



FW: Agenda Item 2.13 Disposition and Sale of Vermont House Located at 1072 and 1082 Vermont Street.

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 12/2/2024 8:31 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: harsh upreti <[REDACTED]>
Sent: Monday, December 2, 2024 8:24 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Agenda Item 2.13 Disposition and Sale of Vermont House Located at 1072 and 1082 Vermont Street.

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Hello Council Members,

As a resident who lives close to the Vermont house I have been keenly following the townhalls run by city of Santa Clara about converting Vermont House to a jail diversion program.

I have learnt that once converted this facility will:

1. House people convicted of crimes including theft, assault and others.
2. Have minimal supervision on these residents.

The city did not provide details on how will they continue to engage with neighbors on this program and how and when these convicted residents will be supervised, supported or treated.

Its clear that conversion of this site to jail diversion program will result in putting convicted people in the middle of a neighborhood with children, elderly and families with little supervisory process or infrastructure.

We request the council to understand the neighborhood's concern and kindly reject the proposal.

Regards,
Harsh Upreti

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Outlook

FW: Vermont Property Hearing

From City Clerk <city.clerk@sanjoseca.gov>**Date** Mon 12/2/2024 11:16 AM**To** Agendadesk <Agendadesk@sanjoseca.gov> 1 attachment (1 MB)

Vermont Sale Comments.pdf;

From: John Traub <[REDACTED]>**Sent:** Monday, December 2, 2024 10:59 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Vermont Property Hearing

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December 3, see item 2.13-Please distribute this the attached comments to the members of the city council.

John P. Traub



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Google Maps



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Our Home

Redevelopment Property for our Grandsons

The sale of the Vermont Property to the County for a jail is another example of the arrogance of our elected officials and the institutional indifference to San Jose residents and taxpayers. We were promised when the property was acquired that the Veterans Housing would be well supervised and the community would be protected. We are already surrounded by blight. The police will not respond now to intruders unless you can see a weapon in their hand. We have side shows in our neighborhood that when reported there is not even the courtesy of a response.

I would also like to point out that the at the College Park Neighborhood Association Meeting it was disclosed by a County representative that the City of San Jose was already making improvements that the County needed to meet their deadline for funding. How is that possible if the decision was not yet made??

FW: City Council Agenda Item Number 2.13

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 12/3/2024 8:08 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Dorothy Sloan <[REDACTED]>
Sent: Tuesday, December 3, 2024 7:59 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: City Council Agenda Item Number 2.13

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Dear San Jose City Council,

I am writing regarding today's City Council Agenda Item Number 2.13, 'Disposition and Sale of Vermont House Located at 1072 and 1082 Vermont Street'. As a neighbor residing in the College Park neighborhood, within which the Vermont House facility is located, I have concerns about the manner in which this potential sale of the property to the County of Santa Clara has been handled. In particular, my concern has to do with the lack of transparency around this proposed acquisition by Santa Clara County from City of San Jose for the purpose of converting from current permanent supportive homes for formerly homeless veterans, to use as housing for a jail diversion program for, per direct quote from the county, "people involved in one of the Collaborative Courts (problem-solving courts), people with an underlying problem that leads to criminalized behavior, and people with mental illness, substance use disorders, or both."

Unfortunately, in contrast to the high level of engagement and community involvement between the City of San Jose and our neighborhood when the Vermont House facility was initially developed for use as supportive housing for veterans, there has been a troubling lack of transparency and outreach regarding this potential transaction and its connected change in usage. The possibility of such a facility within the boundaries of our neighborhood came with little to no advance notice, transparency or community input. Only neighbors within 1,500 feet of the Vermont Houses were notified by postcard in August of a "neighborhood" Zoom meeting with the County on Aug 14, and some other neighbors, including myself, were notified on Sep 10—the same day as another Zoom "community meeting" hosted that evening by the County, making it difficult to impossible to attend.

While our College Park Neighborhood Association, for which I'm the vice president, was able to quickly mobilize to invite a representative from the County to present at a neighborhood meeting in our neighborhood on September 13, the meeting did little to allay concerns about the potential for harm to our community.

