

	<b>Option</b>	<b>Rationale</b>	<b>Pros</b>	<b>Cons</b>	<b>Notes</b>
<u>A-1</u>	Sell the annex property as is.	Property is an asset that can be converted to cash.	<ol style="list-style-type: none"> <li>1. Net proceeds could be used for OUUC expansion or social justice or other needs. [Current assessed value is \$193,250 -- \$100,000 land, and \$93,250 structure.]</li> <li>2. Savings of approximately \$5,000 per year expense plus donated labor for on-going maintenance.</li> <li>3. Leaving the house intact may make the property more attractive to some buyers.</li> </ol>	<ol style="list-style-type: none"> <li>1. Loss of control over use of the property.</li> <li>2. Need to resolve minor boundary line issue.</li> <li>3. Possible expense of septic inspection (and repair if needed.)</li> <li>4. Risk of buyer renting the house as is.</li> <li>5. Neighbors' concerns about the vacant house in its current condition.</li> </ol>	<ol style="list-style-type: none"> <li>1. The existing Annex driveway in part lies outside the Annex property boundary and encroaches on OUUC property south of the Annex. A fence could be installed demarking the southerly Annex property line.</li> <li>2. The septic system was pumped about five years ago and appears to continue to be reliable. Expense of inspection and/or repairs would be subject to negotiation with a potential buyer.</li> </ol>
<u>A-2</u>	Sell the annex property after removing the house.	<ol style="list-style-type: none"> <li>1. Property is an asset that can be converted to cash.</li> <li>2. The house is considered a potential hazard if sold as is.</li> </ol>	<ol style="list-style-type: none"> <li>1. Net proceeds could be used for OUUC expansion or social justice or other needs. [Current assessed value is \$193,250 -- \$100,000 land, and \$93,250 structure]</li> <li>2. Savings of approximately \$5,000 per year expense plus donated labor for on-going maintenance.</li> <li>3. Removal of house removes risk of buyer renting it as is.</li> </ol>	<ol style="list-style-type: none"> <li>1. Cost of structure removal estimated at up to \$22,000.</li> <li>2. Need to resolve minor boundary line issue.</li> <li>3. Possible expense of septic inspection (and repair if needed.)</li> </ol>	<ol style="list-style-type: none"> <li>1. The existing Annex driveway in part lies outside the Annex property boundary and encroaches on OUUC property south of the Annex. A fence could be installed demarking the southerly Annex property line.</li> <li>2. The septic system was pumped about five years ago and appears to continue to be reliable. Expense of inspection and/or repairs would be subject to negotiation with a potential buyer.</li> </ol>

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<u>B</u>	Keep the property but demolish the house.	Property would be converted to green space, while also being preserved for future OUUC needs or sale.	<ol style="list-style-type: none"> <li>1. Green space could provide a buffer between OUUC and other development.</li> <li>2. Environmental benefits</li> <li>3. Possible use as gardens, nature trail, play space, or labyrinth.</li> <li>4. Possible use for homeless encampment or other social or environmental justice purpose.</li> <li>5. Preservation of an asset that could be converted to cash at a later date.</li> </ol>	<ol style="list-style-type: none"> <li>1. Expense of building demolition, estimated at up to \$22,000.</li> <li>2. Continued security and maintenance costs.</li> <li>3. Property tax obligation: approx \$1256/year <u>unless property is used for church purposes.</u></li> </ol>	If green space is maintained for use by OUUC (e.g. nature trails, gardens, meditation space,) it may still qualify for the property tax exemption.
<u>C</u>	Gift the property to a non-profit organization to benefit low income housing or for environmental preservation.	Social justice and/or environmental community benefit.	<ol style="list-style-type: none"> <li>1. Social or environmental justice benefit to OUUC and the community</li> <li>2. Elimination of costs and responsibilities associated with owning the property.</li> </ol>	Loss of capital asset and loss of potential income from sale.	<ol style="list-style-type: none"> <li>1. Homes First! has expressed interest in the property, and would plan to assume costs of demolition and new construction and would actively manage the property.</li> <li>2. Currently there is no clear interest shown by any land trust group.</li> </ol>

Option "D" considered but eliminated from list of viable options:					
	Option	Rationale	Pros	Cons	Notes
D	Keep house as is and use for a social justice purpose such as shelter for homeless families.	<ol style="list-style-type: none"> <li>1. Continues to fulfill OUUC social justice mission.</li> <li>2. Members of OUUC seek ways to serve homeless and other needy populations.</li> </ol>	The property might help meet the needs for housing in the social justice arena.	<ol style="list-style-type: none"> <li>1. Need for mitigation of building deficiencies.</li> <li>2. Property management and program management scope and expense exceed the capacity of OUUC finances, staff, and volunteers.</li> <li>3. Although some have advocated for use of the house by a refugee family, we have learned that refugee sponsorship requires a level of support which exceeds the resources of any single faith community.</li> </ol>	<p>Structural issues which may require significant repairs:</p> <ol style="list-style-type: none"> <li>1. Significant settlements, 6" across width of structure.</li> <li>2. Significant cracks in concrete block walls that are showing recent growth.</li> <li>3. Significant leaning of east supporting foundation wall that is causing distress to the building.</li> <li>4. On-going rodent infestation, currently mitigated through professional pest control.</li> <li>5. Possible exposed asbestos in ceilings and floors - testing required. Test costs \$500; Remediation, if necessary, could cost up to \$25,000.</li> <li>6. Possible exposed lead paint - testing required. Remediation would involve complete inside prime and repaint, \$200-\$300 plus 3-4 days labor.</li> </ol>