



BETTER NEIGHBORHOODS, SAME NEIGHBORS



Who We Are

Black Impact Fund believes racial equity will be realized:

- 1) through investments made with intelligence, impact, and intention
- 2) when all Americans have access to opportunity.

Mission

Our mission is to build thriving communities, uplift families, and narrow the racial wealth gap.

We do so by focusing on four key pillars:

- Access to **Affordable Housing**
- Access to **Education**
- Access to **Ownership**
- Access to **Capital**



Impact through **partnerships**:

We work closely with the Black Impact Fund, our corporate affiliate, other nonprofit partners, community organizations, and government agencies.

Our initiatives are guided by the following principles:

- **Hand up**, not a handout
- **Uplift**, not uproot
- **Invest**, and remain
- **Demonstrate**, and replicate

Climate conditions disproportionately affect low-income, Black and brown communities.

Climate justice is racial justice.



SoLa Impact is a double bottom line fund focused on preserving, rehabbing, and building high-quality workforce and affordable housing

- Leading Black-owned developer of workforce and affordable housing in Southern CA
- 7th fastest-growing minority-led private company in 2020
- The majority of SoLa's employees and contractors are racial minorities, and over 50% are from the broader South LA community
- 96% of our tenants are Black and brown – we don't displace, we uplift.
- We have a track record of investing in the community
 - Raised over \$1 million of COVID-relief for workforce training
 - Over \$250k annually of scholarships for Black and brown residents to colleges and universities
 - Over \$3 million to build a Tech, E-Sports & Entrepreneurship Center (with Riot Games, Snap, and Live Nation)

DIVERSE COMMUNITIES REQUIRE A DIVERSE TEAM



MARTIN MUOTO, CEO



SHERRI FRANCOIS,
CHIEF IMPACT OFFICER



EKTA NAIK, VP DEVELOPMENT



FRANCISCO ZEPEDA, VP CONSTR.



MALCOLM RIVERA, VP PROP. MGMT



DEE ANN TUMBAN, DIR. PROP. MGMT



TEREE HENDERSON, DIR. SOCIAL IMP.



MICHAEL TUBBS, EXEC. DIR. BICF



BILLY CHUN, EVP BUSINESS DEV.



