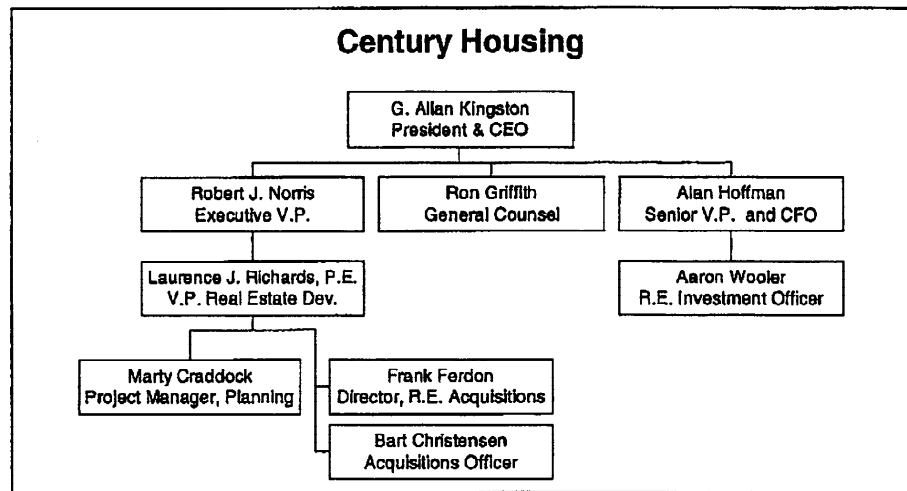


Mr. Hoffman has spearheaded capital markets and corporate finance functions for such companies as Exxon Corporation, GM-Hughes Electronics, Kaufman & Broad Home Corporation, and Lockheed Martin Finance Corporation.

Mr. Hoffman received an M.B.A. from The Wharton School at the University of Pennsylvania, an M.A. in Political Science and International Economics from the School of Advanced International Studies at Johns Hopkins University, and a B.A. in Social Systems' Science from UCLA. He has also instructed as an adjunct professor of finance in Pepperdine University's M.B.A. program.

7. c.



7. d.
Not applicable.

7. e.
Not applicable.

8.
See attached.

Section: Proposed Program

1.
Century Housing plans to entitle the land for a workforce condominium development. Pending approvals, Century Housing plans to build between 40 and 60 housing units.

2.
For the purposes of this submittal, Century Housing requires nothing from the current property layout. Please see attached sample elevation for prospective product.

3.a.
Not applicable.

3.b.
Not applicable

3.c.
Not applicable

3.d.
Not applicable.

4.
Not applicable.

5.

Section: Buildings or Property Necessary to Carry Out Program

1.
Century Housing is requesting all land being offered through this RFP. Any existing structures will be demolished, as Century Housing proposes new development.

2.
For purposes of this RFP, Century Housing is requesting a deed transfer.

3.
Century Housing proposes to develop new single family and condominium housing and therefore, will require proper zoning and entitlements necessary per the zoning codes.

4.
All existing structures will be demolished to make way for the proposed development which not only provides much needed housing stock; it also enables those in the median range to enter the homeownership market. The project's "market rate" units are actually at the median price level and available to those often overqualified according to income levels.

The development itself will be designed to fit not only the criteria of the RFP but also the much desired campus style (instead of larger building masses). It is proposed to contain:

- (4) 4-bedroom units at 1,724sf each
- (24) 3-bedroom units (2-story type) at 1,430sf each
- (30) 3-bedroom units (3-story type) at 1,340sf each

DESIDERIO ARMY RESERVE SITE PROPOSAL

NOTICE OF INTEREST
September 2006

Century Housing
1000 Corporate Pointe, Suite 200
Culver City, CA 90230

(Public Charter School)

Section. Organizational Profile

1.

Century Housing

2.

1000 Corporate Pointe, Suite 200, Culver City, California 90230

3.

Laurence J. Richards, Vice President of Real Estate Development

4.

Robert J. Norris, Jr., Executive Vice President is an authorized signor for any purchase agreements. See attached Articles of Incorporation & Bylaws for legal authority verification.

5.

Century Housing is a private non-profit, tax exempt organization under Section 501 (c) (3) of the 1986 Internal Revenue Code.

6.

See attached Articles of Incorporation & Bylaws.

7.a.

What is now Century Housing began as the Century Freeway Housing Program in 1979. The 1972 lawsuit *Keith vs. Volpe* charged that construction of the new I-105 Freeway in Los Angeles would be detrimental to housing and environmental concerns. The case, presided over by Judge Harry Pregerson, prevented construction of the freeway for several years. As part of the consent decree to resolve that case in 1979, the Century Freeway Housing Program was initially administered by the state to replenish the affordable housing stock depleted during the construction of the freeway.

A movement to privatize the program began during the early 1990's, as the freeway construction was nearly complete. Federal and state governments contributed additional funds as they bowed out of administering the program, and after the \$2.2 billion Century Freeway was completed in 1993, the nonprofit, private Century Housing Corporation took over two years later in July 1995.

