

Saratoga Retirement Community
Residents' Association Expansion Sub-Committee

Report on the SRC Expansion Survey

Executive Summary

The results of this survey allow the following general observations:

- (1) The high response rate for the questionnaire (88% of IL residents) and the richness of the respondents' comments reveal a high degree of interest in, and concern with, the issue of expanding the SRC campus;
- (2) The expansion proposal submitted by PRS meets with a great deal of skepticism and resistance among residents;
- (3) The alternative proposal submitted by the "Preserve SRC Campus" group of residents meets with a great deal of support;
- (4) Reactions to Hugh Roberts' statement are in general more scattered, but do prompt a fair amount of interest in further exploration.

Among the many comments added by the residents on their questionnaires, the following four issues appeared to be particularly prominent: The value of maintaining an open and green campus; creating a state-of-the-art health center; securing the financial viability of SRC; and involving the residents in planning the future of SRC.

The detailed analysis of the findings in Appendix 1 and the complete and unedited text of the residents' comments in Appendix 4 provide a substantial amount of support for these general observations.

An introduction and a summary of the responses are presented in the next three pages.

Introduction

PRS Management (who manages SRC for the Odd Fellows Home of California, OFHC) presented a draft Master Plan for SRC expansion at a SRC Association meeting in 2018. The plan called for adding 52 living units (apartments), 22 on the SRC Historic Park, 10 in front of the Manor and the balance north of Assisted Living. It also calls for adding a building west of the Manor and expands the exercise facility.

Many residents were not happy with the plan and formed a group called “Preserve SRC Campus” that came up with an alternative plan for expansion.

Hugh Roberts, a resident, circulated in June of 2021 a compromise plan that called for preserving the Historic Park and suggested a compromise solution to expansion.

The Residents’ Council (9 elected representatives of the residents) appointed an Ad Hoc Committee (5 residents and a resident scribe) to solicit the feelings of the SRC residents regarding expansion at SRC. A questionnaire was distributed to the residents and this report provides a detailed account of their feelings. Together with the questionnaire, residents were sent summary descriptions of the two expansion plans and of Hugh Roberts’ statement; these descriptions, as well as the questionnaire and a detailed account of the findings are included in Appendices 1 and 3 of this report and on the MySaratoga website. Customary precautions were taken to protect respondents’ anonymity and to preclude ineligible submissions.

The PRS plan has been submitted to the City of Saratoga and is presently going through the environmental impact review (EIR) process by the City of Saratoga. The Preserve SRC Campus group have submitted their alternative plan to the City of Saratoga for consideration within the EIR study.

The remainder of this report gives the results of the Residents’ Association survey. The main report summarizes the responses. Appendices provide

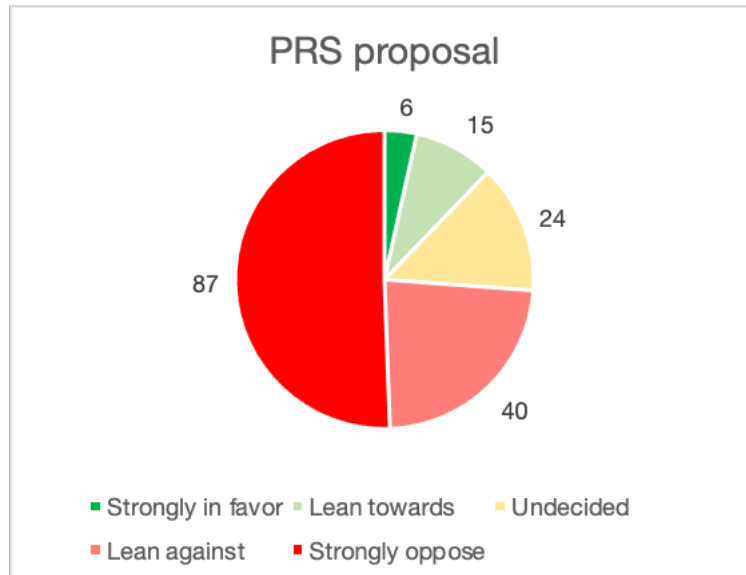
- A detailed analysis of the questionnaire data (Appendix 1)
- A breakdown of respondents by residential area (Appendix 2)
- A copy of the questionnaire and its attachments (Appendix 3) and
- A full unedited listing of residents’ comments (Appendix 4)

Summary of Responses

A questionnaire on the expansion of the Community was sent to all CCRC residents at the beginning of November 2021. 163 (88%) Independent Living residents responded, 11 (26%) AL residents and 1 (8%) HCC resident responded. Questionnaires were not sent to residents in Memory Care.

