



**Opening '24  
Doors  
Together**

**Accessible Housing:**

**A Human Right**

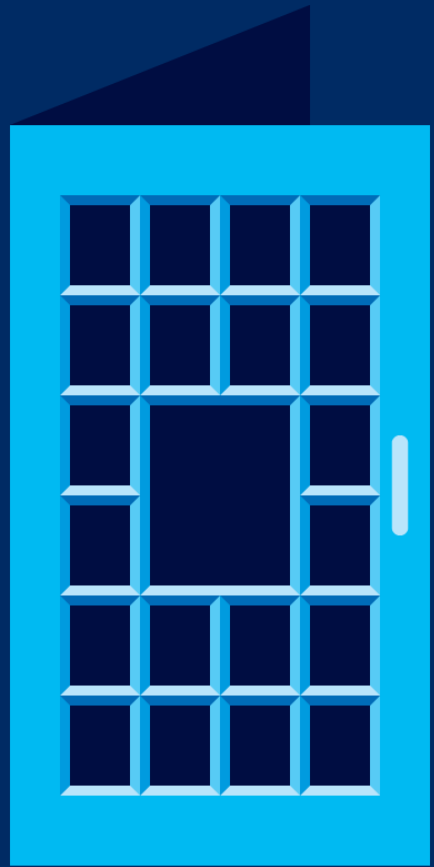
**Inglis Self-Determination Housing of PA  
Statewide Housing Conference**

**Presented By**



**In Partnership With**





# Independent Living Apartment Units: Innovative Collaboration with Affordable Housing Developers

Liberty Housing Development Corp. and The Arc of  
Philadelphia



Accessible Housing: A Human Right

Presented By **HIGHMARK.**   
WHOLECARE.

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**LIBERTY  
HOUSING  
DEVELOPMENT CORP.**

# Who Are We?

- An affordable, accessible **housing nonprofit**
- With an **independent living** mission
- And nearly **100 units** throughout Philadelphia



# LHDC Properties

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- **Liberty Disston**  
4800 Disston Street
- **Liberty Community Integration Program**  
7600 Roosevelt Boulevard
- **Liberty Community Integration Program II**  
Broad and Washington Avenues
- **Liberty Community Integration Program III**  
56th and Vine Streets
- **Welsh Road Condos**  
2628 Welsh Road
- **Stephen F. Gold Community Residences**  
52nd and Poplar Streets



