

Liberty Pass Case Study

Project Information

Project Type: New Multifamily
Mixed Income

Location: Selma, Texas
Rural

**National Green Building Standard
Certification Level:** Silver

Date Completed: 2015

Climate Zone: 3

Specifics

Liberty Pass is a garden-style, mixed-income rental community consisting of 104 luxury-style units in three buildings with a clubhouse that includes amenities, leasing space and associated parking.

Recognizing the need for soldiers returning home from deployment to have quality, affordable housing, Liberty Pass aims to help the wounded veteran market and offers services and amenities designed to focus on their needs.

It is the first affordable community in the city of Selma. It offers 1-, 2-, 3- and 4-bedroom apartments and encourages active community engagement with a multitude of rehabilitative amenities geared towards wounded soldiers. Liberty Pass serves veterans and families at 30%, 50% and 60% of AMI (92% of units), as well as market rate (8% of units).

The property opened its doors in March 2016, at which point 65% of the units had been leased sight unseen. Three months later, the property was 100% leased and remains so today with a waiting list.



Key Features:

- Energy Star refrigerators, dishwashers, washing machines, and bathroom exhaust fans
- 100% high-efficacy unit lighting
- Photo sensors on corridor lighting
- FloorScore certified luxury vinyl flooring
- Low-VOC interior paint and coatings
- Increased comfort through a tight building envelope
- Tenant education about the green features of the apartments provided at the time of leasing and always available at the office
- Project is located near several employment centers, a high school, and a park



Most Valued Features

“NGBS provides a well-rounded, balanced approach to green building in an efficient manner. The program is designed to reach high performance milestones in every aspect of the development process from site selection and layout to ongoing operations and maintenance.

The NGBS program is also an affordable option compared to some of the other certifications in the marketplace and the process is streamlined making it the preferred option for all of our developments.” –Lisa Stephens



All information in this case study was provided by one or more members of the project team.

For information on certifying your project to the NGBS, visit homeinnovation.com/green