



KAREN BASS
MAYOR

May 20, 2024

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

Honorable Members:

Subject to your confirmation, I have reappointed Ms. Monique Lawshe to the City Planning Commission for the term ending June 30, 2029. Ms. Lawshe's current term expires on June 30, 2024.

I certify that in my opinion Ms. Lawshe is especially qualified by reason of training and experience for the work which shall devolve upon her, and that I make the appointment solely in the interest of the City.

Sincerely,

A handwritten signature in black ink that reads 'Karen Bass'.

KAREN BASS
Mayor

KB:tga

Attachment

COMMISSION APPOINTMENT FORM

Name: Monique Lawshe
Commission: City Planning Commission
End of Term: 6/30/2029

Appointee Information

1. **Race:** African American
2. **Gender:** Female
3. **Council District and neighborhood of residence:** 4 - Central
4. **Are you a registered voter in the City of Los Angeles?** Yes
5. **Prior commission experience:**
6. **Highest level of education completed:**
7. **Occupation/profession:**
8. **Experience(s) that qualifies person for appointment:** See attached resume
9. **Purpose of this appointment:** Reappointment
10. **Current composition of the commission:**

Commissioner	APC	CD	Race	Gender	Term End
Lawshe, Monique	Central	4	African American	F	6/30/2024
Choe, Caroline	North Valley	7	API	F	6/30/2026
Gold, Ilissa	Central	5	Caucasian	F	6/30/2027
Diaz, Martina "Tina"	North Valley	7	Latinx	F	6/30/2028
Mack, Karen	Central	4	African American	M	6/30/2025
Newhouse, Michael	West LA	11	Caucasian	M	6/30/2024
Zamora, Elizabeth	South LA	10	Latinx	F	6/30/2028
Cabildo, Maria	East LA	14	Latinx	F	6/30/2025
Noonan, Jacob	East LA	14	Caucasian	M	6/30/2027

J. MONIQUE LAWSHE

GHC Housing Partners LLC LOS ANGELES, CA

2002-2022

Executive Vice President/Partner. *Joined GHC at inception to assist the founder in building a solid real estate organization focused on preservation of affordable housing.* Over a twenty year period, responsible for property acquisitions and assembly of financing sources resulting in the purchase of 200+ apartment properties with more than 20,000 units, nationwide. Identify properties for acquisition; negotiate purchase terms and coordinate activity required to close property acquisitions. Provide direction to the acquisition team - working with lenders, investors and counsel to move properties along the path to closing. Skilled in property financial analysis and projection. Total sources exceed \$1B and include conventional debt and private equity, low-income housing tax credits, and tax-exempt bonds. Identify, formulate relationships and coordinate project team activity in multiple national markets with sellers, city officials, HUD, state tax credit agency staff, architects, contractors and other team members. GHC operates nationwide in twenty states, which has provided a knowledge base of multiple submarkets nationally.

Assembled sources of tax-exempt bond and Low Income Housing Tax Credit Financing for acquisition and renovation of four large apartment portfolios in Ohio and PA, including one of the largest bond issuances in Ohio.

A COMMUNITY OF FRIENDS, LOS ANGELES, CA

1992 – 2002

Chief Executive Officer. Responsible for all aspects of corporate sustainability and growth for award-winning real estate development organization with operating budget of ~\$3.2MM and corporate staff of forty people. Development sources exceed \$100MM for ~1000 units, including 800 units completed during my tenure. Oversight of business functions including: property acquisition and development; residential support services for special needs populations; asset management; accounting; and fund raising activities. Review site selection and contract negotiation activity; manage corporate financial operations, develop and implement fund raising strategies; annual budget preparation and ongoing cash flow management; presentations to community groups and local officials; cultivate media and donor relationships. Particularly skilled in multi-layered financing to support the feasibility of affordable apartment development and renovation.

Deputy Director. Responsible for development activity including: site selection; feasibility analysis; preparation of construction and operating projections; packaging of loan applications and presentation to loan committees; loan and contract negotiations; and management of project team to ensure timely, on-budget project completion.

Project Manager. Prepared proforma financial statements to determine project feasibility. Prepared applications for financing requests. Negotiated contracts with team members including architects and environmental consultants. Assisted in the review and negotiation of loan and other financing documents.

FIRST NATIONAL BANK OF CHICAGO

LOS ANGELES, CA

1990-1992

Corporate Banking Officer. Performed detailed credit analysis on several real estate development companies, involved in product types including: industrial, residential, office, hotel and retail. Participated in negotiating and restructuring credit agreements with borrowers, for loans ranging from \$5MM-\$25MM. Key contact with asset managers of properties in the FNBC loan portfolio. Reviewed project and loan repayment status.

T. ROWE PRICE REALTY ADVISORS

LOS ANGELES, CA

Summer 1989

Acquisitions Associate. Performed financial analysis of potential investment properties; conducted market research for targeted U.S. geographies, analyzing trends in employment, absorption, slow/no growth legislation, and construction activity. Investigated impact of savings and loan industry failures on local real estate economies.

OTHER EXPERIENCE:

DIGITAL EQUIPMENT CORPORATION

Massachusetts

1981-1988

Operations Manager. Forecasted quarterly product requirements to manufacturing organization for two sales districts with combined annual revenues of \$25 million; negotiated manufacturing terms and conditions with sales team and customers; presented business review/analysis and critical product delivery information to sales and manufacturing organizations; supervised and developed staff of three professionals; member of operations team ranked number one region in U.S. for most consistently exceeding shipment metrics.

