

# Union pension fund to invest \$26 million at Westmoreland Union Manor

The AFL-CIO Housing Investment Trust (HIT) is investing \$25.9 million of union and public pension capital for the rehabilitation of Westmoreland Union Manor in Southeast Portland.

This financing will allow for modernization of the apartment building and keep 100 percent

of the project affordable to Portland seniors. The project will create approximately 290 union construction jobs.

Westmoreland Union Manor was originally built in 1966 with 301 age-restricted (62 years or older) units. To improve the property's current condition, the new financing will help rehabil-

itate the building by replacing all major systems with new, energy efficient systems, and perform a seismic retrofit. The modernization will extend the useful life of the building for another 50 years.

The HIT's financing will help preserve the affordability of this project. Over one-half of the

project's units are affordable to extremely low-income households with incomes at less than 30 percent of area median income.

The building is managed by Manor Management, a union-based property management company that also manages Kirkland Union Manors I, II, and III in Portland, Marshall Union Manor in Northwest Portland, and Kirkland Union Plaza in Vancouver, Washington.

"We are enthusiastic about investing in Westmoreland and the City of Portland. Providing high-quality and affordable housing for seniors is a necessity," said Emily Johnstone, HIT's managing director of business development.

Preservation of existing buildings and affordable units is crucial, as there is a high demand for affordable housing in Portland. Changing demograph-

ics and low vacancy rates have created significant increases in market rate rents.

With the Westmoreland project, the HIT will have invested \$48 million in Oregon since 2010. Union pension funds were used to build Coquille Valley Hospital. According to the HIT, these projects have a total development investment of \$90 million, which has generated an estimated \$164 million in total economic benefits. These investments have provided \$63 million in total wages and benefits for workers, including \$31 million for union construction workers. More than 1,140 total jobs have been created across industry segments, including approximately 510 union construction jobs. These benefits have generated \$10 million in state and local tax revenue and \$12 million in federal tax revenue.

## UNITE HERE calls first contract a big victory for Portland airport food service workers

UNITE HERE Local 8 has reached tentative agreement on a first-ever union contract for about 125 Portland airport workers employed by HMSHost, a multinational food concessions company. A contract ratification vote is set for July 9.

HMSHost manages the airport locations of Rogue Ales Public House, Rose's Restaurant and Bakery, and several Starbucks kiosks — under a concessions contract with the Port of Portland.

If ratified by workers, the union contract will provide

raises of \$1.40 an hour for non-tipped employees, phased in over three years. It will also improve health insurance benefits and expand eligibility to more part-time workers.

And the contract goes a long way to improve scheduling, a key concern for food service workers: It requires that work schedules be posted at least five days in advance; guarantees minimum four-hour shifts, 10 hours in between shifts, and two consecutive days off in a row; pays time-and-a-half if employees work more than seven days

in a row; and provides for annual shift bids and seniority rights for scheduling (and for vacation, promotions, and layoffs). It also mandates automatic approval of vacation requests if management does not respond within 14 days.

HMSHost, a subsidiary of the Italian multinational Autogrill, was formerly known as Host Marriott Services Corporation. In September 2014, the company voluntarily recognized UNITE HERE Local 8 as the representative of its Portland airport employees.

### INDEPENDENT RETIREMENT LIVING

**Westmoreland's Union Manor**  
6404 SE 23rd Ave.  
Portland 97202  
503-233-5671

**Kirkland Union Manors**  
3530 SE 84th Ave.  
Portland 97266  
503-777-8101

## Manors Make the Difference

- Studio and One-Bedroom Apartments
- Affordable Rent includes Utilities (EXCEPT PHONE AND CABLE)
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- No Costly Buy-In or Application Fees
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**KIRKLAND UNION MANORS I, II, III**  
*Opened in 1980, 1985 & 1995*



LABOR LEADERS IN THE PORTLAND BUILDING TRADE MOVEMENT ORGANIZED THE UNION LABOR RETIREMENT

ASSOCIATION IN 1962, WITH THE SOLE PURPOSE OF PROVIDING HOUSING FOR THE ELDERLY.

