

22 North Weekly Report for August 6th – August 12th 2022

Legal Notices Issued

- One (1) 10-Day Comply or Vacate notice was issued to a tenant for issues with their guest/s behaviors (being left unattended, noise complaints, and number of guests). Tenant requested to be placed on a 30-day No Guest Plan to have support in creating better boundaries with his guests.
- One resident with a pending 60-Day Notice signed a mutual termination for 8/31/2022.

Total pending terminations to date:

- Four (4) 3-Day Waste or Nuisance Notices have been issued to four tenants who have engaged in criminal activity in or around the building. These are presently in process with the Whatcom County Superior Court.
 - These 3-day Notices have been issued for the following:
 - Two for drug distribution
 - One for drug distribution and theft
 - One for assault and smoking illicit substances in the building

This criminal activity was reported to BPD per policy.

Staff Development

- Three new Residential Counselors (RC) continue to onboard and train.
 - RC staff report significantly less activity in the building (e.g. hallways are quieter, less guest activity inside)
 - Activity outside the building consists of mainly of asking people to move along from the front of the building.
 - RCs have received fewer call from Chuck's Automotive asking to move people along and/or pick up trash.
 - RCs report that their interactions are now more resident-focused instead of guest-focused.
- The Case Management team is reviewing applicants for two new Case Management positions. These two staff will replace the two NWYS case management positions.
- Two new Property Management (PM) Assistants have started since 8/1; staff continue to train and onboard but are actively assisting the PM team with recertification's, lease management, and tenant monitoring.
- All new services and PM staff will be engaging in 15 hours of mandatory training over the next two weeks. Training will include, but is not limited to,
 - Fundamentals of PSH training
 - Fundamental of Case Management: Developing the Housing Stabilization Plan
 - Fundamentals of a Resident Counselor
 - Affordable Housing PM Guidelines
 - Tax Credit Compliance training
 - Bystander Intervention
 - Promoting Professional Boundaries
 - DVSAS Survivor Support Training

Facility Updates

- BPD staff completed a Crime Prevention Through Environmental Design (CPTED) assessment completed on Wednesday. The assessment will help staff identify additional criteria that may be considered to help improve and/or mitigate site security concerns. The assessment will be shared with community stakeholders, task force members, and interested neighbors.
- Bids for contracting fencing installation are being reviewed. Contractors have indicated a 4-6 week wait for materials. Management is looking into some temporary options for fencing, such as construction fencing, for the interim.
- Staff are still waiting on two more bid proposals for additional lighting and exterior sound systems.
- The City of Bellingham shared that additional foot patrols will be conducted by RSU in the downtown corridor. These patrols will also include the 22 North block/area. This is an extension of an existing contract that is not related to the Ambassador Program, OC, 22 North, or NWYS.

Tenant Engagement

- Downtown Bellingham Partnership and OC staff will be doing a walk around next week to improve projects around the State Street block (e.g. remove graffiti, pull weeds, murals...) Public Work staff and residents of 22 North will collaborate in efforts to clean up and improve community space.
- A new Not in My Backyard litter management program is in development that incentivizes residents with financial rewards for participating in scheduled litter pick-ups around the State Street block.

Community Engagement

- OC Operations Manager presented an update on the Stabilization Plan for 22 North to County Council. Community Members can view the session online at the county's Website.
- *** There was an error in last week's report*** To sign-up for The 22 North Community Engagement listserv, please send an email of interest to 22NCommunityEngagemnet@oppco.org This is the corrected email address.
- The 22 North Community Task Force continues to meet weekly. The meetings are now being recorded and will soon be available on our website for viewing. This the task force learned more about the new qualifying criteria for future applicants as well as transition plan for case management services provided to NYWS young adults. Moving forward, case management will transition to be under the provision of OC.
- The PM management team is in process of satisfying application requirements to request a removal of restrictions that require the 22 North facility to maintain a 20 unit young adult set aside.

Operations Development

- The PM management team is in process of satisfying application requirements to request a removal of restrictions that require the 22 North facility to maintain a 20 unit young adult set aside. As mentioned previously, the facility would continue to serve its existing young adult residents and would not compromise their existing tenant leases. The release from this requirement would allow the facility to receive and screen applicants (age 18 and over) for program and facility appropriateness without age restrictions.