In the first known conversion of a state program to a private, nonprofit corporation, G. Allan Kingston was appointed Interim Trustee/Administrator and remains the President/CEO of Century Housing Corporation. The Court admitted Century as a defendant in *Keith vs. Volpe* and as a party to the Consent Decree, appointed the initial directors and transferred to Century all assets and liabilities formerly administered by Agencies of the State of California, including the State's obligation for monitoring of housing affordability.

Century, now governed by a Court-appointed ten-member Board of Directors, has the responsibility to manage the assets and honor the obligations of the housing program. As a private sector company, we now have a better ability to marshal our resources and expand operations to create more affordable housing opportunities in the communities we serve.

7. b.

G. Allan Kingston, President/CEO

(310) 642-2001, gakingston@centuryhousing.org

Mr. Kingston directs Century Housing's real estate financing and development programs which have added more than 11,000 units of affordable housing in 120 developments, located in 30 communities throughout the Los Angeles metropolitan area, and has brought to reality Century's theme: "More Than Shelter[®]". In addition, Mr. Kingston has the authority to represent and to make legally binding commitments on behalf of Century.

Acting as an intermediary to local community organizations, and nonprofit and for-profit developers, affordable housing developments financed by Century include funding of innovative inner city developments which feature More Than Shelter[®], combining housing with after-school, tutoring/college prep programs, academic counseling, transitional housing for homeless veterans, child care, energy efficient homes, pre-apprenticeship training, HIV and substance abuse counseling, training programs for women in nontraditional jobs, health and wellness programs for seniors, and other socially responsive programs.

As well as being a Member of the Century Board of Directors, Mr. Kingston also is the First Vice President of the National Housing Conference, and a Board Member of the National Association of Affordable Housing Lenders, the National Housing Development Corporation, the Center for Housing Policy, Shelter Partnership of Los Angeles, Housing California, and he is Chairman of the California Housing Consortium. He has also previously served on the Board of Directors of the National Coalition for Homeless Veterans.

Prior to joining Century, Mr. Kingston directed the private real estate development activities and projects of large corporations for several years, and was a partner in several commercial real estate and residential projects in California, Hawaii, and the Midwest. He managed large-scale residential and commercial projects for, among others, Tecon Realty Corporation, Le Meridian Hotel (Coronado), Oceanic Properties (Castle and Cook), The Hawaiiana Company, Centre Properties, and University Development, Inc.

His focus on urban issues began with government organizations: he served as Executive Director of the Fresno Redevelopment Agency, as Deputy Director of the Oakland Redevelopment Agency, and with U.S. HUD and its predecessor agency. Mr. Kingston received his B.A. degree from the University of California at Berkeley.

Robert J. Norris, Jr., Executive Vice President
(310) 642-2015, norris@centuryhousing.org

Mr. Norris has twenty years of experience in both the public and private sectors at Senior to Executive Management Level. As Executive Vice President he is responsible for the day-to-day operations and executive oversight of Century's affordable housing finance and development services. In addition, Mr. Norris has the authority to represent and to make legally binding commitments on behalf of Century.

Mr. Norris also serves as Executive Vice President of Century/Learning Initiatives For Today (Century/LIFT) and as Executive Officer of the Century Villages at Cabrillo, Century Affordable Developments, and the Century Community Training Program.

Prior to his work at Century Housing, Mr. Norris served as Deputy Director of the California Department of Housing and Community Development, Century Freeway Housing Program from 1983 to 1991. He then served as Deputy Director, Development, from 1991 to 1997, for the San Diego Housing Commission. As the Housing Commission's Deputy Director Mr. Norris had responsibility for Housing Development, Public Housing Maintenance, Public Housing New Construction, First Time Homebuyer Programs and Rehabilitation Programs.

Mr. Norris graduated with majors in Political Science and Black Studies from the University of California, Santa Barbara and attended the University of San Francisco Graduate School of Education.

Mr. Norris is a member on the boards of the LINC Housing Corporation, the National Coalition for Homeless Veterans, and the Inglewood YMCA. He is a member of the Los Angeles Downtown Rotary, serving on the Salvation Army Red Shield Youth Center Committee.

Ronald M. Griffith, General Counsel
(310) 642-2044, rgriffith@centuryhousing.org

Mr. Griffith is the General Counsel, Vice President and Secretary of Century Housing Corporation and its affiliate corporations. He is a graduate of Tufts College, *magna cum laude*, and holds a Doctor of Jurisprudence from the University of Pennsylvania School of Law.

Mr. Griffith provides advice and counsel to the Board of Directors and management of Century Housing on a variety of corporate matters, including tax, employment law, regulatory compliance and contract law. Over several decades of practice, he has developed a special expertise in the area of real property law, including purchase and sale transactions, leases, real property development and real estate financings, representing owners, buyers, developers, lenders and tenants. At Century Housing, Mr. Griffith also deals regularly with housing issues affecting seniors, abused families, homeless veterans, and low-income individuals and families.

In addition to his real estate practice at Century Housing, Mr. Griffith is also responsible

for the organization and corporate governance of Century's subsidiary corporations and affiliates, including those that deal with childcare, job training and placement, after school tutoring and charter school education.

Prior to serving as General Counsel, Mr. Griffith was Of Counsel to a 400-attorney national law firm, Arter & Hadden, LLP, specializing in all aspects of real estate law, including finance, sales and development. He established the office of general counsel at Union Federal Bank and Uni-Cal Financial Corporation, and served as corporate real estate counsel to the bank's wholly owned real estate development subsidiary with a net worth of more than \$100 million.

