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A Nonprofit Community Development Corporation

CRCD's mission is to better sustain, coordinate and improve local planning, development and community services that address the needs of low-income residents and small businesses in South Los Angeles.

Founded in 2005, CRCD has a unique focus on young people (ages 16-25), and collaborates with residents, businesses, community-based organizations, civic leaders, and Los Angeles Trade-Technical College to improve the quality of life in South LA.

In addition to real estate development, we provide workforce and youth development programs, neighborhood and community beautification services, supportive services, and economic development services.

Executive Staff

Mark Wilson
Executive Director

A native of South Los Angeles, Mr. Wilson is a co-founder of CRCD, and has served as Executive Director since CRCD's inception in 2005. Mr. Wilson acts as liaison to CRCD’s Board of Directors and Advisory Board, and oversees day-to-day operations, including personnel, finance, programs, fund development, and community relations. He supervises a management team of 6 people who bring a combined total of 63 years of experience in the fields of housing, youth services, and community development. Mr. Wilson has 15 years of experience leading youth programs and community and economic development initiatives. Mr. Wilson has also served as the coordinator for a federally funded Weed & Seed program, and a locally funded L.A. Bridges gang prevention program.

Prior to joining CRCD, Mr. Wilson worked as Director of Community Development with Dunbar Economic Development Corporation for 4 years. Mr. Wilson also served for 6 years as the Director of the Youth Empowerment Project, a program of the Martin Luther King Legacy Association/Southern Christian Leadership Conference. Mr. Wilson studied business administration and nonprofit management at California State University Los Angeles & University of Phoenix. He completed the Local Initiative Support Corporation's Housing Development Training in 2006.

Selerin Ntahitagabira, MBA
Chief Financial Officer

Selerin Ntahitagabira is an accomplished business management professional and the current Chief Financial Officer for the Coalition for Responsible Community Development. He has over 15 years of financial management experience at both for-profit and not-for-profit organizations. Mr. Ntahitagabira brings significant expertise in cash flow management, budgeting and forecasting, financial analysis, internal controls design and maintenance, risk management, financial systems conversion, timely and accurate financial reporting, and superior management/coaching of fiscal and administrative teams to CRCD. Previously, Mr. Ntahitagabira served as Vice President & Controller at United States Veterans Initiative from 2008 to 2016.

Mr. Ntahitagabira holds Master of Business Administration and Bachelor of Accounting and Finance degrees. He is a member of the American Institute of Certified Public Accountants, and holds the designation of Chartered Global Management Accountant. Mr. Ntahitagabira is also active in several humanitarian endeavors, which include acting as Board Chairman for Burundi Development Initiatives, and serving as the Treasurer for Rainbow Humanitarian Caretaker Foundation.
Organizational Overview

Angela LoBue, MA
Chief Operating Officer

Having worked directly with children, youth, and young adults experiencing the child welfare, juvenile justice, and mental health systems in the San Francisco Bay Area, Ms. LoBue saw firsthand the impact of these systems on the development and success of youth and young adults and the communities where they live. She knows that real change requires comprehensive partnership and collaboration across sectors, and sees her role as a navigator to implement these resources in the community. Currently serving as Chief Operating Officer at the Coalition for Responsible Community Development (CRCD), Ms. LoBue oversees the strategic integration and coordination of CRCD’s departments, with a focus on sustainable growth and impact.

Prior to joining the team at CRCD, Ms. LoBue served as the Youth Systems Integration Manager at the Los Angeles Homeless Services Authority (LAHSA), where she oversaw the development and implementation of programs that make up the Coordinated Entry System for youth in the Los Angeles Continuum of Care. Ms. LoBue first worked with CRCD as a Program Manager in the LA office of Corporation for Supportive Housing, where she managed Transition Age Youth (TAY) initiatives. The initiatives provided a better understanding of the model of permanent supportive housing for TAY, including tenant characteristics, support service needs, and outcomes. Ms. LoBue earned a Bachelor of Psychology from the University of California, Santa Cruz, as well as Master of Public Policy and graduate certificate in Public Management from the University of Southern California.

