



Smart Leak Detection **Technology**__

Helping Public Housing Reduce **Water Waste** & Lower Costs



Housing Authority of the City of Los Angeles, Los Angeles



■ IMPACT

7M gallons
of **water saved** annually.

26% average
decrease in toilet leak volume.

501 leak events
detected and repaired in 2024.

■ PROJECT DESCRIPTION

The Housing Authority of the City of Los Angeles provides affordable housing to thousands of Angelenos and is committed to improving sustainability. One of the biggest challenges for multifamily housing managers is hidden water waste, especially toilet leaks that often go unnoticed or unreported by tenants.

To tackle this issue, HACLA partnered with Sensor Industries, the Pacific Institute, Bonneville Environmental Foundation, Los Angeles Better Buildings Challenge, the Los Angeles Department of Water and Power, and Metropolitan's Water Savings Incentive Program to install nearly 2,000 smart leak detection sensors across eight properties.

Since launching, the system has flagged 501 leak events that were promptly fixed by maintenance teams, preventing further waste and costly damage. HACLA has seen reduced water use across the project sites, water bills decreased an average of 10% in 2024 and there was a 26% drop in toilet leaks compared to 2023. Metropolitan contributed \$18,000 in incentives to help fund the work.

HACLA residents support the efforts: A 2023 resident survey revealed that 91% were concerned about California's water scarcity, and 85% said they are happy to live in a building taking action to save water. This project demonstrates that smart water technology can make a huge impact in public housing, ensuring that limited resources are used efficiently while also improving the living conditions of residents.

■ PROJECT BENEFITS

- Reduces water waste by identifying leaks, sending maintenance notifications and tracking completed repairs.
- Lowers water bills for public housing properties and boosts tenant satisfaction.
- Provides a model for how multifamily housing managers can conserve water with cost-efficient technology-based solutions.

