



DENA BELZER, PRESIDENT

Ms. Belzer has 30 years of experience working on economic issues ranging in scale from regional growth management to individual development projects. Her work has helped position Strategic Economics as a national leader in innovative urban economics research techniques that guide local public policy decisions based on sound market principles while fostering sustainable communities and creating places with lasting value. This work has involved a wide range of clients including cities, counties, transit agencies, metropolitan planning organizations, councils of governments, economic development organizations, developers, and a number of community-based organizations. Under Ms. Belzer's leadership, Strategic Economics has worked on numerous award winning projects and was central to the creation of the Center for Transit Oriented Development (CTOD), a three way partnership that includes Reconnecting America and the Center for Neighborhood Technology. The CTOD is also known for its high quality research and innovative approach to TOD implementation. In addition to her project based work, Ms. Belzer has published numerous white papers, with sponsors including the Brookings Institution, the Federal Reserve Bank of San Francisco, and the Federal Transit Administration. Funding for this research has come from a variety of sources including the Ford Foundation, the Rockefeller Foundation, the Surdna Foundation, the Federal Transit Administration, the Local Government Commission, and the Congress for New Urbanism.

Ms. Belzer's reputation as a creative thinker, strong communicator, and support case maker for the principles of smart growth and sustainable communities has earned her recognition as one of the United States EPA's national experts on smart growth implementation. In this capacity, Ms. Belzer has worked with communities facing a multitude of growth challenges, ranging from economies in the inner mountain west transforming from a tourism base to second home development; slow growth regions with continued sprawl, including upstate New York; and large, fast growing communities with expanding economies like Denver and Houston. Her most recent EPA assignments include an evaluation of new and innovative strategies for financing TOD infrastructure, the creation of Equitable Development and Fiscal Health tools, and a guidebook for preparing smart growth oriented economic development elements.

Other projects Ms. Belzer has recently completed further demonstrate her expertise with varied market contexts. These include: an area plan for the Bergamot area of Santa Monica in Los Angeles, which is a strong employment hub for creative industries, but is looking to transform itself into a mix-use multi-modal district; The Economic and Housing Opportunities (ECHO II) study focused on removing key barriers to infill development across multiple jurisdictions prepared for the Grand Boulevard Initiative, a partnership of 21 jurisdictions spanning 43 mile long arterial corridor in the San Francisco Bay Area; and a feasibility analysis making the case for various building heights in specific locations related to a downtown planning effort for Berkeley California.

Ms. Belzer is a member of the Urban Land Institute (ULI), the American Planning Association, the Council for Urban Economic Development, and the Congress for New Urbanism. Ms. Belzer is also president of the Board of Directors for Community Economics Inc., a non-profit organization specializing in affordable housing finance. She is regularly invited to serve as a featured speaker at conferences and has served on multiple Advisory Panels for the Urban Land Institute and as a resource team member for over ten Mayors Institutes for City Design sponsored by the National Endowment for the Arts. Ms. Belzer received her Master's in City and Regional Planning from the University of California at Berkeley, and a Bachelor of Arts in Psychology from Pitzer College.