

Residences at Career Gateway: How Housing Can Provide the Foundation for a Healthy and Successful Life

The Residences at Career Gateway is a community housing development, funded with the help of Low Income Housing Tax Credits, which aims to revitalize the south side of Columbus and connect residents with meaningful workforce supports. The Residences at Career Gateway project on the site of a formerly vacant elementary school building and offer a total of 58 units, split between 1 and 2-bedroom apartments and 3-bedroom townhomes. Workforce training and career development are emphasized through a 2,500 square foot innovative workforce training room, where community partners host specialized workshops for all members of the Gateway.

Similarly, the project has partnered with local entities such as the Ohio Department of Commerce and provides shelter, who have been awarded the competitive LIHTC credit or Bond

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Development Loan for the project. The Housing Development
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Overview

Location

The Residences at Career Gateway 755 E. Whittier Street Columbus, OH 43206

Project Type

Affordable (at or below 60% AMI)

Development Partners

NRP Holdings, LLC

¹ The LIHTC program was created in 1986 and remains as the United States federal government's primary program for promoting and financing affordable housing throughout the country. The main feature of the program is provided tax credits to encourage individual and corporate investors to invest in the development, acquisition, and rehabilitation of affordable re housing. The Internal Revenue Service (IRS) allocates federal tax credit to state housing credit agencies, OHFA is Ohio's authorized agency. Each year state agencies release documents outlining their criteria for awarding credits to projects. The developers whose projects have been awarded generally sell their credits to private investors for additional funding. Once a housing project is complete (made available to tenants), investors can claim the LIHTC for a 10 period.

Community Development for All People

55 receiving Federal Income Assistance, 42 Not receiving

Design and Lessons Learned

The design behind Residences at Career Gateway was guided with the goal of creating a pathway from poverty to opportunity while maintaining the socioeconomic diversity of the community. This was done by providing housing that incorporates workforce training leading to employment, further supported by building a bridge between the community and the area's largest employer in Nationwide Children's. OHFA's decision to distribute the LIHTC credits with a focus on workforce development coincided with Nationwide's desire to create an employee base in neighborhood and furthered this effort. The success of the Residences at Career Gateway can be tied to a complete buy-in from the partners involved with the project, as well as the recognition of the connection between housing and healthcare.

From the top down, those at Nationwide Children's recognized that proactively treating the community through stable housing and employment is a financially efficient healthcare strategy. Those who fill the role as major employers and economic engines of communities, such as hospitals, as well as those on the policy side of housing and healthcare, are beginning to understand how community investment can be a financially sustainable and benevolent decision.

Any project that involves urban infill—taking an existing landscape and changing it—will be a large task to undertake. Those at NRP Group, including Senior Vice President of Development Aaron Pechota, noted that when you layer a zoning process, a demolition in a dense neighborhood, and a coordinated effort to fit into the neighborhood, development can become complicated. Due to the relative lack of development in the South Side, the project gained neighborhood support, as the community was happy to see any development.

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