



SRC Expansion Introducing Preserve SRC Campus Interest Group

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April 16, 2024

<https://preservesrccampus.org/>



Presentation Agenda

- SRC Unique Advantages and Key Challenged
- PRS original proposal
- Introducing Preserve
- Preserve's past alternatives
- PRS current proposal
- Preserve's current alternative
- SRC financials
- Affordable housing questions
- Next steps - Planning Commission and City Council
- Q&A



SRC Unique Advantages

- Ideally situated between the Santa Cruz Mountains and San Jose
 - One of the best living environments in N California
- Semi-rural campus
 - Quiet environment
 - Large number of mature trees and grass lawns
 - Odd Fellows Historic Park in the center of the campus
 - Open air recreation on site
- ***SRC's unique bucolic ambiance and the quality of life it offers is worth preserving***

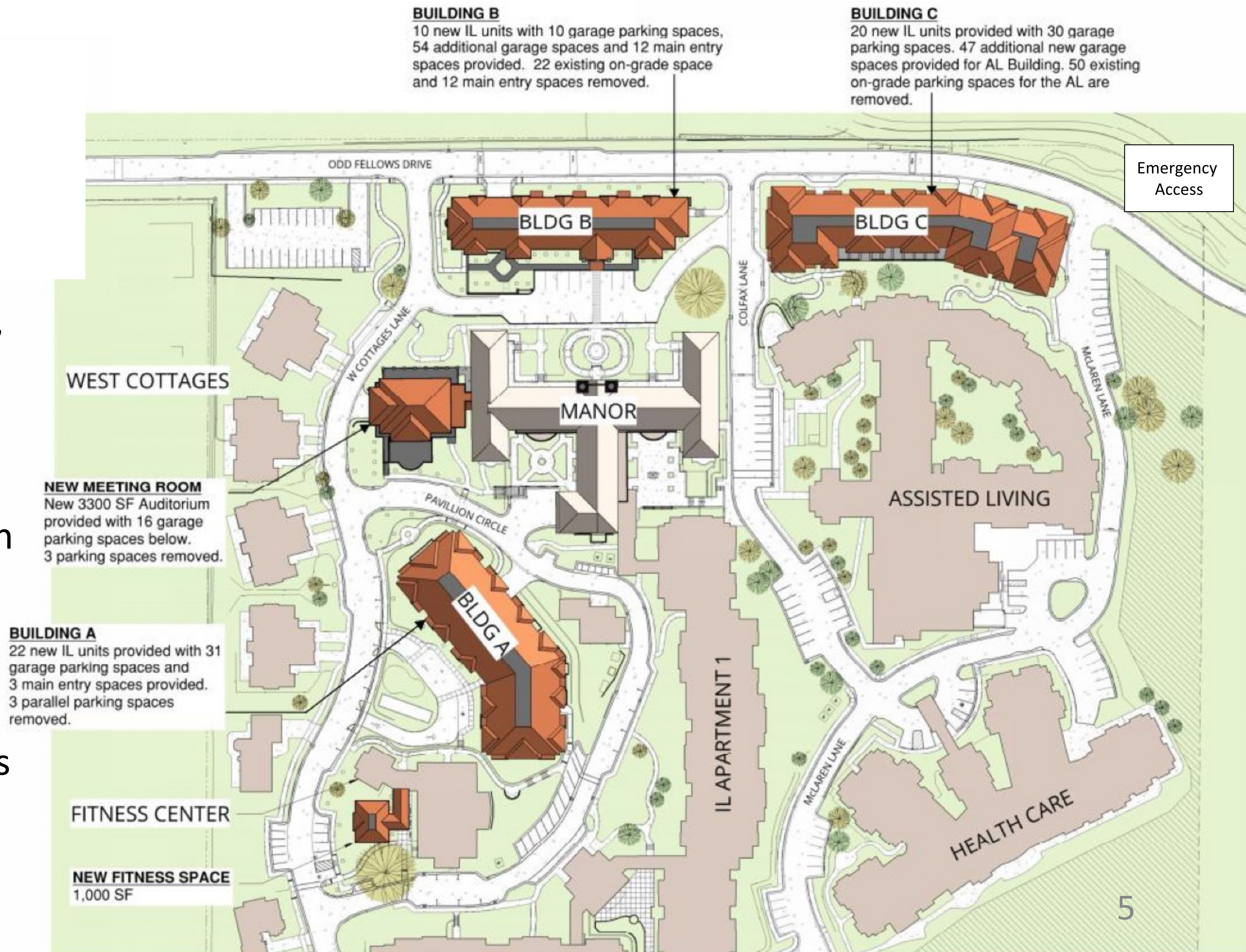


Key Challenges to SRC Thriving in the Long Term



- Health Care Center (Skilled Nursing Facility, SNF) is oversized (relative to IL) and outdated
 - Potential to become a financial drain
 - Uncompetitive, unattractive to potential residents
- PRS claims that IL is too small for long term financial viability