# Housing Counseling

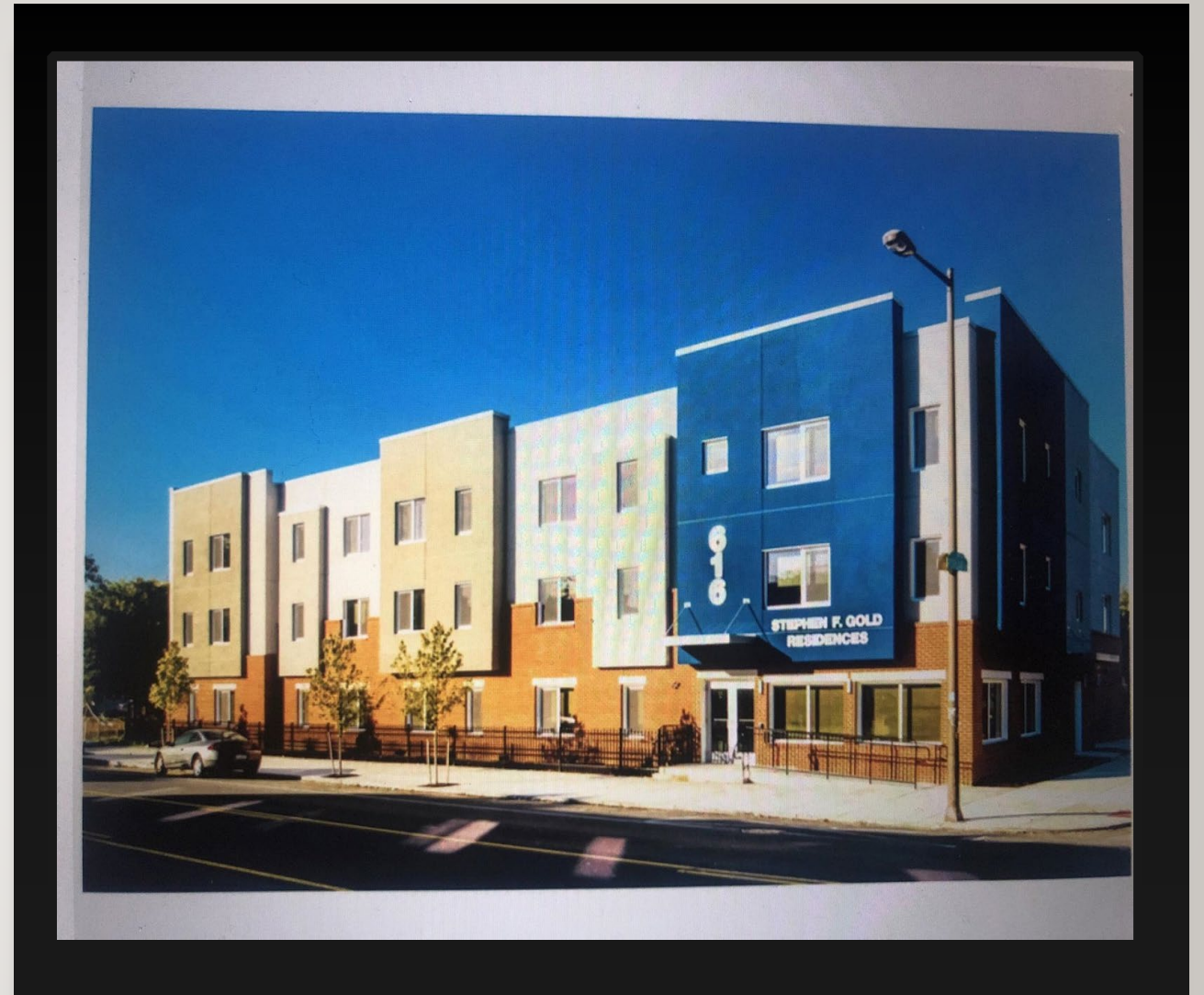
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- Foreclosure prevention
- Mortgage default & delinquency
- Property tax payment plans
- Water lien assistance
- Pre-purchase counseling



# Phase Two

- 3 stories with an elevator
- Community room
- Shared parking lot



## Phase Two (2)

- 22 one-bedroom units
- 9 two-bedroom family units

Of these 31 total units:

- 8 are **mobility accessible**
- 3 are **accessible to the Deaf and Hard of Hearing**





# Developing Affordable Housing for People with Intellectual Disabilities

Roy Diamond, Esq.  
Board President

June 2024

Shane Janick, MPH  
Executive Director

# Multifamily Affordable Housing

**Defined:** A rental or ownership home/apartment intended to be affordable for people who do not have the money to pay the market rent or purchase price.

There is also “naturally occurring” affordable housing.

# History

## 1930s

- Public Housing

## 1970s

- Rent subsidized
- Privately-owned
- Project based rental contracts with HUD  
(Housing Assistance Payment or HAP)



*801 Locust Street*

# History <sup>(2)</sup>

## 1980s

- Low-Income Housing Tax Credit (LIHTC)
- Subsidizing development costs, but not rent or operations
- Approximately 4 Million apartments since 1986.