Laurence J. Richards, P.E., V.P. Real Estate Development
(310) 642-2085, lrichards@centuryhousing.org

Mr. Richards is a seasoned construction professional with over ten years of management and leadership experience as a Vice President, Real Estate Development with Century Housing Corporation, Program Manager with Del Terra Construction Group, and as a Civil Engineer Corps Officer in the United States Navy.

Mr. Richards has managed construction projects ranging from small-scale residential renovations to large-scale industrial new construction (e.g., supercomputer facility and aircraft hangars) as both the owner's representative (Assistant Resident Officer in Charge of Construction, Rowland Unified School District Program Manager) and contractor (Officer-in-Charge of a Seabee Construction Team). These projects cost from several thousand dollars to approximately \$52 million. He has led and managed personnel, such as tradesmen, professional engineers and project managers, in organizations with up to 75 employees.

Mr. Richards holds a Bachelor of Civil Engineering degree from Auburn University, a Masters of Science degree with an Environmental Engineering specialty from the University of Maryland, College Park, and a Masters of Business Administration degree from the University of Southern California. Mr. Richards is a Licensed Professional Engineer in Civil Engineering (Civil Engineer License No. C 60820) and a licensed General Contractor in the State of California (General Building Contractor License No. 851928), a member of the American Society of Civil Engineers and a member of the Society of American Military Engineers.

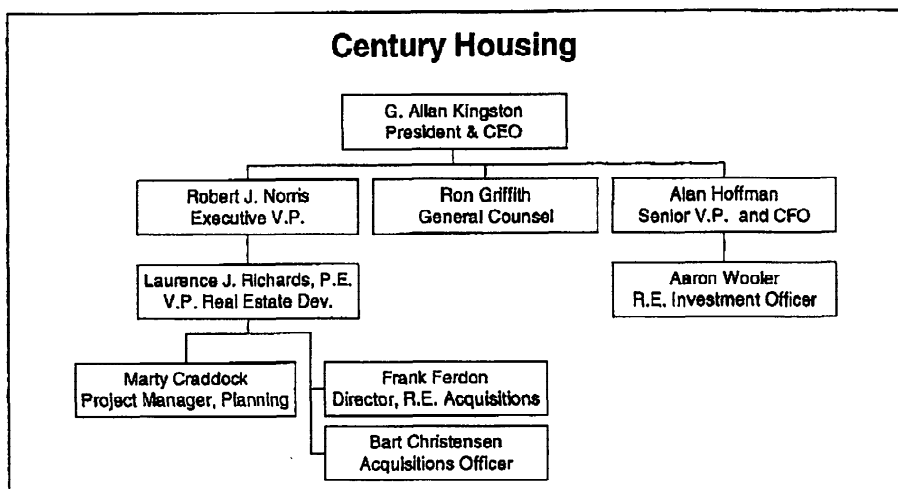
Alan R. Hoffman, Senior Vice President & Chief Financial Officer
(310) 642-2006, ahoffman@centuryhousing.org

With 16 years of experience in management and finance, Mr. Hoffman is responsible for all corporate finance, risk management, investments, financial planning, tax, HR and IT functions and Century Housing's affiliates.

Mr. Hoffman has spearheaded capital markets and corporate finance functions for such companies as Exxon Corporation, GM-Hughes Electronics, Kaufman & Broad Home Corporation, and Lockheed Martin Finance Corporation.

Mr. Hoffman received an M.B.A. from The Wharton School at the University of Pennsylvania, an M.A. in Political Science and International Economics from the School of Advanced International Studies at Johns Hopkins University, and a B.A. in Social Systems' Science from UCLA. He has also instructed as an adjunct professor of finance in Pepperdine University's M.B.A. program.

7. c.



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Not applicable.

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Not applicable.

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See attached.

Section: Proposed Program

1.
Century Housing plans to entitle the land for a workforce condominium development. Pending approvals, Century Housing plans to build between 40 and 60 housing units.

2.
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II. PROPOSED PROGRAM

1. Century Housing proposes to establish a public charter school at the site using the existing buildings and classrooms. It is anticipated that only minor, primarily cosmetic, renovations would be needed. Century Housing has sponsored the establishment of two public charter middle schools in the City of Inglewood, California. The two schools combined serve 600 middle school students.

The need for this location is specific, as the Desiderio campus is uniquely suitable to the charter school plan: there are existing classrooms, a large open space, and external shed building. This configuration meets the school needs as follows:

An introduction to construction will augment the academic curriculum. This component will utilize the resources of the Century Community Training Program. The open space and external shed building would house and be used for the CCTP, which combines classroom and hands on train. The hands-on component is a build up and tear down segment and would utilize the open space to construct a small-scale structure, which is then torn down.

2. The proposed school would be California Education Code standards based. Within the state standards based curriculum, an emphasis would be placed on preparing students who have an interest in attending any one of the U.S. military academies (U.S. Coast Guard Academy, The Marine Academy, the U.S. Naval Academy, U.S. Air Force Academy, U.S. Military Academy/West Point) for professional careers in the military. The school's graduates would be better prepared for Officer Candidates.
3.
 - a) The goal of the school is to raise the academic achievement level of under performing students who seek careers as officers in the U.S. Military forces.
 - b) There is no need to expand the existing facilities.
 - c) The proposed program is not the result of a requirement to meet or comply with established state standards.

d) Applicant does not currently possess real estate suitable for this program.