BARRY WILKINS



NICK TOLSON



OLIVIA JONCIGH



ARCHITECTURE / FOR LOS ANGELES



PROJECT CONTEXT



Baldwin Hills Crenshaw Mall



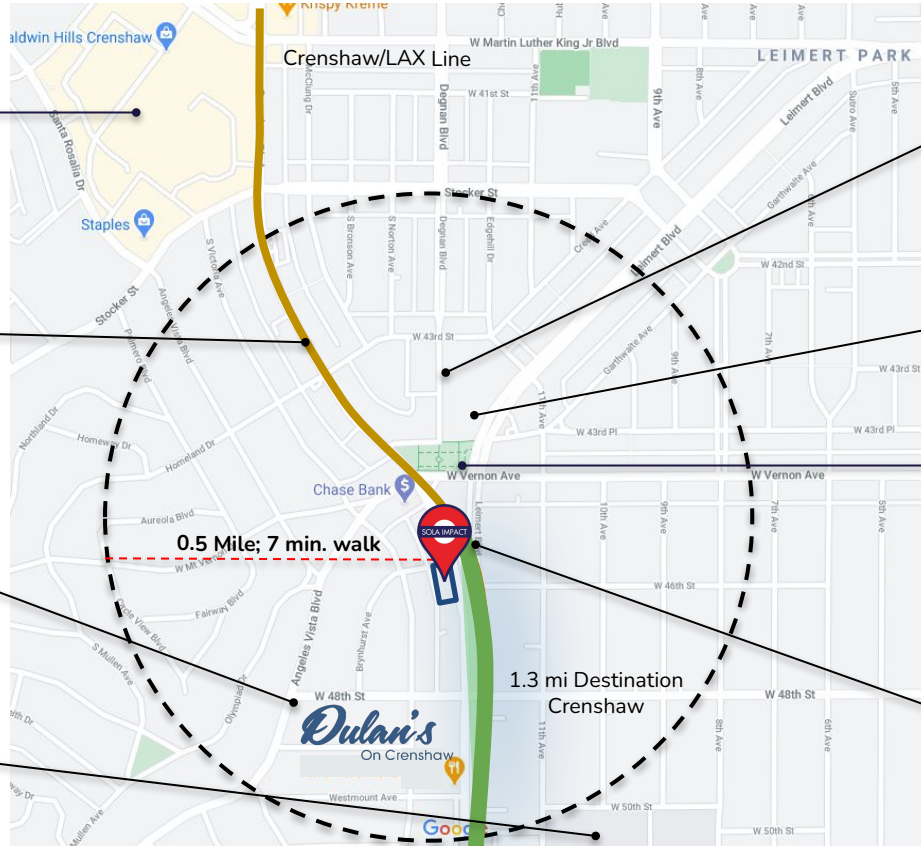
Crenshaw/LAX "K" Line - Leimert Station



Dulan's Soul Food Kitchen



Crenshaw High School



Leimert Park / Degnan Blvd



Vision Theater



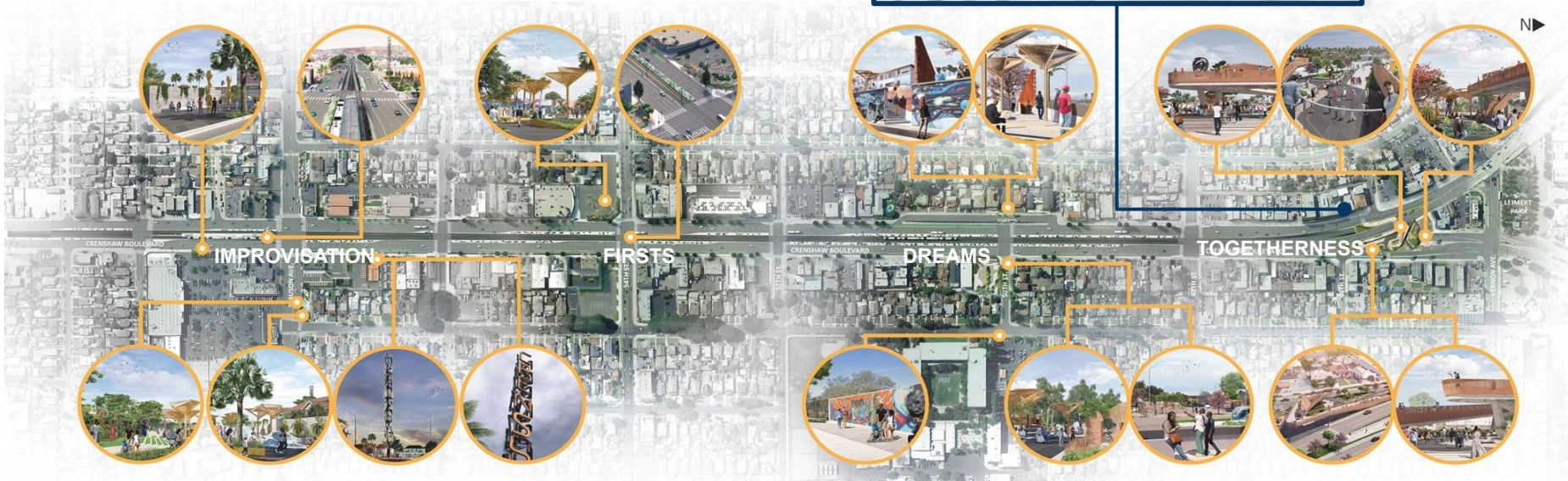
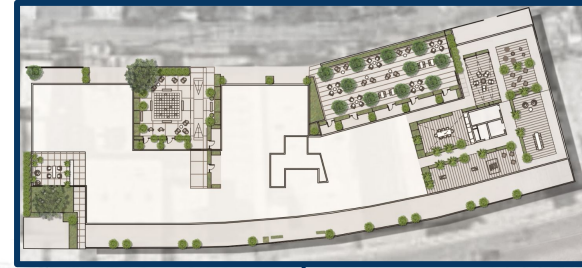
Leimert Plaza Park



Destination Crenshaw - Sankofa Park

DESTINATION CRENSHAW: TOGETHERNESS

Crenshaw Lofts' design intends to acknowledge the past, complement the present, and seamlessly integrate into the future community of Crenshaw Boulevard.



