

# 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

## Project Team

**Builder:** Pinnacle Housing Group

**Designer:** Miller Slyaton Architects

**Engineer:** Pape-Dawson Engineers, inc

**Interior Designer:** 5G Studio

**Verifier:** TexEnergy Solutions

## 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.



*A community  
pool encourages  
engagement*

**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](http://homeinnovation.com/green)*



1201 15th Street, NW  
Washington, DC 20005

For more information visit  
[nahb.org/sustainability](http://nahb.org/sustainability)