4. Not Applicable

5. The charter process is approximately 4-12 months. The charter for Century Academy for Excellence was obtained in four months.

DESIDERIO ARMY RESERVE SITE PROPOSAL

NOTICE OF INTEREST
September 2006

City of Pasadena
Pasadena Fire Department
199 S. Los Robles Avenue
Pasadena, CA 91101

Contact:
Calvin E. Wells
Fire Bureau Chief

ORGANIZATIONAL PROFILE

1. Legal name of government entity or non-profit institution requesting use of buildings or property at the Desiderio Army Reserve Center.

The City of Pasadena

2. Address and telephone number of applicant.

**Pasadena Fire Department
199 S. Los Robles Ave., Suite 550
Pasadena CA 91101
(626) 744-4657**

3. Name and title of contact person.

**Calvin E. Wells
Fire Bureau Chief**

4. Name and title of person(s) authorized to complete purchase, and/or execute any lease or agreements. Attach a copy of the legal authority permitting these persons to complete such transactions.

**Cynthia J. Kurtz
City Manager**

See attached (Resolution No. 7549: A Resolution of the City Council of the City of Pasadena Designating Authorized Signatories for City Contracts).

5. Statement regarding whether applicant is state, political sub-division of state or private non-profit, tax exempt organization under Section 501(c)(3) of the 1986 Internal Revenue Code. If applicant is a private not-for-profit entity, attach a copy of the IRS recognition of its Section 501(c)(3) exemption status.

The City of Pasadena is a political sub-division of the State of California.

6. A copy of the document showing statutory or legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property.

See attached (Charter of the City of Pasadena, California – Sections 201, 301 and 303).

PROPOSED PROGRAM

Pasadena, California, is a world-class city of tree-lined streets, architectural treasures, renowned institutions, a booming business community, award-winning programs and a seemingly endless supply of sunshine. Millions of visitors flock to the city each year to enjoy countless cultural venues, bustling shopping districts, hundreds of restaurants and, of course, colorful New Year's events that have been an honored tradition for more than a century. A patchwork of distinctive and historic neighborhoods, Pasadena is the proud home to more than 146,000 residents, hailing from a range of age groups, ethnicities and backgrounds.

But our city's apparent strength and beauty belies a vulnerability that, since September 11, 2001, has been felt by municipalities across the country. While the Tournament of Roses Parade and Rose Bowl Game have attracted millions of welcome visitors and the eyes of the world, in recent years they have also brought exposure to an unwelcome element: terrorism. Since the attacks on America of September 11, 2001, the city has recognized that our much loved institutions are also prime terrorist targets, with their potential for mass casualties, worldwide media coverage and their iconic symbolism of American culture.

While Pasadena has certainly looked the threat of terrorism square in the eye and enacted a comprehensive, citywide plan for prevention, deterrence and recovery, much more is needed. The buildings and grounds of the vacant Desiderio Army Reserve Center provide the ideal location, amenities and space for a crucial public safety center focused on homeland security.

A partnership of the city of Pasadena's Fire, Police, Public Works and Human Services and Recreation departments, the center would provide vital headquarters for specialized police units, a state-of-the-art regional training facility for public safety personnel, a special event command center with unique proximity to the Rose Bowl, and an organized, centralized storage facility for tactical response equipment and medical supplies. In addition to many other benefits to the community, the facility would also address a shortage of recreational opportunities in the area by providing a fully equipped park, gymnasium and multipurpose playing field for public use.

Specialized Unit Headquarters

The proposed Pasadena Homeland Security Regional Training Center would, first and foremost, provide badly needed space for the Pasadena Police Department's growing force. Specifically, the center will serve as a central base for the department's Special Enforcement Section (S.E.S.) Created following the September 11 attacks, this unit is designed and trained to respond to large scale events, including terrorist incidents, civil disobedience and critical incidents requiring a tactical response.

At the same time, the center will provide a suitable home for the Police Department's new Safe School Team (SST), which was created to provide vital police services to Pasadena schools citywide after the Pasadena Unified School District Police Department was disbanded. In addition, the site would accommodate the police department's Homeless Outreach Psychological Evaluation (HOPE) team, a partnership program with the Los Angeles County Department of Mental Health that provides compassionate assistance to people in need of mental health assessment and services.

Regional Training Facility

Already equipped with several large classrooms, meeting rooms, office and storage space, the Desiderio Army Reserve Center also provides an optimal location for a technical training facility for police and fire personnel from throughout the region. On the police side, the classrooms would provide the setting for training in a variety of fields, including counter terrorism, first-responders to large-scale incidents and state-required continuous officer training. On the fire side, the center would provide a cost-effective solution to the city's critical need for a spacious, modern Fire Service Training Center, which was identified as a major priority in the fire department's 2005 Strategic Plan. Ongoing fire training sessions would cover emergency response techniques for acts of terrorism and weapons of mass destruction, worker safety, performance standards, reduction of liability for the city and its employees and many other topics.

