

Green & Healthy Property Management

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Objectives

- Identify 5 key green and healthy property management practices
- Identify 3 opportunities to save water and reduce moisture problems
- Understand benefits of Smoke Free Housing and key implementation steps
- Identify 3 opportunities to modify contracts to use: Integrated Pest Management and Green Products



Opportunities

- Energy Efficiency
- Water Conservation *

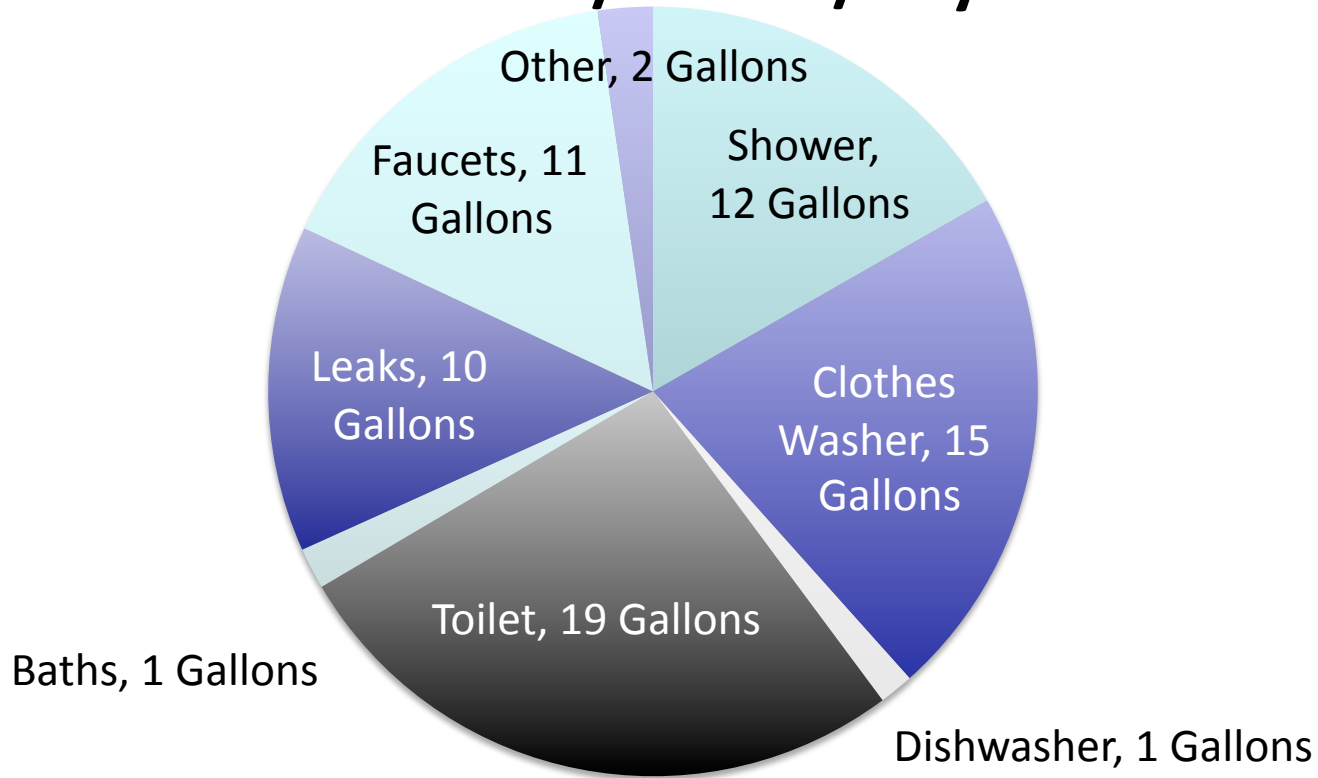
 - Unit actions
 - Laundries
 - Irrigation

- Pest Control *
- Smoke Free Housing *
- Green Cleaning *
- Green Products *
- Waste Reduction & Recycling



What Uses the Most Water?

