



## Agenda

### Housing in the Denver Region: Can We Meet the Needs of an Aging Population?

9:30 a.m.-noon

Dec. 9

Denver Regional Council of Governments (DRCOG)  
1290 Broadway, Independence Pass Conference Room, First Floor

#### Meeting Objectives:

- Learn about the different age groups among older adults and their spectrum of housing needs
- Hear about senior housing being built throughout the region and the types that are lacking
- Highlight successful senior housing projects throughout the region
- Examine strategies for building senior housing

#### 9:30-9:45 Welcome and Introductions

*Anna Garcia, regional planner, Denver Regional Council of Governments*

*Brad Calvert, Metro Vision manager, Denver Regional Council of Governments*

#### 9:45-11:05 Guest Speaker Panel

*Maggie Lyons, master's candidate, urban and regional planning, University of Colorado Denver*

*Elisabeth Borden, principal, The Highland Group*

*Tyler Downs, principal, Wazee Partners*

*Steve Art, economic development and urban renewal manager, City of Wheat Ridge*

*Sam Betters, executive director, Loveland Housing Authority*

#### 11:05-11:55 Discussion

#### 11:55-noon Wrap-up and Next Steps



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# Metro Vision 2040

A program of DRCOG

## Speaker Biographies

### **Maggie Lyons**

*Master's candidate, urban and regional planning, University of Colorado Denver*  
[maggs099@gmail.com](mailto:maggs099@gmail.com)

Maggie will complete her master's of urban and regional planning at the University of Colorado Denver this month. She has worked with DRCOG during the Fall 2015 semester on her Capstone project, "Defining Senior Housing in the Denver Metro Region" (copies available upon request). During the last two years, Maggie has held the position of business development assistant with industry Denver, and has been involved with the CU Denver American Planning Association Student Chapter, Downtown Denver Partnership's CityBuild organization, American Institute of Architects Urban Design Committee, Youth on Record, and serves on the Denver Architectural Foundation's Doors Open Denver committee. She is looking forward to graduation and exploring a career in housing and development.

### **Elisabeth Borden**

*Principal, The Highland Group*  
[eborden@thehighlandgroupinc.com](mailto:eborden@thehighlandgroupinc.com)

Elisabeth Borden is the principal of The Highland Group, a market research and planning firm focused exclusively on housing and care for the 55-plus age group throughout Colorado since 2000. The Highland Group's clients include developers, housing and health care providers, and local governments. Prior to founding The Highland Group, Ms. Borden's experience included positions as a developer and manager of senior communities, a regional operations director and a corporate marketing consultant. Ms. Borden earned her master's in long-term care administration from the University of North Texas. As a baby boomer, she is informed and passionate about the development of new approaches to housing and care for her generation. She publishes the monthly e-newsletter "Market Watch," frequently contributes articles to industry publications and speaks at retreats and conferences.

### **Tyler Downs**

*Principal, Wazee Partners*  
[tdowns@wazeepartners.com](mailto:tdowns@wazeepartners.com)

Tyler Downs is a founder and principal of Wazee Partners LLC ([www.wazeepartners.com](http://www.wazeepartners.com)), a real estate development and investment company principally active in the development and acquisition/rehabilitation of multifamily, senior housing, retail and land properties throughout the Mountain West. Mr. Downs has extensive experience in the development, ownership and operation of both market-rate and rent-restricted multifamily housing properties. Wazee Partners has developed or renovated more than 750 affordable-housing units using both 9 percent competitive federal Low-Income Housing Tax Credits and 4 percent Non-Competitive Low Income Housing Tax Credits combined with tax-exempt bonds. Mr. Downs began his career at Black Creek Capital, a real estate private equity firm based in Denver, Colorado. Mr. Downs received a bachelor's in finance from the University of Colorado Boulder and a master's in real estate and urban land economics from the University of Wisconsin - Madison.





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### **Steve Art**

*Economic development and urban renewal manager, City of Wheat Ridge*  
[sart@ci.wheatridge.co.us](mailto:sart@ci.wheatridge.co.us)

Steve Art is the economic development and urban renewal manager for the City of Wheat Ridge where he promotes intelligent growth for the community while promoting the values of Wheat Ridge. He has been with the city for almost five years. Mr. Art was born and raised in California and in 2011 relocated to the Denver area, where he lives with his wife, Peggy. Mr. Art works regionally with the area economic development professionals and is a past board member for the Economic Development Council of Colorado. Mr. Art also sits on the boards of directors of the Jefferson County Economic Development Corporation and Jefferson County Business Resource Center, as well as other state and regional groups promoting economic development. Mr. Art has been an integral part of new development in Wheat Ridge through the city's urban renewal authority, Renewal Wheat Ridge. Over the past 24 months, Wheat Ridge has experienced unprecedented city growth with the development of new housing options, shopping centers and the creation of a new downtown along 38th Avenue.

### **Sam Betters**

*Executive director, Loveland Housing Authority*  
[sbett@lovelandhousing.org](mailto:sbett@lovelandhousing.org)

Sam Betters has worked for the Loveland Housing Authority since 1976 and has served as its executive director since 1981. The Loveland Housing Authority has developed a wide variety of housing programs under Mr. Betters' leadership, including Low-Income Housing Tax Credit properties, Department of Housing and Development Section 221(d)3, Section 8 New Construction properties, both Project Based and Tenant Based Section 8 Voucher programs, public housing along with project Self-Sufficiency, Family Self-Sufficiency, home ownership opportunities and the Larimer County Home Improvement program. Mr. Betters holds a bachelor's degree in community development from Penn State University and a master's in business administration from the University of Colorado.

