



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Consent
February 10, 2009

Honorable Mayor and
Members of the City Council

Title: Green Apartments Partnership Articles of Organization

Location/Council District: All

Recommendation: Adopt a Resolution authorizing the Department of Utilities' Director or designee to represent the City on the Green Apartments Partnership Board.

Contact: Edison Hicks, Integrated Waste General Manager, 808-4949
Marty Strauss, Integrated Waste Planning Superintendent, 808-4934

Presenters: NA

Department: Utilities

Division: Solid Waste

Organization No:

Description/Analysis

Issue: Through sponsorship by the Sacramento News and Review, and the Sacramento Rental Housing Association, the Department of Utilities Solid Waste Services Division was invited to help develop a regional program to encourage property managers and owners of multiple residential housing to be green. This effort includes measures to lower the amount of energy and water used and to increase recycling by residents of multi-family rental housing.

Solid Waste Services has been attending monthly meetings with representatives from SMUD, Allied Waste, Atlas Disposal, County of Sacramento Solid Waste and Recycling Department, State and local Water Resources representatives, California Integrated Waste Management Board, City of Rancho Cordova, and Sacramento Rental Housing Association. The objective of the group has been to identify ways to recognize rental housing property owner's efforts to be more

green by installing low energy appliances, low flow toilets and shower heads; reducing the amount of water needed for landscaping; and encouraging recycling by residents. The instrument to accomplish the above is the Green Apartments Partnership Articles of Organization (Attachment 3).

Policy Considerations: Approval of the resolution authorizing the Department of Utilities to represent the City on a Green Apartments Partnership Board will contribute to the City's sustainability goals.

Membership is consistent with the Department of Utilities, Solid Waste Services Division's efforts to increase recycling in multi-family rental housing serviced by the City.

Environmental Considerations:

California Environmental Quality Act (CEQA):

Organizational and administrative activities of this nature do not constitute a project subject to CEQA review, pursuant to Section 15378(b)(5) of the CEQA Guidelines.

Sustainability Considerations: Support of the Green Apartments Partnership Board Articles of Organization will contribute to the City's sustainability goals of lowering the amount of energy consumed; reducing the amount of waste disposed via landfills; and reducing the amount of water consumed.

Rationale for Recommendation: A reduction in the amount of waste disposed via landfills, along with a reduction in the use of water used for showers, toilets and drinking will help stabilize utility rates.

Financial Considerations: Membership in the Green Apartments Partnership Board will have no additional financial impact on the Department of Utilities. The cost for staff time attending meetings and producing educational materials for City residents are funded through the budget set up for the Department of Utilities current education efforts.

Emerging Small Business Development (ESBD): There are no good or services being purchased as a result of this action.

Respectfully Submitted by: Edison Hicks
Edison Hicks
Integrated Waste General Manager

Approved by: Marty Hanneman
Marty Hanneman
Assistant City Manager
Director of Utilities

Recommendation Approved:

Ray Kerridge
Ray Kerridge
City Manager

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BACKGROUND

The Green Apartments Partnership is promoted by the Sacramento Rental Housing Association, with support from the Sacramento News and Review. The goal is to encourage rental property owners and managers to reduce the amount of energy and water used by upgrading appliances and installing low flow water devices. Another goal is to encourage residents to recycle by providing educational materials to the residents and offering recycling services to the rental properties.

Membership is voluntary and requires no monetary cost to be a member. As a member, the City of Sacramento will have the opportunity to provide public outreach through collaborative, regional efforts that addresses the services provided by the Department of Utilities to residents of the City. These services include water and solid waste.

The Sacramento Rental Housing Association is soliciting membership from SMUD, State and local Water Resources boards, commercial waste haulers, the City of Sacramento, the City of Rancho Cordova, City of Elk Grove, City of Citrus Heights, City of Folsom and the County of Sacramento.

The role of the Green Apartments Partnership Board will be strictly advisory and will have no enforcement authority. Educational efforts agreed to by the members of the Board will have the benefit of being regional and potentially reduce cost of individual printing cost for brochures and other printed materials. The proposed programs discussed to date and described in the Articles of Organization are consistent with the educational efforts the Department of Utilities currently has for the City's programs.

RESOLUTION NO.

Adopted by the Sacramento City Council

Green Apartments Partnership

BACKGROUND

- A. The State of California has a mandate to recycle 50% of the total waste generated by local agencies.
- B. The City of Sacramento currently recycles 52% of the total amount of waste generated in the City.
- C. Recycling by apartment residents will contribute towards meeting the state mandate.
- D. The Green Apartments Partnership Board Articles of Organization are consistent with Solid Waste Services program to provide recycling containers to one-hundred percent of the apartment buildings serviced by Solid Waste Services.
- E. Multi-family rental housing recycling programs will help reduce the disposal cost of solid waste and thereby help to stabilize solid waste rates to City customers.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The Department of Utilities' Director or designee is authorized to represent the City on the Green Apartments Partnership Board.

