



## 1431 E Street Cooperative Homes

### Washington, DC

#### Positive Cash Flow from Day One

**1431 E Street NE** is a three-story, ten-unit Cooperative located in the Capital Hill area of Washington, DC. It has a total of 8,619 square feet. There is just one water meter for the property so the Cooperative pays all of the costs associated with the water bill. DC Water is the water provider. Over the past few years, water costs had skyrocketed. Thus, as part of its efforts to control costs and conserve water, the **Cooperative**, with the assistance of **University Legal Services**, contacted **Water Management, Inc.** of Alexandria, VA to implement water efficiency upgrades throughout the property.

The work took place on Saturday October 12, 2013. Each home was inspected and necessary upgrades were made to the plumbing fixtures. Most units received Niagara Stealth 0.8 gallon per flush toilets, while units with existing high efficiency toilet were rebuilt with newer parts. In addition to toilet upgrades, all units received new 2.0 gpm (gallon per minute) showerheads, 1.5 gpm kitchen sink faucet aerators, and 1.0 gpm bathroom sink faucet aerators. This work produced immediate results and savings. Water usage has been reduced by 82%. Current usage is now at **67 gallons a day per unit**—down from 425 gallons a day per unit prior to conservation work.

