

EVENT AGENDA

FEB 3 16	WHEAT RIDGE REC CENTER
8:30 AM	NETWORKING Coffee - Tea - Pastries
9:00 AM	OPENING REMARKS Libby Szabo, Jefferson County Commissioner Rick Roberts, Co-Chair of Heading Home Bob Murphy, Former Mayor of the City of Lakewood
9:20 AM	PANEL DISCUSSION
10:30 AM	AUDIENCE Q&A
10:45 AM	CLOSING REMARKS Scott Shields, CEO of Family Tree

MEET THE PANEL

SARA REYNOLDS	HOUSING COLORADO EXECUTIVE DIRECTOR <i>Moderator</i>
JOYCE ALMS RANSFORD	ARCHWAY HOUSING AND SERVICES EXECUTIVE DIRECTOR
RYAN BOYKIN	ATLAS REAL ESTATE GROUP PARTNER
BRENDALEE CONNORS	METRO WEST HOUSING SOLUTIONS CHIEF REAL ESTATE OFFICER
TYLER DOWNS	WAZEE PARTNERS PRINCIPAL
AARON GAGNÉ	HUD REGIONAL DIRECTOR COMMUNITY PLANNING & DEVELOPMENT

WAYS TO GET INVOLVED

LOCAL EFFORTS

	JEFFCO RESIDENT	POLICY MAKER/ GOVERNMENT	FINANCIAL INVESTOR	DEVELOPER/ PROPERTY OWNER	ONLINE RESOURCES
Consider serving on the Jefferson County Community Development Advisory Board	☑				http://jeffco.us/
Join Heading Home- JeffCo Community Steps to Housing Committee	☑	☑	☑	☑	http://www.jeffcohousingexchange.org
Join/support the Landlords Opening Doors Campaign		☑	☑	☑	http://www.coloradolandlords.org/
Get involved with the Close to Home Campaign	☑	☑	☑	☑	http://closetohomeco.org/
Volunteer/support owner occupied programs: Habitat for Humanity, Rebuilding Together, Colorado Community Land Trust	☑	☑	☑	☑	https://www.habitatmetrodenver.org/ http://rebuildingdenver.org/ http://www.coloradoclt.org/

LEGISLATIVE EFFORTS

Contact your Commissioners, Councilors and Representatives (call, email, social media)	☑	☑	☑	☑	openstates.org/co http://www.leg.state.co.us
Voice support of local developments on public record	☑		☑	☑	
Join Housing Colorado		☑	☑	☑	http://www.housingcolorado.org/

HOUSING POLICY ACTIONS

Offer incentives such as height/density bonus, fee waivers, or expedited plan review for affordable housing developments		☑			
Educate staff to better recognize opportunities and encourage quality housing developments		☑			
Encourage the development of housing for all income levels through comprehensive and area plans	☑	☑	☑	☑	

FINANCIAL SUPPORT

Provide cost effective/flexible financing for housing		☑	☑		
Provide grants and/or low-interest loans for housing		☑	☑		
Provide match funding opportunities		☑	☑		
Establish/support a housing fund to finance affordable housing developments (rental or owner occupied)		☑	☑	☑	
Establish/support an infrastructure assistance fund for affordable housing developments and neighborhoods		☑	☑	☑	
Utilize crowd-funding	☑		☑	☑	
Consider land donation/land trust	☑	☑	☑	☑	
Offer long-term land leases for housing		☑		☑	
Rent units at lower rates and/or accept housing vouchers				☑	

For more information: www.jeffcohousingexchange.org



SARA REYNOLDS *Moderator*
EXECUTIVE DIRECTOR - HOUSING COLORADO

Sara Reynolds has over twelve years in nonprofit management experience and deep connections to local officials throughout the state of Colorado. Prior to coming to Housing Colorado, Sara worked as the outreach and membership director for the Colorado Municipal League, a nonprofit representing the interests of municipal government throughout the state. Sara has held volunteer positions with various organizations including Family Tree, Inc., Mile High Montessori and Family Star Montessori and Early Head Start Center. She was recently appointed to the School of Public Affairs Advisory Board, and holds a Master in Public Administration (MPA) from the University of Colorado and is a Certified Association Executive (CAE) with the American Society of Association Executives (ASAE).