Alejandro Martinez
Chief Real Estate Officer

As an Affordable Housing Executive, Mr. Martinez has dedicated his professional career to ensuring that underserved communities have access to quality affordable housing and appropriate supportive services in Boyle Heights, East LA, and throughout the City and County of Los Angeles. Mr. Martinez has seen how developing affordable housing in these communities is not only a great tool for revitalizing the built environment, but also the human spirit, which in turn inspires people in these communities to participate in civic and social engagement. Mr. Martinez began his affordable housing career in 1999, and has developed many affordable housing projects throughout the City of Los Angeles and in Unincorporated East Los Angeles.

While at East LA Community Corporation, Mr. Martinez was the Vice President of Real Estate and Asset Management, where he led a team of 10+ that included the Real Estate Department, the Asset Management Department, and the Property Management Department. The Real Estate Department developed a variety of project types including single family subdivisions (for-sale), acquisition/rehab of single family homes (moderate income for-sale), permanent supportive housing, senior, veteran and large family affordable rental housing projects, and utilized every local, state, and federal program imaginable. In his 10-year tenure at ELACC, Mr. Martinez developed over $250MM in affordable housing projects and an additional $400MM+ in projects in pre-development.
Redefining our Neighborhood

For over a decade, CRCD has advanced comprehensive community development in South LA based upon core values of collaboration, accountability, effectiveness, stewardship, empowerment, and commitment.

CRCD’s housing projects are collaborative efforts with multiple community partners who believe in high-quality, affordable housing for vulnerable populations.

The eight housing developments described here, in addition to the commercial property that will serve as a new headquarters for our social enterprise, CRCD Enterprises, represent a combined investment of $103 million in South LA.

In addition to the 313 units of affordable housing our projects provide to the community, they supply case management offices, program facilities, dedicated space for partner services such as mental health, a community gym, and a homeless youth drop-in center (Ruth’s Place).

These projects also provide job skill and leadership development opportunities for young people in CRCD’s youth programs. Some of our program graduates now live in affordable units that they helped to rehabilitate.

Interweaving services, neighborhood-level economic development, and affordable housing with strong partnerships is how CRCD keeps on Changing Lives and Building Neighborhoods Responsibly.
Portfolio Property Locations

CRCD Properties

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<tr>
<th>Property</th>
<th>Number</th>
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<tbody>
<tr>
<td>Grand Office</td>
<td>1</td>
</tr>
<tr>
<td>36th Street Apartments</td>
<td>2</td>
</tr>
<tr>
<td>CRCD Enterprises</td>
<td>3</td>
</tr>
<tr>
<td>YMCA 28th Street Apartments</td>
<td>4</td>
</tr>
<tr>
<td>Dunbar Village</td>
<td>5</td>
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<tr>
<td>Broadway Apartments</td>
<td>6</td>
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<tr>
<td>Park Plaza</td>
<td>7</td>
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<td>Epworth Apartments</td>
<td>8</td>
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<td>12</td>
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COMPLETED DEVELOPMENTS
The Dunbar Hotel (a seniors and family mixed-use project) was a focal point for LA's African-American community in the segregated ’30s and ’40s, hosting world-famous jazz musicians in its nightclub. The Dunbar Hotel was eventually converted into affordable housing, and the two Somerville projects were built on either side of the historic building. The rehabilitation of the site, which began in 2011, was sensitive to the historic features of the building. Ground floor commercial space has been provided to attract community-serving businesses that are dedicated to the revitalization of South Los Angeles.

Total Units | 83
Total Development Cost | $28.8 Million
Financing Partners and Programs: CRA Loan, LAHD/NSPLoan, CRA-LAHD, Union Bank: Tax Credit Investor
Affordability Restrictions: 100% affordable 6 units – 30%, 75 units – 50%
Completion Date | June 2013
Contractor | Westport Construction Inc.
Architect | Withee Malcolm Architects
28th Street Apartments is a permanent supportive (mixed-use) project that is also home to the City of Los Angeles Vernon-Central YouthSource Center on the ground floor. The YouthSource Center addresses the area’s high rate of youth unemployment by providing local young people with the skills and training they need to make the transition to self-sufficiency. Over 40 local youth from CRCD’s South LA YouthBuild program assisted with the construction of the 28th Street Apartments. Some of those YouthBuild participants now live in units set aside for Transition Age Youth.