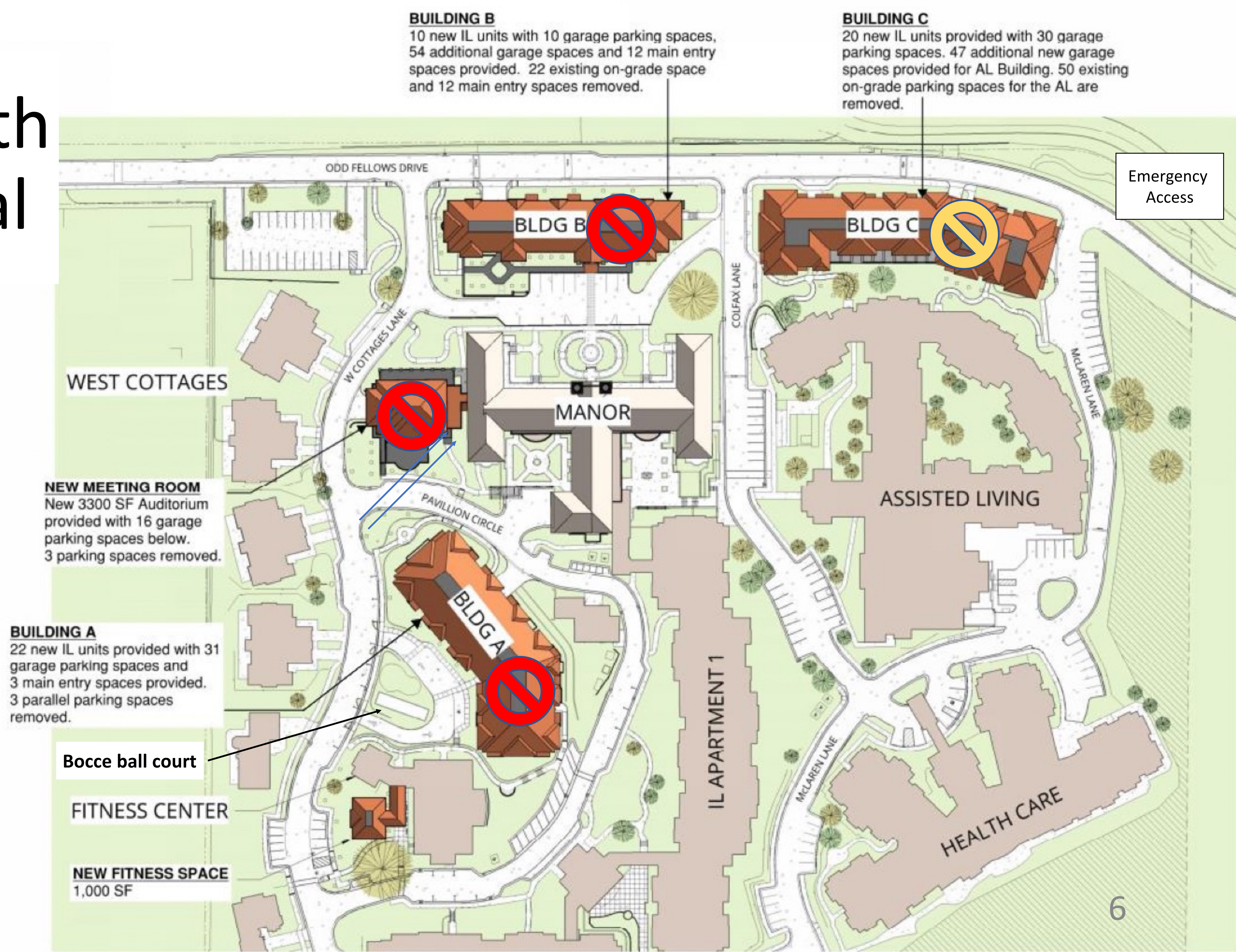
PRS Original Proposal

- Three new apartment buildings: "A", "B", "C"
- Barnes Hall converted to Bistro
- New meeting room
- Fitness Center Addition
- Additional underground parking
- Health Center Internal remodel
- New emergency access



Concerns with PRS Proposal

-  shows proposed buildings that we feel destroy the heart of the campus
 - Buildings occupy all the open green space on campus
-  shows a building that is too large and impacts nearby trees
- Construction turmoil campus-wide





What is the Preserve SRC Campus Interest Group?

- Formed by 7 residents - Residents Council approved 2018
- Mission - Preserve SRC campus, our home, as a rural open space campus and find a better way for the future
- Achievements
 - Submitted many inputs to City and City Committees
 - Removed some misleading statements from Expansion EIR
 - Successfully fought against building in front of the Manor
 - Input to the City's Historical Preservation Committee
 - Successfully fought for story poles vs cartoon video
 - Membership has grown to 75% of IL residents
 - Provided alternatives to minimize expansion impacts