TYLER DOWNS
FOUNDER & PRINCIPAL - WAZEE PARTNERS, LLC

Tyler Downs is a founder and principal of Wazee Partners, LLC (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 over 750 affordable housing units utilizing both 9% competitive federal Low Income Housing Tax Credits and 4% 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, CO. Mr. Downs received a B.S. in Finance from the University of Colorado at Boulder and a M.S. in Real Estate and Urban Land Economics from the University of Wisconsin at Madison.



RYAN BOYKIN
PARTNER - ATLAS REAL ESTATE

In 2008 Mr. Boykin co-founded DP Assets, LLC, which later purchased and now operates Atlas Real Estate Group. DP Assets was created to capitalize on the nation-wide real estate crash and foreclosure epidemic that began in 2008. DP Assets currently owns a portfolio of over \$50mm in real estate across four states comprised of apartment communities, industrial sites, office, retail and single family assets. In addition to these holdings, Atlas Real Estate Group has two other divisions: a full-service real estate brokerage with 30 real estate agents and a property management company with over one million square feet of commercial and residential space. Over the past three years, DP Assets and Atlas Real Estate Group have also acquired over \$250mm in single family real estate located in Colorado for institutional investment funds. Prior to founding DP Assets and Atlas Real Estate Group, Mr. Boykin co-founded US Capital in 2005, a private equity holding company based in Denver, CO. US Capital successfully invested into numerous venture capital backed companies that went on to have successful exits via IPO or merger/acquisition. In June 2008, US Capital sold its portfolio and assets to Northport Investments, a Chicago based private equity firm. Mr. Boykin is an alumnus of the University of Denver and was born and raised in Denver, CO. He is fluent in Spanish and conversational in Chinese. He is a current member of the 2016 class of Leadership Denver. He also sits on the board of Scout Cleaning & Maintenance, a company that he founded in 2004. He is a former member of the Board of Trustees for Escuela de Guadalupe, a K-5 dual language school focused on academic excellence for financially distressed youth in Denver. He is a former board member for MicroVentures Private Equity located in Boulder and Solar Trade, Inc., based in Massachusetts.



JOYCE ALMS RANSFORD
EXECUTIVE DIRECTOR - ARCHWAY HOUSING & SERVICES

Joyce Alms-Ransford has spent 36 years working with the poor and disenfranchised members of society including the chronically mentally ill. She worked with diverse affordable housing groups to facilitate the acquisition, development and construction of over 1,229 low- to moderate-income rental, homeownership and homeless housing units along with supportive service components.



AARON GAGNÉ
DIRECTOR - COMMUNITY PLANNING & DEVELOPMENT - HUD

Aaron B. Gagné serves as Director of the Office of Community Planning & Development for the U.S. Department of Housing and Urban Development's (HUD) Region VIII, which encompasses the states of Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming. Prior to joining HUD, Mr. Gagné served as the Director of Neighborhood Services and the Manager of Community Development for the city of Aurora, Colorado. He has also held economic development, capital project management, corporate real estate, land development consulting and municipal planning positions throughout his career, which has ranged from the northeastern U.S. to Colorado. He is a veteran of the United States Navy, and served with the Navy's Special Operations Command throughout Iraq. Mr. Gagné is a former instructor for the Counter terrorism Education Learning Lab, board member for the Aurora Cultural Arts District, board member for the National Association of Industrial and Office Properties (NY), instructor at the University of Pittsburgh-Bradford, advisor to the Metro Mayors Caucus on homeless issues and a lifetime member of the Naval War College Foundation. Mr. Gagné earned his Master of City and Regional Planning from Rutgers University in New Brunswick, New Jersey, and holds a Bachelor's Degree in Environmental Planning from the State University of New York College of Environmental Science and Forestry / Syracuse University.



BRENDALEE CONNORS
CHIEF REAL ESTATE OFFICER - METRO WEST HOUSING SOLUTIONS

Brendalee Connors is the Chief Real Estate Officer at Metro West Housing Solutions. In that role she is responsible for all real estate functions of the organization, including development and asset management. She assures overall health and optimal operation of all properties owned and managed by MWHS. Bren has worked in the affordable housing field for over 20 years. She has worked in non-profit, for-profit and governmental arenas. Her positions have included property management, asset management and housing development, covering a wide range of geography primarily in the western US. Bren holds a BS degree in mathematics (Iowa State University), a master of pastoral studies (MPS) degree (Loyola University of New Orleans) and an MBA (University of Colorado Denver). She holds a real estate broker license in Colorado. She holds a Housing Development Finance Professional designation from National Development Council and a Certified Housing Asset Management (CHAM) designation from the Consortium for Housing and Asset Management.