

TABLE I

EXHIBIT "A"

CITY OF PASADENA  
 INCLUSIONARY HOUSING PROGRAM - PERFORMANCE REPORT  
 EXECUTED INCLUSIONARY HOUSING AGREEMENTS

PROJECT NAME & ADDRESS	DEVELOPER	STATUS	PROJECT TYPE	UNIT DISTRIBUTION				IN-LIEU FEE
				TOTAL	VERY LOW	LOW	MODERATE	
1. Del Mar Station 252 S. Raymond Ave.	Keller CMS, Inc.	Start July 2003, occupancy end 2004.	Rental	347	0	14	7	
2. Trio Apartments 621 E. Colorado Blvd.	Shea Properties	Start June 2003, occupancy Aug. 2005	Rental	304	0	12	6	
3. Archstone 25 S. Knoll Ave. (Density Bonus)	Archstone Communities	Under construction, occupancy January 2004	Rental	120	10	0	0	
4. Fountains at Pasadena 775 E. Union St.	Pacific Gulf Properties	Under construction, occupancy Jan. 2004	Rental	98	0	3	1	
5a. Pasadena Collection 160 S. Hudson Av e.	Champion Development	1 <sup>st</sup> half paid, 2 <sup>nd</sup> half due at C of O Dec. 2003	Rental	72	0	0	0	\$250,708
5b. Pasadena Coll. Lofts (Phase II)		1 <sup>st</sup> half paid, 2 <sup>nd</sup> half due at C of O						\$279,240
6. Walnut Place 712 E. Walnut St. (Density Bonus)	Essey Development Company	Under construction, occupancy Dec. 2003	Rental	28	3	0	0	
7. 168 N. Wilson	The Hale Corporation	Start construction 2003 occupancy 2004	Rental	23	0	1	0	
8. The Lofts at Lake 820 E. Green St.	The Hanover Company	1 <sup>st</sup> payment Aug. '03, 2 <sup>nd</sup> half payment Feb. 2005	Rental	103	0	0	0	\$501,660
9. Madison Walk 286 N. Madison	The Olson Company	Under construction, full payment July 2003	Ownership	48	0	0	0	\$122,846

**TABLE I**

10. Pasadena Place 169 W. Green St.	Essey Development Company	Start Aug. 2003, occupancy Dec. 2004	Rental	38	4	0	0	
11. 264 E Glenarm	Cedar Management	1 <sup>st</sup> half payment June 2003 2 <sup>nd</sup> half payment June '04	Ownership	15	0	0	0	\$121,310
12. Artisan Square 433 N. Altadena Dr.	Province Group	1 <sup>st</sup> half pay July 2003 2 <sup>nd</sup> half pay April 2004	Ownership	52	0	0	0	\$57,019
13. Granada Court 77 N. Oak Knoll Ave.	Mill Creek Development Co.	Start construction August 2004	Rental	29	0	0	0	\$219,005
14. 480 Catalina			Ownership	15	0	0	0	\$14,187
15. Vista Del Arroyo Bungalows 3 South Grand Ave.	IRP Vista Del Arroyo Associates, LLC	Start construction July 2004	Ownership	30	0	0	0	\$288,372
<b>TOTAL</b>				<b>1,254</b>	<b>17</b>	<b>30</b>	<b>14</b>	<b>\$1,854,311</b>

Total Affordable Units Under Agreement: 61

Total In-Lieu Fees Payable : \$1,854,311

Total collected: \$1,165,623

TABLE II

CITY OF PASADENA  
 INCLUSIONARY HOUSING PROGRAM - PERFORMANCE REPORT  
 INCLUSIONARY HOUSING AGREEMENTS PENDING

PROJECT NAME & ADDRESS	DEVELOPER	STATUS	PROJECT TYPE	UNIT DISTRIBUTION				IN-LIEU FEE
				TOTAL	VERY LOW	LOW	MODERATE	
1a. The Gardens on Hill 315 N. Hill Ave. (Density Bonus)	Balian Investment	Plan Check	Ownership	34	0	0	6	
1b. Delacey Flats 205 S. DeLacey Ave (Off-site to Gardens on Hill)	Balian Investment	Design Review	Ownership	34	0	0	5 Off-site development at Gardens on Hill	
2. Fuller Theological Seminary 265 N. Madison ave.	Fuller Theological Seminary	Plan Check	Rental	179	0	18	151	
3. Fair Oaks Terrace 1424 N. Fair Oaks Ave (Density Bonus)	Western Pacific Dev.	Design Review	Ownership	12	0	0	2	
4. Fair Oaks Summit 1703 N. Fair Oaks Ave. (Density Bonus)	Western Pacific Dev.	Design review	Ownership	24	0	0	5	
5. 35 N. Raymond	POVAC Inc.	Plan Check	Ownership	38	0	0	0	\$357,535
6. Renaissance Court 466 E. Orange Grove Blvd.	Farm Fresh Ranch Market	Plan Check	Ownership	31	0	3	1	
7. Pinnacle Sierra Madre Villa 3360 Foothill Blvd.	SMV/BRE, Development Co.	Plan Check	Rental	188	0	0	0	\$973,656

TABLE II

	MA Property Co.	Design Review	Ownership	46	0	0	0	\$1,650,117
8. The Montana 355 E. Colorado Blvd 380 E. Union St.	MA Property Co.	Design Review	Ownership	46	0	0	0	\$1,650,117
9. Raymond Theater 120-121 W. Raymond Ave.	Buchanan/ Perkins Ltd.	Design Review	Ownership	49	0	0	0	\$284,592
10. 100-129 W. Green St. (Friend Paper Co)	Intracorp	Final design review August 9, 2004	Ownership	61	0	0	0	\$1,378,776
<b>TOTAL</b>				<b>723</b>	<b>0</b>	<b>21</b>	<b>170</b>	<b>\$4,644,676</b>

Total Affordable Units with pending Agreement: 191

Total In-Lieu Fees pending Agreement: \$4,644,676