

1. Narrative Description of Project

Liberty52: Community Integration is a **special needs** development that will bring twenty-four **(24) supportive housing units** to the disabled and seniors age 55+. The project's developer, Liberty Housing Development Corp ("LHDC"), **seeks unit-based operating subsidy for 16 units**, which will enable it to charge rents affordable to the extremely low and low income individuals and households within this population. LHDC is a seasoned developer with extensive experience with both developing affordable housing and operating units in accordance with HUD rental subsidy programs. Liberty52 meets many of PHA's goals for the Local Unit-Based Operating Program, including: increasing the number of available, affordable units for disabled and special needs households; fostering PHA's efforts associated with the revitalization of its existing housing stock (Liberty52 is within close proximity of existing PHA units); fostering revitalization of housing in areas targeted by the City of Philadelphia; and increasing the number of available, affordable rental units for extremely low and low-income families. **Please note that Liberty52 also has an active application for eight (8) project based vouchers, which would make the project stronger financially.** The application for the project based vouchers was submitted in the round that ended on September 30th.

Liberty52 is a 9% low income housing tax credit (LIHTC) project for which we will apply for an allocation of tax credits from the Pennsylvania Housing Finance Agency in January. The Project will be built on a currently vacant parcel at 52nd and Poplar Streets (616-36 N. 52nd Street and 5208-28 Poplar Street). The parcel is currently owned by the Philadelphia Redevelopment Authority, which has agreed to sell the property to Liberty Housing Development Corp. Please see the enclosed site control letter at the end of Section 12, Readiness and Project Schedule. **LHDC has full site control and is ready to proceed with an award of tax credits.**

LHDC proposes a unique, but sorely needed combination of units targeted at the disabled (25% of units) and seniors aged 55+ (75% of units). **The project will include 24 new construction units with 6**

for the disabled and 18 for seniors. All units will be 1 bedroom/1 bathroom and the three-story building will be 100% visitable, meeting the overlapping needs of the disabled and senior communities.

The stimulus for Liberty52 came from LHDC's large number of clients—individuals with physical and mental disabilities—who were living in nursing homes. These individuals were uniformly young and desired to live independently, but were residing in nursing homes simply because they were the only available housing options that met their accessibility and supportive service needs. Liberty52 will bring **community-based living opportunities** to these individuals who **seek to live independently rather than in isolation in facilities that predominantly cater to the frail elderly.** Hence the name "Community Integration."

The six fully accessible units will be designed to meet the complete set of needs required of an individual in a wheelchair or with other disabilities that desires to live independently. The units will feature tiled roll-in showers with fully accessible sinks and toilets. The kitchens will enhance wheelchair accessibility by featuring lower countertops, lower stoves, side by side refrigerator/freezers, lower controls for stove hood, accessible pantries in lieu of wall cabinets, and a 5' turning radius on all sides. Low pile carpeting will make it possible to navigate the apartment with ease, and all electrical outlets will be raised and electrical switches lowered for wheelchair accessibility. All doorways will be at least 32" wide and automated doors will be positioned for a barrier free environment. The senior units will also have roll-in showers so that residents may age in place as their mobility needs change over time.

Liberty52 is a **100% visitable** development with no market rate units and in which all units will be low income housing tax credit (LIHTC) units. The development will include a large ground floor community room in which residents can gather, socialize, hold events and workshops on topics specific to the disabled and senior communities, and entertain family and friends. **The community room will also be open to the public,** allowing residents of the neighborhood to hold events and creating opportunities for tenants to socialize with their neighbors. The building will also feature a lounge,

mailroom, property manager's office, laundry room, and computer room/library that will be used for both personal and supportive service purposes. A complete set of architectural plans, including a site plan, floor plans, elevations, and rendering can be found in Tab 5, Site/Layout. Photos of the site on which it will be built can also be found in Tab 5.

The project will set the bar for green building in Philadelphia and will be among the city's first developments to receive **Passive House certification**. Liberty52 will require very little energy to heat and cool to comfortable levels due to the extremely tight building envelope. With energy efficiency at the forefront of the project's design, Liberty52 will include the following sustainable design features:

- Taped zip sheathing on exterior walls and roof
- Rigid insulation at exterior siding
- R-19 wall insulation and R-38 roof insulation
- 10" XPS rigid insulation beneath the concrete slab
- Triple pane windows
- Energy-efficient heat recovery ventilation (HRV) units for fresh air intake
- Energy Star appliances, mechanical equipment, windows, ceiling fans, exhaust fans, and exit signs
- Sensitive site design that directs disturbance away from natural resources
- Water conserving fixtures in bathrooms and kitchens, including 1.2 gpf toilets, 1.5 gpm showerheads and kitchen faucets, and .5 gpm bathroom faucets.
- Low or no-VOC paints, primers, adhesives and sealants, and low formaldehyde wood products to create a healthy indoor environment
- Energy Star roof to reduce "heat island effect" and limit energy use for heating & cooling
- Environmentally preferable flooring (Green Label carpeting)