*Norris Homes V – 1920 North 10th Street*

# “Distinctions” (Disabilities)

Federal law (plus LIHTC incentives) for people with physical distinctions

- 5% or 10% of the apartments in every building
- 2% for people with sight or hearing deficits
- No law for leasing to people with other distinctions
- Set-Aside vs. Preference – HUD Fair Housing

# Intellectual “Distinctions” (Disabilities)

- Utilizing the Federal incentives model
  - Speaks Affordable Housing Developers’ language
- Since there is no law...
  - Financing attracts developers to agreeing to a preference for people with ID

# Inclusion Movement

- Moving away from segregated housing models
  - Disagreement on number of people with ID per apartment complex
  - Integrate options for people with ID in the community
- Developers and property management companies
  - Not versed in IDD or HCBS
- Quality HCBS
  - Comfortability for developers for their residents

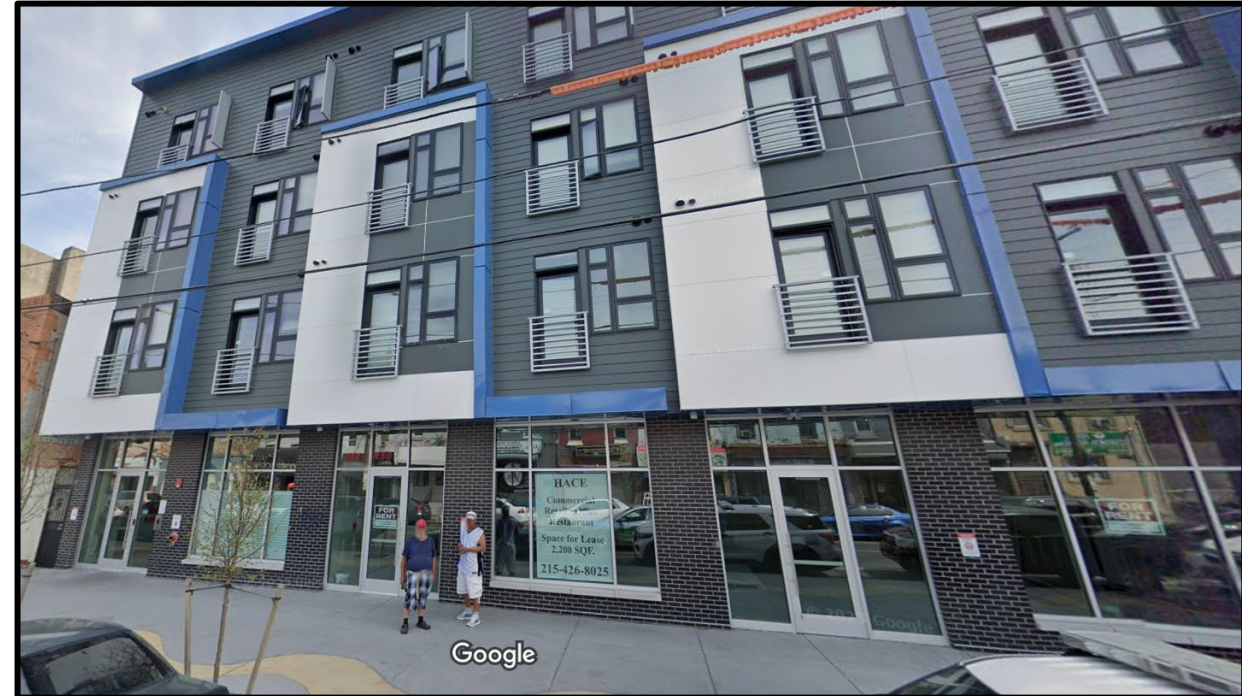
<b>Development Name (Developer)</b>	<b>Location</b>	<b>Number (%) of apartment units with a preference for people with ID</b>
Liberty 52 (Liberty Resources)	52 <sup>nd</sup> and Poplar St West Philadelphia	5 (21%)
Nicole Hines Townhomes (WCRP)	400 E. Wistar St. Northwest Philadelphia	2 (6%)
New Markets West (Mission First)	55 <sup>th</sup> and Market St West Philadelphia	5 (12%)
Rafael Porta-Doria (HACE)	2739 N. 5 <sup>th</sup> St. North Philadelphia	5 (17%)
Dauphin House (Maze Group Dev., Inc.)	Dauphin and Broad North Philadelphia	5 (20%)



