



# CRC D PARTNERS LLC

*Changing Lives, One Home At A Time*



CRC D Partners LLC | Changing Lives, One Home at a Time

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## *Changing Lives, One Home at a Time*

For almost two decades, 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.

We currently own and operate 13 developments with 464 units of affordable and permanent supportive housing. These units represent a combined investment of \$160 million in South LA housing and real estate, with another \$665 million in pre-development. In addition, to the community benefits provided, they supply on-site case management offices, program facilities, dedicated space for partner services such as mental health, a community gym, and Ruth's Place Homeless Youth Drop-in Center.

These projects also provide construction skills training and leadership development opportunities for young people in CRCD's youth programs as well as adults facing barriers to employment. Some of our program graduates now live in affordable units that they helped to build. Interweaving services, neighborhood-level economic development, and affordable housing with strong partnerships is how CRCD keeps moving forward.







# ORGANIZATIONAL OVERVIEW

## 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 16-24), 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 youth and adult workforce development programs, neighborhood and community beautification services, supportive services, and small business and economic development services.





# EXECUTIVE STAFF





## **Mark Wilson**

### **Chief Executive Officer**

Mark Anthony Wilson, Jr. co-founded the Coalition for Responsible Community Development (CRCD) in 2005 and served as CRCD's Executive Director for a decade and now serves as the agency's President and CEO.

As the President and CEO of CRCD and CRCD Enterprises, Mark directs CRCD's comprehensive community development services in affordable and permanent supportive housing, education, small business, and workforce development for primarily Latino and African American South LA communities. He provides leadership on local and national levels to improve the policies, systems, and long-standing neighborhood conditions that impact young people's lives. Since 2005, Mr. Wilson has strategically grown CRCD into an agency running 14 affordable and permanent supportive housing complexes, an accredited high school, a YouthSource Center, WorkSource Center, BusinessSource Center, and launched a social enterprise – CRCD Enterprises. Mark serves on the board of the Southern California Association of Nonprofit Housing, the LA Community College District Community Advisory Board (representing LATTIC), and the California Community Economic Development Association. He was recently honored with a YouthBuild USA Rising Star award, a Durfee Foundation Sabbatical, Bank of America Neighborhood Builders Award, and the Durfee Foundation Stanton Fellowship.



## **Alejandro Martinez**

### **President**

As an Affordable Housing Executive, Alejandro 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. Alejandro 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.

Alejandro 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 (ELACC). While at ELACC, Alejandro was the Vice President of Real Estate and Asset Management, where he led a team that included the Real Estate, the Asset Management, and the Property Management Departments. 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, Alejandro developed over \$250MM in affordable housing projects and an additional \$400MM+ in projects in pre-development

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## EXECUTIVE STAFF

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**Ramon Mendez, Jr.**  
Chief Operations Officer

Ramon joined CRCD Partners in 2021 to lead the implementation of the strategic plan, coordinate and increase organization efficiency, and increase grants procurement to deliver quality housing connected to services and programs addressing the needs of low-income communities. Ramon is a passionate and visionary leader to end poverty through safe, affordable housing and services. He builds, trains, and empowers multidisciplinary teams to achieve by creating strong partnerships that drive results in real estate development, management, resident services, strategic partnerships, governance, and institutional advancement.

As Director of Solutions and Strategic Priorities at Enterprises Community Partners, he led local and national program initiatives tasked with strategically delivering high-quality technical assistance, training programs, and grants to drive innovation on a national scale, leverage capital for affordable housing production, and improve the operations of non- and for-profit housing developers. During his 10-year tenure at California Housing Partner Corporation, Ramon structured the financing of more than \$168 million in affordable housing projects representing over 1,000 units.



**Ernesto Espinoza**  
Chief Real Estate Officer

Ernesto had an untraditional route to community development. With a background in architecture and a passion for social justice his career was bound to be interesting. He organized for the United Farm Workers union early in his career and took this experience helping to create social and economic justice for families in the Central Valley and brought that home to work in Los Angeles for non-profit affordable housing developers.

