

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE (A) DECLARING THE CITY-OWNED PROPERTY LOCATED AT 1072 AND 1082 VERMONT STREET, SAN JOSE, 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 JOSE 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 JOSE, 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**

**WHEREAS**, in 2009, the City of San José ("City") acquired 1072 Vermont Street and 1082 Vermont Street in San José (collectively the "Vermont House"), identified as Assessor's Parcel Numbers 230-42-077 and 230-42-078, from a foreclosure sale for \$310,000; and

**WHEREAS**, in 2015, the City invested \$3,017,000 in improvements to the Vermont House and converted it into a housing program for veterans supported by the Santa Clara County Housing Authority's Housing Choice Veteran Affairs Supportive Housing ("VASH") Voucher Program; and

**WHEREAS**, in 2023, the City's Housing Department informed the VASH program operator, Abode Services, of the City's pending sale of the Vermont House due to the costs of operating and maintaining the Vermont House far exceeding its market value; and

**WHEREAS**, the Vermont House has significant deferred maintenance issues with plumbing, electrical, and heating, ventilation, and air conditioning systems and a recorded affordability restriction that runs until 2031, which reduces the Vermont House's market value to \$310,000; and

**WHEREAS**, the County of Santa Clara ("County") intends to purchase the Vermont House with a grant award from the California Health Facilities Financing Authority and convert it into a pre-trial diversion program with intensive 24-hour case management services for unsheltered homeless individuals suffering from mental health and addiction ailments who have non-violent criminal justice involvement; and

**WHEREAS**, the City desires to declare the Vermont House "exempt surplus land" pursuant to California Government Code §54221(f)(1)(D) and in accordance with the 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

**WHEREAS**, the City desires to negotiate and execute a purchase and sale agreement with the County for the Vermont House;

**NOW, THEREFORE**, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

- (a) 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, is hereby declared 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) The City Manager, or her designee, is hereby authorized 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.
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ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

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MATT MAHAN  
Mayor

ATTEST:

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TONI J. TABER, MMC  
City Clerk