The potential impacts that this significant change to the usage of the Vermont House site would pose to the neighborhood have us as residents concerned, given that our community already experiences a number of negative issues due to the presence of the Rose Garden Hotel as a locus of criminal activity with the neighborhood. As the county itself quoted to ABC7 News on Friday August 16, the jail diversion program would house "people involved in one of the Collaborative Courts (problem-solving courts), people with an underlying problem that leads to criminalized behavior, and people with mental illness, substance use disorders, or both." Given the close proximity within our neighborhood boundaries to a pre-school at the Temple Emanu-El, as well as to the student population at Bellarmine College

Preparatory, I have significant reservations about the suitability of the County's stated intended usage for this property, and the lack of transparency in how this transaction has been handled.

Respectfully,
Dorothy Sloan

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Dorothy Sloan

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FW: Agenda item 2.13

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 12/3/2024 7:48 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Liz Alvarez <[REDACTED]>
Sent: Tuesday, December 3, 2024 7:38 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Agenda item 2.13

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I highly recommend that City Council votes no on agenda item 2.13. More time is needed to determine the best outcome for the College Park Neighborhood.

Thanks,

Liz Alvarez

Sent from my iPad

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FW: Agenda Item Number 2.13 Letter to councilmembers

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 12/3/2024 7:43 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Judy McDowell [REDACTED]
Sent: Monday, December 2, 2024 9:19 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Agenda Item Number 2.13 Letter to councilmembers

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Dear Councilmembers,

I am a long-time resident of the College Park Neighborhood, and I am OPPOSED to selling the Vermont Street houses to the County for the purpose of housing participants in its jail diversion program. The City squandered millions of dollars on this property and let it deteriorate. That's bad enough, and I hope the staff members who are responsible get demoted. I understand that San Jose would like to get out from under any additional expenses and just forget about it. But that simply is unfair to the residents. Significant numbers of neighbors showed up in force at meetings and expressed opposition. Why? Because most people do not accept the County's assurances that this will be safe and well-monitored. We believed the City's promises about the property's use as a City-run residence for homeless veterans, and that turned out to be a mismanaged mess. If you want to sell the houses to the County, fine. But the jail diversion program? NO. You must rewrite the deal for another use. The neighbors deserve higher consideration than the people in the jail diversion program and the County staffers who are promoting it. Please vote NO on this.

Sincerely,

Judy McDowell

[REDACTED]

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FW: City Council Meeting December 3, agenda item 2.13

From City Clerk <city.clerk@sanjoseca.gov>

Date Tue 12/3/2024 3:25 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

 2 attachments (1 MB)

Vermont Street Jail.pdf; Neighborhood Blight.pdf;

From: John Traub - [REDACTED]

Sent: Tuesday, December 3, 2024 2:56 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Cc: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; district2@sanjosecagov; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Campaign24 [REDACTED]

Subject: City Council Meeting December 3, agenda item 2.13

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**Subject: Upcoming San Jose City Council vote on sale of Vermont Houses to County
- Tues Dec 3 at 1:30pm**

I strongly object to the sale of this property to the County for any use other than as a residence for homeless veterans as promised by City Officials. If there is no longer a need by deserving veterans, the City should convert it to a College Park Community Center. Our neighborhood has been deprived of other public amenities as they are overrun by homeless encampments, drug use and criminal activity. (see attached)

Our neighborhood, College Park, has become a dumping ground of convenience. There are other neighborhoods that can share the burden and there are other cities, Los Gatos for example, that have the resources to help.

If you must sell the property, sell it to us. We can convert it into a residence for our Grandsons!

John P. Traub
[REDACTED]



Map data ©2024 Google 500 ft

Disposition and Sale of Vermont House Located at 1072 and 1082 Vermont Street. Adopt a resolution: (a) Declaring the City-owned property located at 1072 and 1082 Vermont Street, San José, consisting of two parcels of land totaling approximately 0.33 acre, with two multi-family residences for a combined total building area of 5,217 square feet, further identified as Assessor's Parcel Numbers 230-42-077 and 230-42-078, as "exempt surplus land" pursuant to California Government Code §54221(f)(1)(D) and in accordance with San José Municipal Code §4.20.080(B)(2) as a transfer of surplus property to another local, state, or federal agency for that agency's use; and (b) Authorizing the City Manager, or her designee, to negotiate and execute: (1) A purchase and sale agreement with the County of Santa Clara for the sale of the properties located at 1072 and 1082 Vermont Street, San José, 95126, further identified as Assessor's Parcel Numbers 230-42-077 and 230-42-078, for a total sale price of \$310,000; and (2) All other necessary documents to complete the property transfer to the County of Santa Clara. CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. Council District 6. (Housing)

The residents of College Park were promised by City Officials that this property would be used as a residence for homeless veterans. We were promised that it would be closely supervised and would not be disruptive to the residents of the College Park neighborhood.

