
Support 9/9/25 Agenda Item #6.2: Pls Approve BOTH Proposed Reach Code Ordinances

From Stacy Dever Levy [REDACTED]

Date Mon 9/8/2025 9:40 PM

To The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Cc City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

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Honorable Mayor Mahan, Vice Mayor Foley, and Councilmembers:

I'm writing to urge your support of both proposed reach code ordinances. If you reject staff's modest proposals, you will undermine San Jose's commitment to carbon neutrality by 2030, less than 5 years away.

The first proposed ordinance—AC to heat pump—is NOT an “AC ban.” Rather, it incentivizes (but does NOT require) homeowners installing/reinstalling an AC to swap an existing gas furnace with a heat pump (to provide both heating and cooling). Homeowners who wish to retain their existing gas furnace and install a traditional AC unit ARE ALLOWED to do so, as long as they add additional energy efficiency measures—which will save them money on their energy bills.

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances. This will future-proof these homes—at the least expensive time to do so—ahead of the Bay Area Air District's upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces.

To minimize any financial burden on homeowners, staff added several **exemptions**, such as:

- households earning less than 100% of the average median income which is currently \$184,300 for a family of four (see Supplemental Memo)
- projects requiring a panel upgrade
- other technical exceptions

Also, SJCE provides heat-pump rebates of \$2,500 for all households regardless of income; households in lower income neighborhoods meeting lower income requirements can receive rebates of \$3,500. These rebates will entirely, or nearly entirely, cover the incremental cost.

In order to support residents with cleaner air, lower energy bills, and a more stable climate, **please adopt both proposed reach code ordinances—or at the very least, approve the Memo from Mayor Mahan and Councilmembers Cohen, Tordillos and Candelas** recommending approval of Alternative #1 and their four additional recommendations to minimize costs to residents.

Thank you,
Stacy Levy
Resident of District 1
San Jose, CA 95117

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Re: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances (or, at a minimum, Mayor Mahan and Councilmembers Cohen, Candelas and Tordillos' 9.5.25 Memorandum)

From MOFSV <[REDACTED]>
Date Mon 9/8/2025 10:23 PM
To Moria Merriweather <[REDACTED]>
Cc The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

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Apologies. I did not mean to reply all! Please disregard.

Sent from my iPhone

On Sep 8, 2025, at 10:22 PM, MOFSV <momsoutfrontsv@gmail.com> wrote:

Thank you, Moria! Well said!

♥ Linda

Sent from my iPhone

On Sep 8, 2025, at 9:21 PM, Moria Merriweather <[REDACTED]> wrote:

Honorable Mayor Mahan, Vice Mayor Foley, and Council members,

I urge you to support both proposed reach code ordinances.

Your support of staff's modest proposals supports San Jose's commitment to carbon neutrality by 2030, less than 5 years away.

As a member of Mothers Out Front Silicon Valley, I concur with the letter on this subject from MOF, which also urges you to support both proposed reach codes.

Please read the letter from MOF with care — it outlines many ways that those who oppose these ordinances have misstated important terms of the ordinances and have misstated effects of the ordinances.

In order to support residents with cleaner air, lower energy bills, and a more stable climate, **please adopt both proposed reach code ordinances—or at the very least, approve the Memo from Mayor Mahan and Councilmembers Cohen, Tordillos and Candelas** recommending approval of **Alternative #1** and their four additional recommendations to minimize costs to residents.

All actions toward climate stabilization are critically important for the future of humankind and for all of the species who are current residents of our planet. We are on a dangerous path toward out-of-control change to our precious home, which will likely make life as we know it impossible, unless we all act to change course.

Thank you for your care and consideration,
Moria Merriweather
resident of Council District 7

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From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 7:20 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Jeannie Entin [REDACTED]
Sent: Monday, September 8, 2025 7:57 PM
To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Subject: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances (or, at a minimum, Mayor Mahan and Councilmembers Cohen, Candelas and Tordillos' 9.5.25 Memorandum)

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Honorable Mayor Mahan, Vice Mayor Foley, and Councilmembers:

I'm writing to urge your support of both proposed reach code ordinances. If you reject staff's modest proposals, you will undermine San Jose's commitment to carbon neutrality by 2030, less than 5 years away.