In the interest of region-wide mutual aid, police and fire training would be extended to Area C partners. Police department Area C partners include the cities of Alhambra, Burbank, Glendale, Monterey Park, San Fernando, San Gabriel and South Pasadena. Fire department Area C partners include the cities of Alhambra, Arcadia, Burbank, Glendale, Monrovia, Monterey Park, San Gabriel, San Marino, Sierra Madre and South Pasadena. In addition, to improve efficiency and pool collective resources, the Pasadena Fire Department would continue to offer joint training with its existing partners, the cities of Burbank and Glendale. The fire department also recently filed an application with the State Office of Emergency Services to become the fifth Urban Search and Rescue (USAR) Task Force in the state. As a host agency and leader in the urban search and rescue arena, Pasadena would host multi-agency meetings, house equipment and support items and coordinate training activities. In the event of disasters, accidents or catastrophic events, this joint training and cooperation with other jurisdictions would help mitigate any effects to our region and to Pasadena's citizens.

It is estimated that the training facility would accommodate daily training sessions for regional police and fire personnel. In addition, when not in use by public safety units, the classrooms would also provide space for city recreation classes,

as well as a new training and meeting venue for use by city groups, non-profit agencies and other community groups, for a nominal fee.

Special Event Command Center

The city of Pasadena has a long history of successfully hosting large special events, ranging from awards shows to World Cup Soccer, to the internationally renowned Tournament of Roses Parade and Rose Bowl Game. Given the political climate worldwide, in recent years Pasadena has made many changes to the way its police department provides security and prepares for response to a terrorist attack. Successfully responding to and managing an event of this magnitude takes much more than a single agency, but rather a multi-agency and multi-disciplinary effort. This tactical command effort involves multiple city departments, county, state and federal agencies, coming together to achieve a common goal.

The Desiderio Army Reserve Center is ideally equipped and located to serve as the city's tactical command center for special events. Vital to the success of the city's homeland security efforts, the facility would serve as a staging area for essential, multi-jurisdictional personnel and equipment in both the prevention of and response to terrorist acts throughout the region. The facility would also serve as the city's back-up command post in the event of a disaster or successful terrorist attack upon a Rose Bowl event.

Emergency Equipment Storage

With the majority of Pasadena's police and fire properties devoted to housing a growing public safety force, an urgent need has developed for storage space. In addition to its other uses, the Desiderio Army Reserve Center provides ample, centralized facilities for the organized storage of essential equipment. Since 2001, Pasadena Police Department has received thousands of dollars in federal homeland security grant funding to procure specialized equipment for the prevention and response to terrorist attacks or "all-hazards" emergencies. Some examples include tactical equipment response trailers, anti-vehicle ramming barriers and Level C chemical protective suits. The department has also secured military surplus on an ongoing basis for its helicopter program. In addition, the base would be used by the Pasadena Fire Department for the storage of training props, equipment and reserve apparatus.

The site has many benefits. It provides ample indoor, protected space for the storage of even very large equipment, providing protection from the elements and extending the life and functionality of the city's investments. It offers a secure, protected environment that would provide greater assurance that equipment would be ready and functional when called into action. The base's central location would greatly enhance the city's ability to rapidly deploy emergency equipment in the event of a disaster or attack. Finally, an on-site

armory, built into the first floor of the main building, would provide an ideal, secure location for storage of specialized tactical weaponry used by the police department's Special Enforcement Section or any other law enforcement entity requiring this type of space.

The city of Pasadena has also been designated as a "Point of Distribution" (POD) for the "Strategic National Stockpile" (SNS). In the event of a biological outbreak or chemical dispersal, the city would be responsible for distributing medical treatments, such as vaccines or prophylaxes, to residents throughout the San Gabriel Valley. With minor modifications to vehicular traffic flow, the buildings and site layout of the Desiderio Army Reserve Center make it an ideal location for use as a POD. (The base is, in fact, near the original site designated by the SNS as a POD.) Desiderio is already secured by perimeter fencing, has a large parking lot and is located near the interchange of three major freeways. While the Pasadena Public Health Department is the lead agency in preparing for and implementing a required SNS deployment, the police department is responsible for site security, crowd control and vehicular access. For these reasons, the police department strongly suggests that the base be used for this purpose.

Recreational Opportunities

While the Desiderio Army Reserve Center would be devoted first and foremost to ensuring the safety of Pasadena's residents, work force and visitors, its spacious size allows for an additional benefit to the surrounding community: recreation.

While the city of Pasadena has invested much effort in restoring and preserving the beautiful Arroyo Seco, from the San Gabriel Mountains to the southern most city limits, the vast majority of this popular recreation zone remains intentionally natural. To address a shortage of developed park facilities in the area, the city's Human Services and Recreation Department proposes to use a portion of the Desiderio site as a new neighborhood "hub" for recreation programs and services, linking residents of all ages with opportunities available throughout the Arroyo Seco. Physical improvements would be made under the direction of the city's Public Works Department.

