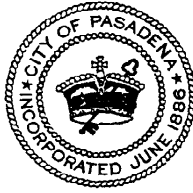


EXHIBIT (A)



ASSISTANT CITY MANAGER

February 26, 2007

Danny Bakewell Jr., President & COO
The Bakewell Company & Century Housing
3800 Crenshaw Boulevard
Los Angeles, California 90008

Dear Mr. Bakewell:

Thank you for your prompt response to our meeting request and for meeting with City staff this past Friday. I also want to again thank you for your response to our RFP to develop the Heritage Square site. As you know, this is an extremely important project for the community and one that we believe will bring a much needed, high quality housing project to the city. As was discussed at the meeting on Friday, February 23, 2007, we are asking that you refine your proposal and supply the following additional information to the Office of the City Manager, Housing and Community Development Division no later than Friday, March 9 at 5:00 p.m.:

1. The amount of the City subsidy for the Heritage Square project will be equal to the latest appraised values of sites A and B. It is believed that the worth of these sites will be between 9 and 12 million dollars. Please refine your proposals to reflect the amount of the proposed City subsidy. As was previously discussed, the City will assist you in exploring additional funding sources including local, state and federal grants as well as other innovative funding strategies.
2. It is our preference that the Heritage Square development has a diversity of income levels. This diversity should include affordable, workforce and market rate units with affordable units making up the majority of the development. Likewise, it is not the desire of the City to have the development completely devoted to senior housing. While the majority of the development should be devoted to senior housing, there should also be a sizeable portion of housing for non seniors. Please refine your proposal to reflect the same.

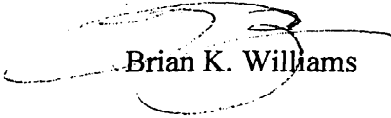
City Hall

*117 East Colorado Boulevard, 6th Floor
Mailing Address: P.O. Box 7115 • Pasadena 91109-7215
(626) 744-4333 • Fax (626) 744-3921
brianwilliams@cityofpasadena.net*

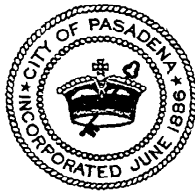
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Heritage Square
February 26, 2007

Thank you again for your consideration of this matter. Should you have any questions or concerns, please feel free to contact the City's Housing Administrator Gregory Robinson at 626-744-8320. We look forward to working with each of you to bring this much needed development to Pasadena.

Sincerely,



Brian K. Williams



ASSISTANT CITY MANAGER

February 26, 2007

Ronald A. Holmes
Renaissance Oak, LLC
225 South Lake Street, Suite 300
Pasadena, California 91101

Dear Mr. Holmes:

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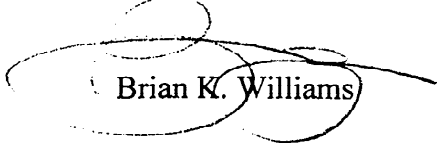
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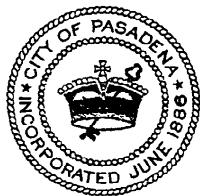
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Sincerely,



Brian K. Williams



ASSISTANT CITY MANAGER

February 26, 2007

Charles Loveman, Executive Director
Heritage Housing Partners & Los Angeles Community Design Center
651 South Saint John Avenue
Pasadena, California 91105

Dear Mr. Loveman:

Thank you for your prompt response to our meeting request and for meeting with City staff this past Friday. I also want to again thank you for your response to our RFP to develop the Heritage Square site. As you know, this is an extremely important project for the community and one that we believe will bring a much needed, high quality housing project to the city. As was discussed at the meeting on Friday, February 23, 2007, we are asking that you refine your proposal and supply the following additional information to the Office of the City Manager, Housing and Community Development Division no later than Friday, March 9 at 5:00 p.m.;

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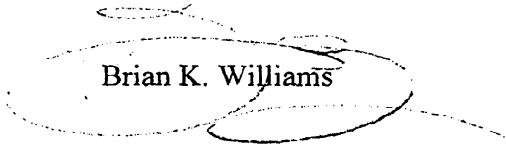
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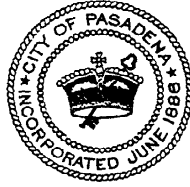
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February 26, 2007

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Sincerely,



Brian K. Williams



ASSISTANT CITY MANAGER

February 26, 2007

Christine Villegas, Project Manager
Southern California Housing Development Corp. & Union Station Foundation
9065 Haven Avenue, Suite 100
Rancho Cucamonga, California 91730

Dear Ms. Villegas:

Thank you for your prompt response to our meeting request and for meeting with City staff this past Friday. I also want to again thank you for your response to our RFP to develop the Heritage Square site. As you know, this is an extremely important project for the community and one that we believe will bring a much needed, high quality housing project to the city. As was discussed at the meeting on Friday, February 23, 2007, we are asking that you refine your proposal and supply the following additional information to the Office of the City Manager, Housing and Community Development Division no later than Friday, March 9 at 5:00 p.m.;

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