Don't be swayed by misinformation. The first proposed ordinance—AC to heat pump—is NOT an “AC ban.” Rather, it incentivizes (but does NOT require) homeowners installing/reinstalling an AC to swap an existing gas furnace with a heat pump (to provide both heating and cooling).

Homeowners who wish to retain their existing gas furnace and install a traditional AC unit ARE ALLOWED to do so, as long as they add additional energy efficiency measures—which will save them money on their energy bills.

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances. This will future-proof these homes—at the least expensive time to do so—ahead of the Bay Area Air District's upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces.

To minimize any financial burden on homeowners, staff added several **exemptions**, such as:

- households earning less than 100% of the average median income which is currently \$184,300 for a family of four (see Supplemental Memo)

- projects requiring a panel upgrade
- other technical exceptions

Also, SJCE provides heat-pump rebates of \$2,500 for all households regardless of income; households in lower income neighborhoods meeting lower income requirements can receive rebates of \$3,500. These rebates will entirely, or nearly entirely, cover the incremental cost.

In order to support residents with cleaner air, lower energy bills, and a more stable climate, **please adopt both proposed reach code ordinances—or at the very least, approve the Memo from Mayor Mahan and Councilmembers Cohen, Tordillos and Candelas** recommending approval of Alternative #1 and their four additional recommendations to minimize costs to residents.

Thank you,
Jeannie

Jeanne Entin

Mother of Kayla and Maya Entin at 



District 2



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From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 7:28 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kathryn Zeidenstein [REDACTED]
Sent: Monday, September 8, 2025 9:52 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
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Honorable Mayor Mahan, Vice Mayor Foley, and Councilmembers:

I'm writing to urge your support of both proposed reach code ordinances. If you reject staff's modest proposals, you will undermine San Jose's commitment to carbon neutrality by 2030, less than 5 years away.

I am a resident of District 9, and I believe that misinformation and alarmist language is being used to drum up support to kill these reach code ordinances. The first ordinance is not an AC Ban, but rather offer incentives to install a heat pump. (If I hadn't just had a new AC installed a few years back, I would DEFINITELY be taking advantage of these incentives.)

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances. This will future-proof these homes—at the least expensive time to do so—ahead of the Bay Area Air District's upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces.

There are exemptions in place to help minimize any financial burden on homeowners as well as generous heat pump rebates for all households regardless of income level.

There is not only an environmental impetus to support these ordinances, but a health reason as well. Gas is a pollutant. Adding the gas in our homes to our increasingly bad air quality outside from fires caused by climate change means many more people will die.

Please adopt both proposed reach code ordinances—or at the very least, approve the Memo from Mayor Mahan and Councilmembers Cohen, Tordillos and Candelas recommending approval of Alternative #1 and their four additional recommendations to minimize costs to residents.

Thank you.

Kathryn Zeidenstein
San Jose, CA, 95124

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From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 7:29 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kakoli Banerjee <[REDACTED]>
Sent: Monday, September 8, 2025 10:48 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Subject: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances (or, at a minimum, Mayor Mahan and Councilmembers Cohen, Candelas and Tordillos' 9.5.25 Memorandum)

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Honorable Mayor Mahan, Vice Mayor Foley, and Councilmembers:

I am asking that the San Jose City Council vote in favor of the proposed reach code ordinances that relate to expanding the use of heat pumps and upgrading electric infrastructure in San Jose homes. My husband and I are considering replacing our gas furnace with a heat pump, and so, I have looked into the costs and benefits of such a switch.

Frankly, I am dismayed at the anti-technology stance of some in our community. We live in a state that has long embraced alternative energy and the benefits of new technologies, and yet there are many who seek to raise barriers to adopting the new and effective heating and cooling solutions.