# Rafael Porta-Doria



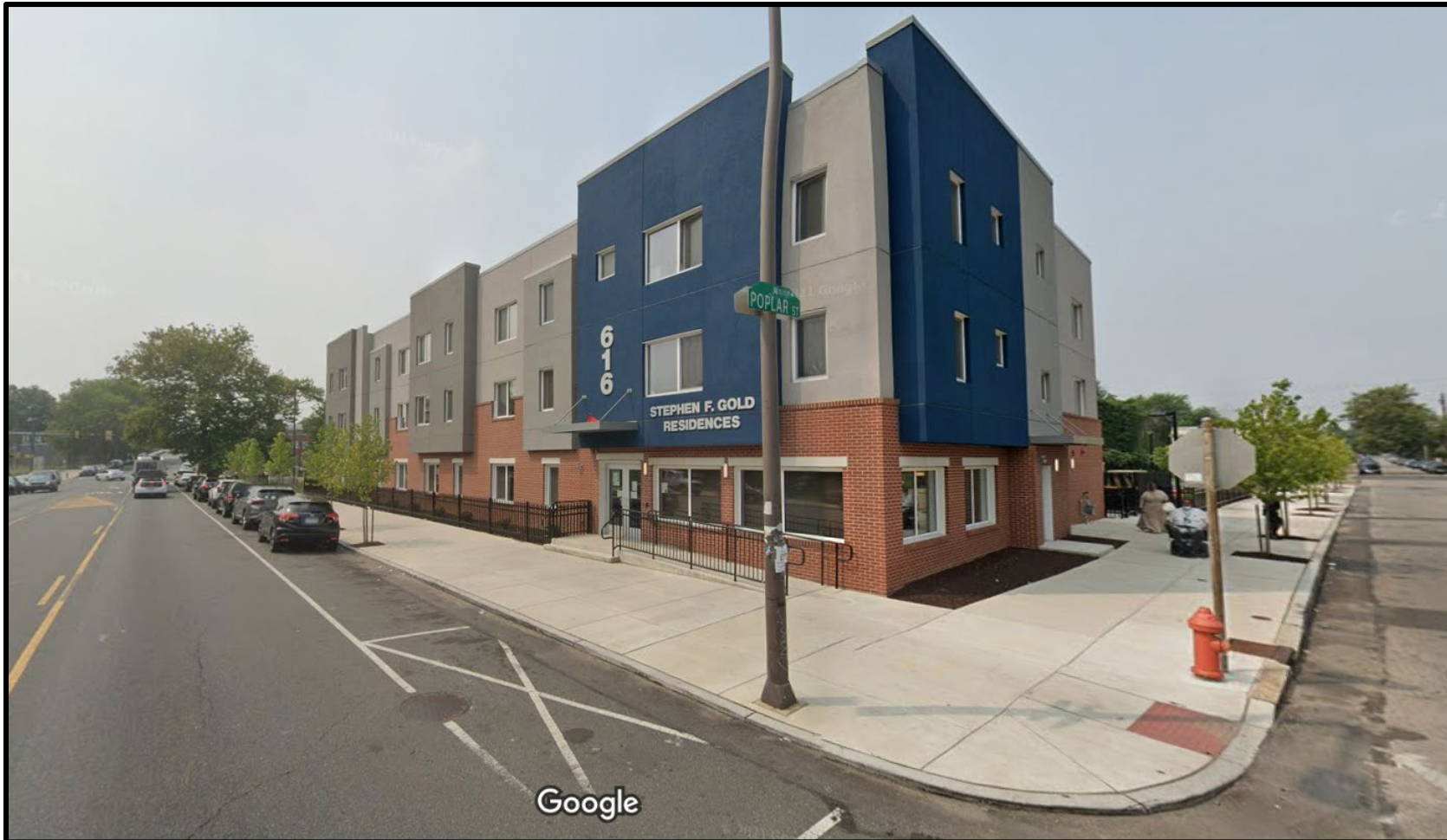
part of the SpArc Philadelphia family of organizations