“CRENSHAW LOFTS” – PROJECT OVERVIEW



ADDRESS:	4611 Crenshaw Blvd
UNITS:	195 Units (11% affordable)
OPEN SPACE:	15,730 Total SF
PARKING:	113 Spaces
BIKE PARKING:	123 Long-Term Spaces 12 Short-Term Spaces

PROJECT COMPARISON



Standard	TOC 4 Allows	Proposed Project
Density	198 units	195 units
Floor Area Ratio	4.35:1 SF (177,784 SF)	3.7:1 SF (150,896 SF)
Height	93 feet / 9 stories	84 feet / 6-7 stories
Front Setback	15 ft at 7th Floor	5 ft at 3rd Floor 15 ft at 7th Floor
Rear Setbacks	None Required	5 ft at ground level 20+ ft at courtyard
Parking	ZERO spaces	113 spaces

CONNECTING TO CRENSHAW'S OPEN SPACE FRAMEWORK



“CRENSHAW LOFTS”



“CRENSHAW LOFTS”

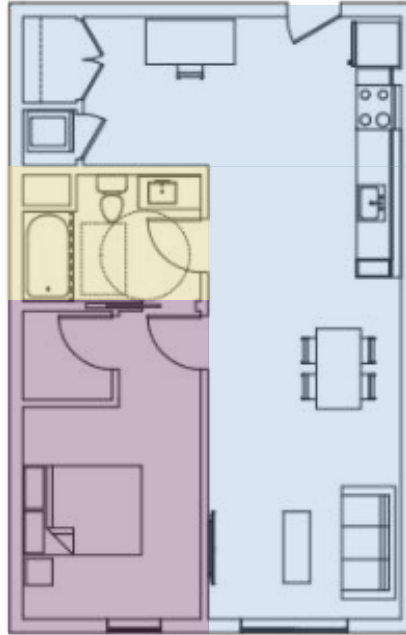




DIVERSITY OF UNIT TYPES



Studio - 43 units
(380-580 SF)

