

Dear Terry Olson, Odd Fellows Home of California (OFHC) Board Chairman

December 7, 2023

Subject: 87% OPPOSE FULL EXPANSION; COMPROMISE PLAN IS PROPOSED

As of October 25, 2023, Saratoga Retirement Community (SRC) has 189 Independent Living residents. Of these, 164 (87%) are opposed to the Pacific Retirement Services (PRS) expansion proposal. On behalf of these residents, the SRC Residents' Council supports the expansion compromise that has been discussed with the City of Saratoga.

Reasons for the compromise:

- The city is under pressure with the state mandated housing element and this expansion has been directly referenced in the state's correspondence with the city.
- While SRC Assisted Living remains at its historical occupancy of about 80%, additional Independent-Living apartments could be added to meet future above moderate-income senior housing demands. Entry and monthly fees will continue to be set by competition in the local market.
- SRC has been financially stable for at least the past 12 years providing a profit of \$31 million. Although financial stability is expected to continue without the proposed PRS expansion and because of unpredictable market trends and government regulations, providing options and flexibility to enhance sustainability are advantageous.

The compromise: the aforementioned SRC residents have proposed a limited expansion compromise which includes: 1) only a single apartment building (building C) erected on the Assisted Living parking lot, 2) renovation and rightsizing of the Skilled Nursing Facility, and 3) creation of the new emergency access gate. None of the other buildings would be included.

Benefits for SRC residents: this compromise isolates construction to one corner of the campus and greatly limits the construction problems. Also, it greatly preserves the rural beauty of the campus, the recreational area and green space, limits tree removal, and largely preserves the quality of life for the residents.

Benefits for OFHC: this compromise supports a single apartment building with 20 apartment units, or more by adding a third floor or by reducing apartment size. This compromise greatly reduces construction costs and time by eliminating the five other buildings. Yet, it provides significant options and flexibility to enhance the sustainability of SRC well into the future.

Benefits for the city: the compromise continues to provide housing units to satisfy the state housing element and although it doesn't completely satisfy either the OFHC or the SRC residents, it significantly aligns with their requirements.

This compromise provides a Win-Win-Win solution for all parties involved.

Please let **me** know if you would like to discuss this compromise or if I can be of further assistance.

Regards,



Robert Berglund, SRC Residents' Council President

CC: Anthony Delgado, OFHC Vice-chairman
David Fleck, OFHC Treasurer
Betty Rasor, OFHC Secretary
Alex Candalla, PRS Regional Vice-president of Operations
Sarah Stel, SRC Executive Director
SRC Independent Living Residents