69 Gallons/Person/Day



Source: American Water Works Association, Drinktap.org 2010 & Handbook of Water Use and Conservation

Tracking Water Use

Water Consumption Gallons /Bedroom

Show Raw Data Add to Dashboard

Name

click for detailed data

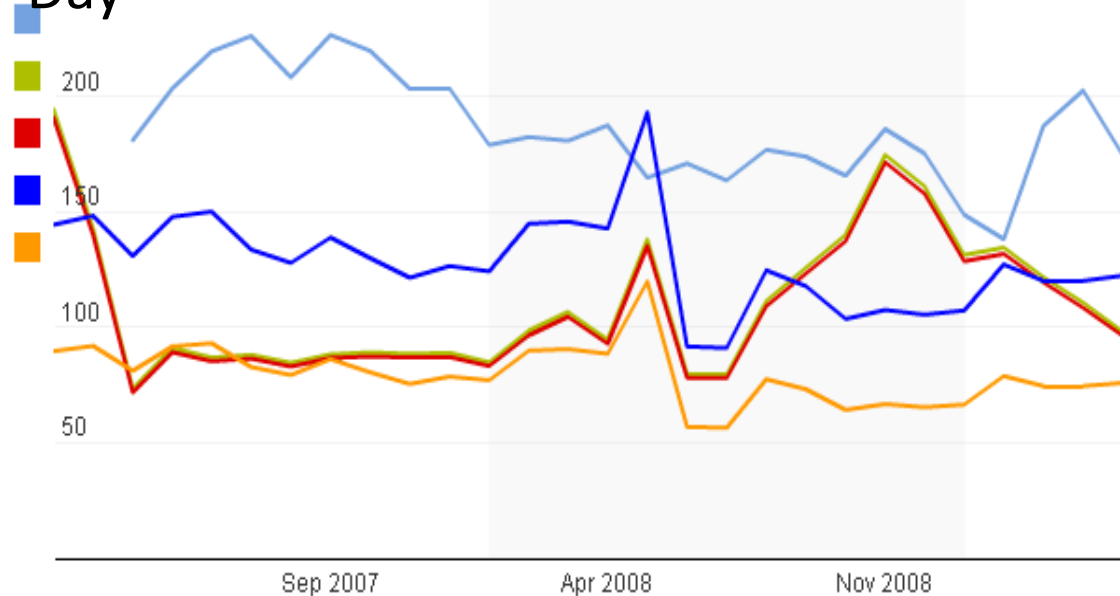
Full-Year Sum

85 Russel Expressway	62,855
43 Pfannerstill Glen	44,669
78 Jaskolski Traf...	43,807
10 Patricia Parkways	40,733
46 Alexa Meadows	25,282