Ernesto may not have a degree in finance, but he learned the ropes, fighting side by side with advocates, community members, and politicians to get things done. Throughout his 24 years in the industry, his organizing roots have enriched his work in providing affordable housing for the communities that we serve, always taking into consideration the people that we serve and the community that we house.

Coming back to CRCD and CRCD Partners, LLC feels like a homecoming to Ernesto. He is excited to have the opportunity to blend his organizing, community strengthening, and economic development roots to promote economic justice and community stability.

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### T. Van Scott II

#### Chief of Special Projects

T. Van Scott II joined CRCD Partners in 2022 to grow the real estate production goals by undertaking highly complicated components of workforce, student, market rate and affordable housing and commercial projects. Van will oversee projects in all phases of development. Van has a passion for community and real estate development and people. He believes that we can truly make a difference by participating in well thought out comprehensive community development.

As Director of Development at BRIDGE Housing, Van led BRIDGE's efforts in development of the Jordan Downs Community Masterplan: a multi-phased development consisting of 1,400 rental units, 150 homeownership units, a grocery store anchored shopping center, a community center and nine acres of open space. Van also led the effort to increase BRIDGE's affordable housing presence in the greater Los Angeles area. During his five-year tenure at BRIDGE, Van completed construction on 195 rental units of affordable and market housing; had another 400 rental units under construction; and another 299 rental units in pre-development with construction.



### Cynthia Tello-Chief

#### Chief Project Administrator

Cynthia Tello joined CRCD Partners LLC in 2023 as Chief Project Administrator. Her role in the Real Estate team is to advance affordable housing developments and strengthen quality assurance, accelerating the development pipeline.

Cynthia has over 7 years of experience working in community development. Between 2017 and 2022, she worked with the Community Development Lending & Investing team at CIT Bank N. A., closing over \$250 million in affordable housing loans and investments yearly. Cynthia also managed the bank's Affordable Housing Program, securing grants for over 500 affordable housing units in Southern California through the Federal Home Loan Bank of San Francisco. Her career began in 2015 with OneWest Bank, where she expanded and advanced the bank's CRA and Community Advisory Board's efforts. She delivered \$5 million in grants yearly to diverse community development non-profits in Southern California by leading the bank's outreach and volunteer efforts.

Cynthia holds a BA in Interdisciplinary Studies from Arizona State University. As a proud Angeleno, Cynthia is honored to have the opportunity to serve the community which holds her roots.

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# COMPLETED DEVELOPMENTS





# 28th Street Apartments

photo by Eric Staudenmaier

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

**Development Partner** | Clifford Beers Housing

**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





# 36th Street Apartments

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 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



# Broadway Apartments

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 Homeless Youth Drop-in Center in South Los Angeles for young people ages 18-24.

**Total Units** | 16

**Total Development Cost** | \$5.6 Million

**Development Partner** | Little Tokyo Service Center

**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





# CRCD Apartments

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. Ten 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

**Development Partners** | None

**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





# Epworth Apartments

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, which provides limited access to fresh produce.

**Total Units** | 20

**Total Development Cost** | \$7.6 Million

**Development Partners** | Little Tokyo Service Center, Los Angeles United Methodist Church

**Financing Partners and Programs** | CalHFA/MHSA, HACLA, HCID, NEF (investor)

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

**Completion Date** | February 2012

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

**Contractor** | Elias Construction

**Architect** | Birba Group



# CRCD Enterprises

CRCD Enterprises is the Job Training Site and headquarters for CRCD's social enterprise with the same name. CRCD Enterprises provides 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 employment opportunities and first-employment to young people and adults with the highest barriers. CRCD Enterprises delivers construction services, property maintenance, street clean- up, bulky item removal, and graffiti abatement services, improving health and safety in our community.

CRCD acquired the building in 2014 and boasts 4,000 square feet of usable space. Tenant improvement rehabilitations were made and upgrades included new office space, conference rooms, and updates to ADA accessibility. Future plans include redeveloping the site into a mixed-use project incorporating affordable housing and ground floor commercial space.