Total Units | 49
Total Development Cost | $23.7 Million

Financing Partners and Programs:
MHSA, HCID Affordable Housing Fund, CRA-LA, Community Development Commission of Los Angeles, NEF Tax Equity

Affordability Restrictions:
100% affordable 23 units – 30%, 7 units – 40%, 18 units – 50%

Completion Date | December 2012

Social Service Partners | CRCD, Kedren Community Health Center, John Wesley Community Health Institute
Contractor | Alpha Construction Company
Architect | Koning Eizenberg
Epworth Apartments is the first project in South Los Angeles to provide permanent supportive housing to homeless 18- to 24-year-olds with mental health diagnoses. All units came furnished with an array of living supplies generously provided by UMMLAD. Epworth has an adjacent garden where residents can plant and grow fresh fruits and vegetables in this urban area that provides limited access to fresh produce.

<table>
<thead>
<tr>
<th>Total Units</th>
<th>20</th>
</tr>
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<tbody>
<tr>
<td>Total Development Cost</td>
<td>$7.6 Million</td>
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**Financing Partners and Programs:**
CalHFA/MHSA, HACLA, NEF Equity Investor, HCID

**Affordability Restrictions:**
100% affordable 19 units –30%

**Completion Date** | February 2012

**Social Service Partners** | CRCD, Community Build, Los Angeles Conservation Corps

**Contractor** | Ellias Construction

**Architect** | Birba Group
Park Plaza has been transformed from a formerly foreclosed, substandard apartment building into a safe, attractive, well-managed one. In addition to quality homes for families, there is a community-serving park adjacent to the property, filling a need for green space and recreational facilities. The park has been designed to accommodate children of all physical and developmental abilities. Park Plaza is also located close to diverse retail, community, transportation, and employment resources.

**Total Units** | 79
---|---
**Total Development Cost** | $16.5 Million
**Financing Partners and Programs:**
LAHD, Neighborhood Stabilization Program, JPMorgan Chase Bank, Affordable Housing Program, CTCAC, Merrit Community Capital: Tax Credit Investor
**Affordability Restrictions:**
100% affordable 78 units – 50%
**Completion Date** | May 2016
**Contractor** | Icon Builders
**Architect** | Relativity Architects
Broadway Apartments is a family (mixed-use) and permanent supportive project that provides 10 units set aside for Transition Age Youth in addition to 5 units designated as “affordable” for low-income people and families. The ground floor of the property houses Ruth’s Place, the first drop-in center in South Los Angeles for homeless youth ages 18-24.

Total Units | 16     Total Development Cost | $5.6 Million

Financing Partners and Programs:
LAHD, LACDC, CA Dept. of Housing & Community Development Multifamily Housing Program

Affordability Restrictions:
100% affordable 10 units –30%, 5 units – 50%

Completion Date | May 2012

Social Service Partners | CRCD, Community Build, Los Angeles Conservation Corps

Contractor | A. Bates G.C., Inc.

Architect | Birba Group
South Central Health and Rehabilitation Program (SCHARP) is the long-term owner and service provider for the Figueroa Apartments, and brings 14 years of experience servicing homeless, mentally ill individuals of all ages to this special needs project. SCHARP provides comprehensive mental health treatment, including case management, medication support, crisis intervention, and group and individual mental health treatment.

Total Units | 19     Total Development Cost | $5.1 Million

Financing Partners and Programs:
Los Angeles Homeless Services Authority (LAHSA), CA Department of Housing & Community Development’s Governor’s Homeless Initiative, MHSA, LAHD

Affordability Restrictions:
100% affordable | 11 units – 20%, 7 units – 30%

Completion Date | October 2014

Social Service Partners | SCHARP

Contractor | Paradise General Contractors, Inc.

Architect | Ken Kurose Architect
CRCD Apartments is comprised of 4 sites in South Los Angeles. All of the sites were blighted, foreclosed buildings that were revitalized using U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP) funds. 10 of the units were constructed to meet the needs of the hearing, visually, and mobility impaired.

