



Zvago Cooperative at Glen Lake

Minnetonka, MN

PROJECT DESCRIPTION

The AFL-CIO Housing Investment Trust is helping to finance the \$19 million new construction of a 54-unit, four-story senior cooperative (62 and older) located on the northern portion of Glen Lake in city of Minnetonka, one of seven cities in the southwest suburbs of Minneapolis. Thirty of the units and the community patio on this 3.4 acre site overlook the lake and adjacent wetlands. The 13 unit types include one- and two-bedroom units, some of which have dens. Amenities include an outdoor entertainment area, a club room, a fitness and yoga studio, and heated underground parking.

“Given our strong working relationship with Dougherty Mortgage, the FHA lender for the project, we were able to put together a financing package that met the development needs.”

—HIT Senior Investment Officer Chris Shaw

HIT ROLE

The HIT is providing \$14.8 million in financing by purchasing Ginnie Mae construction loan certificates and a permanent loan certificate insured under section 213 of the National Housing Act. The HIT worked closely with mortgage lender Dougherty Mortgage. The developer is a wholly-owned subsidiary of Ecumen, one of the 20 largest nonprofit providers of senior housing and aging services in the country.

SOCIAL IMPACT

The project will be a source of quality housing for seniors who want to stay in their community and enjoy an independent and active lifestyle. It is part of larger multiphase Glen Lake Redevelopment Project that includes a mixed-use project and a senior apartment community and is close to shopping, recreational opportunities, and a senior community center.

The project is expected to generate approximately 85 union construction jobs.

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 that manages over \$5.5 billion in assets for over 380 investors, including union and public employee pension plans. The HIT invests primarily in government/agency insured and guaranteed multifamily mortgage-backed securities. With a more than 30-year record that demonstrates the value of union-friendly investments, the HIT is one of the earliest and most successful practitioners of responsible, economically targeted investing. HIT's investment objective is to provide its investors with competitive returns and promote the collateral objectives of generating affordable housing and jobs for union members in the construction-related trades. Since 1984, the HIT has invested over \$10 billion (in current dollars) to finance over 101,000 units of housing, creating more than 76,000 union construction jobs. More information is available on HIT's website, www.aflcio-hit.com.

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