



P: (608) 835-3900  
F: (608) 835-3922  
info@GormanUSA.com  
www.GormanUSA.com  
200 N Main Street  
Oregon, WI 53575

Updated August 2026

# CORPORATE FACT SHEET

Gorman & Company is a vertically integrated national affordable housing developer that revitalizes communities through innovative housing partnerships with municipalities, governmental organizations, housing authorities, nonprofits, investors, and community stakeholders. The firm provides an in-house platform encompassing Development, Architecture, Construction, Property Management, and Corporate Services.

## Official Identity & Media Guidelines

|                                |                                                                                                                                                                                                                                                                                 |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Official Company Name          | Gorman & Company                                                                                                                                                                                                                                                                |
| Preferred Subsequent Reference | Gorman                                                                                                                                                                                                                                                                          |
| Media Usage                    | Avoid using 'Gorman Company,' 'Gorman and Company,' or 'Gorman & Co.' unless required by specific publication style guidelines.                                                                                                                                                 |
| Preferred Terminology          | The company explicitly prefers the term 'affordable housing homes' rather than 'low-income units' to reflect its focus on dignity and quality.                                                                                                                                  |
| Headquarters                   | 200 North Main Street, Oregon, WI 53575                                                                                                                                                                                                                                         |
| Website                        | <a href="http://www.gormanusa.com">www.gormanusa.com</a>                                                                                                                                                                                                                        |
| Social Media                   | <a href="https://linkedin.com/company/gormanusa/">https://linkedin.com/company/gormanusa/</a><br><a href="https://www.facebook.com/GormanUSA">https://www.facebook.com/GormanUSA</a><br><a href="https://www.instagram.com/gormanusa/">https://www.instagram.com/gormanusa/</a> |

## Mission & Core Values

|                   |                                                                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mission           | At Gorman & Company, we work to revitalize communities through innovative housing partnerships. As a trusted partner and respected industry leader since 1984, we specialize in: downtown revitalization, the preservation of affordable housing, workforce housing, and the adaptive reuse of significant historic buildings. |
| Core Values       | The company's work is guided by <i>Integrity, Innovation, and Community</i> .                                                                                                                                                                                                                                                  |
| Guiding Principle | Finding creative solutions to complex issues that neighborhoods and communities are facing is at the heart of what Gorman & Company values.                                                                                                                                                                                    |

## History & Milestones

|                  |                                                                                                                                                                                                                                |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1984</b>      | The company was founded in Madison, Wisconsin, by Gary Gorman.                                                                                                                                                                 |
| <b>1985–1986</b> | Completed its first adaptive reuse project, Seminary Park Apartments in Evansville, Wisconsin.                                                                                                                                 |
| <b>1986</b>      | Became an early adopter of the Low-Income Housing Tax Credit (LIHTC) following the Tax Reform Act of 1986, using creative financing structures to scale.                                                                       |
| <b>1995–2006</b> | Scaled significantly by originating 24 major developments in the Milwaukee area, establishing the firm's credibility for complex urban reinvention.                                                                            |
| <b>2008–2010</b> | Navigated the Great Recession and capital market freezes without defaulting by running lean, leveraging creative solutions like WHEDA's tax credit exchange program, and relying on deeply established relationships of trust. |
| <b>2018</b>      | Transitioned to an employee-ownership model to ensure the company's legacy and long-term stability, with Brian Swanton assuming the role of President and CEO.                                                                 |

## Leadership & Ownership

|                                               |                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Founder &amp; Chairman of the Board</b>    | Gary Gorman                                                                                                                                                                                                                                                                                                                                                                       |
| <b>President &amp; CEO</b>                    | Brian Swanton                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Senior Vice President CFO &amp; COO</b>    | Michael Redman                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chief Strategy Officer / Vice Chairman</b> | Tom Capp                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Market Presidents</b>                      | <b>Matthew Childress:</b> Wisconsin Market President<br><b>Trent Claybaugh:</b> Florida Market President<br><b>Kimball Crangle:</b> Colorado Market President<br><b>Kevin Kellogg:</b> Pacific Northwest Market President<br><b>Ted Matkom:</b> Public Housing Market President<br><b>Joel Reed:</b> Southeast Market President<br><b>Sally Schwenn:</b> Arizona Market President |
| <b>Ownership Structure</b>                    | The firm operates under a long-term employee-ownership model; the Gary J. Gorman Legacy Trust holds a 60% controlling interest, while 40% of the firm is owned by 31 employee shareholders through Gorman Investors, LLC.                                                                                                                                                         |

## Scale & Impact (As of Early 2026)

|                                        |                                                                                                                      |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Total Development Investment</b>    | Approximately \$3.75 billion                                                                                         |
| <b>Total Projects Built</b>            | 183 developments                                                                                                     |
| <b>Total Housing Units Built</b>       | 15,230 units, which includes 12,738 Low-Income Housing Tax Credit (LIHTC) units.                                     |
| <b>Historic Preservation Footprint</b> | 41 historic projects and 3 historic boutique hotels                                                                  |
| <b>States Served</b>                   | 13 states (Arizona, Arkansas, Colorado, Florida, Georgia, Illinois, Indiana, Ohio, Oregon, Tennessee and Wisconsin). |
| <b>Employee Count</b>                  | Nearly 475 team members                                                                                              |
| <b>Residents Served</b>                | Over 558,090                                                                                                         |

## Core Areas of Expertise

Historic Preservation

Workforce Housing

Neighborhood Transformation

Rural Housing

Permanent Supportive Housing

Urban Infill

Adaptive Reuse

## Awards & Recognition

|                                         |                                                                                                                                                          |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Industry Ranking</b>                 | Ranked No. 7 in the United States on the Affordable Housing Finance (AHF) 50 Top Developers list in 2024 & 2025.                                         |
| <b>Founder Accolades</b>                | Founder Gary Gorman received the Lifetime Achievement award from Affordable Housing Finance Magazine and was inducted into the AHF Hall of Fame in 2024. |
| <b>Historic Preservation Excellence</b> | Recipient of the National Trust for Historic Preservation/HUD Secretary's top Excellence in Historic Preservation Award, alongside multiple AIA Awards.  |

## Media Contact

Melissa Badini, Marketing Communications Manager

[mbadini@GormanUSA.com](mailto:mbadini@GormanUSA.com)

Phone: 608-835-3900