Marketing Project Manager. Developed and implemented marketing programs designed to increase revenue in software sales to colleges and universities. Annual revenue increased from \$40 thousand to \$5 million in one and a half years. Prepared business plan, formulated and administered promotional plan, set educational pricing based on market research, presented program and products at professional conferences.

Engineering Operations Analyst I & II. Analyzed and implemented manufacturing processes for customer shipment of new products, including processors and peripherals. Project leader for new product introduction teams involving design engineering, volume manufacturing, product management, and materials acquisitions.

EDUCATION:

M.B.A. Anderson Graduate School of Management at UCLA,
conc. Finance/Real Estate AGSM Fellowship Recipient.

B.S. Purdue University

Industrial Management, w/ conc. Industrial Engineering

**PROFESSIONAL
ACTIVITIES:**

Los Angeles City Planning Commission – President February 2024

UCLA Ziman Board Member - active

UCLA Affordable Housing Advisory Council Member – active

Alpha Investing, Private Capital Network – Former Board Member

Biznow Woman of Influence in Commercial Real Estate – Nov 2019 & 2021

UCLA Geriatrics Department Advisory Board - active

USC's Ross Program for Minorities in Real Estate

Executive Committee Member – *Former Board Member 2012-2016*

Federal Home Loan Bank San Francisco –Affordable Housing Advisory Council Member, *Term 1999-2002*

A Community of Friends Recognition Awards include:

- 2000 Gold Nugget Award for Best Apartment over 4-Stories
- 2000 Best Practices Award for Del Mar Apartments, San Diego
- 1998 Maxwell Award of Excellence from the Fannie Mae Foundation
- 1997 Southern California Association of Non-Profit Housing Project of the Year
- 1996 Metropolitan Life Foundation Award for Excellence in Affordable Housing
- 1995 Citibank Award for Outstanding Contributions to Our Community
- 1994 Southern California Association of Non-profit Housing Developer of the Year
- 1994 American Institute of Architects Community Housing and Assistance Honor Award
- 1994 Great Western Award for Excellence in Housing Development



KAREN BASS
MAYOR

May 20, 2024

Dear Ms. Lawshe:

I am pleased to inform you that I am reappointing you to the City Planning Commission for the term ending June 30, 2029, subject to confirmation by the City Council.

To begin the reappointment process, please review, sign, and return the enclosed Remuneration Form and undated Letters of Separation **within one week** of receiving this letter. These documents are necessary to ensure the most efficient, open, and accountable city government possible.

As part of the reappointment process, Nithya Raman, your Councilmember, and Councilmember Marqueece Harris-Dawson, the Chair of the Planning and Land Use Management Committee, may wish to meet with you to answer any questions they have. Our office will assist with arranging these meetings.

Should this apply to your commission, you will be receiving a packet from the City Ethics Commission containing information about the City's conflict of interest laws, and a copy of the State Form 700/Statement of Economic Interests. You are required to complete and return this form **within 21 days** of your nomination to the City Ethics Commission via the California Fair Political Practices Commission's eDisclosure website, or by mailing the forms to City Hall at 200 N. Spring Street, 24th Floor, Los Angeles, California 90012. Any inquiries regarding this form should be directed to Nicole Enriquez at the City Ethics Commission by email at nicole.enriquez@lacity.org.

Additionally, you will be required to attend public meetings at City Hall where your reappointment will be considered. You will be hearing from our office and a City Council Clerk who will let you know when your reappointment will be considered by the Planning and Land Use Management Committee. Sometime thereafter, you will be notified of the date when your reappointment will be presented to the full City Council. Immediately following the meeting, you will again be required to take the Oath of Office in the City Clerk's Office located in Room 395 of City Hall. If you require parking for these meetings, please contact my Commissions team by email at myr-commissions@lacity.org.

Ms. Monique Lawshe
May 20, 2024
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Per the City Charter, most commissioners must be registered voters of the City of Los Angeles, and must therefore reside within Los Angeles. If you move at any point during your term, or your contact information changes, please contact my Commissions team immediately at the email listed below. While we hope that you complete a successful term, if for some reason you intend to resign, please do so in writing to my Commissions team at myr-commissions@lacity.org.

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

Sincerely,

A handwritten signature in black ink that reads "Karen Bass". The signature is written in a cursive, flowing style.

KAREN BASS
Mayor

KB:tga

Attachment I
Ms. Monique Lawshe
May 20, 2024

Nominee Check List

I. Within 7 days:

- Email the below completed documents, found on the last three pages of this letter, to: myr-commissions@lacity.org OR mail them to:

Office of the Mayor
Attn: Thomas Arechiga
200 N. Spring Street, Room 303
Los Angeles, CA 90012

- Remuneration Form
- Undated Separation Letters (2)

II. Before your appointment is heard in committee or full council (you will be contacted by the Clerk's Office with this date):

- File the following forms with the City Ethics Commission. If you are required to file, you will receive these forms via email from that office. Be sure to take no more than 21 days to file, per City law.

- Statement of Economic Interest ("Form 700")
IMPORTANT: The City Council will not consider your nomination until your completed form is reviewed by the Ethics Commission.
- CEC Form 60

III. The Mayor's Office will notify the below Councilmembers of your nomination, so that they may reach out to schedule a meeting with you should they wish.

- Your City Councilmember Nithya Raman
- Councilmember Marqueece Harris-Dawson, Chair of the Council Committee considering your nomination

IV. Public Meetings at City Hall:

- Planning and Land Use Management Committee Hearing
- Full Council Hearing