

ROUNDTABLE SERIES

Presented By: Irene Alonso, Strategic Communications Manager



OC Waste & Recycling
COUNTY OF ORANGE
Our Community. Our Commitment.

**SB 1383 Multifamily Compliance:
Regional Assessment**



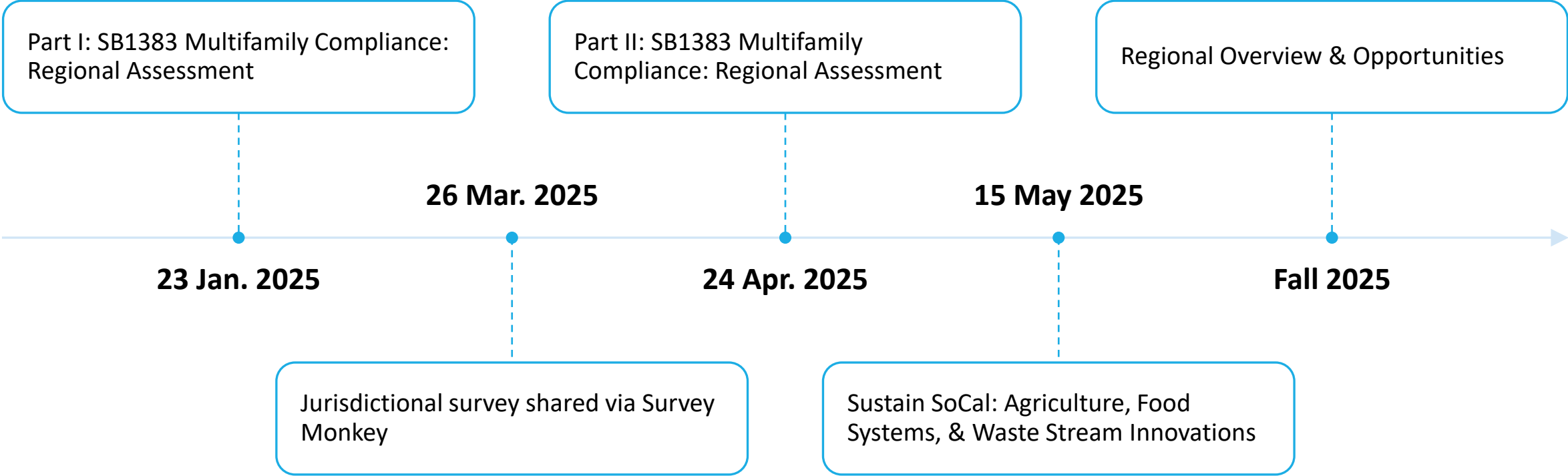
Roundtable Series

SB1383 MULTIFAMILY COMPLIANCE: REGIONAL ASSESSMENT



Sustain
Southern California

Timeline





Part I:

SB1383 MULTIFAMILY
COMPLIANCE: REGIONAL
ASSESSMENT

Residents & Education Strategies



Challenges

- High turnover for both staff and residents
- Residents find messaging confusing and inconsistent
- The “ick” factor hinders participation
- Behavior modification takes time, repetitive
- Fining all residents can be seen as collective punishment, discourages participation
- Paperless billing

Solutions & Opportunities

- Residents vs. Property Managers
- Boots on the ground
- Getting PMs to take ownership of the program and communicate with residents is often most successful
- Social media, library presence, tabling, distributing pails door-to-door, neighborhood meetings, and videos effective
- More education and innovation to address “ick” factor

Property Managers



Challenges

- Property manager involvement difficult/resistant
- Mom & Pop owners
- Space/site



Solutions & Opportunities

- Involve maintenance crew for monitoring and enforcement
- Install QR codes on bins that allow residents to report directly to PMs or view location policies. Could be anonymous and accessible to CalRecycle or jurisdictions as well to ensure data sharing.
- Creative opportunities through hauler technology and in resident proximity
- Property management associations/events
- Shared jurisdictional outreach

Space Constraints



Challenges

- Lack of space to add bins and/or enclosures
- Building additional enclosures can take up parking spaces
- Lack of proximity discourages participation
- Smaller units requiring a 3-bin system lack sufficient space for an additional bin
- Size of the organics bin is more than needed

Solutions & Opportunities

- Allowing for and facilitate bin-share agreements between neighbors.
- Permitting pop-up enclosures
- Clear wayfinding signage for enclosures at a distance
- Adding organic waste trash chutes or technology to new developments

Enforcement & Reporting



Challenges

- Lack of resources to monitor and document.
- Property managers don't have the capacity to educate all residents
- Haulers can't track down every property manager and enforce
- Jurisdictions don't have enough manpower to report/fine
- Varying franchise agreements, no one-size-fits-all approach (haulers/code enforcement/combination)
- NOV outreach
- Lack of reporting guidance

Solutions & Opportunities

- Consistent monitoring and enforcement.
When issuing a NOV, include implementation record and a compliance checklist.
- 4 C's: Convenience, Clarity, Communication, & Consistency
- Software options to streamline data collection and process
- CalRecycle representative review

Innovation: Public/Private Partnerships



Challenges

- Innovation varies by jurisdiction. Example: Compostable bags
- Overall need to facilitate better public private partnerships.