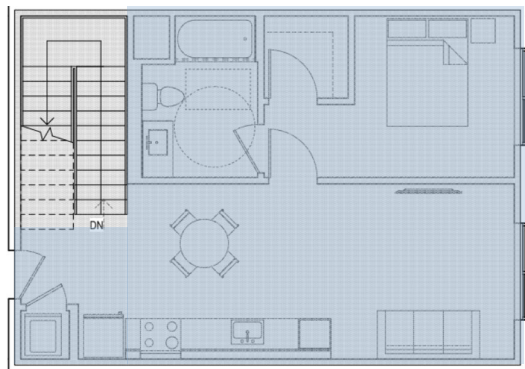


1 Bedroom - 111 units
(600-950 SF)



2 Bedroom - 32 units
(900-1,150 SF)

LIVE WORK UNITS WITH COMMERCIAL ALONG CRENSHAW BLVD

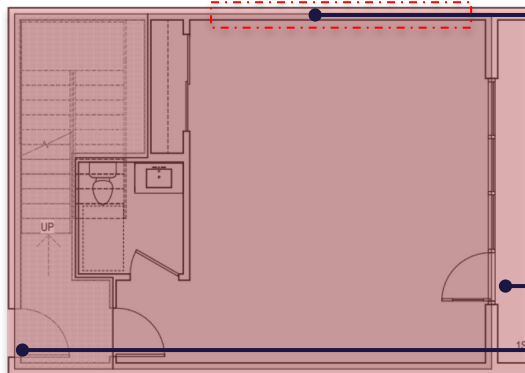


2ND FLOOR

LIVING AREA



WORK AREA



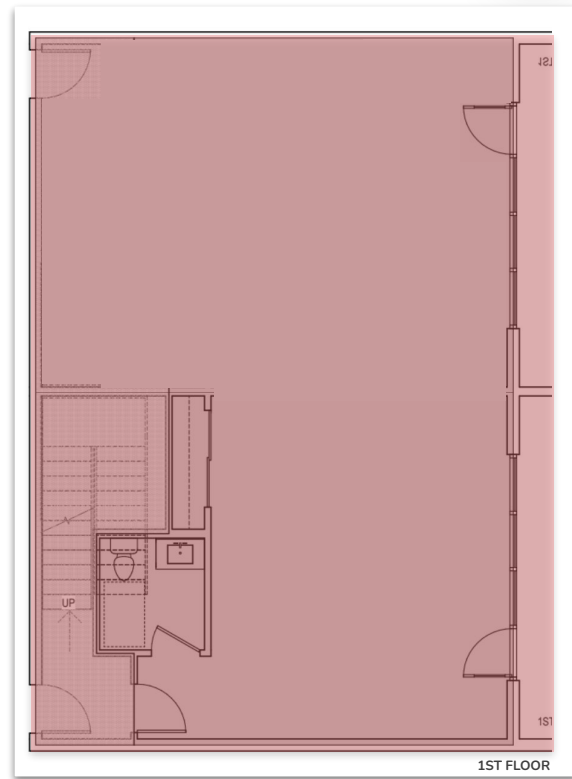
1ST FLOOR

