The Colorado Health Foundation™



The Colorado Health Foundation Partners with Gorman & Company and Hope Communities on The Tapestry in Uptown

The Tapestry Will Provide Much-Needed Affordable Homes in Central Denver

DENVER – The Colorado Health Foundation (CHF) has selected local developer Gorman & Company as the development partner and Hope Communities as the services partner for The Tapestry, a multi-phase, multi-generational, family-centered housing community in the Uptown neighborhood of Denver. The development reflects a commitment shared by the three organizations to promoting health equity and fostering environments of possibility and belonging.

Housing affordability has been a consistent worry for Coloradans, as highlighted by Pulse: The Colorado Health Foundation Poll. Since the poll's launch in 2020, most Coloradans have highlighted the cost of housing as a significant issue. In the 2024 survey, for example, 89% of respondents indicated that housing affordability is an extremely or very serious problem.

Motivated by the ongoing need for affordable homes, in 2021 The Colorado Health Foundation seized the opportunity to purchase a property across the street from its headquarters. Partnering with Urban Ventures, they conducted extensive community outreach to shape a vision for the site, leading to the creation of The Tapestry. This development will provide much-needed, thoughtfully designed, affordable homes and services that emphasize inclusivity, diversity and sustainability, serving residents of all ages and backgrounds with incomes between 30 and 80% AMI.

“Housing is integral to health. Yet, many Coloradans are struggling under the affordability crisis Denver and much of Colorado are experiencing, and folks living on low incomes and people of color are facing the greatest burden. Adding affordable homes will disrupt the cycle of gentrification and displacement that has been occurring in Uptown over the past couple of decades,” said Karen McNeil-Miller, president and CEO of The Colorado Health Foundation. “We are thrilled to partner with Gorman & Company, whose proven track record in developing inclusive, affordable housing aligns with our vision for a more equitable future. Having Hope Communities incorporate their holistic services program will ensure future residents of all ages have supports that foster health and well-being.”

Gorman & Company, which expanded into Colorado in 2014, has a robust portfolio of 19 developments across the state, including more than 1,600 affordable and workforce apartment homes, with a total investment of over $530 million, serving households earning between 30% and 150% of the Area Median Income (AMI). The company’s developments span seven different jurisdictions and have successfully utilized a mix of public and private funding sources, including private equity, tax credit equity, local funding partnerships and various lending institutions.

“We are honored and excited to be selected by CHF for this transformative project,” said Kimball Crangle, Colorado market president at Gorman & Company. “The Tapestry will not only provide much-needed housing options but will also create a vibrant, multi-generational community where residents can thrive. This development embodies our commitment to creating spaces that are both inclusive and sustainable.”

“It is a pleasure to partner with The Colorado Health Foundation and Gorman & Company on the Tapestry project” remarked Sharon Knight, president and CEO of Hope Communities. “Our holistic and culturally aligned program model is an exceptional match for the mission and core values of the Foundation and the

Penn-Logan campus. Well beyond stable housing, this project will allow families to receive the resources, skills and support they need to achieve financial stability, economic mobility and family wellbeing. We are very excited to expand our reach into the Uptown neighborhood."

Gorman & Company will begin applying for project financing in early 2025, with construction expected to commence once funding is secured. The Tapestry is poised to become a model for future developments that prioritize health equity, racial justice and community well-being.

For more information about The Tapestry or the partnership between Gorman & Company and The Colorado Health Foundation, please contact Melissa Badini at Show email or Taryn Fort at Show email.

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About The Colorado Health Foundation

The Colorado Health Foundation is a statewide philanthropic organization that champions the overall health and well-being of every Coloradan. By advocating for and investing in solutions and policies that drive health equity and racial justice, CHF collaborates with organizations and communities to break down systemic inequities that hinder health and prosperity. Learn more about CHF on their website.

About Hope Communities

Hope Communities is a 501(c)(3) nonprofit organization that strengthens communities and provides pathways to economic and personal opportunity through affordable housing, educational programs and support services. Our

vision is a community in which everyone has a safe place to call home and the resources they need to thrive. Learn more about them on their website.

About Gorman & Company

Gorman & Company has operated in Colorado since 2014, delivering over 1,600 apartment homes in that time. With a focus on community revitalization, Gorman & Company has developed a range of innovative housing solutions across the State, leveraging public-private partnerships to create vibrant, sustainable communities. Founded in 1984, Gorman & Company has been recognized as one of the nation's top "Affordable Housing Developers" by Affordable Housing Finance magazine for more than a decade. Learn more about their diverse portfolio of national projects on their website.

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