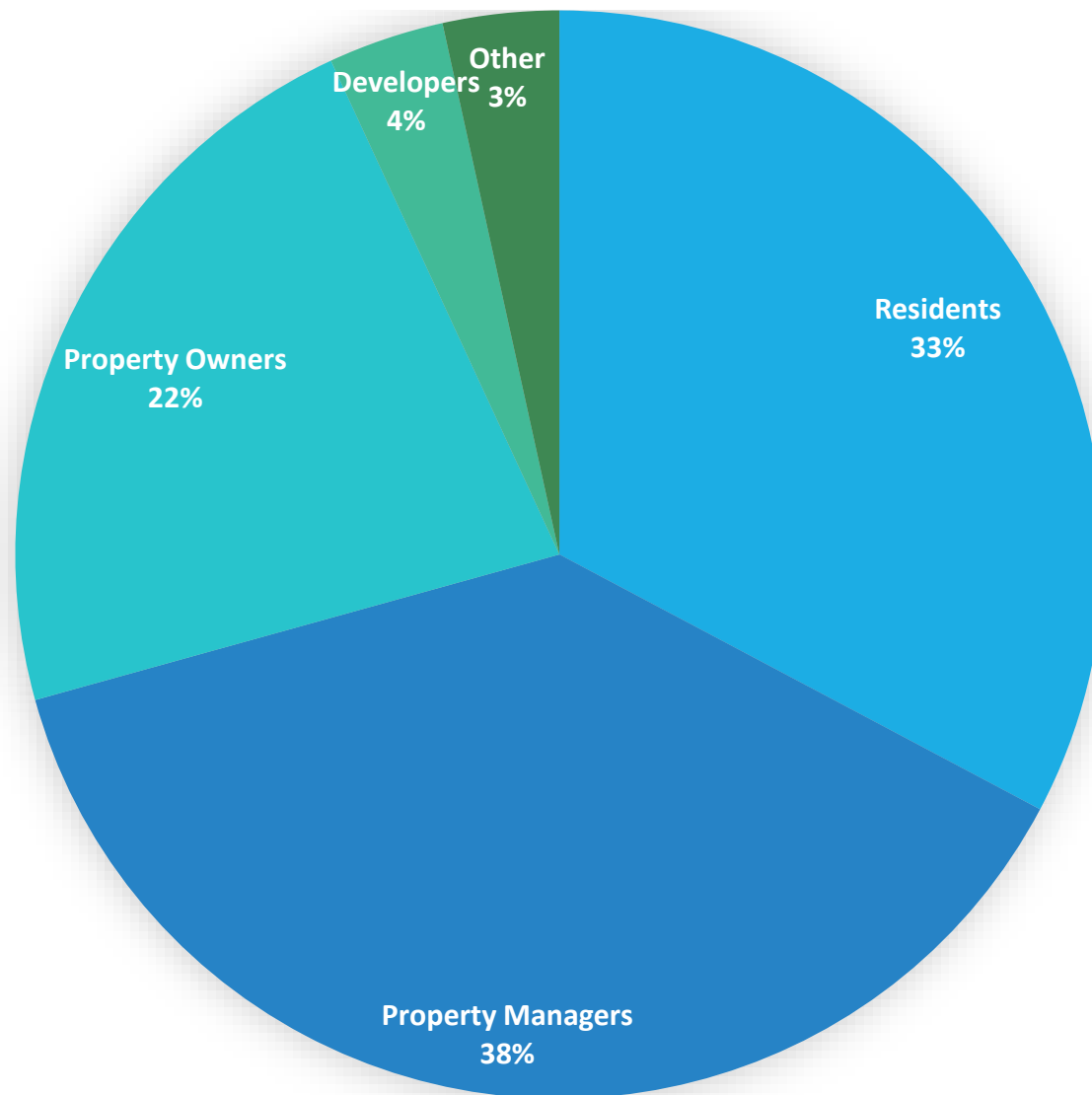
Solutions & Opportunities

- Kitchen composters and freezer bins to separate waste.
- Anti-odor products
- Compostable containers that break down, work around commercial composting
- More connections with innovators/secondary market options
- Develop outreach strategies

