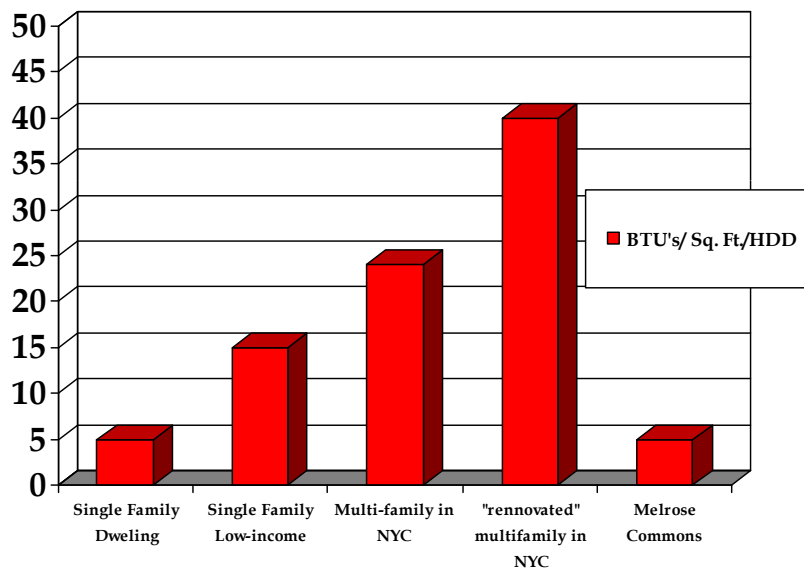


How Do You Approach Property Maintenance

Green and Healthy Property Management
Prepared with Assistance from:
Tohn Environmental Strategies &
Steven Winter Associates



Which Building is Most Efficient?



NeighborWorks
AMERICA

First
ES MF
Bldg →

First
LEED
MF in
← US

1972
MF
Milwaukee
WI →



This Building is efficient because of one person, is it:

A) Seasoned
State →
Bureaucrat



B) Seasoned
Concerned
← Building
Super

NeighborWorks
AMERICA

National Center for
Healthy Housing

The Correct Answer is B)



Although the bureaucrat tried very hard to bury this building in red tape, Frank the super thwarted him with good building maintenance practices & 3 Btu/ft²/HDD



Important goals of green property management:

- Increase comfort
- Increase safety
- Increase efficiency
- Improve durability
- Reduce maintenance
- Save money

