

22 North Weekly Report for August 13th – August 19th 2022

Legal Notices Issued

- There were no new legal notices issued this week.

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.
 - Two of these tenants have been served court date notices for early September.
 - The remaining two tenants are still waiting on the court to issue a hearing notice.

Staff Development

- Services staff reported less unapproved guests loitering around the building.
- The Case Management team hired a new case manager who will start on 9/1. This case manager will be assigned to providing services to young adult tenants as part of the OC/NWYS transition plan.
- Team members from the Residential Counselors, Case Management, and Property Management divisions made a site visit to a DESC owned/operated permanent support housing program (PSH) in Seattle. The intent of the visit was to acquaint staff with other PSH models of operations and services. Staff explored topics around managing guests, criminal behaviors and lease enforcement, and community engagement/support. A summary report of this visit will be made available for sharing.

Facility Updates

- Staff are waiting for the Crime Prevention Through Environmental Design (CPTED) assessment completed on 8/3 by BPD. The assessment will be shared with community stakeholders, task force members, and interested neighbors.
- The fencing contractor has been selected; installation should take place in 4-6 weeks.
 - Dawson Construction has donated some construction fencing that will be used for the interim. This fencing has been placed near the rear of the building to help mitigate some of the frequent loitering areas. The temporary fence layout does not reflect the exact layout of the permanent fencing installation plans. This is just a temporary placeholder until the contractor can begin.
 - The permanent fencing will enhance the existing fencing at the rear of 22 North, run along the back alleyway towards Maple ST, and also section off the back part of Chuck's Automotive. The adjacent property owner is paying for their portion of fencing.
- New lighting was installed in the rear of the building to increase visibility, deter loitering, and help reduce unwanted activity. Neighbors were notified of these changes in advance.
 - Additional lighting will still be installed along the OC/Chuck's lot sector. The contractor is waiting for the new fixtures to arrive.
- The City of Bellingham shared an update on the additional foot patrols to be conducted by RSU starting 8/23 around the State St corridor. If you are a property or business owner, RSU dispatch can be contacted at #800-824-2383.

Tenant Engagement

- Downtown Bellingham Partnership and OC staff completed a State St block tour and worked on planning future partnership projects.
- 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

- Residents shared a community meal and played Bingo with staff and security on 8/18 as part of the new regular community engagement meetings.
- Individuals who are interested in receiving our weekly updates may still sign-up for The 22 North Community listserv, please send an email of interest to 22NCommunityEngagemnet@oppco.org
- OC and NWYS leadership have developed the transition plan to hand-off case management services for the young adult residents. Leadership intends to complete the transition before the end of the year.
- The PM management team is still 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. The complete application should be ready for submission early next week.

Operations Development

- Operations Manager is working on a management structure to cultivate long term stability in OC owned/managed housing facilities. Two new positions will be incorporated into the Housing Development & Property Management (HDPM) division as follows:
 - HDPM Grant and Compliance Manager: The position will monitor all housing projects for regulatory compliance. Staff will also be responsible for establishing and monitoring data outcomes as related to the housing project model.
 - HDPM Regional Housing Coordinator: This position will assist in developing and establishing housing programs staffing model standards specific to the housing project type. Staff will provide technical assistance to the various divisions of property management to ensure continuity in housing asset management and operations performance.