First, the city would create an on-site office, staffed during daylight hours. This "conciierge" would provide a wealth of information to visitors, conduct registration and oversee recreational classes and activities throughout the central and lower Arroyo Seco. Working in conjunction with other city departments and non-profit organizations, the center would provide a wide range of recreation, education, training, community meeting and related activities for visitors of all ages. Furthermore, activities could focus on the environment and nature, with classes, for instance, in open-air poetry writing, nature and the arts and much more. After minimal renovation, the existing base gymnasium would be used for scheduled basketball, indoor soccer, volleyball, aerobics and fitness classes.

Outdoors, the base would provide a parking and staging area for hikers using the many adjacent trails and green space of the lower Arroyo Seco. In addition, the site would include a new, fully landscaped neighborhood park, with open turf areas, shade trees, a restroom, playgrounds, picnic shelter(s), benches, picnic tables, water fountains, security lighting and concrete walkways.

A large open turf area would provide ample space for sports, while also providing an area for events or outdoor training taking place at the public safety center. The field would be available for scheduled use for organized sports activities during daylight hours. An ample public parking lot of 50 to 100 spaces would also be made available, providing space not only for park users but also overflow parking for visitors to the public safety training center or guests of the nearby La Casita del Arroyo special events center. This would mitigate the need for parking on nearby residential streets.

The city would take responsibility for the ongoing maintenance of the park, consistent with other Pasadena parks, as well as for scheduling field use through the city's Park Reservation and Permit Office.

Additional Enhancements

Similar to the community education project completed at Pasadena's Fire Station 37, the fire department proposes to include one or more gardens at the Desiderio base demonstrating the use of drought-resistant and "fire-safe" plants that should be used in hazardous brush areas – including neighborhoods throughout the Arroyo Seco. Local residents would be invited to visit the gardens for a "living" example of beautiful-but-safe landscaping.

ASSESSMENT OF NEED

According to the Tournament of Roses Association, approximately 40 million Americans watch the Rose Parade each year, as well as millions of international viewers in 150 territories throughout the world. The 2006 Rose Parade is estimated to have reached approximately 16.5 million households, totaling 68.5 million viewers. In addition, the Pasadena Police Department estimates that approximately one million visitors attend the parade each year. The Rose Bowl Game is a yearly sellout, with 2006 attendance reaching 93,986 spectators. These numbers are in addition to the numerous concerts, sporting events, flea markets and other attractions hosted by the Rose Bowl Stadium each year. These facts alone point to Pasadena's unique vulnerability to a terrorist attack, and to the crucial need for a centralized, coordinated, multi-jurisdictional approach to prevention, preparation and recovery. Already designed, situated and equipped for government use, the Desiderio Army Reserve Center provides an ideal headquarters for Pasadena's homeland security efforts and the city's growing public safety force.

Lack of Space

First, the base would alleviate the overcrowding of Pasadena's existing police headquarters and provide a centralized and suitable home for specialized units. In June 1990, the Pasadena Police Department took occupancy of its current headquarters, an 86,000-square-foot building on a 23,000-square-foot lot at 207 N. Garfield Ave. At the time, the building held approximately 350 employees, serving a population of 132,000 people. Since then, the needs of the community and new homeland security efforts have caused the department to expand its responsibilities and increase its force by 12.5 percent, with 400 employees now providing police services to a population of approximately 150,000.

Four of the department's specialized units were forced to move to off-site locations. The city's SES team now operates from a multi-unit office building near the Pasadena/Altadena border, with a total annual lease outlay of more than \$32,000. Police Chief Bernard K. Melekian recently proposed the addition of 60 police officers to the force, an increase that would put an even greater strain on the department's fully occupied facilities. Acquisition of the Desiderio Army Reserve Center would accommodate the growing numbers of police personnel needed to adequately serve the population.

Lack of Training Facilities

At the same time, with their facilities fully occupied by personnel, both Pasadena's police and fire departments have been affected by a shortage of suitable facilities for their rigorous, ongoing training programs. Since the September 11, 2001, terrorist attacks, all police departments have been mandated by the federal government to provide continuous training to prevent and respond to large-scale events. At the same time, the State of California requires police officers to complete numerous hours of Continuing Professional Training (CPT). While the police department currently uses the classroom building at the department's Firearms Training Facility, it does not adequately meet the needs of the force.

At the same time, while firefighters throughout the state are also required to complete rigorous, ongoing training mandated by the California Occupational Safety and Health Administration (Cal OSHA), Pasadena has never had a centralized training facility. In addition to Cal OSHA requirements, fire service personnel are subject to a broad mandate contained in the General Duty Clause and in the General Industry Safety Orders of the California Code of Regulations (CCR). Every interpretation of these regulations points to the conclusion that the department is required to train all of its personnel in every aspect of their job that involves risk or hazard. Pressure for meeting all mandates, aside from being the right thing to do, has increased since the 2000 passage of AB 1127, which eliminated the exemption of governmental agencies and their personnel from civil and criminal prosecution for not being OSHA compliant.

To provide required training to date, the Pasadena Fire Department Training Section has operated largely from two disjointed locations: office space at the Fire Administration building at 199 S. Los Robles Ave. and at Fire Station 33, located at 515 N. Lake Ave. Placed into service 56 years ago, Fire Station 33 was a tremendous addition to the city at the time, as it featured a training tower and classroom. In addition, the fire department has historically maintained a presence at the civil defense center at 2738 Eaton Canyon Drive, using office space, a classroom and training props. Pasadena City College was also used as the site for Fire Science courses until the mid-1980s, where training props like "disaster alley" were known throughout the region as a premier location for training and honing technical rescue skills.

