



KAREN BASS
MAYOR

March 21, 2023

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

Honorable Members:

Subject to your confirmation, I have appointed Mr. Wells Lawson to the Housing Authority of the City of Los Angeles Board of Commissioners for the term ending June 30, 2026. Mr. Lawson will fill the vacancy created by Taelor Bakewell, whom I removed effective May 5, 2023 or at the time Ms. Bakewell's successor is confirmed by the City Council.

I certify that in my opinion Mr. Lawson 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 black ink that reads 'Karen Bass'.

KAREN BASS
Mayor

KB:tga

Attachment

COMMISSION APPOINTMENT FORM

Name: Wells Lawson
Commission: Housing Authority of the City of Los Angeles Board of Commissioners
End of Term: 6/30/2026

Appointee Information

1. **Race:** Caucasian
2. **Gender:** Male
3. **Council district and neighborhood of residence:** 13 - East LA
4. **Are you a registered voter?** Yes
5. **Prior commission experience:**
6. **Highest level of education completed:** Masters in City Planning, University of California, Berkeley
7. **Occupation/profession:** Deputy Executive Officer, Joint Development, Los Angeles County Metropolitan Transportation Authority
8. **Experience(s) that qualifies person for appointment:** See attached resume/bio
9. **Purpose of this appointment:** Appointment
10. **Current composition of the commission (excluding appointee):**

WELLS M. LAWSON



RELATED WORK EXPERIENCE

- 4/2021 – present** **Los Angeles County Metropolitan Transportation Authority (Metro)** **Los Angeles, CA**
Deputy Executive Officer, Joint Development
- Overseeing strategic planning effort to grow Metro’s housing portfolio to 10,000 units by 2031
 - Leading team of 10 professionals with projects representing more than 2,700 units in various phases of planning, negotiation and construction
 - Launched Metro Housing Lab as a proving ground for housing innovation on Metro property with pilot projects in the design, finance, and construction disciplines of housing production
 - Developed initiative to increase participation in joint development among community-based developers
 - Secured Metro Board approval of comprehensive update to JD policies and processes
- 5/2015 – 3/2021** **Los Angeles County Metropolitan Transportation Authority (Metro)** **Los Angeles, CA**
Senior Director, Joint Development
- Led negotiation for development of 15.6 acres of Metro property at the North Hollywood station
 - Managed acquisition of property and implementation of \$95 million project at the Willowbrook/Rosa Parks station
 - Designed inclusive community process to determine reuse of former bus yard in Venice
- 6/2013 – 4/2015** **Office of Community Investment & Infrastructure,**
Successor to San Francisco Redevelopment Agency **San Francisco, CA**
Senior Project Manager
- Responsible for City obligations to implement the Hunters Point Shipyard/Candlestick Point development, an \$8 billion project bringing 12,100 homes, 3 million square feet of office and R&D space, and more than 350 acres of new parks to Southeast San Francisco
 - Facilitated transfer of federal, state, and City lands
 - Assisted in securing and implementing Choice Neighborhoods Initiative Grant for Alice Griffith public housing rebuild
 - Led effort to locate a major anchoring institution on the Hunters Point Shipyard
- 11/2011 – 5/2013** **San Francisco Redevelopment Agency** **San Francisco, CA**
Project Manager
- Led multi-agency approval of infrastructure, streetscape and parks plans
 - Analyzed public financing concerns related to tax increment, federal loans, special tax bonds, and state and federal grants
 - Published and presented summary of the status of the Shipyard environmental cleanup to public, stakeholders and Commissioners
 - Developed strategy for reuse of 275,000 sq ft Navy building as a clean technology incubator