Total Units | 43
Total Development Cost | $10.5 Million

Financing Partners and Programs:
In addition to those above, MHSA, CSH, City of Los Angeles Housing Department (LAHD)

Affordability Restrictions:
100% affordable | 43 units – 50%

Completion Date | August 2013

Social Service Partners | Housing Works California, A New Way of Life, Women’s Community Reintegration Services and Education Center

Contractor | Golden Bear
Architect | Egan Simon
36th Street Apartments was the first permanent supportive housing project for Transition Age Youth (TAY) in South Los Angeles. It was also the first project funded under the California Department of Housing and Economic Development (HCD) Transition Age Youth set-aside program. The project successfully rehabilitated a building originally constructed in the 1880s.

**Total Units**: 11

**Total Development Cost**: $4.5 Million

**Financing Partners and Programs**: LAHD, CRA/LA, American Recovery Reinvestment Act of 2009 (ARRA), LACDC, CTCAC, CA HCD/MPH

**Affordability Restrictions**: 100% affordable | 2 units – 20%, 2 units – 35%, 6 units – 50%

**Completion Date**: October 2011

**Social Service Partners**: CRCD, Community Build Los Angeles Conservation Corps

**Contractor**: A. Bates G.C., Inc.

**Architect**: Birba Group
DEVELOPMENTS IN CONSTRUCTION
CRCD Enterprises is the future Job Training Site and headquarters for CRCD’s social enterprise. When complete, CRCD Enterprises will provide job-creation and -training programs as a response to the disproportionate unemployment rate among youth in South LA. The social enterprise is essential to CRCD’s mission, providing a first-employment opportunity to young people with the highest barriers. CRCD Enterprises delivers street clean-up, bulky item removal, and graffiti abatement services, improving health and safety in our community.

The building was acquired in 2014. Formerly a furniture showroom with a mezzanine, the warehouse boasts 4,000SF of usable space. Tenant improvement rehabilitations will be made through the spring of 2018, and upgrades include new office space, conference rooms, and updates to ADA accessibility.

**Total Development Cost |** $1,400,000

**Financing Sources:** Housing and Community Investment Department of the City of Los Angeles (HCIDLA), NeighborWorks

**Completion Date |** Spring 2018

**Contractor |** Osmart General Construction

**Architect |** RS Design Group
PRE-DEVELOPMENT PIPELINE
The Residences on Main will be a joint development partnership with LA Family Housing, a respected affordable housing developer with over 4 decades of experience serving Transition Age Youth in addition to homeless individuals and their families. The Residences on Main will be a 100% affordable housing, new construction project in South LA on the corner of 69th Street and Main Street.

Proposed Total Units | 34 Units
Estimated Development Cost | $12,000,000
Financing Partners and Programs: To Be Confirmed
Applying for 4% Tax Exempt Bond LIHTC
Affordability Restrictions:
100% affordable
Estimated Completion Date | Spring 2020
Social Service Partners | CRCD Supportive Services Department
Contractor | To Be Determined
Architect | Y&M Architects
Washington and LA Apartments is a joint development partnership with AMCAL Housing, California’s premier affordable housing development firm. This project will be CRCD's largest to date, and is an all-new construction, transit-oriented development (TOD) along historic Washington Boulevard, just steps from the future REEF mixed-use development and LA Trade-Technical College.

**Proposed Total Units** | 103

**Estimated Development Cost** | $56,000,000

**Financing Partners and Programs:** To Be Confirmed

**Affordability Restrictions:**
100% affordable

**Estimated Completion Date** | To Be Confirmed

**Social Service Partners** | CRCD, LA County Department of Mental Health

**Contractor** | To Be Determined

**Architect** | To Be Determined
Awards and Recognition

2012 Preservation Award: Presented by the Los Angeles Conservancy to CRCD and development partner Little Tokyo Service Center for beautiful and sensitive rehabilitation of an historic home for the 36th Street Apartments.

2013 Preservation Award: Presented by the Los Angeles Conservancy to CRCD and development partner Clifford Beers Housing for excellence in preservation, in both physical elements and grand vision.