Heat pumps are a win-win for homeowners who choose to go this route. According to the Department of Energy, an air-source heat can reduce electricity usage by as much as 50% as compared to a conventional furnace. As our electricity bills have increased astronomically in the past two years, a 50% saving in energy costs is not something that I can just brush aside. Ask anyone with a conventional HVAC system about their bills in the summer, and you'll get the picture.

It's not just that heat pumps are efficient, they are also climate friendly. According to the Department of Energy, heat pumps can potentially save 7.6 tons of carbon emissions per year. (Heat pumps transfer energy & do not create it). A solution that reduces electricity usage while also reducing carbon emissions is something we should promote in San Jose and not oppose it.

Some in the community are representing the heat pump ordinance as a ban on air conditioning. This is a clear misreading of the proposal, as I see it. I will point out that the proposed reach codes do not mandate homeowners to replace their conventional HVACs with heat pumps. Homeowners may choose to install highly efficient conventional HVACs instead. Homeowners have a choice and that is important. Homeowners also have monetary incentives that they can use to make the switch to heat pumps.

There are rebates still available for heat-pump installation. It is very likely that the federal government will cut future subsidies for heat pumps. It's best to take advantage of these opportunities now.

The second proposed ordinance which relates to electric readiness for 2030 is preparation for a future in which gas appliances will no longer be permitted to be sold or installed. Homeowners will need to install the electric infrastructure for an all-electric home. I will just remind council members that many homes will continue to operate gas appliances past the deadline year, but they will not be able to replace them with new gas appliances.

I am pleased that the council member from my district-David Cohen- is supporting both ordinances. I urge all council members to adopt a people-first approach by adopting both ordinances. In the long run, people will save money on their energy bills and be prepared for a future in which gas appliances are obsolete.

Thank you.
Kakoli Banerjee
95132
San Jose District 4

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From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 7:29 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kazia Luce <[REDACTED]>
Sent: Monday, September 8, 2025 11:43 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; =?utf-8?Q?=C2=A0district5?=@sanjoseca.gov; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Subject: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances (or, at a minimum, Mayor Mahan and Council Members Cohen, Candelas and Tordillos' 9.5.25 Memorandum)

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Honorable Mayor Mahan, Vice Mayor Foley, and Council Members:

I'm a resident and homeowner in San Jose, District 6, ZIP Code 95126. My husband and I bought our house here eight years ago and in that time, have had the fortune to be able to make some pro-climate upgrades to it. I strongly support changes to building codes that support carbon neutrality while also allowing exceptions for those who are unable to afford such changes.

I'm writing to urge your support of both proposed reach code ordinances. If you reject staff's modest proposals, you will undermine San Jose's commitment to carbon neutrality by 2030, less than 5 years away.

The first proposed ordinance, AC to heat pump, incentivizes (but does NOT require) homeowners installing/reinstalling an AC to swap an existing gas furnace with a heat pump (to provide both heating and cooling). Homeowners who wish to retain their existing gas furnace and install a traditional AC unit ARE ALLOWED to do so, as long as they add additional energy efficiency measures—which will save them money on their energy bills. We already plan to install a heat pump when our current furnace dies.

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances. This will future-proof these homes—at the least expensive time to do so—ahead of the Bay Area Air District's upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces. Our change from a gas to an induction range and oven have had a huge net positive impact on our home. The air in our house is much cleaner and my asthma is less often triggered.

In order to support residents with cleaner air, lower energy bills, and a more stable climate, please adopt both proposed reach code ordinances—or at the very least, approve the Memo from Mayor Mahan and Council Members Cohen, Tordillos and Candelas recommending approval of Alternative #1 and their four additional recommendations to minimize costs to residents.