Option to open this areas and combine multiple commercial units based on needs

Glass facing Crenshaw Blvd

Direct access to the parking in the garage

Live work units range from 1,200 - 1,400 sf



1ST FLOOR

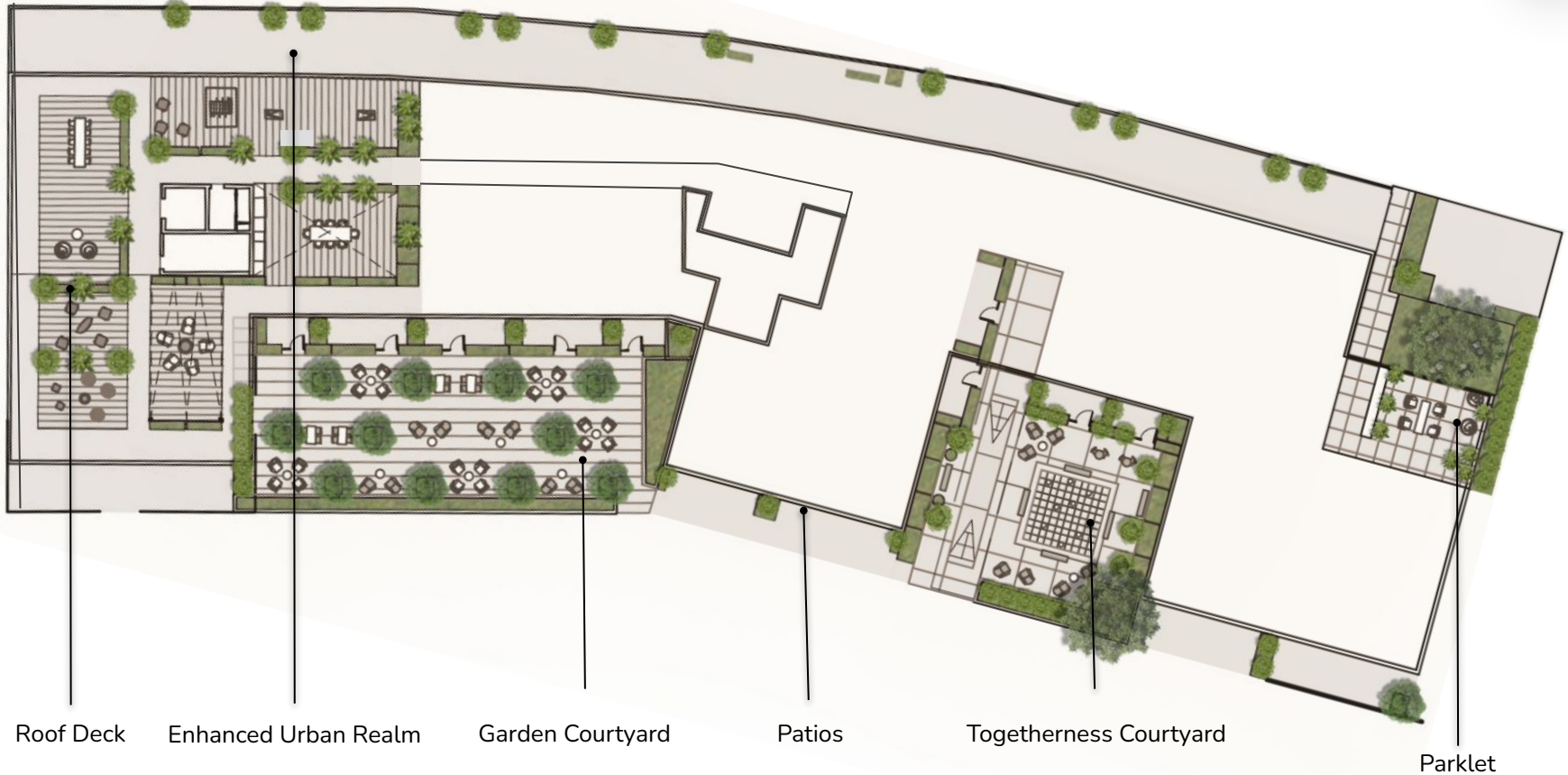
2 side by side commercial units combined 1,300 sf