Gallons/Bedroom/ Day

date range: 2 yrs All dates

zoom in: click and drag



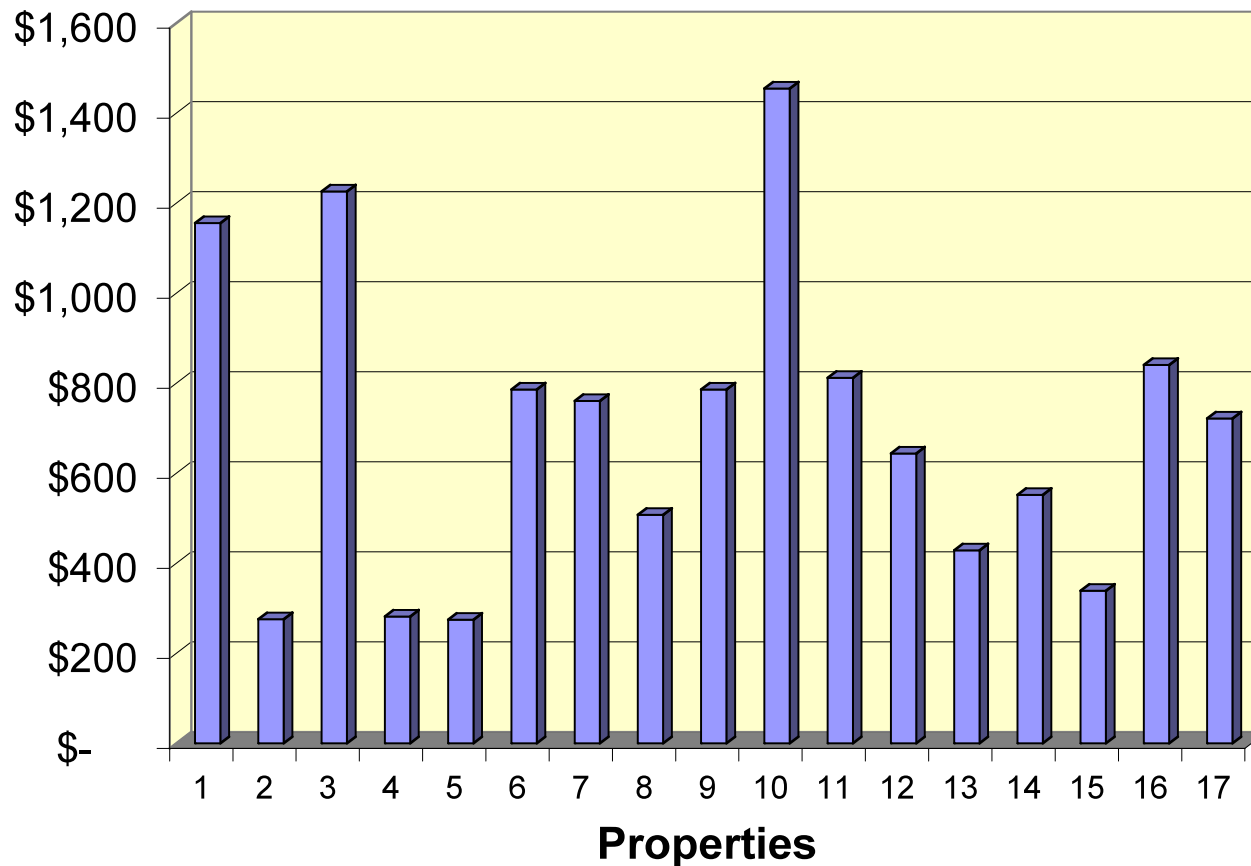
