



Resident Advisory Committee Meeting Minutes September 16th, 2025

RAC members in attendance: Alison, Becca (V), Gary, Kirk, Toni, Lee, Loretta, Mark, Michael, Randall, Roland, Sage, Jacque, Vernesta

CRH staff members and guests: Sasha Sobers-Outlaw, Valencia Chambers Manora, Christian Krupp, Keady Hollingsworth, Andrew Oommen, Chris Persons

Public: Saunatina Sanchez, Elisha Burton, Joan Patry, Verena Smykatz-Kloss, Stephanie, Chris Lloyd, Georgetta Gancarz, Rick Grossman, Carolyn Gomez, Nora Curtis, Doug Sturdivantz, Robin Rowedder.

1. Sasha calls the meeting to order at 6:00.

Sasha tells us the icebreaker, which is what is your middle name, and we open with introductions because there are many public guests today. After everyone introduced themselves, Sasha segues to reading over the Meeting Norms. After, Valencia takes over facilitation to ask for approval of the minutes. Alison moves to accept, and Lee seconds, finalizing the minutes for August.

Now we are moving towards Resident Reflections. They were given 2 minutes each to speak.

Elisha Burton is the first to speak. She is a resident of Pride Place. She says that the building is not safe for her, due to the cannabis smoke around the building. There is also a resident who entered their apartment and assaulted them.

Joan Patry, resident of Pride Place, is also upset about the smoke around the building. They felt harassed and bothered in the elevator at their building.

Verena Smykatz-Kloss, also a resident of Pride Place, is upset about the type of people allowed into the building, as well as the conflicts that are going on inside the building. She says she doesn't feel safe due to other residents' behavior on her floor.

Carolyn Gomez, a resident of Lincoln Court, has a neighbor that is loud and violent. PM Said to call police, police have not arrived, and she feels like CRH is not responding effectively.

Nora Curtis, a resident of Lincoln Ct, speaks about the current bed bug infestation, and that it has been reported to CRH. She says it has been an issue for 10 years now for one resident not present. Other pest control issues are not addressed, such as bug and mouse traps, which aren't being kept up with. Solutions are not permanent, repair requests go unanswered, says their property manager is unresponsive.

Chris Lloyd, a resident of Pride Place, is asking to review new lease. CRH is supposed to cover water/sewer/gas, and they have been paying for water/sewer/gas. Same with the security force, they aren't working to protect the residents.

Georgetta Gancarz, a resident of the Villa. She says that the drug problem among the residents is bad. There is not enough security to keep up with the residents. She also complains about the building's mold problem due to the 13 floods that have occurred at the building. She wants a better solution installed to prevent mold.

Rick Grossman, a resident of Pride Place, says that he is working on an ADA request. He would like to know who manages ADA; And who is responsible for public records requests.

Toni Scott, a resident of 18th Ave, wanted to complain about the smoke that comes through the walls, and that they can hear all the other units.

Michael Morrison, a resident of Devonshire, decided to say a good word about his building.

Saunatina Sanchez, a resident of Centennial, says that the worst part is the lack of staff interaction and wants to get site managers to have yearly meeting with the residents of the building. Saunatina calls for resident leaders as CRH goes through its growing pains, and to stick together to make sure things get resolved.

Becca Leslie, a resident of Station House, says that residents at her building consistently message the staff at the building to get their issues addressed.

2. Valencia steers us towards the election of council members, as last month we nominated a few people for the three Officer positions.

Nominees for Chair: Roland, Alison, Loretta

By ballot vote, Loretta and Alison tied twice. Valencia is going to have them both speak for a minute. A vote by hands is also a tie. Chris Persons suggests that the Council could utilize co-Chairs in the event of continual ties. Mark moves that Alison and Loretta are co-Chairs. The ayes have it, as multiple members call for seconding.

Vice Chair: Toni, Mark, Becca, Roland

A ballot vote proclaims Becca as Vice Chair.

Communications: Jerome, Toni

A ballot vote proclaims Jerome as Communications.

RAC takes a break at 7:03, and come back at 7:17.

3. Andrew gives a presentation on safety.

First, Andrew speaks on the legal constraints that come with being unable to terminate leases without “Just Cause” evictions. There must be legitimate reasons, which allows tenants more rights. Just Cause is one part of a complicated legal process that is physical eviction; 90 days until the sheriff can act on it; 8-10 months is the general timeframe for resolving issues that occur. Quality of life issues (noise, smoking in units, etc.) take repeat offenses before it becomes actionable- not occurrences, but 3-4 notices from the manager. Notices must be specific- there should be some kind of “proof” that crimes are happening such as an incident report or police report or leaving name and unit as a testimonial.

Becca says that with the high turnover rate for property management records, experiences, and conversations get lost when one person leaves. Andrew says that staff turnover is an organizational and occupational difficulty within the field of housing.

Kirk brings up that CRH could hire assistant managers, which can help create more of a streamlined note taking policy, and so there is always a person in the office.

Security is extremely costly- just for a walkthrough of the building is almost \$50k. Budgets are usually assumptions based on history, there is limited public support, limited federal funding, and staff are not trained for security or safety. Seattle Police are slow to respond and often escalate in negative ways. Andrew calls the RAC to advocate for a better police department. Report crimes when they happen, practice being a good neighbor, and lead by example.

Becca brings up that 911 and 988 have merged, and dispatching will guide you to the staffers depending on what the situation is.

4. Chris takes over to give a quick CRH Organizational update.

Chris Persons will be leaving CRH on November 1st. He wants his successor to be just as involved in the Council. The RAC will be meeting the new CEO at the next meeting. Chris would like the officers of the RAC to do a monthly report to the PDA board to recap the developments and accomplishments each month. He mentioned the finalized sales of a few buildings and the opened applications for the Canopy White Center HUB. Construction is ongoing for the Constellation Youth Care building, and Chris wants to start a mentor program between Youth Care and Pride Place.

Saunatina provides PDA board updates. The last meeting was focused on funding for the various projects going on. Valencia gave the RAC update at last month's PDA Board meeting, and the new board member wants to visit a RAC Meeting. The consent agenda is the collection of resolutions and notes from the various sub committees, so that board is educated on those decisions.

Valencia reminds the guests how to possibly join the RAC, attend three meetings and tell a RAC Member that you're interested. SPD will be visiting in November to discuss safety.

Becca and Saunatina remind the group that communication issues are still on our agenda from the beginning of the year. Saunatina asks to follow up on public comment and how to

hear back from staff about concerns that are brought up. Sage says the safety issues should be continued and explored, with alternative methods to the police.

Becca makes a quick statement to the RAC thanking them for their election of her as Vice chair. Loretta calls to adjourn us, and Lee seconds. RAC Adjourns at 8:01pm.