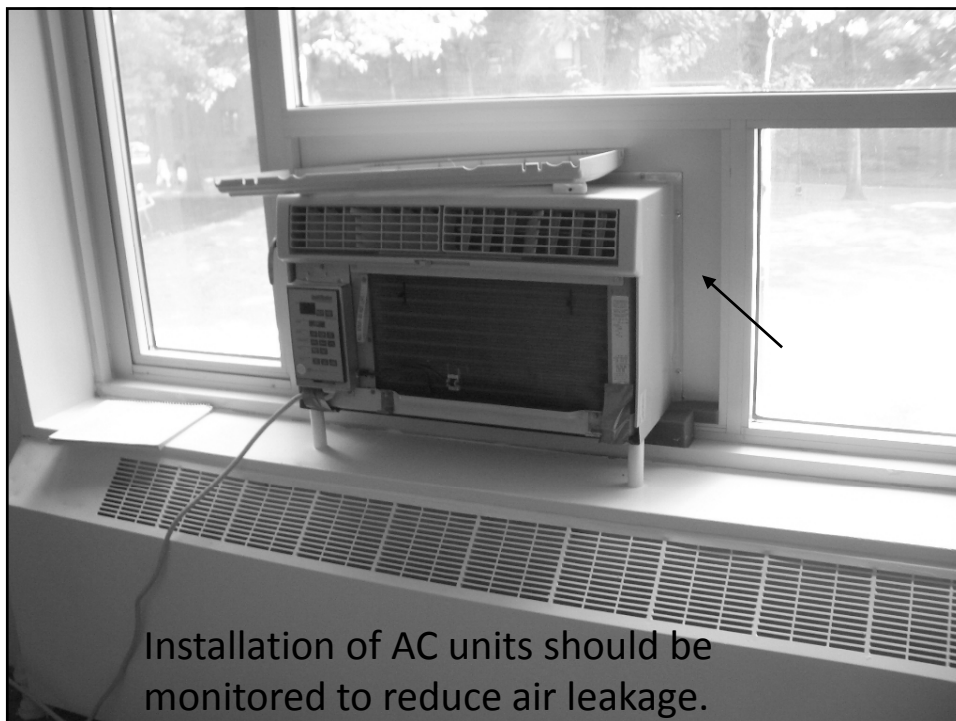


What are your most common maintenance tasks; staff and vendors?



How can you green your practices?





