



ERIC GARCETTI  
MAYOR

May 8, 2014

Honorable Members of the City Council  
c/o City Clerk  
City Hall, Room 395

Honorable Members:

Subject to your confirmation, I have appointed Mr. Ben Besley to the Housing Authority of the City of Los Angeles Board of Commissioners for the term ending June 6, 2014 and for the subsequent term ending June 6, 2018. Mr. Besley will fill the vacancy created by Dennis Hernandez, whom I removed effective June 30, 2014 or at the time Mr. Hernandez's successor is confirmed by the City Council.

I certify that in my opinion Mr. Besley is qualified for the work that will devolve upon him, and that I make the appointment solely in the interest of the City.

Sincerely,

A handwritten signature in blue ink that reads "E. Garcetti".

ERIC GARCETTI  
Mayor

EG:dlg

Attachment

## COMMISSION APPOINTMENT FORM

**Name:** Ben Besley  
**Commission:** Housing Authority of the City of Los Angeles  
**End of Term:** 6/6/2014; 6/6/18

### Appointee Information

1. **Race/ethnicity:** Caucasian
2. **Gender:** Male
3. **Council district and neighborhood of residence:** 4 - Central
4. **Are you a registered voter?** Yes
5. **Prior commission experience:**
6. **Highest level of education completed:** M.B.A., Harvard Business School
7. **Occupation/profession:** Vice President of Development, City Ventures
8. **Experience(s) that qualifies person for appointment:** See attached resume
9. **Purpose of this appointment:** Replacement
10. **Current composition of the commission (excluding appointee):**

Name	APC	CD	Ethnicity	Gender	Appt date	End date
Calanche, Maria Lou	East LA	1	Latina	F	09-Dec-13	06-Jun-15
Freeman, Kimberly	West LA	8	African American	F	10-Jun-11	06-Jun-17
Goldsmith, Shane M.	West LA	5	Caucasian	F	09-Dec-13	06-Jun-17
Hernandez, Dennis	West LA	11	Latino	M	10-Jun-11	06-Jun-14
Hooper, Lucelia K.	Harbor	15	African American	F	15-Aug-08	06-Jun-14
Hudson, Paul	Central	4	African American	M	14-Mar-13	06-Jun-16
Nunez, Daria	East LA	14	Latina	F	09-Dec-13	06-Jun-15

## BEN BESLEY

### Experience

- 2009 - present **CITY VENTURES** **NEWPORT BEACH, CA**  
*Leading private infill residential and mixed-use developer in California.*  
**Vice President of Development**
- Oversee the company's land acquisition, design, entitlement and permitting for Ventura, Los Angeles, Orange and San Diego Counties with a staff of five.
  - Completed or currently managing the development of more than 1,700 homes across 31 projects, five of which include income-restricted for-sale homes.
  - Initiated a first in the nation marketing partnership with Nissan North America to pre-wire all City Ventures homes for electric vehicle charging stations.
- 2009 **LINC HOUSING** **LONG BEACH, CA**  
*Tax credit financed affordable housing developer and operator.*  
**Development Consultant**
- Completed financing, permitting and contracting for the Seasons at Compton project, an 84-unit residential community for low-income developmentally disabled seniors.
- 2007 - 2009 **BIG ROCK PARTNERS** **BEVERLY HILLS, CA**  
*Mid-market opportunity fund investing in various asset types throughout the Western U.S.*  
**Vice President**
- Repositioned and managed office, retail, hotel, restaurant and residential assets valued at \$275 million through acquisition, renovation and operational improvements.
  - Realized \$65 million in improvements on ground-up, adaptive re-use and building renovation projects, exceeding occupancy targets during improvements and maintaining pro forma NOI.
  - Awarded BOMA 2009 Office Building of the Year honors for Greater Los Angeles.
- 2002 - 2007 **THE OLSON COMPANY** **SEAL BEACH, CA**  
*Private in-fill residential and mixed-use developer active throughout California.*  
**Vice President of Development**
- Managed the company's land acquisition, design, entitlement and project financing in Los Angeles County for over \$300 million in development.
  - Instituted a standard project investment framework used throughout the company.
- 1999 - 2002 **LIGHTSPAN** **SAN DIEGO, CA**  
**Vice President of Corporate Development**  
*Venture-backed educational software provider now owned by Plato Learning.*
- Directed strategy and partnerships from bridge financing through initial public offering.
  - Acquired three companies and executed two major license agreements that tripled online content offerings and moved the company into the online educational testing market.
- 1994 - 1997 **SCORE EDUCATION CENTERS** **SAN FRANCISCO, CA**  
*K-12 platform for Kaplan Education, a subsidiary of the Washington Post Company.*  
**Director of Real Estate**
- Opened fifteen new locations in three new markets within eighteen months, managed GIS data and broker networks, negotiated leases and construction budgets, and supervised store build-outs.
  - Operated three learning centers as a founding member of the company's management team.

