



Center for Innovation
High-Impact Workshop on Small House Design and Management
June 3 & 4, 2025

DAY 1 – Tuesday, June 3, 2025

Workshop Address: 490 Mirasol Drive, Loveland, Colorado

11:30 AM	Welcome Lunch
11:45 AM – 12:45 PM	Introductions and Overview: Susan Ryan, President & CEO, Center for Innovation <ul style="list-style-type: none"> • History of the Green House Project • Launch of the Small House Initiative • Why work with Center for Innovation? Financial and Operational Excellence via Technical Assistance Expertise
12:45 – 1:30 PM	The Mirasol Journey: Jeff Feneis, Executive Director, Loveland Housing Authority <ul style="list-style-type: none"> • The Loveland Housing Authority Story • Innovative Approaches to Transforming Quality of Care for Elders
1:30 – 2:30 PM	A Leaders Role: Doing Well by Doing Good – John Ponthie, Owner, Southern Administrative Services <ul style="list-style-type: none"> • Making the Model Work Financially: How to navigate the complexities of small home operations to maximize your ROI • Benefits of the Right Management Company Partnership • Why Choose the Green House Model?
2:30 – 2:45 PM	Break
2:45 – 4:00 PM	Seeing is Believing: Tour of Green House Homes
4:00 – 4:15 PM	Return to Meeting Room & Break
4:15 – 5:15 PM	Panel Discussion with the Mirasol Team: Moderated by Susan Ryan
5:15 – 6:00 PM	Networking Reception
6:00 PM	Dinner on Your Own

DAY 2 – Wednesday, June 4, 2025

8:45 – 9:00 AM	Welcome Back: Susan Ryan
9:00 – 9:45 AM	The Roadmap to Success: A Path Forward: Zoie Garza, CFI Project Coach
9:45 to 10:00 AM	Break

10:00 – 10:45 AM	Assessing Market Feasibility for Repositioning, Rightsizing, and Building New: Michael Starke, President & CEO, PMD Advisory Services <ul style="list-style-type: none"> Understanding the demand, competition, and demographics of your area
10:45 – 11:30 AM	Design Excellence without Over-Engineering, with an Expert Architect: Rob Simonetti, Senior Living Studio Leader, LaBella Associates <ul style="list-style-type: none"> Creating a space that encourages the comfort of home, and independence for elders Technology to enhance eldercare delivery Optimizing design for safety, accessibility, and operational efficiencies
11:30 AM – 12:00 PM	Networking Lunch
12:00 – 12:45 PM	The State of Senior Living from a Strategy, Development, and Financing Perspective: John Franklin, Founder and Principal, Pearl Creek Advisors, LLC <ul style="list-style-type: none"> How small house projects can enhance an organization's value proposition while utilizing development and financing best practices to create long-term financial success
12:45 – 1:45 PM	Panel Discussion: <ul style="list-style-type: none"> Susan Ryan, Center for Innovation Jeff Feneis, Loveland Housing Authority John Franklin, Pearl Creek Advisors John Ponthie, Southern Administrative Services Michael Starke, PMD Advisory Services Rob Simonetti, LaBella Associates
1:45 – 2:00 PM	Wrap Up and Call to Action: Susan Ryan

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