

MULTI-DWELLING RECYCLING

SWAC Meeting

April 23, 2013

City of Hartford Thoughts

MULTI-DWELLING DEFINED

- ◉ Larger than 7 units
- ◉ Usually not owner occupied, investment
- ◉ Absentee landlords
- ◉ Managed by Property Management Firm
- ◉ Rentals, Housing Authority, condominiums
- ◉ ISSUE 1: Detachment of Owners
- ◉ ISSUE 2: Transiency 33% every 5 years
- ◉ ISSUE 3: Private Haulers and Brokers

MULTI-DWELLING RESIDENTIAL

- ◉ Provide safe, clean housing
- ◉ Pay taxes
- ◉ Know laws
- ◉ Challenging with vector control, crime.
- ◉ High taxes in Hartford
- ◉ Local building code, health code, zoning, fire code, etc. there is question about full understanding

Roles & Responsibilities

Issues

MULTI- DWELLING: SOLID WASTE MANAGEMENT

- ◉ Local ordinances spell out
- ◉ Critical and costly component of property management
- ◉ Site plan requirements
- ◉ No environmental impact allowed such as accumulation of waste
- ◉ Ignored or minimal adherence
- ◉ Hauler costs, non-payment
- ◉ Collection systems not meeting needs of facilities or recycling requirements
- ◉ Accumulation of msw, bulky waste, illegal dumping

Local Requirements

Issues

OTHER ISSUES

- Great need for technical assistance
- No ability to conduct waste audits
- Cost and ability for owners to change haulers
- Brokers increasingly play a role of controlling hauler costs regardless of collection system
- Haulers faced with brokers can't play a role in offering TA or WA
- Private firms like Quest service large clients
- Existing facilities cannot accommodate containers for diversion
- Labor intensive for custodial staff expecting design of system and sustainability
- Limits to enforcement capabilities
- Tenants - challenge to affect behavior, although growing green tenants are challenging owners

ROLE OF GOVERNMENT

Educate:

Through notices, featuring model businesses, asking private sector to create peer-to-peer mentoring programs, offering statewide seminars, initiating sector dialogues - with BOMA, incentives—Hartford offers free on-site residential e-waste events, Goodwill and shoe box recycling.

Enforce:

Notices, NOVs, respond to green tenant complaints.

THE KEY is that resources are limited and core service must go to 1-6 family buildings mandated to receive service from DPW. We cannot assume responsibility for SW planning with multi-dwelling residential housing.

- ◉ What does educating really mean?
- ◉ Should government reach out to industry associations to insure the development of TA and WA consultation service to their members?
- ◉ What does enforcement mean?
- ◉ Should government require solid waste plans?

MULTI-DWELLING: NEXT STEPS

- ◉ Engage and make accountable sector associations to develop solid waste planning and consultation services for members.
- ◉ Create requirements for submission of solid waste management plans as part of local-state laws and NOVs.
- ◉ Role of CRC -DEEP to find best or new practices.
- ◉ Statewide approach rather than municipal.