1992 **BANANA KELLY COMMUNITY IMPROVEMENT ASSOCIATION** **BRONX, NY**  
*Neighborhood revitalization organization and affordable housing provider.*

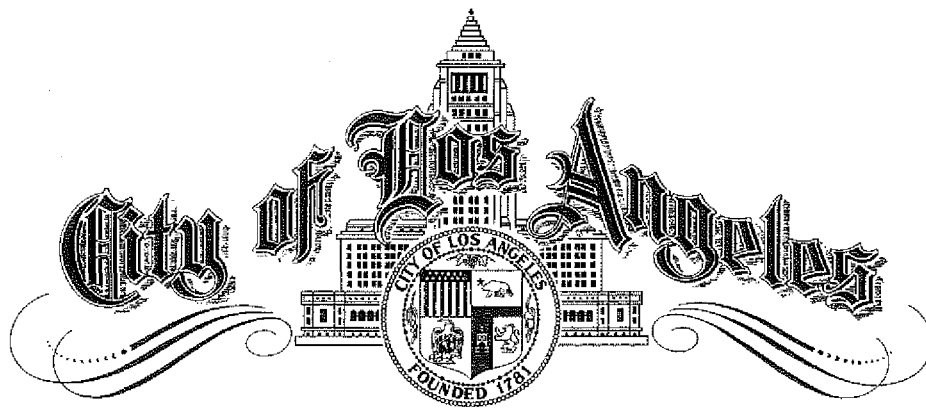
**Summer Intern**

- Drafted grant proposals and neighborhood actions plans.
- AmeriCorps VISTA grant recipient.

**Education**

1998 - 1999 **HARVARD BUSINESS SCHOOL** **BOSTON, MA**  
**Master of Business Administration**, Member of Real Estate and Social Enterprise Clubs.

1989 - 1993 **COLUMBIA COLLEGE** **NEW YORK, NY**  
**Bachelor of Arts degree in Urban Studies**, Captain of Men's Ultimate Frisbee Team.



ERIC GARCETTI  
MAYOR

May 8, 2014

Mr. Ben Besley

Dear Mr. Besley:

I am pleased to inform you that I hereby appoint you to the Housing Authority of the City of Los Angeles Board of Commissioners for the term ending June 6, 2014 and for the subsequent term ending June 6, 2018. In order to complete the process as quickly as possible, there are several steps that must be taken, many of which require visiting City Hall. If you require parking during these procedures, please call Justin Gonzalez in my Office at (213) 922-9788 to make arrangements for you.

To begin the appointment process, please review, sign and return the enclosed Remuneration Form, Undated Separation Forms, Background Check Release and Information Sheet **within one week** of receiving this letter. These documents are necessary to ensuring the most efficient, open and accountable City government possible. Further, Mayor's Office policy requires you to be fingerprinted as part of the background check that is done on all potential Commissioners. To do so, please bring this letter to the Background Unit of Employment Services Division, Personnel Department Building, 700 East Temple Street, Room 235, Los Angeles, California 90012. The division phone number is (213) 473-9343. Fingerprints must be taken **within three working days** from the receipt of this letter.

As part of the City Council confirmation process, you will need to meet with Tom LaBonge, your Councilmember, and Councilmember Gilbert Cedillo, the Chair of the Housing Committee, to answer any questions they may have. You will be hearing from a City Council committee clerk who will let you know when your appointment will be considered by the Housing Committee. Some time thereafter, you will be notified by the committee clerk when your appointment will be presented to the full City Council for confirmation.

Mr. Ben Besley  
May 8, 2014  
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Once you are confirmed, you will be required to take the oath of office in the City Clerk's Office in Room 395 of City Hall. Cary Gross with the Mayor's staff will assist you during the confirmation process if you have questions.

Commissioners must be residents of the City of Los Angeles. If you move at any point during your term, have any changes in your telephone numbers, or in the future plan to resign (resignation must be put in writing), please contact my office immediately.

Congratulations and thank you for agreeing to serve the people of Los Angeles.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Garcetti". The signature is stylized and includes a small mark at the end that looks like a hash symbol (#).

ERIC GARCETTI  
Mayor

EG:dlg

Attachment I  
Mr. Ben Besley  
May 8, 2014

**Nominee Check List**

**I. Within three days:**

- Get fingerprinted to complete a background check.**  
No appointment is necessary. Bring the Mayor's letter to:  
Background Unit of Employment Services Division, Personnel  
Department Building, 700 East Temple Street, Room 235, Los Angeles,  
California 90012. Phone: (213) 473-9343.

**II. Within seven days:**

Mail, fax or email the following forms to: Cary Gross, Office of the Mayor, Office of External Affairs, City Hall, 200 N. Spring Street, Los Angeles, CA 90012 or fax: 213-978-9719 or email: cary.gross@lacity.org.

- Remuneration Form**
- Undated Separation Forms**
- Background Check Release**
- Information Sheet/Voluntary Statistics**

**III. As soon as possible, the Mayor's Office will schedule a meeting with you and:**

- Your City Councilmember Tom LaBonge (contact at 213-473-7004).**
- Councilmember Gilbert Cedillo, Chair of the Council Committee considering your nomination (contact at 213-473-7001).**

Staff in the Mayor's Office of External Affairs will assist you with these arrangements.