National Register of Historical Places: The Dunbar Hotel, built in 1928 by John and Vada Somerville (now co-owned by CRCD and Thomas Safran & Associates, providing affordable housing to seniors and families in the community).

National Register of Historical Places: The 28th Street YMCA, designed in 1926 by architect Paul R. Williams (now co-owned by CRCD and Clifford Beers Housing, providing affordable housing and youth services as the 28th Street Apartments and Vernon-Central YouthSource Center).

2008 Community-Police Partnership Award: Presented by the MetLife Foundation and Local Initiatives Support Corporation, honoring CRCD, the LA Police Department, and the LA City Attorney’s Office for implementing a successful Graffiti Free Zone. The Zone reduced crime in Vernon-Central and employed local youth in professional graffiti removal services.

In 2011, CRCD’s youth employment services, commercial district improvement, and affordable housing were profiled as exemplary practices/case studies by the CA Community Economic Development Association.

In 2012, CRCD was recognized by the California Council for Excellence with a prestigious California Award for Performance Excellence, which entails a rigorous review process and a best practices and awards conference.

2013 Community-Police Partnership Award: Presented by the MetLife Foundation and Local Initiatives Support Corporation, honoring CRCD’s public safety work in partnership with the LA Police Department, All Peoples Community Center, and Thomas Safran & Associates, in recognition of community efforts to reduce neighborhood crime around the Dunbar Village affordable housing project.

In 2013, CRCD’s permanent supportive housing was profiled as a best practice in the California Homeless Youth Project’s “More Than a Roof: How California Can End Youth Homelessness” report.

In 2014, CRCD’s youth programs were recognized by the Violence Policy Center as “What Works in Stopping Youth Violence” in their report “Lost Youth: A County-by-County Analysis of 2012 California Homicide Victims Ages 10 to 24.”

In 2014, CRCD’s foster youth programs were noted in the Conrad N. Hilton Foundation’s Foster Youth Strategic Initiative’s 2014 Evaluation Study.

In 2015, CRCD’s social enterprise was noted in the Mathematica Jobs Study commissioned by REDF, which demonstrates the positive impact of social enterprises.
Awards and Recognition

AMERICAN INSTITUTE OF ARCHITECTS
2015 National Honor Award
Awarded to 28th Street Apartments as the AIA's highest recognition of works that exemplify excellence in architecture, interior architecture, and urban design.

LOS ANGELES CONSERVANCY
2014 Preservation Award
Awarded to Dunbar Village for reviving a beloved landmark of LA's African-American heritage and serving as a vibrant community resource.

AMERICAN INSTITUTE OF ARCHITECTS
2014 Specialized Housing Award
Awarded to 28th Street Apartments as a complex, community-based, sustainable project delivered on a tight budget.

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
2014 HUD Secretary Housing and Community Design Award
Awarded to 28th Street Apartments to recognize architecture that demonstrates overall excellence in terms of design in response to both the needs and constraints of affordable housing.

WORLD ARCHITECTURE FESTIVAL
2013 Housing Award
Awarded to Koning Eizenberg for their achievement with the 28th Street Apartments, using “architecture as an agent for social transformation.” Koning Eizenberg was the only US firm to receive an award.

CALIFORNIA PRESERVATION FOUNDATION
Preservation Design Award, Rehabilitation Category, 2013
Awarded to 28th Street Apartments for making possible the continued historic use, or a compatible new use, through repair, alterations and additions, while preserving those portions or features which convey a site or structure's historical, cultural, or architectural values.

COUNTY OF LOS ANGELES DEPARTMENT OF MENTAL HEALTH
Sixth Annual Housing Institute Partnership Award, 2013, awarded to CRCD in recognition of the collaboration and partnership in the development and provision of on-site supportive services for the Epworth Apartments.

WESTSIDE URBAN FORUM
2013 Design Award
Awarded to Koning Eizenberg Architecture and the 28th Street Apartments for demonstrating excellence in city-making and community-building.

LOS ANGELES BUSINESS COUNCIL
43rd Annual Los Angeles Architectural Awards
Awarded to the 28th Street Apartments for excellence in multi-family affordable housing.