**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





# The Dunbar Hotel

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

**Development Partner** | Thomas Safran & Associates

**Financing Partners and Programs** | CRA Loan, LAHD/NSP Loan, CRA-LAHD, Union Bank (investor)

**Affordability Restrictions** | 100% affordable 6 units – 30%, 75 units – 50%

**Completion Date** | June 2013

**Contractor** | Westport Construction Inc.

**Architect** | Withee Malcolm Architects





# Ashley Willowbrook

Ashley Willowbrook is an affordable housing development with a 27 units set aside for formerly homeless transition aged youth (ages 18-24). The project includes a clubhouse, community room, fitness center, bicycle storage, and a community garden.

**Total Units** | 61

**Total Development Cost** | \$28 Million

**Development Partner** | Integral Group

**Financing Partners and Programs** | CITI Bank (lender), LACDA AHTF, LACDA Land Loan, HCD SHMHP, RBC (investor)

**Affordability Restrictions** | 100% affordable 37 units – 30%, 23 units – 50% - 60%

**Completion Date** | June 2021

**Contractor** | Dreyfuss Construction

**Architect** | KFA Architecture





# Park Plaza

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

**Development Partner** | Thomas Safran & Associates

**Financing Partners and Programs** | LAHD, Neighborhood Stabilization Program, JPMorgan Chase Bank, Affordable Housing Program, Merrit Community Capital (investor)

**Affordability Restrictions** | 100% affordable 78 units – 50%

**Completion Date** | May 2016

**Contractor** | Icon Builders

**Architect** | Relativity Architects



# Residences on Main

Residences on Main is 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 is a 100% affordable housing development project in South LA on the corner of 69th Street and Main Street.

**Total Units** | 50

**Total Development Cost** | \$30 Million

**Development Partner** | LA Family Housing

**Financing Sources** | Chase Bank (lender), LAHD PSH, LACDC MHHF, LAHD Land Loan, FHLB AHP, NEF (investor)

**Completion Date** | Fall 2020

**Contractor** | Dreyfuss Construction

**Architect** | Y&M Architects





# SCHARP Figueroa

South Central Health and Rehabilitation Program (SCHARP) contracted CRCD to renovate the long-term Figueroa Apartments. SCHARP brings decades of experience servicing homeless, mentally ill individuals of all ages to this special needs project and is long-term owner and service provider offering 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

**Development Partner** | CRCD

**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



# DEVELOPMENTS IN CONSTRUCTION





# Marcella Gardens

Marcella Gardens located at 68th Street and Main Street will provide 60 units of affordable housing and permanent supportive housing for Transition Age Youth (TAY), single adults, and Veterans experiencing homelessness. 50% of the project units will provide permanent supportive housing to TAY experiencing homelessness and in need of long-term, comprehensive supportive services. CRCD will provide on-site case management services and referrals. All units serving homeless residents will be furnished. CRCD Enterprise successfully secured a sub-contract, providing CRCD clients with hands-on work experience on the construction.

**Proposed Total Units** | 60 Units

**Estimated Development Cost** | \$32 Million

**Development Partners** | CRCD (lead developer), New Economics for Women, Amity Foundation

**Financing Partners and Programs** | Cal Bank & Trust (lender), LAHD, LACDC NPLH, NEF (investor)

**Affordability Restrictions** | 50% Affordable / 50% Permanent Supportive Housing (PSH)

**Estimated Completion Date** | Winter 2023

**Social Service Partners** | CRCD Supportive Services department

**Contractor** | Dreyfuss Construction; Sonny's Construction

**Architect** | QDG Architecture





# Ruth Teague Homes

Ruth Teague Homes at 67th Street and Main Street will provide 52 units of affordable housing to homeless families, homeless Transition Age Youth (TAY), and homeless veterans. 25% of the units will be reserved for TAY families and 25% of the units will be reserved for veteran families. Beyond the physical structure, CRCD will provide comprehensive mental health treatment to the residents including individual client care/coordination planning (CCCP), mental health services, independent living training, medication services, social/recreational activities, legal services, and physical healthcare.