UNIT INTERIORS (Example of SoLa Completed Unit - Avalon Apts)



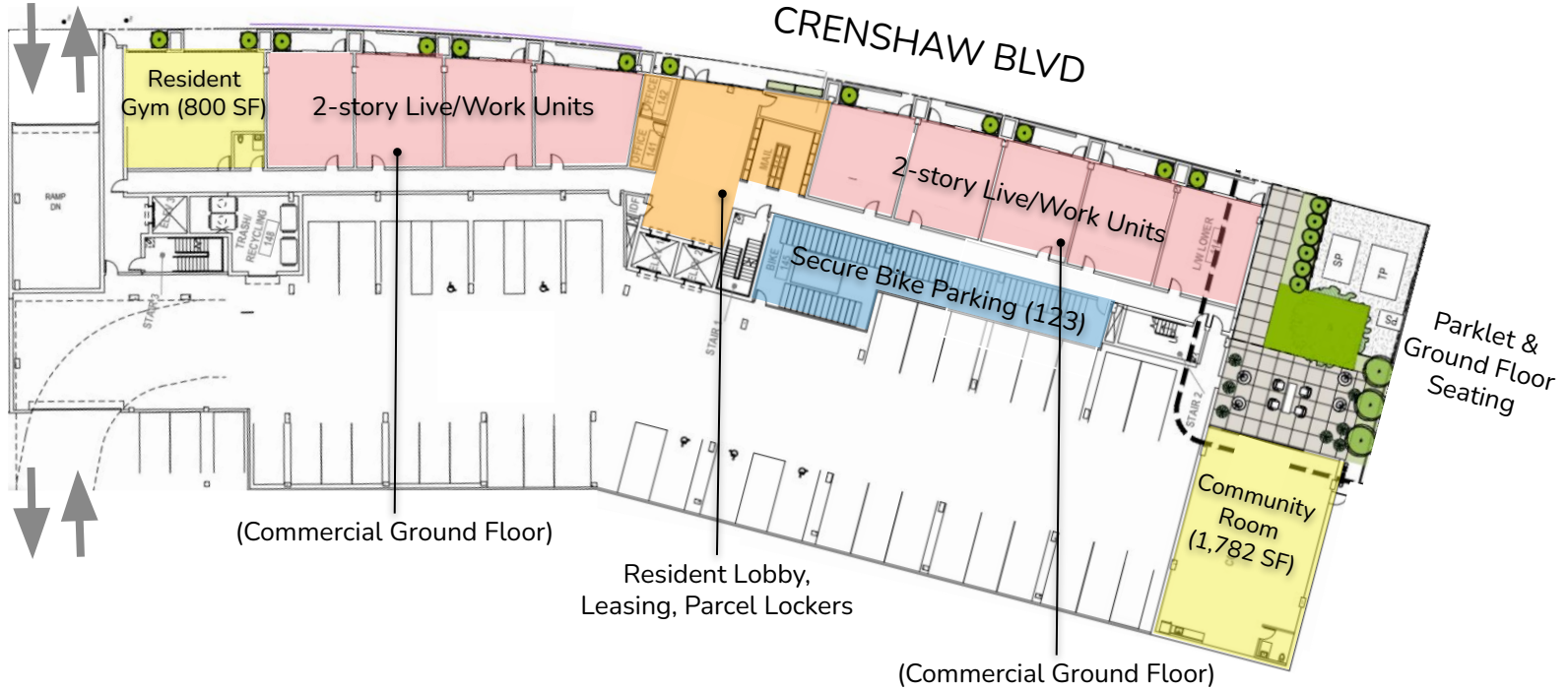
1. Energy Star appliances (microwave, stove/oven, refrigerator, dishwasher)
2. High-quality countertop with 4" backsplash
3. Stainless steel sink, low-flow plumbing fixtures
4. White shaker cabinets with soft close hinges
5. Title 24 compliant dual-pane energy-efficient windows and patio door
6. LED lighting throughout unit
7. Low VOC paint used throughout the unit
8. Long-lasting window coverings
9. Engineered wood floors