"We believe that everyone earns the right to retire, free from pressures of earlier years."



**Kirkland Union Plaza**  
1414 Kauffman Ave.  
Vancouver 98660  
360-694-4314

**Marshall Union Manor**  
2020 NW Northrup  
Portland 97209  
503-225-0677

WWW.THEUNIONMANORS.ORG

## FREE CLASSIFIED ADS

### AUTOMOTIVE

4 TIRES, Ford Wild Country radial XTX Sport, all terrain, 275/70R18, 10 ply, 8-hole rims, \$245. 503-799-1715

'97 GMC YUKON, body & interior good, set new tires and studded, engine needs work (#2 valve), \$1,500. 541-544-2030

'99 PORSCHE 911 Carrera, black coupe, 6cyl, 6spd, new exhaust, new tires, no leaks, ex. cond., \$17,950. 503-661-6987 (Dan)

BLUEBERRY BUSHES, Early Blue, 20 yrs old, \$40; Draper, 14 yrs old, \$35. 503-312-1518

VERMONT CASTINGS encore wood burning stove, front & top load, sand enamel color, brand new, rarely used, \$1,200. 503-992-6555 (AI)

### WANTED

OLD WOODWORKING tools, planes, levels, chisels, handsaws, slicks, adzes, wrenches, folding rulers, axes, hatchets, 503-659-0009

BUYING US & world coins to add to collection, paying fairly, any amount welcome. 503-939-8835

COLLECTOR, cash paid, old fishing tackle, wood plugs, reels, creels, salmon fishing photos, etc. 503-775-4166

COLLECTOR PAYS cash for older toys, oil paintings, American art pottery, and costume jewelry. 503 703-5952

MOTORCYCLES, boat, tractors, trailers, cars, trucks, riding lawn mowers, guitars cash paid. 503-880-8183

COLLECTOR SEEKING old beer stuff, signs, cans, bottles; brand doesn't matter; the older the better. 503-357-7862

SMALL DOG, like Peka, Shih Tzu, or Lhasa Apso to live with old man. 503-281-6209

### CLASSIFIED AD GUIDELINES

Subscribers may place one free classified ad per issue. Ads should be 15 to 20 words, all in lower case (NO CAPITAL LETTERS). Ads must include a phone number, including area code, or they will not be published. No commercial or business ads.

### HOW TO SUBMIT A CLASSIFIED AD

Indicate which union you are a member of, and send your ad to michael492@comcast.net or by mail to PO Box 13150, Portland OR 97213. We publish the first and third Fridays of each month, and the deadline is one week prior to that.

### HOUSING

ROCKAWAY BEACH rental, 3 bed, 2 bath, sleeps 10, Jacuzzi, 5 min to beach/shops. Vacationhomerentals.com/43026

ROCKAWAY ocean front, 503-777-5076, 5bdrms/2 bath, book now for summer! <http://rockawaybeachfrontrental.com>

LAKE MERWIN Campers Hideaway, Amboy WA, 38' trailer w/cover, 16'x16' sunroom, covered deck, \$98,000. 360-907-0774

### SPORTING GOODS

MOSSBERG 22 RIFLE, Model 240ka, nice w/extras, \$150. 503-545-6520

ZODIAC RAFT, Bombard, like noew, pump, oars, seat. 503-547-2153

12' ALUMINUM BOAT, trailer and Honda 4 stroke motor, good condition, extras, \$1,050. 360-225-5108

### MISCELLANEOUS

HANOOK winter tires w/studs on rims, 205/65R1594T; roll Valencia 105oz rubber carpet pad; maple firewood 503-550-7766

SAW BLADE, 6 ft drag, \$10; 5-foot one-man crosscut blade, \$5, Sandy OR. 503-668 5768

218' FLATBED TRAILERS, 1-7K and 1-10K, like new, \$2,700/\$2,900; air compressor, 220v, 20gal, \$85. 503-307-3934