Source:WegoWise



Tracking Water Expenses

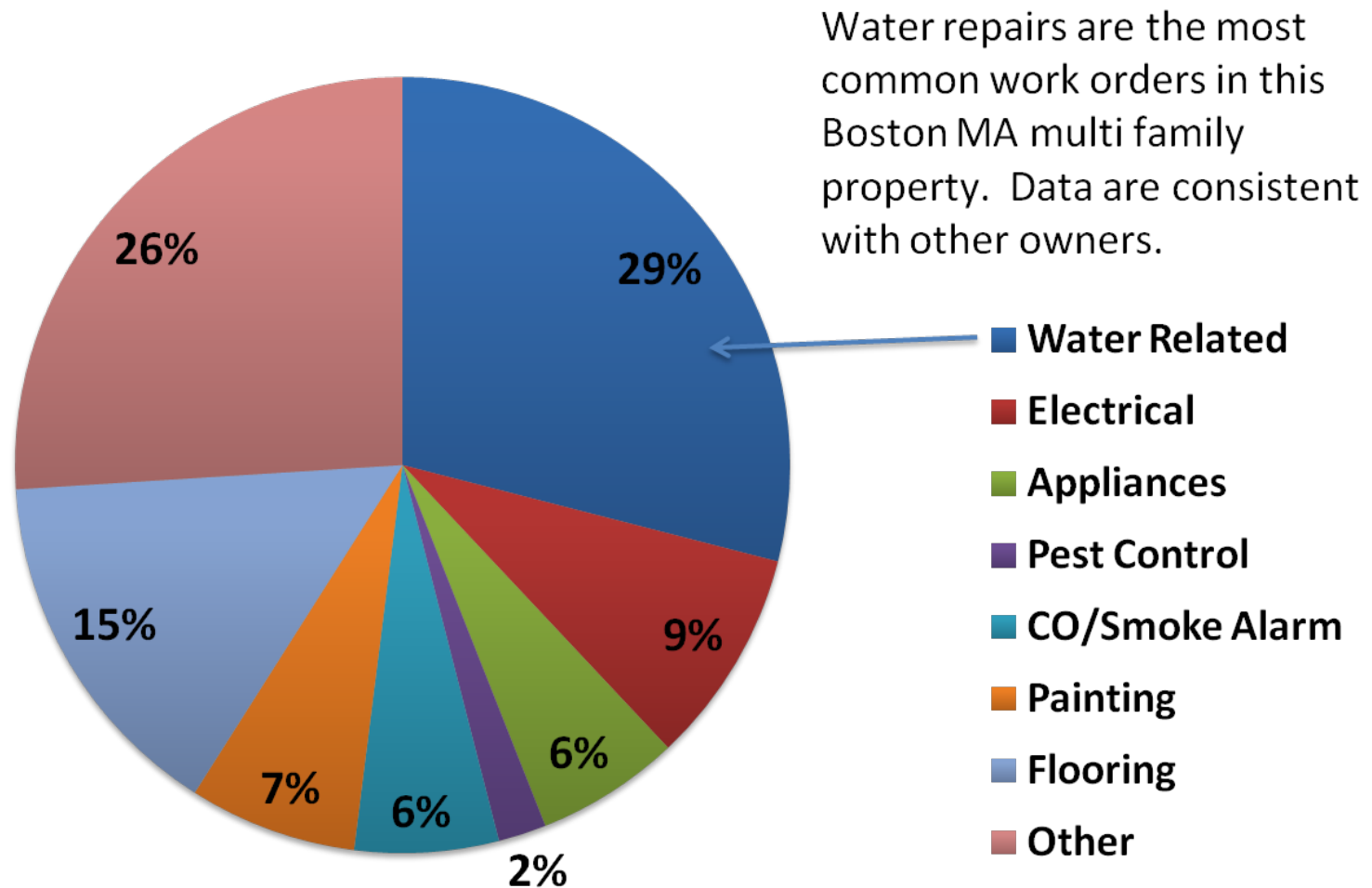
Annual Boston Area Water Expenses per Apartment