OPEN SPACE OVERLAY



GROUND FLOOR PLAN

Access to Lower
Garage
Parking



AMENITIES



Gym



Bike Storage



Parcel Room



Parklet



Community Room



Rooftop Terrace

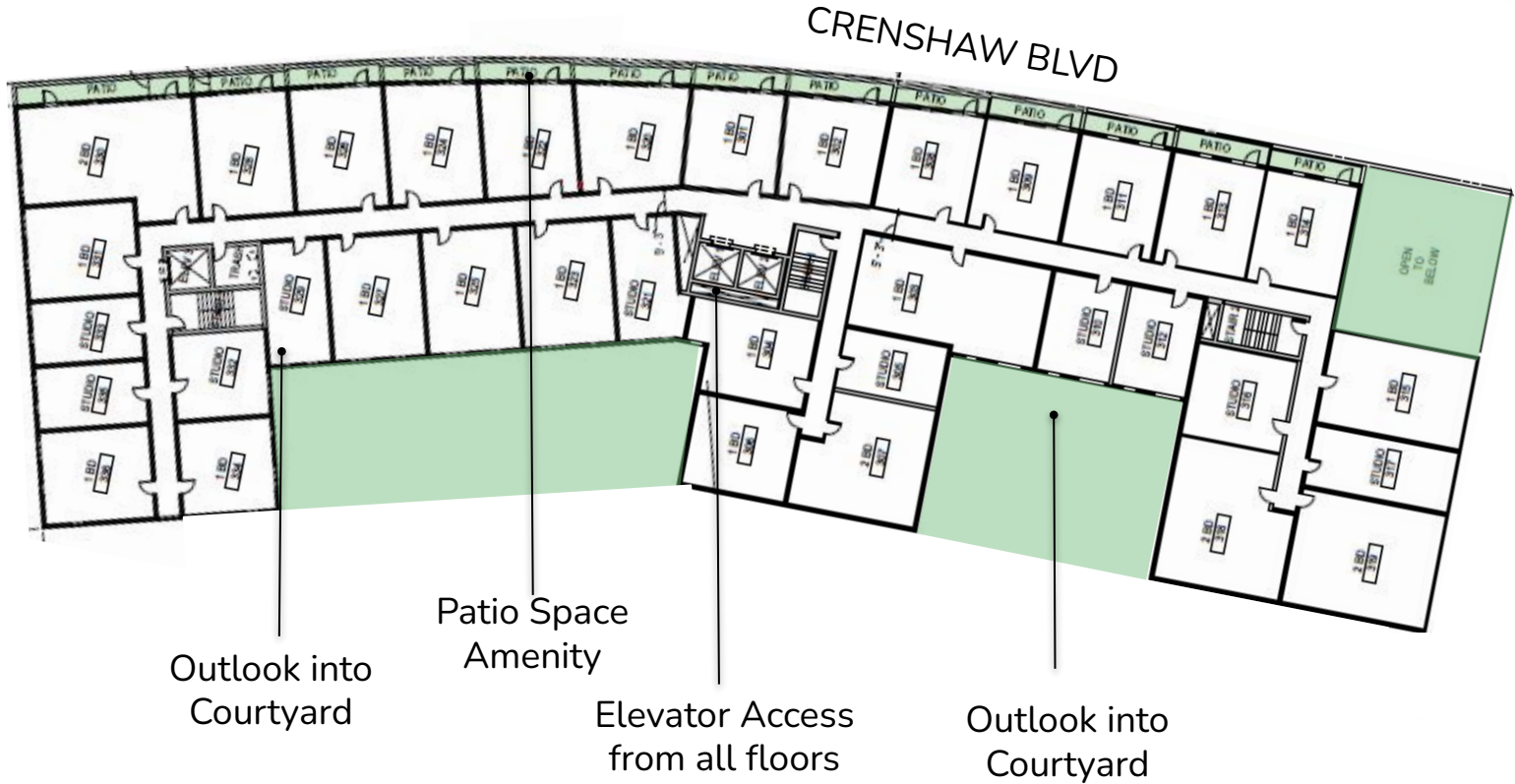


Laundry In-Unit



Parking

TYPICAL FLOOR PLAN (3RD FL)



