



Garfield County **Housing Summit**

Hosted by



Thursday, June 26th, 2025

Ute Theater, Rifle

8:00 a.m. - 12:30 p.m.

Together, we will explore solutions, share insights, and spark meaningful dialogue aimed at shaping the future of housing in Garfield County. This is an opportunity to be part of the conversation and help drive positive change in our community.

Thank you to our Sponsors



banking for good

Thank you to our Co-Hosts



Agenda

8:00 am – Breakfast

8:30 am – Welcome

8:35 am – Keynote Speaker

DJ Summers, Director of Communications & Research Operations, Common Sense Institute

9:05 am – Local Panel Reaction to the CSI Data and Local Workforce Housing Issues

Moderated by Sarah Windholz

9:40 am – Legislative Update from CAR

Jesse Zamora, Director of Government Affairs, Colorado Association of Realtors

10:05 am – Break

10:20 am – A message from our sponsor – Katie Karow, Land Title

10:25 am – Nonprofits Role in Addressing Local Housing Needs

Moderated by Shilo Bartlett

10:55 am – Local Government Role in Addressing Local Housing Needs

Moderated by Konnie Prosenice

11:25 am – Private Sector Opportunities and Challenges

Moderated by Sarah Windholz

12:00 pm – How Do We Break Down Silos and Work Together Moving Forward?

Moderated by Konnie Prosenice

12:30 pm – Closing Remarks



**DJ SUMMERS, DIRECTOR OF COMMUNICATIONS & RESEARCH OPERATIONS
COMMON SENSE INSTITUTE**

DJ oversees CSI fellows and research staff, coordinates with partners, iterates and analyzes projects, and breaks down findings for the public, legislators, and commercial leaders. Prior to CSI, DJ attended the University of Utah and Syracuse University. He worked as a journalist, investigator, and political researcher across the U.S. from Washington, D.C. to Alaska. DJ has a drive to understand complex truths and make them clear and accessible to the public and its leaders alike.



**JESSE ZAMORA, GOVERNMENT AFFAIRS DIRECTOR
COLORADO ASSOCIATION OF REALTORS**

Jesse advocates public policy that expands access to homeownership and protects property rights. Intergenerational wealth-building, homeownership, and land use are the topics Jesse enjoys the most. Previously, Jesse worked at CRL Associates in Denver, providing legislative updates to clients for the purposes of strategic planning and advocacy. Jesse is a first-generation American, fluent in Spanish, and holds a bachelor's degree in political science from the University of Colorado Boulder.

Panel #1 – Local Panel Reaction to the CSI Data and Local Workforce Housing Issues



ALICIA GRESLEY, DIRECTOR COLORADO RIVER VALLEY ECONOMIC DEVELOPMENT PARTNERSHIP

Alicia serves as a Rifle City Councilor, focusing on building strong local economies, supporting small businesses, and leading regional efforts to create long-term opportunity for our communities. Her experience in managing operations, luxury hospitality, and property management in mountain resort towns gives her a practical, people-first approach to public service and economic development.



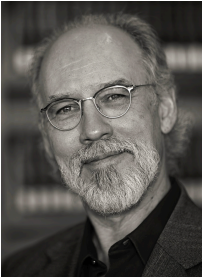
DEVON SPAULDING, DIRECTOR OF HUMAN RESOURCES RE-2 SCHOOL DISTRICT

Devon oversees personnel operations for nearly 1,000 staff members across our communities. A fifth-generation Garfield County resident, Devon has chosen to build her career and raise her family in the community she deeply cherishes. She has previously worked in HR at Mountain Family Health Centers, serving the underserved and uninsured, shaping her passion for service and community engagement, and leading to her current leadership role in public education.



JONATHAN RICE, HUMAN RESOURCES GRAND RIVER HOSPITAL DISTRICT

Jonathon was a teacher in Rifle for 31 years, from 1991–2022. 25 of those years as a Social Studies teacher at Rifle High School. He also coached numerous sports, from youth sports to high school from 1992–2017. Mr. Rice served on the Rifle City Council from 2003–2015. He is currently employed by Grand River Health, where he serves as the Human Resources Assistant.



JAMIE LARUE, EXECUTIVE DIRECTOR GARFIELD COUNTY LIBRARY DISTRICT

LaRue is the director of the Garfield County Public Library District. From January of 2016 to November of 2018, he was director of the Freedom to Read Foundation, and ALA's Office for Intellectual Freedom. He has written, spoken, and consulted extensively on leadership, organizational development, community engagement, and the future of libraries.



SEAN NESBITT, EXECUTIVE DIRECTOR OF FACILITIES COLORADO MOUNTAIN COLLEGE

He oversees all capital planning and facilities operations for the college's eleven sites. Nesbitt has been with CMC for eight years and has managed the expansion of CMC's student housing program and the implementation of an employee rental program and homeownership program.

