

National Housing & Rehabilitation Association

# Asset Management Conference

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# CommonBond Communities



CommonBond Communities' mission is to build stable homes, strong futures, and vibrant communities.

We believe home is the foundation for everything in life. Our unique model of combining housing and services helps residents build their best lives.

We serve over 12,500 residents who live in 100 properties in 57 cities in Minnesota, Wisconsin, and Iowa.



# HBN Sustainable Cleaning Products Project

## The Challenge

- Using healthier and sustainable cleaning products at our sites
- Products had to perform equally or better than current products
- Products had to cost equal or less than current products
- Provide a healthier environment for residents and staff

# Process

- Worked with ARS General Cleaning Services and Ferguson Facilities Supply to participate.
- ARS provided a list of products and chemicals and their function currently being used.
- Testing done at Skyline Tower, our largest site, with 504 units and over 850 residents.





# Process

- Ferguson reviewed product list and researched replacements.
- Ferguson provided Green Certified replacement products for majority of building cleaning needs.
- ARS and Ferguson worked together to test replacement products from two manufactures-3M & Diversey.
- After structured testing and reviews of replacement product criteria, Diversey selected.



# Testing

- Used healthier products in daily cleaning areas-flooring, carpet, windows, walls, etc.
- Held regular team meetings to review products, performance, feedback, and results.
- Continued to look for healthier products to test for certain areas like oven cleaners and degreasers.

# Test Findings

- Consolidation of products – number of products required for cleaning went from 28 to 11.
- Dispensing system meant less waste, more economic usage, ease of replenishing stock.



- There are healthier cleaning products that can perform well and are comparably priced!





## Where we are now and next steps

- Switched supply vendor - lost discount
- ARS cleaning increased education
- ARS minimizes number of products and uses dispensing system
- Have not rolled out to all other sites yet