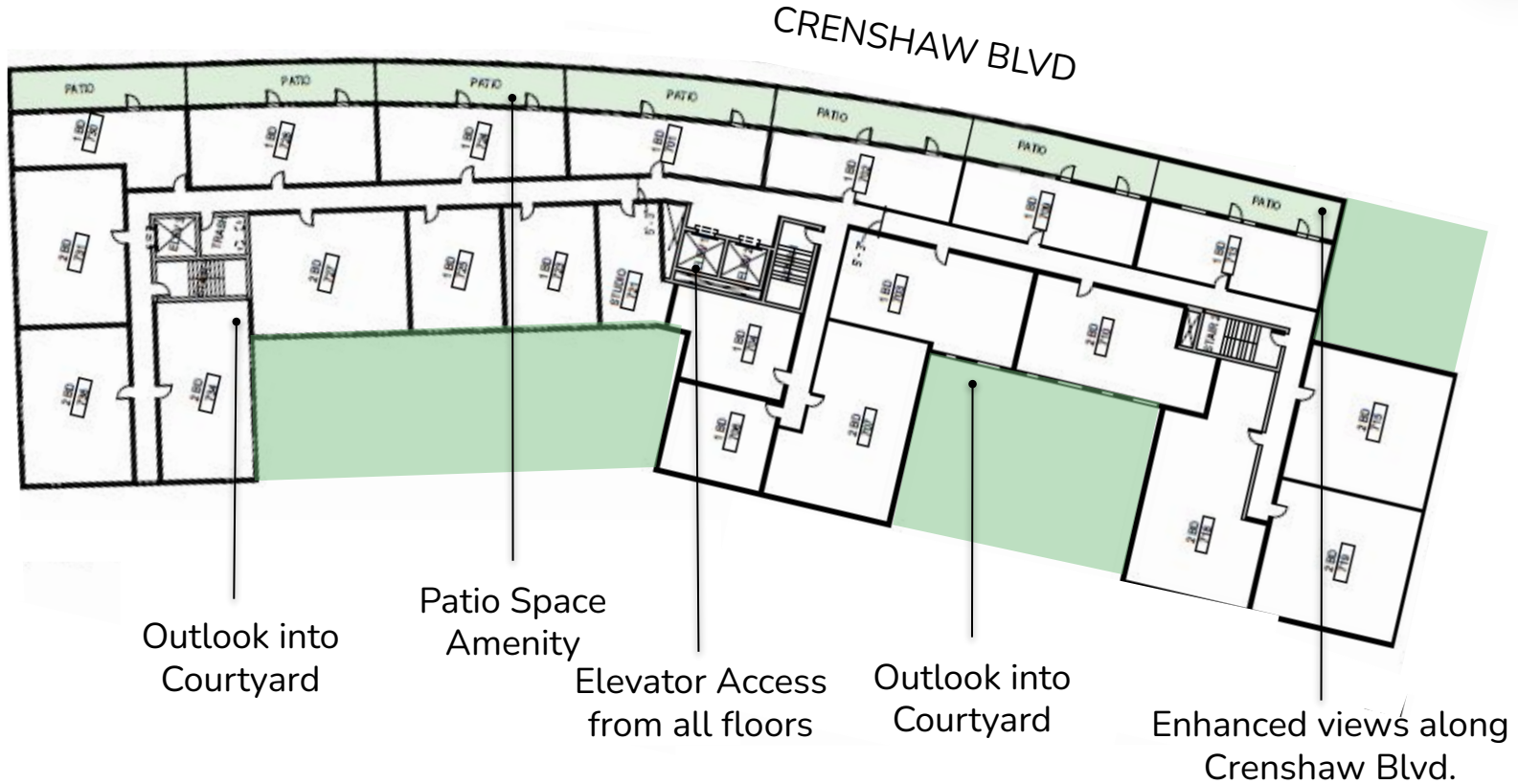
Outlook into Courtyard

Patio Space Amenity

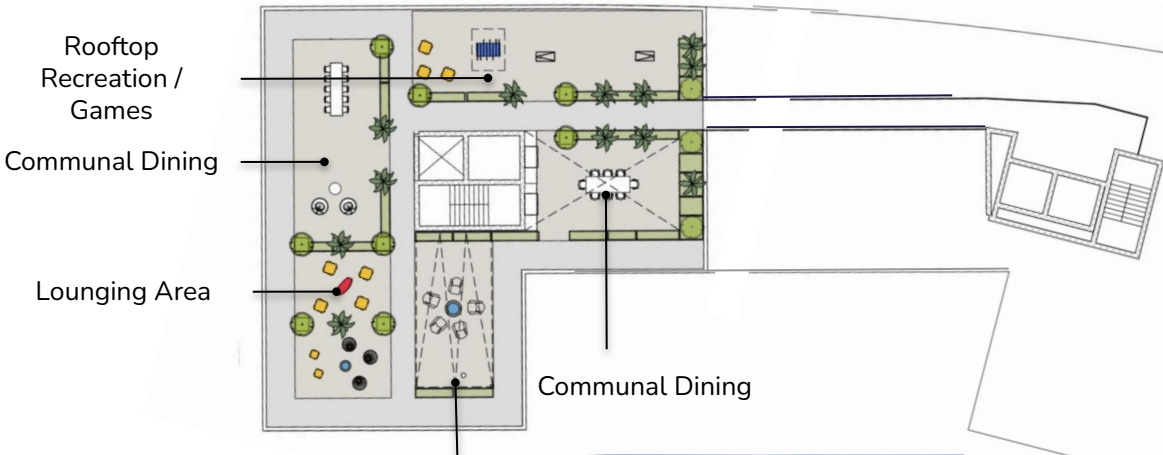
Elevator Access from all floors

Outlook into Courtyard

7TH FLOOR PLAN



ROOFTOP PLAN



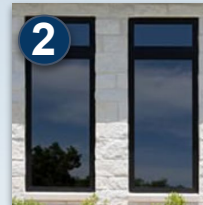
Communal Dining



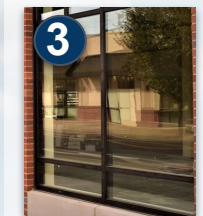
“CRENSHAW LOFTS”



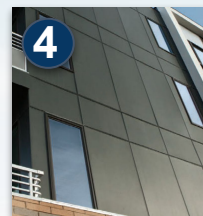
1
Clean Stucco Finish



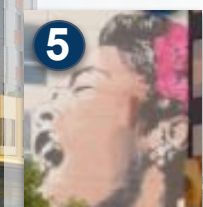
2
Large Vinyl Windows



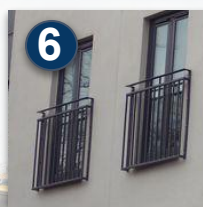
3
Large Storefront Windows



4
Fiber Cement Cladding



5
Mural Art (Placeholders)



6
Metal Juliet Balconies

THANK YOU!