# Nicole Hines Townhomes



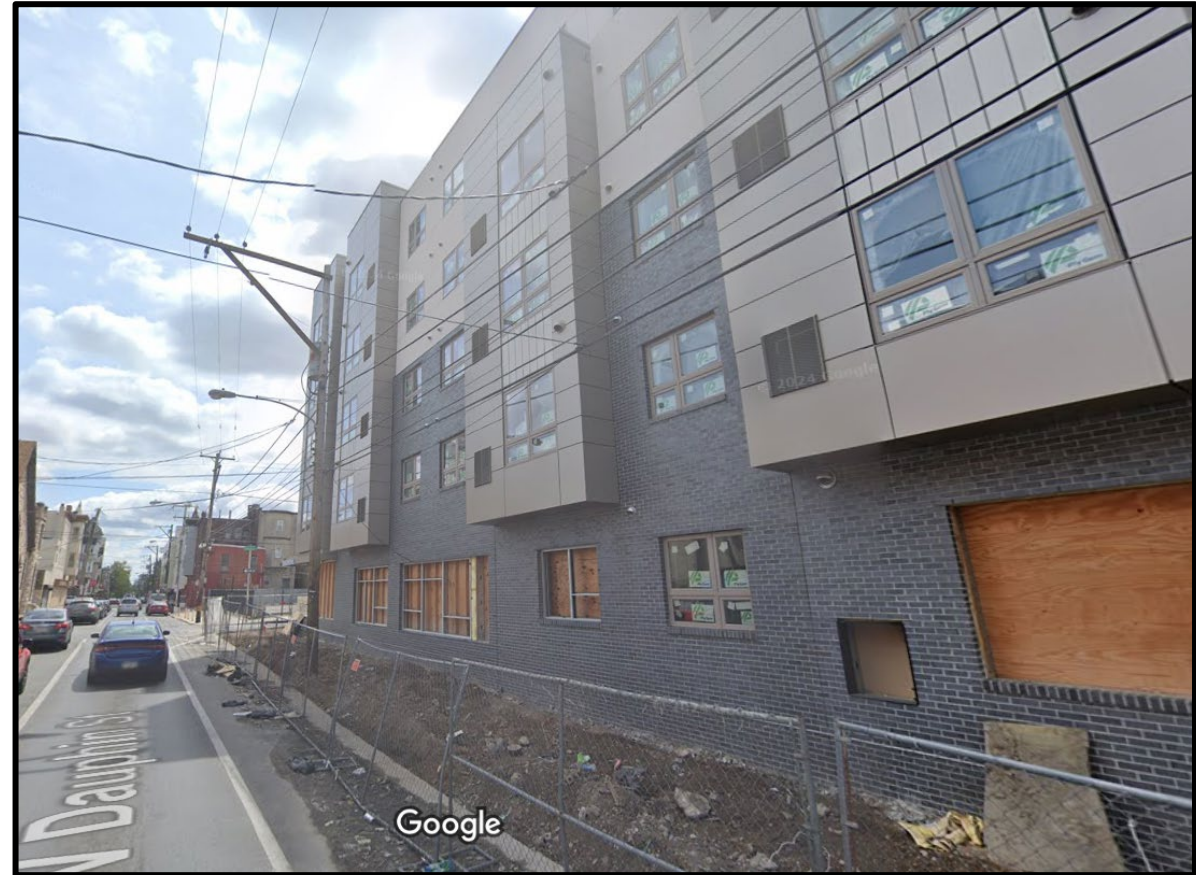
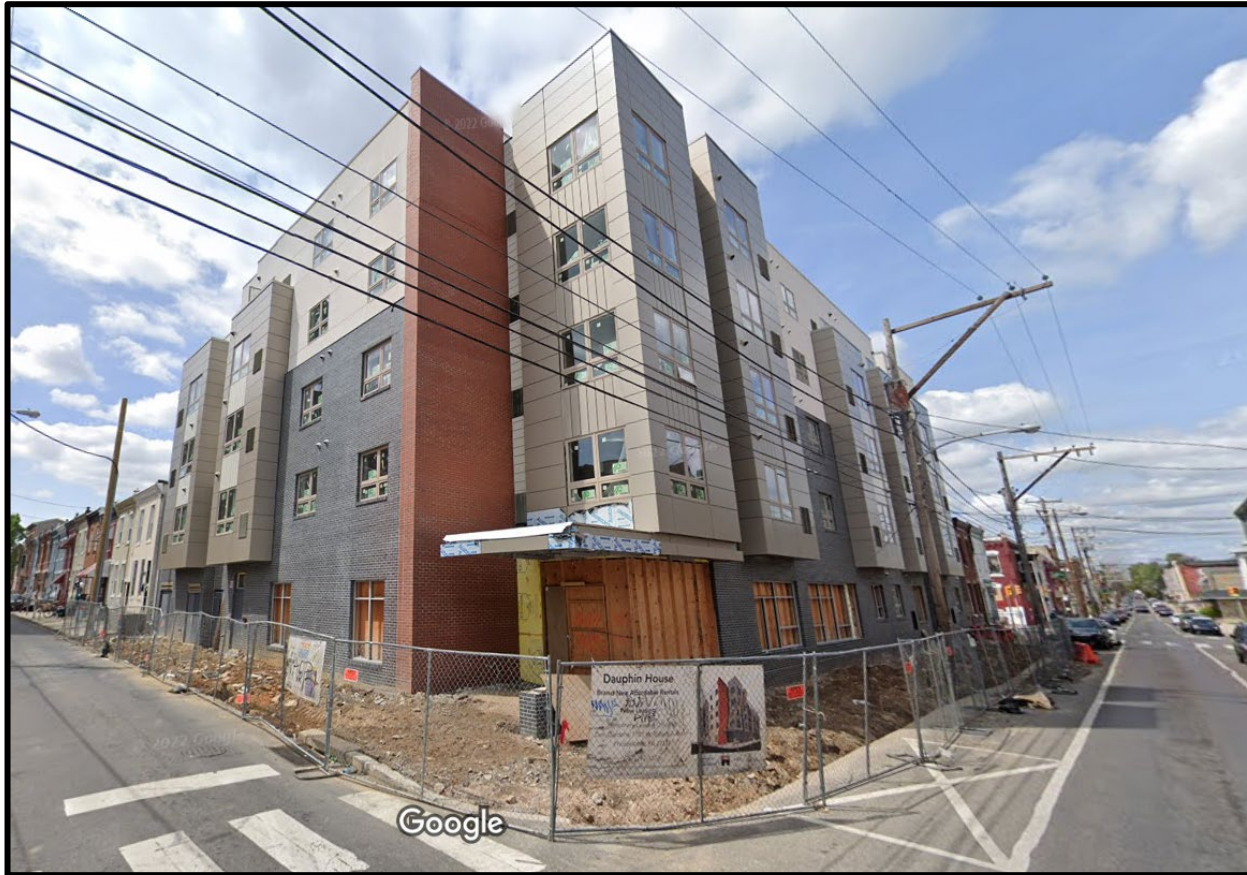
# Liberty 52



# New Markets West



# Dauphin House



# Challenges

- Identifying residents
  - Independent Living units
  - People with PFDS ID Waiver or lesser supportive needs
- Lease-ups timelines
  - Developers move FAST post-construction
- Property Management Companies
  - In-accessible practices/policies for applications

# Successes

- Supports Coordination Organizations (SCOs)
  - Promoting “Independent Living” options to SCOs
- Disability-housing organizations with waitlists
- Once leased – minimal turnover
- Property Management Companies
  - Providing Housing Counseling services

# Questions?



**The Arc**  
of Philadelphia

part of the SpArc Philadelphia  
family of organizations

**Bianca Waliddin**  
**Executive Director**  
**Liberty Resources Housing Corp.**

[BiancaWaliddin@libertyresources.org](mailto:BiancaWaliddin@libertyresources.org)

**Shane Janick, MPH**  
**Executive Director**  
**The Arc of Philadelphia**

[SJanick@ArcPhiladelphia.org](mailto:SJanick@ArcPhiladelphia.org)

*Thank  
you!*



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(Also available in your program book)



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