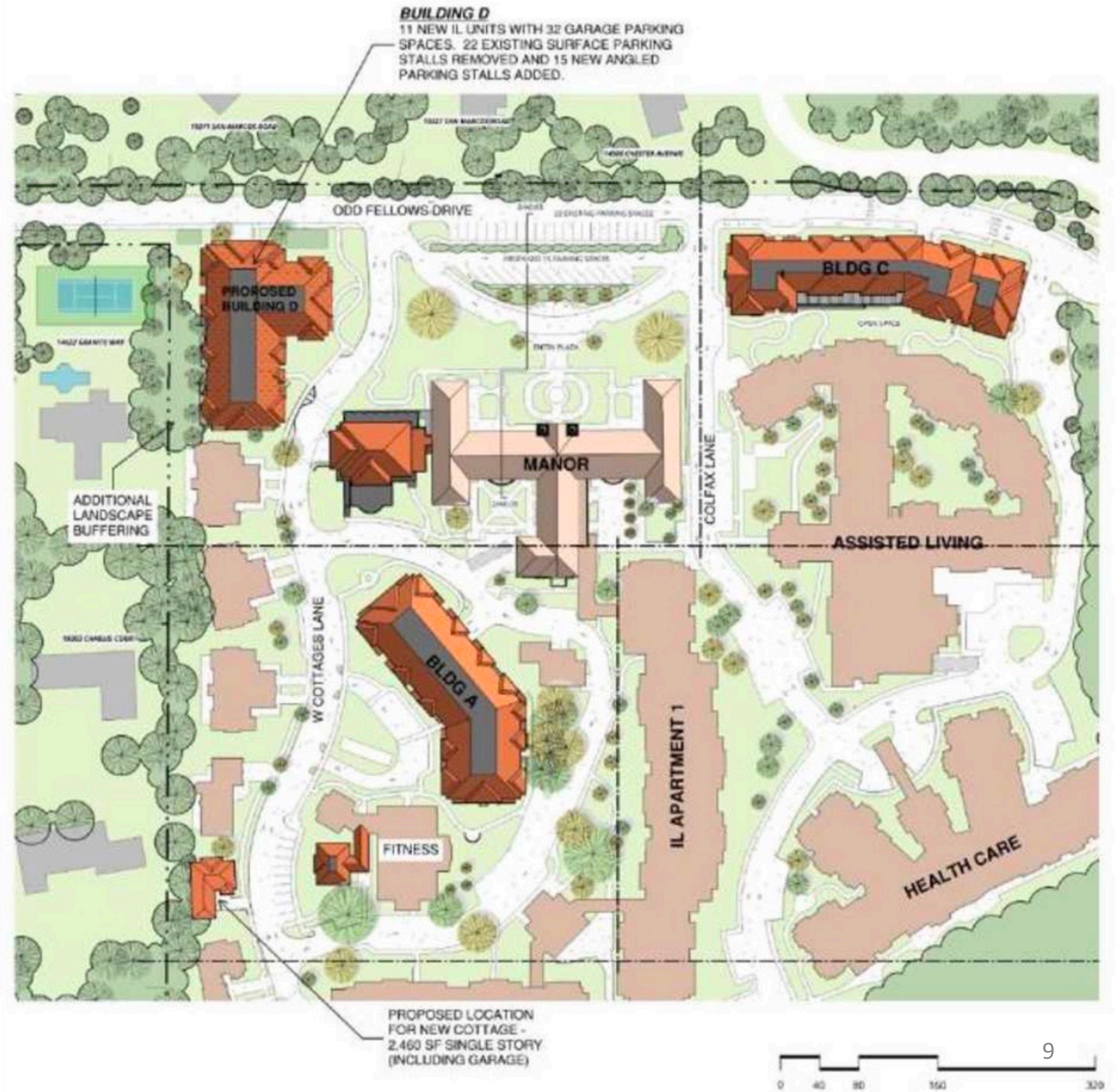


Preserve SRC Campus previous alternatives

- 2018 - 19 - Combine AL & HCC
 - Both oversized
 - Combined staff efficiencies
 - Combined kitchen facility
- 2019 - 20 - New HCC & One Apartment Building
 - New modern HCC replaces Building C
 - Apartment Building replaces HCC
 - 52 new apartments & Auditorium
 - underground garage
 - Fitness center addition
 - New emergency gate to Chester Ave



PRS Current Proposal for Expansion





PRS Current Proposal for Expansion

- Six Buildings
 - Same Number of Apartment Buildings & Garages
 - One change of location (Building B becomes Building D)
 - Auditorium & Fitness is the same
 - Adds One additional building - new cottage
 - Adds Demolition of 2 cottages
- PRS Current Plan concentrates Construction;
- PRS Current Plan requires Affordable Housing
- PRS Current Plan destroys Rural & Open Campus



Preserve's Current Proposal

- One Building (Building C from PRS plan)
 - Underground garage
 - 20+ units
- Modernize and downsize HCC (52 units)
 - Single suites
 - Ensuite baths with showers
 - Kitchen for fresh meal preparation
 - Modern air circulation system
 - Larger physical therapy facilities
- New emergency gate to Chester Ave



SRC Financials Past and Future

- PRS claims expansion needed for sustainability
- Facts
 - OFHC Audited Financial Statements 2012 to 2023: SRC produced \$31 Million in Profits