- 12/2007 – 10/2011** **Mayor’s Office of Economic & Workforce Development** **San Francisco, CA**
Assistant Project Manager
- Co-managed planning and entitlement process for Hunters Point Shipyard/Candlestick Point
 - Led NEPA and CEQA review of project for Mayor’s office, which won the American Planning Association’s award for “Hard Won Victory”
 - Drafted terms for Community Benefits Agreement, Below-Market Housing Plan and other components of public/private partnership
 - Secured preliminary approval of a \$120 million federal “TIFIA” transportation loan
- 10/2006 – 10/2007** **Mandela Marketplace** **Oakland, California**
Project Manager
- Opened first community-owned grocery store in West Oakland
 - Developed business and financial plan, including detailed financial analyses
 - Identified development sites and negotiated lease for retail space
- 9/2003 – 10/2006** **Strategic Economics** **Berkeley, California**
Associate
- Completed commercial and residential market strategies for cities throughout the US
 - Built proforma financial plans for urban infill development sites in California and Michigan
 - Created development concept and initiated RFP process for 12-acre BART station parking lot

EDUCATION

- 2003 – 2005** **University of California Berkeley** **Masters in City Planning, 2005**
- Coursework: Development Project Analysis, Regional Economic Development, Youth PLAN, Land and Housing Market Analysis, Social Entrepreneurship, Real Estate Investment Analysis
 - Concentration: Urban and Regional Economic Development and Real Estate Development
 - Master’s Thesis: Medium-format grocery stores in low-income, high-density urban neighborhoods
- 1993 – 1998** **The Colorado College** **BA, Economics and Business**
- Senior Thesis: National Policy for Community-Based Urban Renewal in the US and Sweden
 - Awards: Howland-Hilliard Award for Research in Economics - Sustainability Indicators in Planning

ADDITIONAL

- 2016 – 2022** **Westside Urban Forum** **Memberships and Affiliations**
- Program Chair
 - Urban Land Institute
- 2006 – 2013** **Mandela Marketplace Board of Directors** **American Planning Association**
- Treasurer and Chair, Finance Committee
 - Westside Urban Forum
- 2005 – 2008** **San Francisco Community Land Trust**
- Vice President of the Board of Directors
 - Chair, Project Development Committee



KAREN BASS
MAYOR

March 21, 2023

Dear Mr. Lawson:

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 30, 2026. 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 contact my Commissions team by email at myr-commissions@lacity.org, to make arrangements for you.

To begin the appointment process, please review, sign, and return the enclosed Remuneration Form and Undated Separation Letters **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 all potential commissioners to be fingerprinted as part of the background check. The Commissions Team will assist in connecting you with the Personnel Background Unit so that you may schedule an appointment to have this done. You must schedule the appointment **within one week** of receiving this letter.

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 at 200 North Spring Street, City Hall, 24th Floor, Los Angeles, California 90012. Any inquiries regarding this form should be directed to Nicole Enriquez at the Ethics Commission by email at nicole.enriquez@lacity.org.

Mr. Wells Lawson
March 21, 2023
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As part of the City Council confirmation process, meetings will be offered to Hugo Soto-Martinez, your Councilmember, and Councilmember Nithya Raman, the Chair of the Housing and Homelessness 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 and Homelessness Committee. Sometime thereafter, you will be notified by the committee clerk when your appointment will be presented to the full City Council for confirmation. 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.

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

KAREN BASS
Mayor

KB:tga

Attachment I
Mr. Wells Lawson
March 21, 2023

Nominee Check List

I. Within 7 days:

_____ Schedule an appointment to get fingerprinted to complete a background check. The Commissions team will assist in connecting you with the Personnel Background Unit.

_____ Email the completed forms, found on the last three pages of this letter, to: myr-commissions@lacity.org OR mail them to: Commissions Team, Office of the Mayor, City Hall – Room 303, 200 N. Spring Street, Los Angeles, CA 90012.

- Remuneration Form
- Undated Separation Letters

II. Within 21 days:

_____ 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.*

- **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 Hugo Soto-Martinez

_____ Councilmember Nithya Raman, Chair of the Council Committee considering your nomination