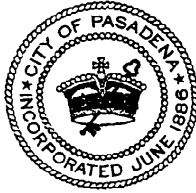


EXHIBIT (A)



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.;

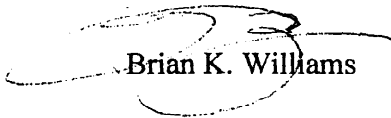
1. The amount of the City subsidy for the Heritage Square project will be equal to the latest appraised values of sites A and B. It is believed that the worth of these sites will be between 9 and 12 million dollars. Please refine your proposals to reflect the amount of the proposed City subsidy. As was 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

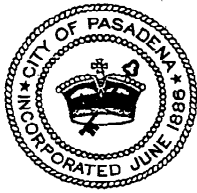
Page Two
Heritage Square
February 26, 2007

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:

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*

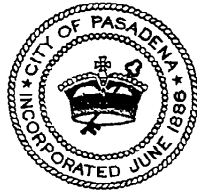
Page Two
Heritage Square
February 26, 2007

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

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.;

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.

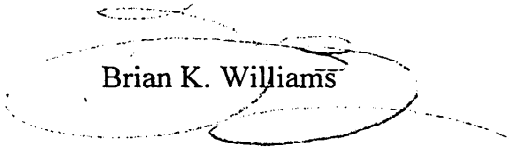
City Hall

*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*

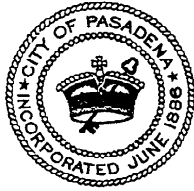
Page Two
Heritage Square
February 26, 2007

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

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.;

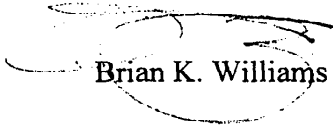
1. The amount of the City subsidy for the Heritage Square project will be equal to the latest appraised values of sites A and B. It is believed that the worth of these sites will be between 9 and 12 million dollars. Please refine your proposals to reflect the amount of the proposed City subsidy. As was 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

Page Two
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

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.

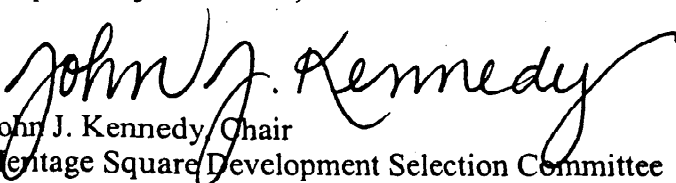
On March 31, 2007 the DSC, with 14 members in attendance, received scheduled in-person presentations from four (4) development teams. Each team was allotted 30 minutes for their presentation and 30 minutes for questions-and-answers, followed with a period of closed session discussion by the DSC. Each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