Today, each of these resources has either been abandoned or outgrown. While the decades-old classroom at Fire Station 33 is well maintained and still in use, it is simply too small to accommodate today's needs. The training tower, meanwhile, is significantly outdated and used only on a limited basis. As part of the Fire Department's Strategic Plan, completed in 2005, the city identified the vital need for a training facility. At the same time, as the city makes plans for the replacement of Fire Station 33, it has recognized that there is simply not enough space on site to facilitate a modern Fire Service Training Center, one that would require a significant parcel as well as tens of millions of dollars for construction.

With its existing classrooms, office space and surrounding grounds, the Desiderio Army Reserve Center would provide a cost-effective, ideally located site to provide centralized training not only for Pasadena's firefighting force and its partners in Burbank and Glendale, but for fire personnel from throughout Southern California. The Desiderio base provides traditional classroom configurations, as well as outdoor space for certification classes, new and updated programs and in-service training. In addition, the city of Glendale recently agreed to provide a "live fire burn prop" on its property at Brand Park, making the training grounds available to Pasadena and Burbank firefighters. This would eliminate the need for a burn prop at the Desiderio base.

As the largest municipal fire department in the San Gabriel Valley and the fifth largest in Los Angeles County, the Pasadena Fire Department looks forward to hosting regional training programs for colleagues throughout the region.

Need for Special Event Command Center

The Pasadena police and fire departments operate a command post at the Rose Bowl during all events. However, this location will not suffice in the event of a direct terrorist threat to the stadium. An attack, civil disturbance or other emergency at the Rose Bowl would require an off-site command post to provide administrative oversight, rescue and recovery efforts, office amenities and parking for emergency personnel. With its spacious buildings, close proximity to the stadium, security fencing, weapons vault and ample parking, Desiderio is an

ideal location. The base also has the potential to become an extended emergency operations center (EOC), as it has male and female shower facilities, kitchens and enough building space to accommodate sleeping quarters.

Equipment Storage

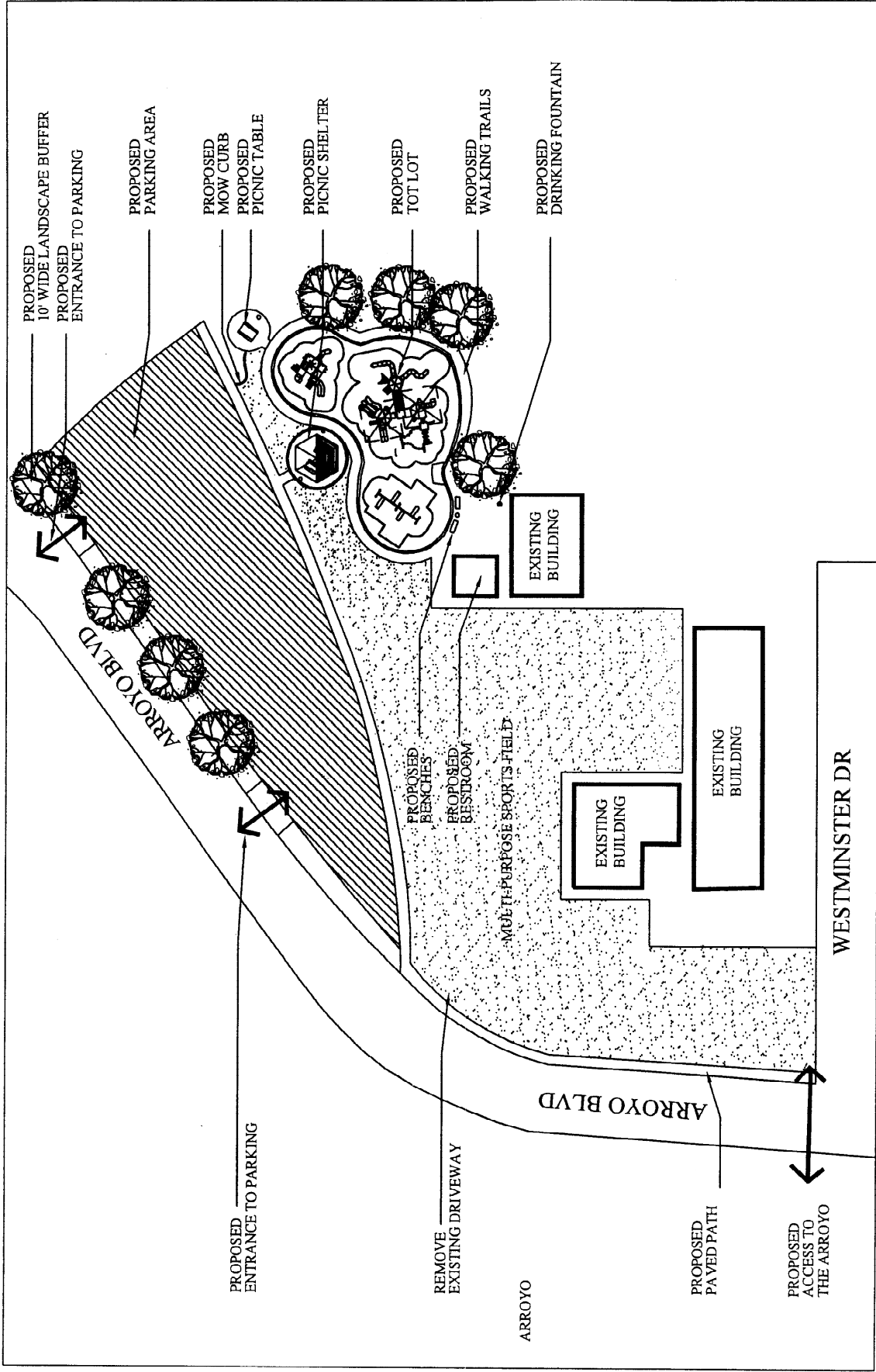
As mentioned previously, both the police and fire departments have the need for a centralized storage location for emergency and other equipment. Ongoing storage is needed by the police department to accommodate equipment, both large and small, procured through its homeland security and military surplus programs. The fire department is in dire need of suitable, indoor facilities for the storage of reserve apparatus, vehicles and trailers, which are designed for use in response to acts of terrorism. To date, most of the fire department's spare equipment, tools, medical supplies, dry storage and arson case evidence have been stored in cargo-type containers on fire station grounds. This arrangement eliminates parking space, affects vehicle maneuverability and creates an unsightly condition, while delaying access to the equipment. Indoor, protected and organized storage facilities are needed to protect vital equipment from the elements and to ensure functionality, durability and quick access.