Thank you,
Kazimiera Luce
Homeowner in District 6
ZIP: 95126

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From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 7:31 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

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

From: ecrituncourriel-[REDACTED]
Sent: Tuesday, September 9, 2025 12:31 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Subject: Support 9/9/25 Agenda Item #6.2: Approve Proposed Reach Code Ordinances

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Dear Mayor Mahan, Vice Mayor Foley, and Councilmembers:

Please approve both proposed Reach code ordinances. These are unburdensome code updates that are not only necessary to meet San Jose's commitment to carbon neutrality by 2030, but also provide health co-benefits to home dwellers by reducing indoor air pollution from ubiquitous natural gas leaks.

Santa Clara County Association of Realtors's (SCCOR) dishonest scare tactics and dissemination of disinformation in their effort to defeat the ordinances are disgraceful. Contrary to their mischaracterization, the 1st code update is not an "AC ban." The ordinance incentives (but does NOT require) homeowners installing/reinstalling an AC to swap an existing gas furnace with a heat pump, a single appliance that serves both functions.

As a homeowner who replaced both an aging gas furnace and AC unit with an air source heat pump, I am very pleased with the functionality, efficiency, reduced noise of the heat pump compared to the old appliances. Best of all, there is no worry about the stew of toxic chemicals present in natural gas leaking into the home, nor the danger of carbon monoxide poisoning ever present with gas-combustion appliances.

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances. This will future-proof these homes—at the least expensive time to do so—ahead of the Bay Area Air District's upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces.

To minimize any financial burden on homeowners, staff added several exemptions, such as:

- households earning less than 100% of the average median income which is currently \$184,300 for a family of four (see Supplemental Memo)
- projects requiring a panel upgrade
- other technical exceptions

SJCE provides heat-pump rebates of \$2,500 for all households regardless of income; households in lower income neighborhoods meeting lower income requirements can receive rebates of \$3,500. These rebates will entirely, or nearly entirely, cover the incremental cost.

In order to support residents with cleaner air, lower energy bills, and address the accelerating climate emergency, please adopt both proposed reach code ordinances.

Sincerely,

D. Ng

San Jose, 95123

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From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 7:35 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Hoai-An Truong [REDACTED]
Sent: Tuesday, September 9, 2025 7:00 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Subject: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances

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Honorable Mayor Mahan, Vice Mayor Foley, and Councilmembers:

As a member of the leadership team of Mothers Out Front Silicon Valley for a livable climate for all children, I'm writing to urge your support of both proposed reach code ordinances. If you reject staff's modest proposals, you will undermine San Jose's commitment to carbon neutrality by 2030, less than 5 years away.

The San Jose City Council first voted to make a **carbon neutrality pledge by 2030** on November 8, 2021. The council followed this with a more comprehensive plan for achieving this goal, the **Pathway to Carbon Neutrality**, which was approved by the council on June 14, 2022. This includes:

- Strategy 3: Switch Our Appliances from Fossil Fuel to Electric
- Strategy 4: Power Our Community with 100 Percent Carbon-Neutral Electricity
- Leading by Example
- Public Engagement

AI data centers are on an explosive, meteoric rise in growth. **AI data centers require massive, unprecedented power, primarily powered by fossil fuels.** Partly due to data center growth, Georgia Power has raised utility rates SIX times statewide in the past two years.

Lord knows how we can keep up with the burgeoning power demand. We need to future-proof our community by accelerating the transition to all-electric, our transition to 100% renewable energy. These two proposed ordinances help the city in its transition to renewable energy. We also need to fund solutions for renters such as balcony solar (proliferating in/subsidized in Germany), and

compact, noiseless residential wind turbines.

We need to accelerate our transition to renewable energy and all-electric appliances as an absolute necessity as a hedge against ballooning utility costs. This will help countless lower-income residents such as the elderly on fixed incomes, people of color, students, etc.

We must protect our young people from the horrific costs of the climate crisis: food and water scarcity due to drought, and eventual multi-breadbasket failure. Keep your promise to reach carbon neutrality by 2030: keep your promise to our young people to protect their future.

