



Liberty 52 is a new construction, mixed-use building that provides 28 units of permanent supportive housing.



Lowered counters and appliances like the ones shown in this photo help residents at Liberty 52 live independently.

Enterprise Green Communities 2015 Criteria

LIBERTY 52: STEPHEN F. GOLD COMMUNITY RESIDENCES

Philadelphia, Pennsylvania

Enterprise Green Communities, the standard for sustainable futures, is the only national green building program designed specifically for affordable housing construction. Green building practices lead to healthy, efficient, and environmentally responsible affordable homes, and promote equitable development by giving residents a voice in creating their communities.

CHALLENGE: DEVELOPING SUSTAINABLE AND ACCESSIBLE HOUSING

- Liberty 52: Stephen F. Gold Community Residences provides housing for individuals transitioning from a nursing home, those with intellectual disabilities, and seniors (age 55+), enabling them to live independently.
- Building affordable, permanent supportive housing like Liberty 52 is especially critical in Philadelphia, which has the highest disability rate among the 10 largest cities in the U.S. (22%), almost double the national average.
- The project received low-income housing tax credits through the [Pennsylvania Housing Finance Agency](#), as well as funding from the [Liberty Housing Development Corporation](#), an organization created in response to the lack of accessible, affordable housing services that allow disabled individuals to live independently.
- Built on the corner of 52nd St. and Poplar St. on a long-time city owned vacant lot, Liberty 52 will help foster necessary community revitalization in a historically redlined neighborhood that still is considered one of Philadelphia's most disadvantaged communities

APPROACH: CREATING ACCESSIBLE, HEALTHY SPACES

- Certifying to Enterprise Green Criteria and incorporating Passive House design principles helps this accessible development provide a comfortable, efficient and healthy environment, maximizing residents' well-being, minimizing their energy burden and giving them a safe space in which to flourish.
- Intentional design choices such as accessible routes around the site, and communication enhancements such as Braille signage promote independent living, while design focused on accessible pathways, balanced ventilation and healthy material choices promote resident well-being.
- Dwelling units were designed with accessible ground-floor units and elevator access in upper units, in accordance with the American National Standards Institute (ANSI) A117.1, Type A and ICC/ANSI A117.1, Type B guidelines following Enterprise Green 7.11a. 'Beyond ADA: Universal Design'.



“The building...will be a beacon for accessibility and our Independent Living movement for people with disabilities” — Bianca Wallidin, Executive Director, Liberty Housing Development Corporation

IMPACTS

PROVIDING CLIMATE-READY HOUSING

- Liberty 52 utilized energy efficient products such as ENERGY STAR–certified roofing for 100% of the roofing area, enhancing resiliency against heat stress and promoting passive survivability during power outages.
- An energy recovery ventilator provides energy savings by recycling energy from the building’s exhaust to pretreat outside and ventilation air, reducing the load on the HVAC unit and lessening the energy burden for the entire building.
- Maximum points were earned for Enterprise Green ‘7.a Photovoltaic (PV) panels’ providing 30% of the project’s estimated energy demand and positioning Liberty 52 to be resilient to future climate conditions.

MITIGATING FOR URBAN HEAT ISLAND EFFECT

- [Studies](#) show that historically redlined areas are hotter than non-redlined neighborhoods by up to 13°F – there are fewer cool surfaces, less shade from trees, and more heat absorbing buildings. Higher temperatures are correlated to negative health impacts and higher energy cost burdens for residents.
- Measures were taken to help Liberty 52’s resiliency in the face of rising temperatures. Light-colored, high albedo materials and an open-grid pavement with minimum solar reflectance of 0.3 make up the majority of the site’s hardscape areas, decreasing demand on the project’s cooling systems and provides better outdoor space for residents.

PROJECT INFORMATION

- **Total Enterprise Green Points:** 78 (35 min required)
- **Project Type:** New Construction
- **Year Completed:** 2021
- **AMI:** 28 one-bedroom apartments all for 51-80% AMI.
- **Property Developer/Architect/ Green Building Specialist:** [Thrive Design](#)
- **Syndicator:** [Pennsylvania Housing Agency and Liberty Housing Development Corporation](#)

OPTIONAL GREEN COMMUNITIES CRITERIA ACHIEVED

2.4 Compact Development	5.2a Additional Reductions in Energy Use
2.8 Access to Public Transportation	5.7a Photovoltaic/Solar Hot Water Ready
2.12 Access to Fresh, Local Foods	5.7b Renewable Energy
3.6 Surface Stormwater Management	6.11 Reduced Heat Island Effect: Roofing
3.7 Reducing Heat Island Effect: Paving	6.13 Recycling Storage for Multifamily Project
4.2 Advanced Water Conservation	7.4 Elimination of Combustion within the Conditioned Space

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CONNECT

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