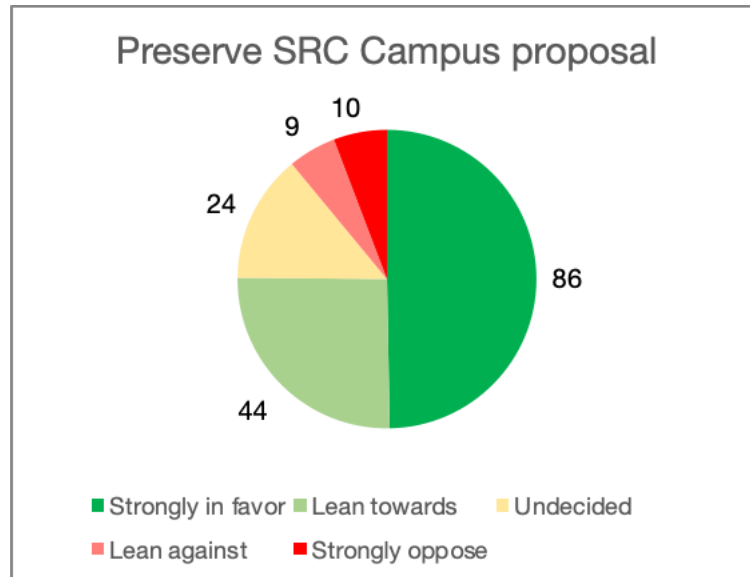
Question 1 asked residents for their choice and ranking of a number of expansion goals. After combining the responses, the highest overall priority is *to preserve the natural environment of the SRC campus*, closely followed by *to assure the long-term financial viability of SRC*. The other listed goals all received significant support, and 47 residents wrote in one or more goals that had not been listed on the questionnaire.

Question 2 asked residents for their views on the PRS proposal for the expansion. 21 residents (12%) support it and 127 residents (73%) oppose it. 24 residents are undecided.



146 residents gave reasons for their views. The principal themes in the supporting comments are *the gaining of added facilities, the improvement of the HCC, the experience and expertise of PRS and enhanced financial viability*. The principal themes in the opposing comments are *the destruction of the environment (park, trees and green space), campus degradation, the creation of a high density campus, too many poorly planned buildings, a poor solution for health care and the poor record of PRS*.

Question 3 asked residents for their views on the “Preserve SRC Campus” Alternative proposal for the expansion. 130 residents (74%) support it and 19 residents (11%) oppose it. 24 residents are undecided.



132 residents gave reasons for their views. The principal themes in the supporting comments are *the protection and preservation of green space on campus (fewer, better placed, buildings), the balance of the need for more IL units with the maintenance of the quality of life on campus, the provision of a new and modern Skilled Nursing Facility, and the gaining of additional facilities and advantages for residents.* The principal themes in the opposing comments are *the anticipation of financial problems, doubts about plans for the new HCC, various specific planning deficits, questions about expertise and concerns with the role and attitude of PRS.*

Question 4 asked residents for their views on Hugh Roberts’ (HR) comments. 72 residents (41%) are in favor of pursuing it, 45 residents (26%) feel that it is not realistic and 44 (25%) indicate not having enough information to judge. The principal themes in the comments are *doubts about HR’s esteem for PRS, agreement with HR’s concept of the role of PRS, agreement with the need for residents and PRS to work together,* and various specific suggestions.

The remaining questions solicited further opinions. 51 residents indicated further information that they would like to see provided. The principal themes are *the need for better information on cost and financing, more detailed information about plans and implementation, and the need for information about the participating organizations.* 130 residents provided comments on the personal impact and other thoughts. The principal themes among the personal benefits are *financial advantages, getting a modern state-of-the-art Skilled Nursing Facility, and getting improved, expanded facilities.* The principal themes among the downsides are *degradation of quality of life during construction, degradation of the campus, and crowding.* 53 residents provided further comments. The principal themes are *concern over campus quality, political and financial considerations, various comments and suggestions re plans for the buildings, and the need to modernize and improve medical facilities and related aspects.*