If usage is not available, dollars provide clues about extreme use



5 to 1 ratio
in expenses
from about
\$1500/
apartment
to low of
\$300/
apartment

Water Work Orders



Source: Urban Edge Boston MA & The National Center for Healthy Housing



Daily Water Use Targets



Super Water Conserver:
< 44 gallons/person
< 66 gallons/bedroom *



Good Water Conserver:
< 55 gallons/person
< 83 gallons/bedroom*



Poor Water Conserver:
> 55 gallons/person/day
> 83 gallons/bedroom*

* Targets per bedroom assume 1.5 people per bedroom.

Sources: American Water Works Association (2010) & Steven Winter Associates

Water Opportunities

- Toilets < 1.3 gpf;
- Clothes Washer
- Fixtures
 - Faucets < 1.5 gpm
 - Bath faucets < 1 gpm
- Shower Heads < 1.75 gpm
- EPA WaterSense

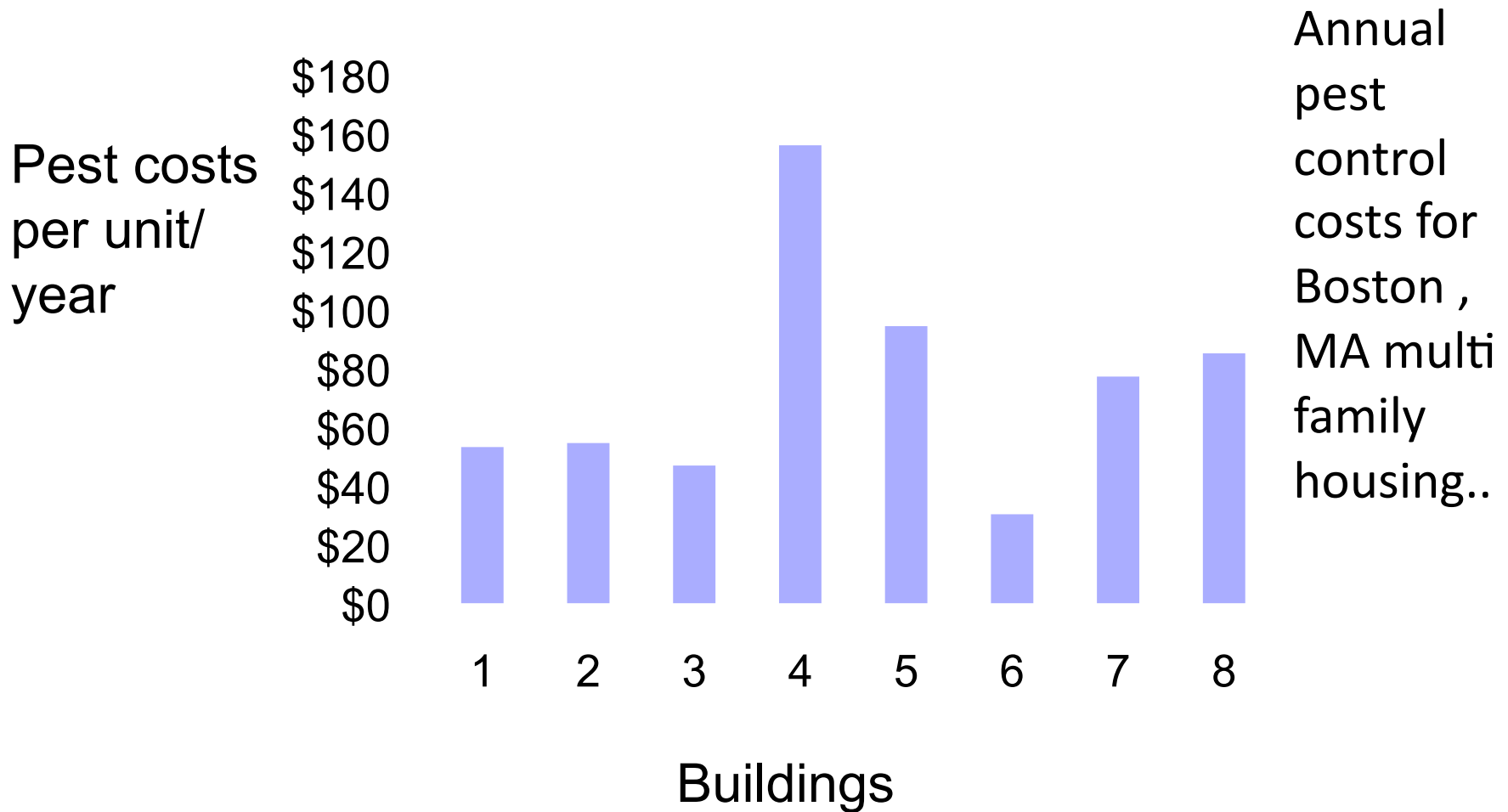


What Would You Do?

Complete Exercise Water Conservation 1

- Review baseline conditions:
 - Water usage 92 gallons/person/day
 - Toilets: 5 gpf (leaking)
 - Showerheads: 4 gpm
 - Kitchen Sink: 2.5 gpm
 - Bath Sink: 2.5 gpm
- What is the water use & payback for the below actions, (use spreadsheet package #1):
 - showerhead 2 gpm
 - kitchen faucet 1.5 gpm
 - bath faucet 1 gpm
 - toilet 3 gpf (assumes flapper repair to 3 gpf existing toilet achieves 3 gpf)

Why Worry About Pests? It Costs Money



Use Integrated Pest Management (IPM)

- Goal: Cost-effectively prevent and address pest problems while minimizing the harm to people, property and the environment.
- Use IPM Certified Workforce:
- Green Pro or Greenshield certified; OR
 - Demonstrate equivalent IPM training
 - www.certifiedgreenpro.org, www.greenshieldcertified.org

Integrated Pest Management

- Monitor pests to understand the problem
- Keep pests out, give them no place to hide
 - Change surrounding landscape
 - Block pest entries, passages, hiding places
- Reduce food availability
 - Practice proper food storage and disposal
 - No dirty dishes in the sink overnight
 - Clean crumbs, grease etc.
- Knock down population
 - Traps
 - Appropriate pesticides

Roach Traps



Seal Holes & Cracks



What You Gain With IPM

- Healthier Residents & Workers: Fewer asthma attacks, less exposure to pesticides, and less of a chance you will take pests home.
- Fewer complaints: A Boston Housing Authority development reduced cockroach work orders by 68% after one year of IPM.
- Fewer pests: You can stop infestations from growing and spreading disease.

