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

Roles & Responsibilities

- Provide safe, clean housing
- Pay taxes
- Know laws

Issues

- Challenging with vector control, crime.
- High taxes in Hartford
- Local building code, health code, zoning, fire code, etc. there is question about full understanding
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
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.