Panel #2 – Nonprofits Role in Addressing Local Housing Needs



EMILEE POWELL, EXECUTIVE DIRECTOR HOUSING RESOURCES OF WESTERN COLORADO

Emilee Powell has over 20 years of experience in affordable housing and community development. She has worked on the National Initiatives team at NeighborWorks America and in leadership roles for affordable housing organizations in New Mexico and California. As well as, in the California State Assembly with a focus on housing and local government issues. Emilee is a graduate of the University of California, Davis.



HANNAH KLAUSMAN, DIRECTOR, WEST MOUNTAIN REGIONAL HOUSING COALITION

Hannah assisted with the founding of the West Mountain Regional Housing Coalition, of which she has served on the Board of Directors for 4 years. Hannah is originally from Oregon and received a Master's Degree in Community and Regional Planning from the University of Oregon. Hannah started her public service career serving 2 years in the Peace Corps living in Mongolia, followed by 2 years in AmeriCorps doing economic development.



JASON SCHRAUB, CHIEF EXTERNAL RELATIONS OFFICER HABITAT FOR HUMANITY

Jason brings extensive experience in nonprofit leadership, strategic partnerships, and community engagement. At Habitat he leads business development, fundraising, communications, and external relations.

He has served as Senior VP of Partnerships at Operation HOPE, advised national and local initiatives on economic empowerment, served on the board of the Aspen Hope Center, holds a degree from the University of Virginia, a certificate in nonprofit board leadership, and lives in Basalt with his wife, Karin.



PAM FRANCIL, SENIOR BUSINESS DEVELOPMENT SPECIALIST COLORADO HOUSING & FINANCE AUTHORITY (CHFA)

Pam has been with CHFA for over seventeen years in their Home Finance Division as a Business Development Specialist. Prior to CHFA she has been involved in the Real Estate industry for many years as a residential lender, title officer and licensed property manager. During her lending career the majority of homes she helped finance for homebuyers were with CHFA loan funds. She is a native of Colorado and the Western Slope serving the majority of her business career in this area.

Panel #3 – Local Government Role in Addressing Local Housing Needs



**PATRICK WALLER, CITY MANAGER
CITY OF RIFLE**

Patrick brings experience in public administration, urban planning, and community development. He oversees the city's day-to-day operations, implements policies set by the City Council, manages the City's budget, and leads a team of 100 full-time employees. Previously, the Planning Director, he holds a Master's degree in Urban and Regional Planning, a Bachelor's of Arts in Economics and International Studies, and is a member of the American Institute of Certified Planners.



**FRED JARMAN, COUNTY MANAGER
GARFIELD COUNTY**

Jarman began his international development career, serving 2 Peace Corps tours as a consultant with UNICEF. Returning to the US, Fred served as an AmeriCorps volunteer assisting in the development of rural Oregon communities. He then worked in land use planning with the City of Aspen and as Garfield County's Deputy County Manager. Appointed Garfield County Manager in 2022, Fred oversees a \$125 million budget, implements policy directives, and helps to develop a strong leadership team.



**TRAVIS ELLIOTT, TOWN MANAGER
TOWN OF PARACHUTE**

Travis, a western Colorado native, has been Parachute Town Manager since January 2022. After graduating from Western CO University, he earned a Master of Public Administration from the University of Kansas. Then worked in the Kansas City area for a large water utility district and returned to the Roaring Fork Valley in 2013. He has worked for the City of Aspen and as the Assistant Town Manager of Snowmass Village. When Travis isn't doing the people's work, he enjoys the many recreational opportunities western CO offers.



**JIM MANN, TOWN MANAGER
TOWN OF SILT**

Following a 22-year career in Municipal Finance, Jim returned to his first 11-year career in Municipal Management, taking the position of Town Manager for the Town of Silt in 2024. Some of Jim's career accomplishments include assisting municipalities in solving complex financial issues through the planning for and issuance of debt, undertaking capital planning, evaluating economic development projects, and fostering good governance at the municipal level.



**HANNAH KLAUSMAN, ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR
CITY OF GLENWOOD**

Hannah Klausman is the Director of Community and Economic Development for the City of Glenwood Springs, where she has worked for the past 9 years. During that time she has served as the City's housing expert running the Housing Commission, working on passing a ballot measure establishing a dedicated Affordable Housing Fund for the City.