Consider Smoke Free Housing

Resident Benefits

- Improves resident health
- Reduces complaints
- Reduces unit transfer requests
- Most tenants want smoke free environments – survey tenants to find out!



Owner Benefits

- Reduce maintenance costs
- Reduce complaints
- Reduce unit transfer
- Reduce unit turnover costs
- Can reduce insurance
- Can increase demand
- Consistent with HUD Guidance

Secondhand Smoke is Deadly

- Secondhand smoke is the third leading cause of preventable death in US, killing 53,000 nonsmokers/year. For every 8 smokers one non smoker is killed.
- Children exposed to secondhand smoke are 44% more likely to suffer from asthma.
- Exposures increases the risk of SIDS.
- 7.3% of persons 65 and older smoke, 70% report a desire to quit.

Source: U.S. Surgeon General (2006), Asthma Regional Council (2006), Smoke Free New England

Tenants Want Smoke Free Environments

- 78% of Maine tenants surveyed prefer smoke free environments.
 - Washington State- nearly 70% of renters very interested or interested in living in smoke-free housing (2003)
 - Los Angeles-Telephone survey 69% favor requiring all apartment buildings to offer nonsmoking sections (2004).
 - Oregon- Portland metro-area survey -- 75% of renters say they would choose a smoke-free rental, "other things being equal".
- **Survey your tenants. Find out what they think.**

Source: Smoke Free New England (2010)

Smoke Free Saves Property Owners Money

The Monetary Impact

Cost to Rehabilitate a Unit Where Smoking is Prohibited vs. a Unit Where Smoking is Allowed

	Non-Smoking	Light Smoking	Heavy Smoking
General Cleaning	\$240	\$500	\$720
Paint	\$170	\$225	\$480
Flooring	\$50	\$950	\$1,425
Appliances	\$60	\$75	\$490
Bathroom	\$40	\$60	\$400
TOTAL	\$560	\$1,810	\$3,515

Data reflects surveys from housing authorities and subsidized housing facilities in New England.
Collected and reported by Smoke-Free Housing New England, 2009.

Source: Source: Smoke Free New England Free Housing New England

Key Steps

1. Make a plan. Start by creating a plan to make the entire residence smoke-free. Consider tenant survey.
2. Hold a Meeting. Gather with tenants to discuss. There may be resistance, but non-smoking tenants have rights under their leases, too.
3. Inform Tenants. Review the legal information concerning your rights and your tenants' rights
4. Amend New Leases. Change the language of your lease to include your new smoke-free policy. When new tenants sign on, your policy will be crystal clear.
5. Promote Your Status. Begin advertising your smoke-free status to gain new tenants who appreciate a clean air environment.

Available Green Choices Reduce VOCs

Cleaning

- GreenSeal or EcoLogo Products. Dfe products are not certified but reviewed.
- Supply microfiber wipes and mops. Use HEPA filtration vacuums.
- Purchase paper products that are either Green Seal certified or Forest Stewardship Council (FSC) certified.

Painting

GreenSeal certified or meet LEED for Homes VOC standards.

- Examples : Sherwin Williams Property Solutions and Benjamin Moore Eco Spec Waterborne.

Flooring

- GreenLabel Plus Carpet (e.g., - Mohawk Everstrand Green Label Plus) or Florescore resilient flooring products (e.g., Armstrong Imperial Textures VCT).
- Smooth and cleanable flooring.
- Entryway mats /grates to capture dust and contaminants.



Greening Work Orders

- Bathroom damage from leaking toilet above, ceiling has peeling paint and has partially come down. Lower unit bath fan is not working well, vanity and flooring damaged due to leak/flood. Old toilet exists in upper unit. Building was constructed in late 1940's. What do you do in the lower unit? What do you do in the upper unit?



New Resources

- Enterprise Green Communities Training
- Local Initiative Support Corporation Green & Healthy Policies and Procedures for Multi Family Housing
- Questions ???
- Contact:
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