**Proposed Total Units** | 52 Units

**Estimated Development Cost** | \$37.7 million

**Financing Partners and Programs** | New Economics for Women, Amity Foundation

**Affordability Restrictions** | 50% Permanent Supportive Housing; 50% Low Income (30%-50% AMI)

**Estimated Completion Date** | Winter 2023

**Social Service Partners** | CRCD Supportive Services Department

**Contractor** | Dreyfuss Construction; Sonny's Construction

**Architect** | QDG Architecture



# La Prensa Libre

In partnership with Amcal and Kingdom Development, La Prensa Libre will provide 105 units of affordable housing for low-income families with 28 units set aside for formerly homeless families and Transition Age Youth. CRCD will operate its expanded workforce development services in the ground floor commercial space. Residential amenities include a gym, courtyards, and laundry facilities, and the project is located adjacent to the Metro station located at Washington and Main Street.

**Total Units** | 105 Units

**Estimated Development Cost** | \$85.2 million

**Development Partners** | AMCAL, Kingdom Development

**Financing Partners and Programs** | Pacific Western Bank (lender), LAHD, LAHD Land Loan, CA-HCD IIG, Hudson Housing (investor)

**Affordability Restrictions** | 76 Low-income families/ 28 Permanent Supportive Housing

**Estimated Completion Date** | Winter 2023

**Social Service Partners** | CRCD Supportive Services Department

**Contractor** | Amcal General Contractors

**Architect** | Van Tilburg, Banvard, and Soderbergh, AIA (VTBS)





# Evermont

In partnership with BRIDGE Housing and Primestor, the Evermont development at Vermont Manchester will provide 180 units of affordable housing for low-income seniors, families and youth. 86 units have been set aside for formerly homeless families and Transition Age Youth. CRCD is developing the housing component of this project, which is a part of a larger, mixed-used development that includes a transit plaza for METRO buses, and transit related amenities like bike racks/storages and a parking structure. Residential amenities include a gym, courtyards, and laundry facilities. The development will bring grocery and retail to the neighborhood and on-site support services for residents.

**Proposed Total Units** | 180 Units

**Estimated Development Cost** | \$144 million

**Development Partners** | BRIDGE Housing, Primestor Development

**Financing Partners and Programs** | CitiBank (lender), HCD AHSC, HCD TOD, HCD IIG, FLHB AHP, Enterprise Community Investment (investor)

**Affordability Restrictions** | 65% Low-income / 35% Permanent Supportive Housing

**Estimated Completion Date** | Spring 2024

**Social Service Partners** | CRCD Supportive Services Department

**Contractor** | Suffolk Construction

**Architect** | TCA Architects and Walker Consultants



## 5th & Central Apts

In the heart of Skid Row, the three buildings, originally constructed in 1911 as an SRO hotel and then reconfigured into a warehouse and garment factory, will be fully reconfigured to new design standards to include 94 fully furnished zero-bedroom units and 1 two-bedroom manager unit, targeting chronically homeless individuals with a mental illness, chronically homeless veterans with a mental illness, and homeless veterans with income less than 30% AMI. Common areas will include laundry room, trash room, community room, management office, offices for resident services, and bike storage.

**Total Units** | 95 units

**Estimated Development Cost** | \$85.2 million

**Development Partners** | Amity Foundation; LBC Development

**Financing Partners and Programs** | First Citizens Bank (formerly Silicon Valley Bank), LAHD, LACDA  
NPLH, NEF (investor)

**Affordability Restrictions** | 47 units for chronically homeless transition aged youth (TAY) veterans with a mental illness, and 47 units for homeless veterans

**Estimated Completion Date** | Winter 2025

**Social Service Partners** | CRCD Supportive Services Department

**Contractor** | WPIC Construction

**Architect** | QDG Architecture





# AWARDS AND RECOGNITIONS

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## **LA BETTER BUILDINGS CHALLENGE**

### **2023 Innovation Awards**

Awarded to the 2023 Innovator of the Year – Community Impact Award for our holistic approach to sustainable housing in South Los Angeles.

## **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.

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**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.

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# CRC D PARTNERS LLC

*Changing Lives, One Home At A Time*

CRC D family of services:

