

## **Ten Laundry Room Tips Every Owner Should Know by the Multi-housing Laundry Association**

A community area laundry room can be a valuable amenity for any apartment complex. The following tips are a good start to making laundry facilities appealing to residents, while providing property owners with a valuable leasing tool.

- 1. Convenience is the Key:** The primary design consideration of a laundry room must be the convenience to residents. Community area laundry rooms should be located near main traffic areas. A good rule of thumb is to place laundry facilities within 250 feet of any unit, and preferable on the same floor. This may mean having several smaller rooms, rather than one large, centralized one. It all comes down to location!
- 2. Make it Safe:** The safety and security of your property, including the laundry room, are key factors in resident satisfaction. Taking a few extra measures such as placing the community area laundry room in a well-lit and adequately visible location goes a long way in promoting resident safety. Also consider making the room accessible only to residents by placing locks on laundry facility doors.
- 3. Keep a Clean Area:** Residents shouldn't have to endure dirty laundry areas. To ensure cleanliness, arrange regularly scheduled cleaning of the facility. Provide plenty of lined trashcans to encourage resident participation in keeping the area clean.
- 4. Make Sure Equipment Works:** To maintain the value of your community area laundry room, the laundry equipment should be checked regularly to ensure it is in proper working order. This will guarantee that laundry equipment will always be ready for resident use. Encourage residents to immediately report when equipment is not working properly.
- 5. Keep Costs Down:** Laundry is something everyone has to do, and making it affordable is one way to keep residents doing their laundry on the property. By charging reasonable fees for washer and dryer usage, you'll see an increase in resident retention.
- 6. Supply Enough Machines:** Having the right amount of washers and dryers in a community area laundry room reduces wait time and increases resident satisfaction. The demographic make-up of your property will help determine the number of machines you'll need; your professional MLA laundry route operator can assist you with this decision.
- 7. Add Technology:** Technology is finding its way into the laundry room, making laundry easier and more convenient for residents. One new innovation includes a card system, rather than coin-operated machines.
- 8. Enhance the Social Element:** Community area laundry rooms are a place where residents socialize. Laundry facilities are an extension of a resident's homes, and they are used more often than the leasing office or lounge area. With a few added amenities like ample seating, you can promote a sense of community and develop the social aspect of the community area laundry room.
- 9. Brighten Up:** Laundry rooms should be inviting and attractive! A fresh coat of paint will go a long way in brightening up a laundry room. Select a color that goes with the overall design and color scheme of your property. Also, by simply updating a room's lighting, you can increase security and enhance the cosmetics appearance of the laundry facility.

**10. Accessorize with Amenities:** Laundry rooms don't have to be boring places! Providing a source of entertainment, including TVs or stereos can make the laundry facility a more enjoyable place to be and stay while clothes are getting clean.

*For more information, visit the Multi-housing Laundry Association at [www.mla-online.com](http://www.mla-online.com). Reprinted with permission from Metro Apartment Manager.*