Reaching Organizational Sustainability Goals

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Mercy Housing Overview

- Affordable Housing Nonprofit
- ~280 owned properties
- ~18,000 units
- ~16.5M sf (owned)
- 18 States
- Mostly LIHTC, Section 202, Section 8, USDA RD

Mercy Housing Properties By State

- CA: 43%
- WA: 18%
- IL: 7%
- GA: 6%
- CO: 5%
- AZ: 5%
- ID: 4%
- OH: 4%
- KY: 2%
- NE: 2%
- TN: 1%
- IA: 1%
- SD: 1%
- MO: 0%
- NC: 0%
- SC: 0%
- UT: 0%
- WI: 0%
Environmental Commitments

- Enterprise Call to Action
- DOE/HUD - Better Buildings Challenge
- SAHF - The Big Reach
Fitting Sustainability in at Mercy Housing

Sustainability

- Property Operations
- Asset Management
- Development
- Office Practices
- Resident Services
- Geographic Business Centers
How are we getting there?

- Executive Support
- ESAC
- Lead Person
- Team Effort
- Results
- Sea Change
Deep Dive
Low Flow Toilet

- Opportunity Identification – Cold Call!
- Research, research, research
  - Basic info (performance, cost, technology)
  - Others experience/results/trusted sources
  - Questions (older properties, ADA, distance to vertical chase, 10” rough, family apartments, low water pressure...)
  - Skepticism
- Pilot Project
  - LADWP 100% rebate, installed
  - 2 properties, 175 toilets, replaced mostly 1.28 gpf
  - Data Tracking (manual)
- Expanded Pilot
  - 5 more properties (all 100% rebate, installed)
- Product Standardization

The Stealth
Normalized Consumption Results to Date

Average consumption reduction
~ 20%

Compared to same period as previous year
Actual Cost Results to Date

Cost Savings to Date: $3.4K
Cost Avoidance to Date: $3.3K
Total $6.7K ($11.5K annualized)

Compared to same period as previous year

Montclair/Tolton Toilet Comparison

Cost Savings to Date: $1.9K
Cost Avoidance to Date: $1.6K
Total $3.5K (5.3K annualized)
Questions?

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Video 2