Don't be swayed by misinformation. The first proposed ordinance—AC to heat pump—is NOT an “AC ban.” **Rather, it incentivizes** (but does NOT require) homeowners installing/reinstalling an AC to swap an existing gas furnace with a heat pump (to provide both heating and cooling). Homeowners who wish to retain their existing gas furnace and install a traditional AC unit ARE ALLOWED to do so, as long as they add additional energy efficiency measures—**which will save them money on their energy bills.**

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances. **This will future-proof these homes—at the LEAST expensive time to do so—AHEAD of the Bay Area Air District's upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces.**

To minimize any financial burden on homeowners, staff added several exemptions, such as:

- households earning less than 100% of the average median income which is currently \$184,300 for a family of four (see Supplemental Memo)
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Also, SJCE provides heat-pump rebates of \$2,500 for all households regardless of income; households in lower income neighborhoods meeting lower income requirements can receive rebates of \$3,500. **These rebates will entirely, or nearly entirely, cover the incremental cost.**

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Thank you.

Hoai-An Truong
Leadership team of Mothers Out Front Silicon Valley
For a livable climate for all children
D6 Resident

--

Sent by carrier pigeon

*** 350ppm *** 350ppm *** 350ppm *** 350ppm *** 350ppm ***

ALL HANDS ON DECK!

Climate Action: Do it for everyone you LOVE!

Food as Climate Action: Changing how we eat, how we farm, and reducing food waste are some of the FASTEST and easiest ways to REVERSE climate change.

#WeCanSolveThis (playlist - fun & interesting videos!):

[The diet that helps fight climate change](#)
and more

Now on Netflix! [KISS THE GROUND](#) - movie based on the bestseller.
A climate solution full of hope!

Support [statewide and local/regional public banks](#) that reinvest profits in the public interest. This can include pandemic relief & recovery, AND climate solutions. And it's a way to divest our public institutions from fossil fuel investments!

*** 350ppm *** 350ppm *** 350ppm *** 350ppm *** 350ppm ***

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Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances (or, at a minimum, Mayor Mahan and Councilmembers Cohen, Candelas and Tordillos' 9.5.25 Memorandum)

From Jenny Green <[REDACTED]>

Date Mon 9/8/2025 4:34 PM

To The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Cc City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

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Honorable Mayor Mahan, Vice Mayor Foley, and Councilmembers:

Please support both proposed reach code ordinances at this week's City Council meeting. This is an important step to help electrify San Jose's buildings, which we need to do in order to address the climate crisis. San Jose made a commitment to carbon neutrality by 2030, less than 5 years away, and to have any hope of achieving that goal we need these reach code ordinances.

Don't be swayed by misinformation. The first proposed ordinance—AC to heat pump—is NOT an “AC ban.” Rather, it incentivizes (but does NOT require) homeowners installing/reinstalling an AC to swap an existing gas furnace with a heat pump (to provide both heating and cooling). Homeowners who wish to retain their existing gas furnace and install a traditional AC unit ARE ALLOWED to do so, as long as they add additional energy efficiency measures—which will save them money on their energy bills.

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance or including a new gas stove/cooktop, dryer, or water heater. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances (either by adding a plug with an extra, unused conductor, or adding a conduit connecting a plug to the breaker box). This will future-proof these homes—at the least expensive time to do so—ahead of the Bay Area Air District's upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces.

In order to minimize any financial burden on homeowners, staff added several **exemptions, including:**

- households earning less than 100% of the average median income which is currently \$184,300 for a family of four (see Supplemental Memo)
- projects requiring a panel upgrade
- other technical exceptions

Also, SJCE provides heat-pump rebates of \$2,500 for all households regardless of income; households in lower income neighborhoods meeting lower income requirements can receive rebates of \$3,500.

In order to support residents with cleaner air, lower energy bills, and a more stable climate, please adopt both proposed reach code ordinances—or at the very least, approve the Memo from Mayor Mahan and Councilmembers Cohen, Tordillos and Candelas recommending approval of Alternative #4 and their four additional recommendations to minimize costs to residents.

Thank you.