Record Keeping

- Extensive records of all maintenance related actions and energy consumption

AC
Installation
Tracking
Sheet

| Prop | Bldg | Unit | Building | Class | Beds | Baths | R. Code | ID | Status | A/C - CONTRAC | # of Allowed Acs | Number Found |
|------|--------|------|----------|-------|-------------------|-------|---------|----|------------|---------------|------------------|--------------|
| 188 | NVPC20 | 2 | 14-D | 2 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 47.76 | 2 |
| 189 | NVPC20 | 2 | 14-E | 2 | PETER COOPER ROAD | 1 | 1 | 4 | Market | | 0 | 0 |
| 190 | NVPC20 | 2 | 14-F | 2 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 47.76 | 2 |
| 191 | NVPC20 | 2 | 14-G | 2 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 47.76 | 2 |
| 192 | NVPC20 | 2 | 14-H | 2 | PETER COOPER ROAD | 1 | 1 | 10 | Stabilized | | 0 | 2 |
| 193 | NVPC20 | 3 | 01-A | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 194 | NVPC20 | 3 | 01-B | 3 | PETER COOPER ROAD | 2 | 2 | 5 | Market | | 0 | 0 |
| 195 | NVPC20 | 3 | 01-C | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 23.88 | 1 |
| 196 | NVPC20 | 3 | 01-D | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 47.76 | 2 |
| 197 | NVPC20 | 3 | 01-E | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 198 | NVPC20 | 3 | 01-F | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 23.88 | 1 |
| 199 | NVPC20 | 3 | 01-G | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 23.88 | 1 |
| 200 | NVPC20 | 3 | 01-H | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 23.88 | 1 |
| 201 | NVPC20 | 3 | 02-A | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 202 | NVPC20 | 3 | 02-B | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 47.76 | 2 |
| 203 | NVPC20 | 3 | 02-C | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 204 | NVPC20 | 3 | 02-D | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 47.76 | 2 |
| 205 | NVPC20 | 3 | 02-E | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 0 | 0 |
| 206 | NVPC20 | 3 | 02-F | 3 | PETER COOPER ROAD | 2 | 2 | 5 | Market | | 23.88 | 1 |
| 207 | NVPC20 | 3 | 02-G | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 1 |
| 208 | NVPC20 | 3 | 02-H | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 0 | 0 |
| 209 | NVPC20 | 3 | 02-I | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 210 | NVPC20 | 3 | 02-J | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 211 | NVPC20 | 3 | 02-K | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 212 | NVPC20 | 3 | 02-L | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 213 | NVPC20 | 3 | 02-M | 3 | PETER COOPER ROAD | 2 | 2 | 5 | Market | | 0 | 0 |
| 214 | NVPC20 | 3 | 02-N | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 0 | 0 |
| 215 | NVPC20 | 3 | 02-O | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 216 | NVPC20 | 3 | 02-P | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 217 | NVPC20 | 3 | 02-Q | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 218 | NVPC20 | 3 | 02-R | 3 | PETER COOPER ROAD | 2 | 2 | 5 | Market | | 0 | 0 |
| 219 | NVPC20 | 3 | 02-S | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 0 | 0 |
| 220 | NVPC20 | 3 | 02-T | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 221 | NVPC20 | 3 | 02-U | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 222 | NVPC20 | 3 | 02-V | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 223 | NVPC20 | 3 | 02-W | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 224 | NVPC20 | 3 | 02-X | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 225 | NVPC20 | 3 | 02-Y | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 226 | NVPC20 | 3 | 02-Z | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 227 | NVPC20 | 3 | 03-A | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 228 | NVPC20 | 3 | 03-B | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 229 | NVPC20 | 3 | 03-C | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 230 | NVPC20 | 3 | 03-D | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 231 | NVPC20 | 3 | 03-E | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 47.76 | 2 |
| 232 | NVPC20 | 3 | 03-F | 3 | PETER COOPER ROAD | 2 | 2 | 10 | Stabilized | | 47.76 | 2 |
| 233 | NVPC20 | 3 | 03-G | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 234 | NVPC20 | 3 | 03-H | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 235 | NVPC20 | 3 | 03-I | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 236 | NVPC20 | 3 | 03-J | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 0 | 0 |
| 237 | NVPC20 | 3 | 03-K | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 23.88 | 1 |
| 238 | NVPC20 | 3 | 03-L | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 239 | NVPC20 | 3 | 03-M | 3 | PETER COOPER ROAD | 2 | 2 | 5 | Market | | 0 | 0 |
| 240 | NVPC20 | 3 | 03-N | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 0 | 0 |
| 241 | NVPC20 | 3 | 03-O | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 242 | NVPC20 | 3 | 03-P | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 0 | 0 |
| 243 | NVPC20 | 3 | 03-Q | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 244 | NVPC20 | 3 | 03-R | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 245 | NVPC20 | 3 | 03-S | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 246 | NVPC20 | 3 | 03-T | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 23.88 | 1 |
| 247 | NVPC20 | 3 | 03-U | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 248 | NVPC20 | 3 | 03-V | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 47.76 | 2 |
| 249 | NVPC20 | 3 | 03-W | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 47.76 | 2 |
| 250 | NVPC20 | 3 | 03-X | 3 | PETER COOPER ROAD | 2 | 2 | 2 | Stabilized | | 47.76 | 2 |
| 251 | NVPC20 | 3 | 03-Y | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 252 | NVPC20 | 3 | 03-Z | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 47.76 | 2 |
| 253 | NVPC20 | 3 | 04-A | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 47.76 | 2 |
| 254 | NVPC20 | 3 | 04-B | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 47.76 | 2 |
| 255 | NVPC20 | 3 | 04-C | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 47.76 | 2 |
| 256 | NVPC20 | 3 | 04-D | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 23.88 | 1 |
| 257 | NVPC20 | 3 | 04-E | 3 | PETER COOPER ROAD | 1 | 1 | 5 | Market | | 0 | 0 |
| 258 | NVPC20 | 3 | 04-F | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 23.88 | 1 |
| 259 | NVPC20 | 3 | 04-G | 3 | PETER COOPER ROAD | 1 | 1 | 1 | Stabilized | | 23.88 | 1 |
| 260 | NVPC20 | 3 | 04-H | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 261 | NVPC20 | 3 | 04-I | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 262 | NVPC20 | 3 | 04-J | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 263 | NVPC20 | 3 | 04-K | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 264 | NVPC20 | 3 | 04-L | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 265 | NVPC20 | 3 | 04-M | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 266 | NVPC20 | 3 | 04-N | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 267 | NVPC20 | 3 | 04-O | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 268 | NVPC20 | 3 | 04-P | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 269 | NVPC20 | 3 | 04-Q | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 270 | NVPC20 | 3 | 04-R | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 271 | NVPC20 | 3 | 04-S | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 272 | NVPC20 | 3 | 04-T | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 273 | NVPC20 | 3 | 04-U | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 274 | NVPC20 | 3 | 04-V | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 275 | NVPC20 | 3 | 04-W | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 276 | NVPC20 | 3 | 04-X | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 277 | NVPC20 | 3 | 04-Y | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |
| 278 | NVPC20 | 3 | 04-Z | 3 | PETER COOPER ROAD | 2 | 2 | 1 | Stabilized | | 0 | 0 |



Center for
Housing

Check for leaks at
turnover



Implement No
Smoking Policy

