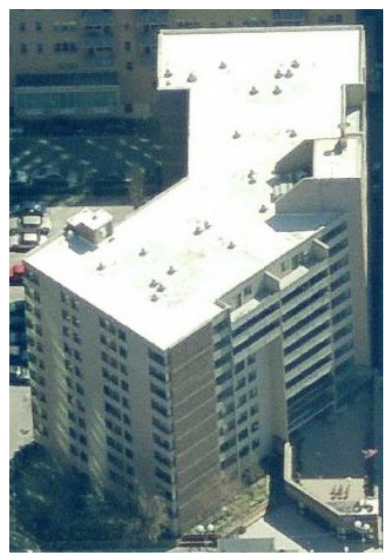
SOCIAL IMPACT

By providing financing for the acquisition and rehabilitation of the Blackstone Apartments and extending its current Section 8 contract, the HIT helped preserve a valuable source of affordable housing for local seniors and individuals with disabilities. The project's scope of work included exterior and interior repairs and upgrades as well as improvements to reduce the building's environmental impact in order to improve livability, accessibility, and energy efficiency.

The Blackstone project generated an estimated 70 union construction jobs for members of the local building and construction trades unions.*

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

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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.

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 or by calling 202-331-8055. The prospectus should be read carefully before investing.

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