


Austin's URO Multifamily Demographics

- AE Data – 55% of residences in Austin are rental apartments and condos.
- MF Demographics:

Age of Householder	15-34	35-64	65+
Multifamily households	20.2%	14.2%	2.9%
Single family households	13.1%	37.9%	10.1%

Source: 2013 – 2017 American Community Survey 5-year Estimates

- About 1,800 multifamily properties are affected by the URO.

7 

URO and Multifamily Recycling Capacity




MF: Capacity Data

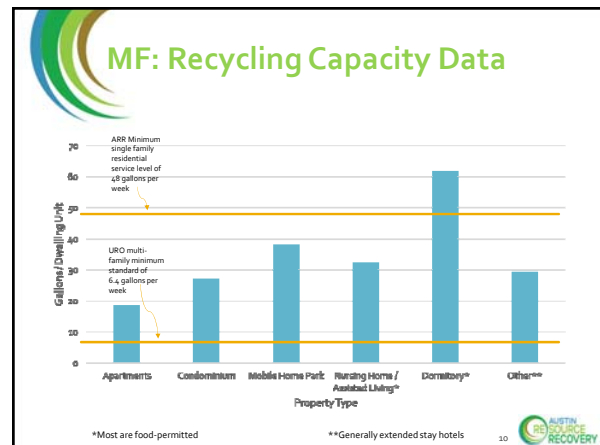
ADP reported data (FY 2018):

- Average multifamily diversion rate: 20.8%*
- Average gallons/dwelling unit: 22 gal
- Properties reported composting: 32 (2%)

Note: ARR service minimum capacity = 48 gal/dwelling unit

*estimate based on self-reported capacity from 2018 ADPs

9 




MF: Capacity Complaints

"The complex only includes one large dumpster for recyclables and it's always overflowing. More dumpsters or more frequent pickups are needed."

"We have a recycling dumpster but it's only one for the whole community. It's often overflowing and there's recycling on the ground everywhere that eventually gets put into the garbage."

"There's only 2 household sized bins that get filled up in the first 2 days after they are emptied because there's about 40 families living in the complex sharing 2 bins."

11 

Examples of compliant properties

12 



Other Cities: MF Recycling

- Dallas, TX: 11 gal/unit/week
- Fort Worth / San Antonio, TX: Containers of "appropriate size", and service "frequency sufficient to avoid overflowing"
- Portland, OR: Container "volume required to maintain clean, effective, and successful collection area"
- Boulder, CO: Containers must be of "adequate size and number to prevent recyclables and compostables from being mixed with trash."

URO and Multifamily Composting

Multifamily Composting

- Organics Diversion only required for food-permitted businesses
- 32 properties reported organics diversion on FY 2018 Annual Diversion Plan (2%)

Onsite Options at Multifamily

- Composting provided by properties:
 - Back-of-house only composting at cafeterias
 - Onsite compost piles / tumblers in gardens
 - Valet compost service – opt-in (limited participation)
 - Full service composting available to all tenants (very few cases)

Existing community options for multifamily tenants

- Community garden drop-off
- Farmers' market drop-offs
- Home composting systems (rebate eligible)

Other Cities: MF Organics

- Boulder – Multifamily owners required to separate recyclable and compostable material from trash [private haulers]
- Seattle – Required recycling of food waste, compostable paper, and yard waste [City-contracted hauler]
- New York, NY – Requires all organic waste to be separated [City managed hauling]
- The state of California requires organics diversion for all municipalities [hauling type varies]



Other Cities: MF Organics

- Several cities offer centralized food waste drop-offs
 - DC – farmers' market drop offs in each ward
 - Charlottesville, VA – drop-offs at farmers' markets and unmanned drop-offs
 - NYC – farmers' market drop-offs



Next Steps



Next Steps

- Align recycling capacity requirements
- Pilot and test impacts of organics diversion at/for multifamily properties



URO Committee
City Staff Liaison

Elizabeth Nelson, Planner Senior
Elizabeth.Nelson@austintexas.gov
512.974.6492



Ch 15-6 Administrative Rules

8.5.1.1 Capacity Performance Standards

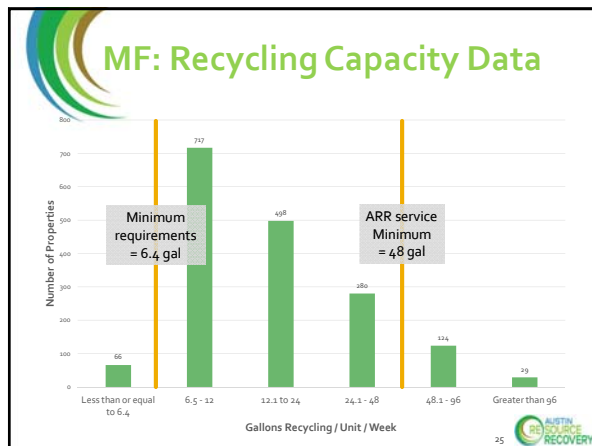
8.5.1.1.1 Minimum recycling service capacities are established to ensure that adequate storage capacity and collection service is available for diverting recyclable and compostable materials onsite from disposal.

8.5.1.1.2 Multifamily properties—Responsible Parties shall ensure that onsite recycling services have a minimum of 6.4 gallons of recycling capacity per dwelling per week. The following weekly capacity equivalencies and requirements are established for the purpose of these Rules (one (1) cubic yard equals 202 gallons):

8.5.1.1.2.1 One cubic yard per 32 dwelling units per week.

8.5.1.1.2.2 One 96-gallon cart per fifteen (15) dwelling units per week.





MF: FY18 Complaints

- 39 total complaints about MF properties
- 12 capacity-related complaints were about already-compliant properties
 - Opportunity for improved education
 - Overflowing containers observed

26