Lack of recreation amenities

By encompassing recreation facilities and programs, the city's new Homeland Security Regional Training Center would alleviate an identified need for recreational opportunities in the immediate region. Ideally, it is a city goal that all Pasadena residents live within a mile of a neighborhood park that contains such features as restrooms, playgrounds and picnic amenities. The park nearest to – the 1.8-acre Defenders Park – is approximately a quarter of a mile away, but it is very small and contains no restroom, play equipment or picnic grounds. Two other neighborhood parks, San Rafael and Singer, are over a mile away.

At the same time, numerous studies and surveys over the past several years have identified a shortage of multipurpose turf fields in Pasadena. The current City Recreation and Parks Master Plan details the need for at least five additional fields to accommodate local demand for field time and to address the growth of and interest in youth sports.

Finally, as a regional destination, the central and lower Arroyo Seco draw thousands of visitors each year for hiking, biking, jogging, bird watching, landscape painting, archery and countless other recreational endeavors. The city currently has no centralized means for welcoming and directing these visitors, no office for coordinating the dozens of city and community programs offered throughout the Arroyo, and no sheltered facility in the area for indoor sports.



CONCEPTUAL SITE PLAN CITY OF PASADENA - DESIDERIO ARMY RESERVE CENTER

DESIDERIO ARMY RESERVE SITE PROPOSAL

NOTICE OF INTEREST
September 2006

Habitat for Humanity
770 N. Fair Oaks Avenue
Pasadena, CA 91103

ORGANIZATIONAL PROFILE

Legal Name: Habitat for Humanity International, San Gabriel Valley
AKA: San Gabriel Valley Habitat for Humanity

Address: 770 N. Fair Oaks, Pasadena, CA 91103

Phone: 626-792-3838 x13

Name and Title of Contact Person: Dr. Sonja L. Yates, Executive Director

Name and Title of Person(s) Authorized to Complete Purchase of Proposed Project:
President of the Board of Directors: Ann R. Dougherty

Section 501(c)(3) Exemption Status: Exempt (See attachment for determination letter)

History of San Gabriel Valley Habitat for Humanity

Under Cain's visionary leadership, local citizens united in 1989-90 to fight the critical affordable housing shortage in the San Gabriel Valley. Our first homes (and the first Habitat homes build in Los Angeles County) were built in Pasadena on Maple Street. The affiliate received its charter from Habitat for Humanity International in 1990. To date, we have completed 36 homes in the San Gabriel Valley (Pasadena, Glendale, El Monte, and Duarte) providing 187 men, women, and children with safe, decent, affordable housing, and a stake in the American dream.

San Gabriel Valley Habitat for Humanity operates a very successful Builders Surplus Store at 768-770 N. Fair Oaks in Pasadena. This store provides recycling benefits for the community, and it currently funds approximately half of the organization's operational costs.

Two years ago, under the leadership of Board president George Garfield, SGV Habitat developed a strategic plan with two goals:

1. Eliminate time lags between projects caused by lack of adequate funding
2. Double the number of houses built per year, from three to eight to ten houses

With these goals in mind, the Board hired Dr. Sonja Yates, retired Superintendent of Schools in Rancho Cucamonga, as Executive Director, and began to build the Board in an effort to improve its fund raising capacity. During this period, the Walt Disney Foundation awarded SGV Habitat its first grant of \$100,000, and the City of Glendale initiated the challenge that led to the Kenwood Campaign to build 11 urban townhouses on land acquired by the city for this purpose. San Gabriel Valley Habitat for Humanity is now fund raising for its sixth partnership development with the City of Glendale and has new partnerships developing with Monrovia and Azusa. Nothing would make the