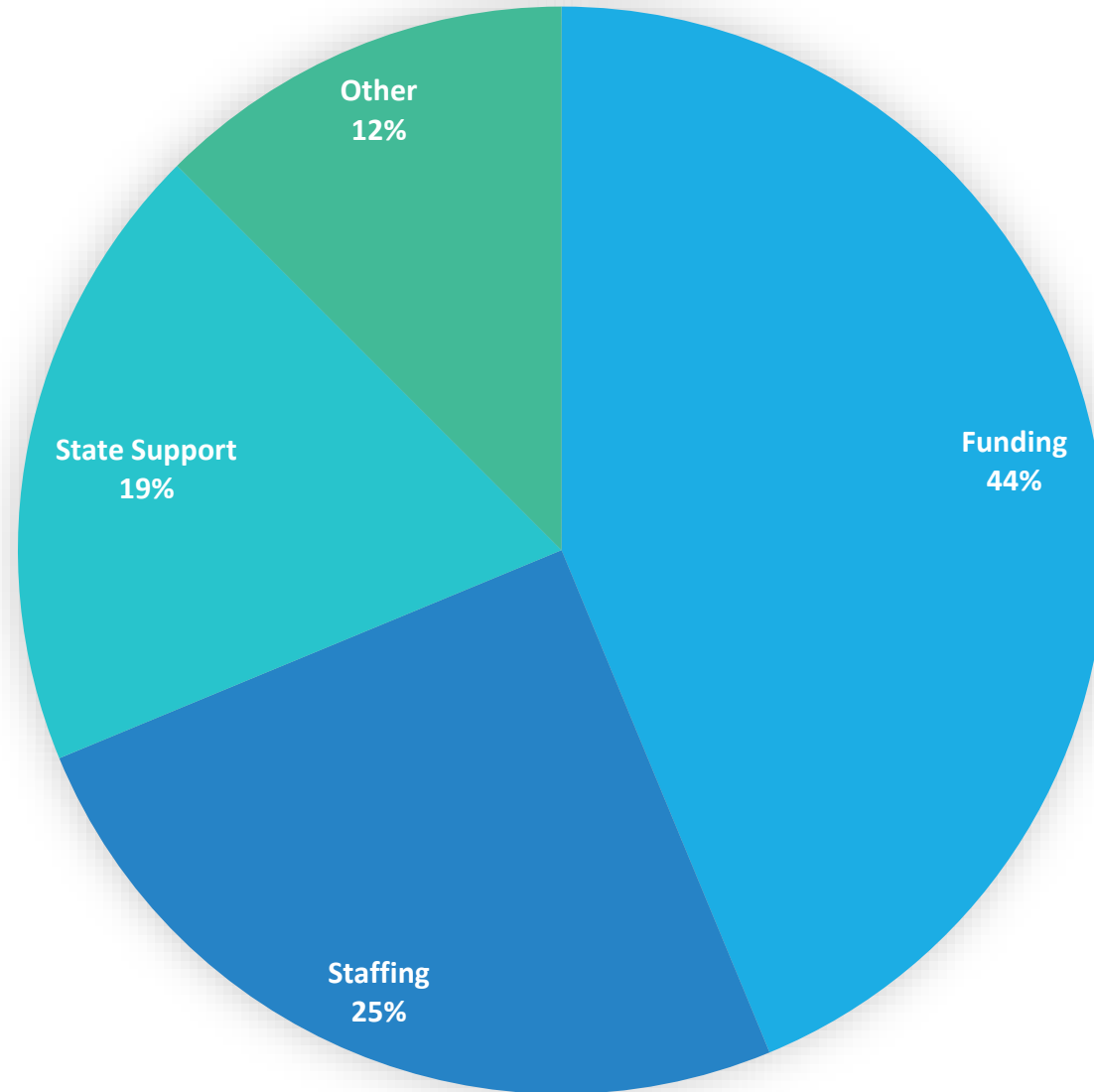


Jurisdiction Survey

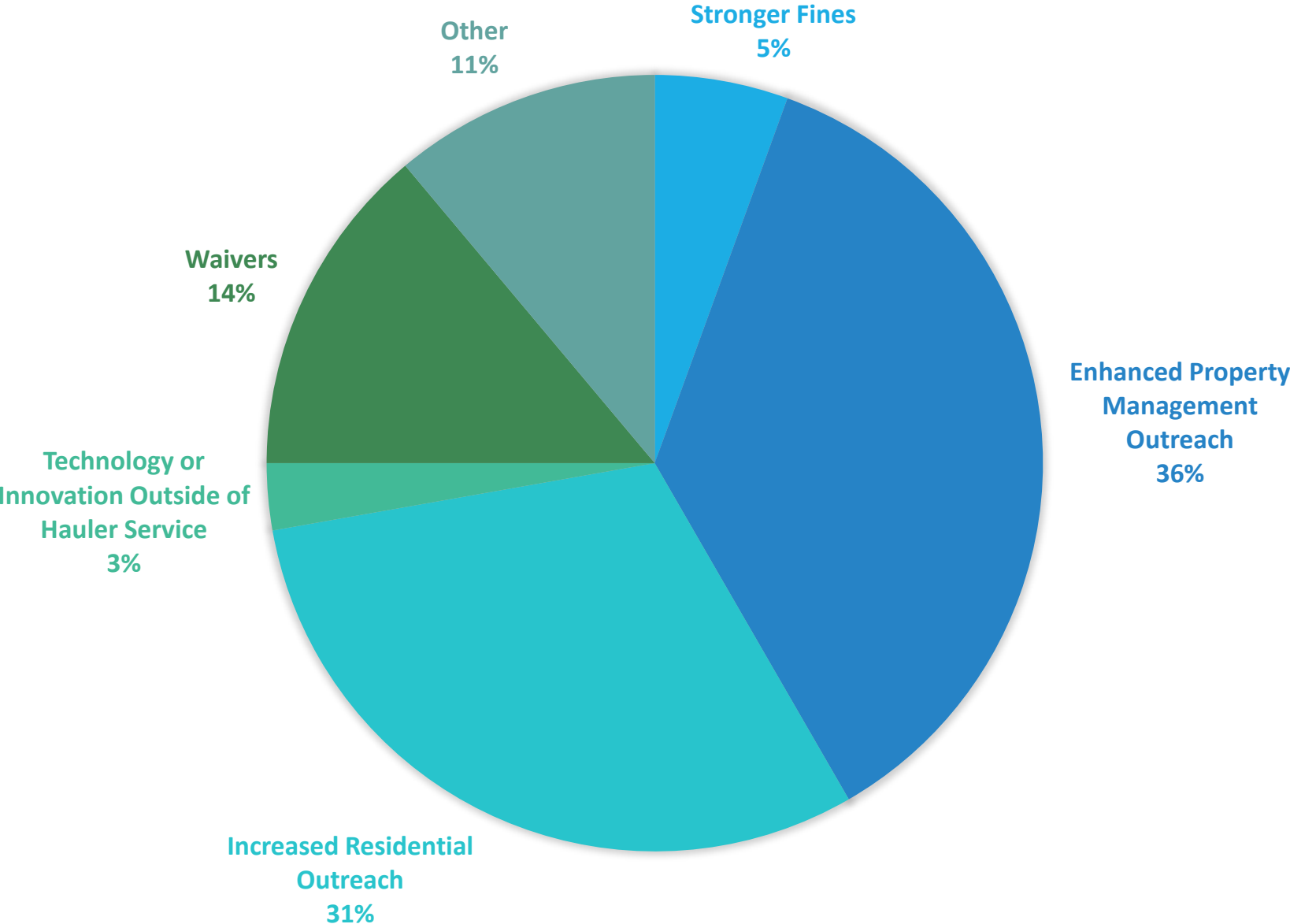
Which targets does your multifamily outreach include?



What is your biggest challenge in implementing a multifamily compliance program?



What avenues is your jurisdiction considering to meet compliance?





Part II:

SB1383 Multifamily Compliance: Regional Assessment

Funding



Challenges

- Unfunded mandate requiring jurisdictions to independently budget for implementation
- Reactive vs. proactive budgeting
- Timeline to establish funding takes 6 months to 2 years -- changes to franchise agreements, reviewing revenue and grant resources, city council approvals
- Impacts to a variety of stakeholders/departments within cities affected, including political implications

Solutions & Opportunities

- More collaborative education
- Creative approach to funding sources and opportunities, outside sources, capitalizing on other agency grants and departments private incentives
- Potential partnership opportunities (between jurisdictions, public/private incentives, community “champions”)

Additional Opportunities



Property Manager Opportunities

- Connect with Brokers & Realtors to reach developers and property managers
- Regular meetings with homeowners groups like Mobile Home Park Advisory Committee & HOA Roundtable
- Advocate at Property Manager industry events

“Low-hanging fruit” opportunities

- Creative infrastructure
- · Right Sizing as a first step can save property owners money immediately. Saved money can be used for increased education.
- · Tie any changes on property (i.e., permit pull) to trigger new waste enclosure standards.
- County resources – Assessor’s list

Agriculture, Food Systems & Waste Stream Innovations

- May 15, 2025
- SB 1383 Panel
- New connections
- Foster opportunities



What's Next?



Regional Overview & Best Practices



Continue Roundtables



Jurisdictional collaboration



Foster outside partnerships and innovation connections



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Thank you



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