Jenny Green



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FW: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances (or, at a minimum, Mayor Mahan and Councilmembers Cohen, Candelas and Tordillos' 9.5.25 Memorandum)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 8:45 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Tiffany Vu [REDACTED]
Sent: Tuesday, September 9, 2025 8:43 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Subject: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances (or, at a minimum, Mayor Mahan and Councilmembers Cohen, Candelas and Tordillos' 9.5.25 Memorandum)

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Honorable Mayor Mahan, Vice Mayor Foley, and Councilmembers:

I'm writing to urge your support of both proposed reach code ordinances. If you reject staff's modest proposals, you will undermine San Jose's commitment to carbon neutrality by 2030, less than 5 years away.

I live in San Jose, 95132 and I think it is critical to pass these reach code ordinances. This is not an AC ban, but rather it incentivizes homeowners who are already switching out their gas furnace to consider a heat pump. If they want to switch to another gas furnace that option is still open, it would just had additional energy efficiency measures which will save them money on their energy bills which are currently the highest in the country.

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances. This will future-proof these homes—at the least expensive time to do so—ahead of the Bay Area Air District's upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces.

To minimize any financial burden on homeowners, staff added several **exemptions**, such as:

- households earning less than 100% of the average median income which is currently \$184,300 for a family of four (see Supplemental Memo)
- projects requiring a panel upgrade

- other technical exceptions

Also, SJCE provides heat-pump rebates of \$2,500 for all households regardless of income; households in lower income neighborhoods meeting lower income requirements can receive rebates of \$3,500. These rebates will entirely, or nearly entirely, cover the incremental cost.

In order to support residents with cleaner air, lower energy bills, and a more stable climate, **please adopt both proposed reach code ordinances—or at the very least, approve the Memo from Mayor Mahan and Councilmembers Cohen, Tordillos and Candelas** recommending approval of Alternative #1 and their four additional recommendations to minimize costs to residents.

Thank you.

Tiffany Vu
[Linkedin](#)

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FW: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances (or, at a minimum, Mayor Mahan and Councilmembers Cohen, Candelas and Tordillos' 9.5.25 Memorandum)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 8:51 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Lawrence Garber <[REDACTED]>
Sent: Tuesday, September 9, 2025 8:51 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Subject: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances (or, at a minimum, Mayor Mahan and Councilmembers Cohen, Candelas and Tordillos' 9.5.25 Memorandum)

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Honorable Mayor Mahan, Vice Mayor Foley, and Councilmembers:

I'm writing to urge your support of both proposed reach code ordinances. If you reject staff's modest proposals, you will undermine San Jose's commitment to carbon neutrality by 2030, less than 5 years away.

This policy is important to me because every air conditioning-only installation is a missed opportunity to cut pollution. Because heat pumps are essentially A/C units with a two-way valve to provide both heating and cooling, single family homes with an existing central A/C unit can simply swap their air conditioning unit with a heat pump and gain a clean source of heating. This is a thoughtful and logical next step for the City of San Jose to take and is an opportunity to continue your legacy of climate policy leadership. According to a report from the [Building Decarbonization Coalition](#), if all central A/C units sold were heat pumps, California could electrify space heating in over half of homes by 2030. For that to happen, we need local leadership now. Now is the time for San Jose to take this thoughtful step to cut climate pollution and continue on its path to carbon neutrality by 2030.

Don't be swayed by misinformation. The first proposed ordinance—AC to heat pump—is NOT an “AC ban.” Rather, it incentivizes (but does NOT require) homeowners installing/reinstalling an AC to swap an existing gas furnace with a heat pump (to provide both heating and cooling). Homeowners who wish to retain their existing gas furnace and install a traditional AC unit ARE ALLOWED to do so, as long as they add additional energy efficiency measures—which will save them money on their energy bills.

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances. This will future-proof these homes—at the least

expensive time to do so—ahead of the Bay Area Air District's upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces.