Exhibit A

Green Apartments Partnership

Articles of Organization

Note: The intent of these Articles of Organizations is to explain the purpose, membership and operating procedures of the Green Apartments Partnership.

Section 1. Name of Organization

- 1) The name of the organization shall be the Green Apartments Partnership ("Partnership").

Section 2. Purpose of Organization

- 1) The Green Apartments Partnership is a coalition comprised of the Rental Housing Association of Sacramento Valley, government agencies, businesses, community groups and individuals organized to promote resource conservation and sustainability (water, waste, energy, air, etc.) by renters, rental owners, and property managers in the Greater Sacramento region.
- 2) The purpose of the Partnership shall be achieved by facilitating the exchange of information and promoting collaborative efforts by its members.
- 3) The Partnership shall not have any authority to collect funds, hire staff, adopt positions on issues, sign contracts or make financial commitments on behalf of any member.
- 4) No member of the Partnership may act in any manner that may result in a financial commitment or liability of the Partnership or any of its members.

Section 3. Membership

- 1) Membership shall be open to governments, non-profit organizations, businesses, community groups and individuals in the Greater Sacramento region which support the purpose, goals and projects of the Partnership.
- 2) Prospective members shall submit in writing a request for membership status from an authorized representative.

- 3) Membership is subject to approval by the Board of Advisors.
- 4) There are no dues or charges to become a member.
- 5) A member may resign by submitting a resignation in writing from an authorized representative to the Chairperson of the Partnership.
- 6) A member may have its membership terminated by a majority vote of the Board of Advisors for failure to participate or support the purpose of the Partnership.

Section 4. Board of Advisors

- 1) The Partnership shall be governed by a Board of Advisors.
- 2) The Board of Advisors shall be responsible for approving and supporting the activities of the Partnership.
- 3) Each member of the Partnership may designate one voting representative to serve on the Board of Advisors.
- 4) Members of the Board of Advisors shall continue to serve until another representative is designated, their membership is terminated or they are removed from the Board of Advisors.
- 5) Any change of or resignation by a member of the Board of Advisors shall be submitted in writing to the Chairperson of the Partnership.
- 6) Membership on the Board of Advisors may be terminated due to lack of participation or support of the Partnership.
- 7) Regular meetings shall be held at a time and place designated by the Chairperson of the Partnership or by one-third of the Board of Advisors.
- 8) Notice of each meeting shall be given to each voting member by email not less than one week prior to the meeting.
- 9) The attendance of at least one-quarter of the total membership at any properly announced meeting shall constitute a quorum.
- 10) All matters requiring a vote of the Board of Advisors shall be decided by a simple majority vote of those present except as noted elsewhere in these Articles of Organizations.
- 11) All meetings of the Partnership shall be open to the public.

Section 5. Chairperson of the Partnership

- 1) The Board of Advisors shall elect one of its members to serve as the Chairperson of the Partnership.
- 2) Election the Chairperson shall be held annually by a simple majority vote of the Board of Advisors present at the meeting in which the election occurs.
- 3) The term of office of the Chairperson shall be one year.
- 4) The Chairperson shall convene regularly scheduled meetings of the Board of Advisors; preside or arrange for another member of the Board of Advisors to preside at such meetings; issue proper meeting notices; and arrange for the recording and distribution of minutes of meetings.
- 5) If the Chairperson is unable to fulfill the duties of the position, the Board of Advisors may elect another member to serve for the remainder of the term of office.

Section 6. Industry Outreach Committee

- 1) The Industry Outreach Committee shall be responsible for coordinating Partnership efforts to promote water, waste and energy conservation by rental owners and property managers.
- 2) The Chairperson of the Industry Outreach Committee shall be approved by the Board of Advisors.

Section 7. Renter Outreach Committee

- 1) The Renter Outreach Committee shall be responsible for coordinating Partnership efforts to promote water, waste and energy conservation by renters.
- 2) The Chairperson of the Renter Outreach Committee shall be approved by the Board of Advisors.

Section 8. Executive Committee

- 1) The Executive Committee shall include the Chairperson of the Board of Advisors, Chairperson of the Industry Outreach Committee, and Chairperson of the Renter Outreach Committee.

- 2) Except for the power to amend the Articles of Organization, the Executive Committee shall have all the powers and authority of the Board of Advisors in the intervals between meetings of the Board of Advisors.
- 3) Any actions of the Executive Committee shall be communicated to the Board of Directors as soon as possible and ratified at the next meeting of the Board of Advisors.

Section 9. Other committees

- 1) The Board of Advisors may establish other committees as needed.
- 2) The Chairperson of such committee shall be approved by the Board of Advisors.

Section 10. Amendments

- 1) The Articles of Organization may be amended as needed by a two-thirds majority vote of the Board of Advisors.

Section 11. Certification

These Articles of Organization were approved at the regular meeting of the Board of Advisors held on October 8, 2008.

Updated 11/5/08