Disposing of this property for use by the County as a jail is a betrayal of the College Park residents. This neighborhood has become the dumping ground for the homeless, abandoned by law enforcement when residents are threatened or endangered and now we will live with a jail. THIS IS JUST PLAIN WRONG.

PUBLIC OUTREACH The County conducted public outreach and hosted two community meetings regarding the subject of this memorandum in August and September 2024. County and City staff attended both meetings, including staff from the Housing Department and County and City elected officials. The following is a summary of community feedback from these public outreach efforts. • The community expressed concerns regarding the shift in program participants from serving veterans to serving unsheltered homeless individuals with nonviolent criminal justice involvement. o County staff responded to the concern by sharing that the proposed program will provide a continuing priority placement for veterans that otherwise qualify for the program. • The community expressed concerns regarding the safety of neighbors due to the shift of serving unhoused individuals at the Vermont House property. o County staff responded to the concern by providing details on the program mechanics, including pre-screening program participants to serve unsheltered homeless individuals with non-violent criminal justice

involvement, providing 24-hour intensive case management services, including two live-in aides, and statistical success of the program.

The statement above describing the Public Outreach is untrue. The College Park residents were threatened by Dev Davies. She stated that we had better take this deal because the alternative could be worse. The County Official disclosed that the City was already making improvements that were necessary to meet the deadline that the County has for its funding. It was clear that the Public Outreach was being done to justify the decision that had already been made.

BACKGROUND In 2009, the City acquired the Vermont House from a foreclosure sale for \$310,000. The asset has two addresses: 1072 Vermont Street and 1082 Vermont Street. In 2015, the City invested \$3,017,000 in improvements to the asset and converted it to veterans housing operated by Abode Services and supported by the Santa Clara County Housing Authority's Housing Choice Veteran Affairs Supportive Housing Voucher Program. In 2023, the Housing Department informed Abode Services of the pending sale and Abode Services began to depopulate the asset. During the period of depopulation, and due to a series of deferred maintenance issues, the asset experienced a debilitating flood that expedited the vacating of the asset. Given the need for significant capital improvements to stabilize the site, estimated at up to \$1,000,000, and the projected cost of operations, which would be added to the current operating deficits of the City's interim housing portfolio, the cost for continued control and operations of the asset as interim housing far exceeded the market value of the assets.

The cost summary above illustrates the gross mismanagement by City Officials. If I managed my rental property in this way, I would be homeless! THESE ARE 2 SMALL BUILDINGS. YOU COULD PURCHASE ANOTHER APARTMENT BUILDING FOR WHAT WAS WASTED IN REPAIRS.

COST SUMMARY/IMPLICATIONS As described above, the sale of the Vermont House property will generate total proceeds of \$434,000 and eliminate fiscal liabilities for capital repairs and future operating costs in excess of \$1,000,000. The 2024-2025 Adopted Operating Budget anticipated \$8,000,000 in new external funding for affordable housing, sourced from the sale of two properties: Vermont House and the Monterey/Bernal Emergency Interim Housing site. These funds were intended to be deposited into the Low and Moderate-Income Housing Asset Fund and allocated for affordable housing. However, with the sale proceeding for only the Vermont House property, the projected sales proceeds have been revised. The current estimate is \$310,000 based on the market value

of the property, along with \$124,000 for recouping a City-funded replacement reserve, for a total of \$434,000. As a result, staff will submit a budget adjustment in the upcoming Mid-Year Budget Review Report correcting and recognizing the sale of the Vermont House property, including the recouping of the reserve balance totaling \$434,000. This future adjustment will reduce the Housing Project Reserve in the Low and Moderate Income Housing Asset Fund and HONORABLE MAYOR AND CITY COUNCIL November 12, 2024 Subject: Disposition and Sale of Vermont House Located at 1072 and 1082 Vermont Street Page 5 corresponding estimate Revenue from Local Agencies by \$7,566,000, leaving a Housing Project Reserve of \$21,331,550 for use on future affordable housing projects.

WHY CAN'T THE RESIDENTS OF COLLEGE PARK PURCHASE THE PROPERTY FOR \$310,000??

John P. Traub
College Park and Rose Garden Owner/Resident

