

22 North Weekly Report for July 23rd – July 29th 2022

Legal Notices Issued

- One resident with an active 60-Day Notice was issued a 3-Day Waste or Nuisance Notice for engaging in violence/assault.
- Two (2) 10-Day Notices were issued for guest violations.
- Two (2) 10-Day Notices were issued for lease violations (no criminal behavior in association).

Total pending terminations to date:

- Five (5) 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.
- One resident with a pending 3-Day Notice for criminal activity refused to sign a mutual termination last week; the court hearing held today (7/29/2022) ruled in favor of issuing a writ of restitution. OC will take possession of the unit later next week.
- One (1) 60-Day Termination Notice remains in effect for a resident with ongoing violations to the lease and guest policy. (These are not criminal activity related.) The termination requires vacancy by 8/28/2022.

Staff Development

- Staff completed CPR training 7/29.
- There will two new additional Residential Counselors starting on 8/1
- The new Case Management Case Aid will start on 8/1 to provide additional assistance to the services team.
- The new Property Management (PM) Assistant will start on 8/1 to provide the PM team with additional assistance on lease compliance and tenant subsidy recertifications.

Facility Updates

- The facilities team are completing unit repairs as well as remediation of vacant units. Facilities has also been engaged in completing annual fire marshal inspections.
- Staff continue to work on procuring bids for building security improvements and loitering deterrents. Management would like to see these scopes of work completed by the end of August.

Tenant Engagement

- The Community Engagement Coordinator continues to work on program development for the new Tenant Senate, monthly tenant meetings as well as other resident centered activities. (See attached flyers for additional info.)
- Residents suffered a loss of a valued local community member (non-resident) who unexpectedly took their life this week. Staff and residents will be working on planning a memorial service in honor of their beloved family and community member.

Community Engagement

- OC staff met with Downtown Bellingham Partnership staff to coordinate efforts for collaboration on neighborhood improvements. Next week the group will conduct a neighborhood walk to identify shared priorities for community enhancements including graffiti removal, public murals, and community gardening.
- The OC Information Services Department intends to have the 22 North webpage up and running next month. The webpage will provide community members with access to regular updates on building and program improvements. Access to Weekly updates reports, recorded task force meetings, and other important details will be posted here for public access.
- OC staff is setting up a community list serve/email communication system operating to allow community members to share and receive current information on 22 North improvements.
- 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.

Operations Development

- Management is engaged in discussion with stakeholders to re-evaluate the tenant criteria for 22 North. In addition to more clearly defined background screening requirements, management will be partnering with Coordinated Entry Referral Specialists to identify prospective tenants whose housing and supportive services needs best align with the current facility and programmatic infrastructure.