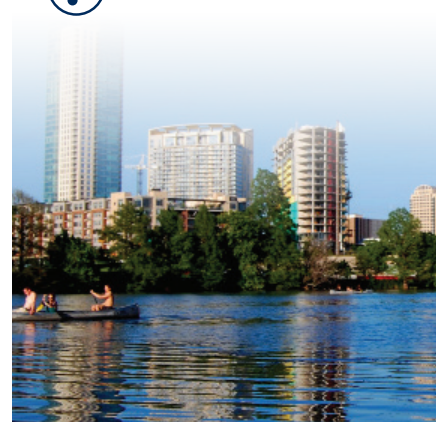




# CASE STUDY

Bluebonnet Studios  
Austin, Texas



## BLUEBONNET STUDIOS PROVIDES A SUSTAINABLE SOLUTION TO AUSTIN'S AFFORDABLE HOUSING - WATER CONSUMPTION 56% LOWER THAN STANDARD WATER USE.

Plumbing costs indicate Bluebonnet residents use only 1.21 million gallons of water annually, as opposed to industry standard rates of 2.02 million gallons.

### LIVING AFFORDABLY AND SUSTAINABLY

Foundation Communities creates healthy and sustainable affordable housing for low-income Texans. The construction of cutting-edge communities like Bluebonnet Studios in Austin, Texas, has helped Foundation Communities surpass the ambitious goal to reduce their portfolio-wide water consumption by 20%.

### THE PRODUCTS

For over 4 years, Foundation Communities has committed to using Niagara toilets in combination with low-flow showerheads and aerators in order to reduce water consumption. Bluebonnet Studios was no exception.

The Original Stealth with patented Stealth Technology boasts the lowest gallons per flush on the market; flushing at just 0.8 GPF each time. Niagara's flush works better and wastes nothing.

### RESULTS

Installation of Niagara products took place just a short while before the property opened to residents in 2017. Since then, minimal maintenance has occurred, and residents have used the toilets with ease.

Bluebonnet Studios has a cistern on the property that collects and provides all water needed for irrigation, so every dollar spent on water is a representation of true plumbing needs. In the course of a year, 107 residents used only 1.21 million gallons of water, which amounted to \$22,964 in utility costs. Compared to the standard 2.76 GPF toilet, this saved residents roughly 925,000 gallons of water.

"As an organization, we value green building standards. In both old and new properties, Niagara toilets have been able to **CUT PROPERTY WATER USE IN HALF.**"

**KATELYNN ESSIG**  
SUSTAINABILITY MANAGER