Panel #4 – Private Sector Opportunities and Challenges

JOHN KUERSTEN, KUERSTEN CONSTRUCTION

Kuersten Construction, an excavation and infrastructure company, was founded in 1999 in Rifle by John and his wife Alice after 12 years of working in commercial and residential development in the Vail and Roaring Fork Valleys. It won the best contractor of Garfield County Locals Choice award this year. John and Alice own Red River Development and Kuersten Properties, which develop real estate or hold rental properties. John provides Owner's Representative and Land Use Consulting services to developers like Ecodwelling, who have projects totaling 63 single-family homes in Rifle, and 50 homes coming soon in Parachute. John has been on the Garfield County Planning Commission, participated in the Comprehensive Plan 2030 rewriting of the Land Use Code, and donates his time and services to acquire property, design, and develop housing for Veterans in need in Western Colorado. John believes that affordable housing is best provided by using an all of the above approach but especially utilizing free market incentives instead of government penalties and subsidies.



LUKE GOSDA, SENIOR DEVELOPMENT MANAGER SUNRISE COMPANY

Sunrise Company, one of the nation's most respected developers, has communities ranging from multi-family apartments to fractional residence clubs to luxury private residential resort/club communities to primary home communities. Sunrise Company services encompass home construction, sales, marketing, operations, management, design, and general contracting. Directing every aspect of construction. Luke helps oversee acquisition, development, and homebuilding operations in CO and TX. Previously, Luke worked for Brookfield Residential in TX, overseeing the development of three premier master planned communities, and is a Certified Public Accountant.



GRADY LENKIN, CO-FOUNDER HEADWATERS HOUSING PARTNERS

Grady is a co-founder of Headwaters Housing Partners, a real estate development firm dedicated to solving the housing crisis in Western Colorado. Headwaters Housing Partners specializes in creating public-private-partnerships to acquire and develop workforce and affordable housing. Prior to Headwaters, Grady worked for a real estate development firm in Washington, DC and a boutique consulting firm advising state and local governments across the country. A Roaring Fork Valley native, Grady holds an undergraduate degree in Public Policy Studies from Duke University and an MBA from the Yale School of Management.

SHAWN RUSE, CO-GENERAL MANAGER CLAYTON HOMES

With over 40 years in the Manufactured home industry Shawn has Co-Managed a home center, opened Golden Villa Homes, selling homes at 5 locations in Colorado and Wyoming, also offering general contracting services until 2013 when Clayton Homes acquired Golden Villa. Currently I Co-Manage the Grand Junction home center with my wife of 36 years. We build HUD Manufactured Homes and IRC modular homes. Clayton Homes is the largest Manufactured/Modular company in the nation with over 400 retail sales centers, 40 manufacturing plants, dozens of large-site building companies nationally, plus other affiliated businesses. I am licensed as a general contractor for the City of Grand Junction, Town of Silt, and Aspen/Pitkin County. I've been a Rocky Mountain Housing Association board member for over 30 years. I am on many manufacturers' advisory councils as well as a member of the Colorado Division of Housing Technical Activities Committee.

Panel #5 – How Do We Break Down Silos and Work Together Moving Forward?



**PAIGE HADERLIE, FOUNDER & BROKER
PROPERTY PROFESSIONALS**

Paige Haderlie launched Property Professionals with a bold mission: to go beyond real estate. More than buying and selling homes, her vision encompasses full-spectrum real estate services—including sales, property management, agricultural consulting, land development, and entitlements delivered with professionalism, purpose, and precision. A two-time Local's Choice Best Real Estate Agent (2024 & 2025) and 2018 Realtor of the Year. Her clients trust her to lead with integrity, communicate clearly, and deliver exceptional outcomes at every stage of the transaction.

**EMILEE POWELL, EXECUTIVE DIRECTOR
HOUSING RESOURCES OF WESTERN COLORADO**
SEE PANEL #2

**GRADY LENKIN, CO-FOUNDER
HEADWATERS HOUSING PARTNERS**
SEE PANEL #4



**MARGIE JOY, COMMUNITY RELATIONSHIP MANAGER
COLORADO HOUSING AND FINANCE AUTHORITY (CHFA)**

Margie engages with 11 counties along the Western Slope and has experience in communications, outreach, crisis management, and community development. She applied these skills in various industries, from cattle/beef, transportation planning, economic development, to rural healthcare and grants/fundraising. For 15 years, she managed the community outreach, fundraising, and foundation work for our community hospital in Meeker. Margie also worked in the economic, transportation, and community planning arenas in Northern CO.

Thank you to our Moderators



Konnie Krahn-Prosence

Coldwell Banker Mason Morse
(970) 319-1086

konnie@masonmorse.com

cbmmre.com/agents/konnie-krahn-prosence

Shilo Bartlett

Slifer Smith & Frampton RFV

(970) 319-0064

sbartlett@slifferfv.com

shilobartlett.aspenrealestate.com



Sarah Windholz

Crystal Property Management & Sales

(970) 945-7266

sarah@crystalproperty.com

crystalproperty.com