 - Budget for year ending 3/31/24 - \$4.6 Million
 - Budget for Year ending 3/31/25 - \$2.96 Million
 - CARF* - SRC in top 10% on Profitability
(* Commission on Accreditation of Rehabilitation Facilities)
- SRC's strong operating metrics suggest performance will continue
- SRC is sustainable without expansion



Affordable Housing PRS Information



Affordable Housing Requirement

- City is requesting 10 affordable housing units on the SRC campus
- Typically, affordability will be defined by a percentage of median income
- Options to accomplish this requirement are:
 - Build 10 apartments on the campus for affordable housing
 - Provide 10 studio apartments in assisted living
 - This program is currently in place for members of IOOF subsidized the IOOF
 - The new program would have to be open to the community subsidized by SRC.



Next Steps

- Planning Commissioner Public Hearing on **May 8th, 7 pm.** City Hall
- Be present and wear your Green Shirt if you agree with the limited project



ONE Building on ONE location

- For carpool or speeches please get in touch with one of the coordinators: Tsing Bardin, Bob Berglund, Dick Dubridge, Michael Griffin, Don Schmidek, Tony Vandersteen and Colin Whitby-Strevens
- Any more questions, please ask the above coordinators.
- Wish to join the Preserve SRC Campus group, email: info@preservesrccampus.org