

EXHIBIT (B)

HERITAGE SQUARE
DEVELOPER SELECTION COMMITTEE
(as of March 31, 2007)

Committee Member	Community or Business Affiliation
1. Mike Balian	Balian Construction
2. Raphael Bostic	University of Southern California
3. Joel Bryant	Trademark Development
4. Harden Carter	Urban Planner
5. Abe Chorbajian	DMJM Design
6. Hortense Cooper	Community Development Committee
7. Maria Isenberg	Northwest Commission
8. Dora Leong-Gallo	A Community Of Friends
9. John Kennedy, Chair	Community Development Committee
10. Chris Peck	Peck, Inc.
11. Ralph Poole	Fair Oaks Project Area Committee
12. Tarik Ross	Northwest Commission
13. Sean Spear	City of Los Angeles – Housing Dept.
14. Hugo Suarez	Suarez Architects
15. Ishamel Trone, Vice Chair	Fair Oaks Project Area Committee

EXHIBIT (C)

HERITAGE SQUARE DEVELOPER SELECTION COMMITTEE

STATEMENT OF MISSION AND TASKS

(REVISED- March 23, 2007)

MISSION

The mission of the Heritage Square Developer Selection Committee (DSC) is to select the Development team that offers the most responsive program as defined in the RFP and has sufficient capacity to execute it and meets community needs to enter into exclusive negotiations with the Pasadena Community Development Commission for a Disposition and Development Agreement.

TASKS

1. Receive and review the Heritage Square Request For Proposals (the "RFP").
2. Receive and review the four (4) proposals submitted in response to the RFP, as well as the modified proposal elements submitted by all proposers on March 9, 2007.
3. Receive the Heritage Square RFP Evaluation Instrument, and make adjustments to point allocation within each Evaluation Criteria area, as may be necessary.
4. Receive and review Staff/Consultant Review Team Evaluation Assessment which consists of the following items for each proposal: a) Strengths and weaknesses within each RFP Evaluation Criteria; b) financial analysis; and c) comments from reference checks.
5. Receive and consider developer presentations.
6. Score and rank each proposal in accordance with RFP Evaluation Criteria. Each DSC member will complete an Evaluation Instrument for each proposal.
7. Deliberate and decide on highest ranking proposal. Prepare one (1) Evaluation Instrument, representing the DSC's consensus, for the highest ranking proposal.
8. Make recommendation to City staff on developer selection.
9. Review and comment on staff agenda report to advisory bodies and Pasadena Community Development Commission ("PCDC").
10. Provide representation at meetings of advisory bodies and PCDC to support staff recommendation.

EXHIBIT (D)

HERITAGE SQUARE DEVELOPER SELECTION COMMITTEE

5 April 2007

Cynthia J. Kurtz
City Manager
City of Pasadena
100 North Garfield Avenue
Pasadena, California 91109

Re: Heritage Square Developer Selection Committee

Dear Ms. Kurtz:

The purpose of this letter is to summarize the results of the City-appointed Heritage Square Developer Selection Committee's (DSC) evaluation of the proposals submitted in response to the Heritage Square RFP and to provide you with our recommendation.

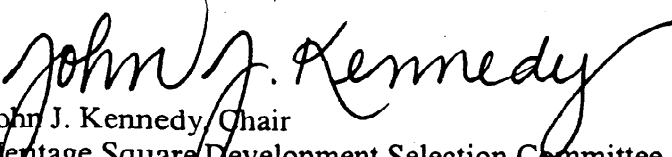
On March 31, 2007 the DSC, with 14 members in attendance, received scheduled in-person presentations from four (4) development teams. Each team was allotted 30 minutes for their presentation and 30 minutes for questions-and-answers, followed with a period of closed session discussion by the DSC. Each DSC member utilized the Evaluation Instrument provided by city staff to score and rank the proposers.

Of the proposers, The Bakewell Company/Century Housing received the highest total score. The Bakewell Company/Century Housing also received the most number of highest individual scores, 9 out of a possible 14. Southern California Housing/Union Station/Triad received 3, Heritage Housing/LA Community Design Center received 1, and Renaissance Oak received 1. The results are summarized in the following table:

	Bakewell Company & Century Housing	Heritage Housing Partners & LACDC	Renaissance Oak	So Cal Housing Dev. Union Station & Triad
Total Possible Points	1,400	1,400	1,400	1,400
DSC Score	1,123	878	892	892
Weighted Avg. Score	80.2	62.7	63.7	63.7
# of Highest Scores	9	1	1	3

Based upon the aforementioned results, the DSC recommends The Bakewell Company/Century Housing Corporation to you for further consideration and final approval by the City Council.

Respectfully Submitted,


John J. Kennedy, Chair
Heritage Square Development Selection Committee