To minimize any financial burden on homeowners, staff added several exemptions, such as:

- households earning less than 100% of the average median income which is currently \$184,300 for a family of four (see Supplemental Memo)
- projects requiring a panel upgrade
- other technical exceptions

Also, SJCE provides heat-pump rebates of \$2,500 for all households regardless of income; households in lower income neighborhoods meeting lower income requirements can receive rebates of \$3,500. These rebates will entirely, or nearly entirely, cover the incremental cost.

In order to support residents with cleaner air, lower energy bills, and a more stable climate, please adopt both proposed reach code ordinances—or at the very least, approve the Memo from Mayor Mahan and Councilmembers Cohen, Tordillos and Candelas recommending approval of Alternative #1 and their four additional recommendations to minimize costs to residents.

Thank you.

Lawrence Garber

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FW: Agenda Item #6.2 - Reach Codes - SUPPORT

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 7:29 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (242 KB)
USGBC-CA 2025 Letter of Support - San Jose AC2HP.pdf;

From: Michael Rochmes [REDACTED]
Sent: Monday, September 8, 2025 10:42 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Cc: Ben Stapleton [REDACTED] robyn eason [REDACTED]
Subject: RE: Agenda Item #6.2 - Reach Codes - SUPPORT

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Dear Mayor Mahan, Vice Mayor Foley, and Councilmembers,

Please find, attached, U.S. Green Building Council California's letter expressing strong support for the AC to Heat Pump and Electric Readiness Reach Codes (agenda item #6.2) on the September 9 City Council agenda.

Thank you for your time and consideration.

Best,
Michael

--



Michael Rochmes
Policy & Advocacy Coordinator, USGBC California

[REDACTED] www.usgbc-ca.org

525 S Hewitt St., Los Angeles, CA, 90013



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Los Angeles, CA 90013
(213) 689-9707 usgbc-ca.org

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Candice Wong – Ten Over Studio

EXECUTIVE STAFF

Ben Stapleton, Executive Director

September 8, 2025

RE: Agenda Item #6.2 - Reach Codes - SUPPORT

Dear Mayor Mahan, Vice Mayor Foley, and Councilmembers,

On behalf of the U.S. Green Building Council California, I write in strong support of adoption of the 2025 CALGreen reach code to encourage that all air conditioning (AC) replacements in single-family homes include both cooling and heating modes, as well as the electric readiness reach code.

USGBC California's members are designers, engineers, public agency and utility staff, consultants, product manufacturers, and service providers. Our mission is to transform California through the built environment into a more sustainable, resilient, and equitable place for all.

Two-way ACs, commonly known as heat pumps, reduce climate pollution and lower energy costs. The proposed policy, often referred to as an air conditioner to heat pump replacement policy or "AC2HP" code, is in line with San José's sustainability goals. With available incentives, the upfront cost of a heat pump is equivalent to AC replacement and their superior efficiency can provide monthly bill savings, making this policy a win-win for San José.

Heat Pumps Reduce Greenhouse Gas Emissions and Air Pollution

AC2HP policies not only incentivize appliances with twice the functionality of conventional air conditioning units, they also help to offset or completely eliminate the use and future replacement of fossil fuel powered furnaces, because heat pumps can both heat and cool homes. A heat pump with a backup furnace uses about 95% less gas compared to a conventional air conditioner paired with a gas furnace. Greenhouse gas emissions are reduced significantly in the first year, and over the life of the appliance, emissions will continue to decline toward zero as the electric grid is decarbonized.

Beyond just greenhouse gas emission reductions, heat pumps also eliminate harmful indoor and outdoor nitrogen oxides (NOx), which cause smog. This local air pollution worsens many health conditions, such as asthma. Malfunctioning gas furnaces can also cause fatal carbon monoxide poisoning.

AC2HP Policies Save Households Money

The best time for households to switch to a heat pump is when they need to replace their air conditioner. This is because an existing AC system has the necessary electric wiring and capacity in place to allow for a drop-in replacement with a heat pump.

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Los Angeles, CA 90013
(213) 689-9707 usgbc-ca.org

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Candice Wong – Ten Over Studio

EXECUTIVE STAFF

Ben Stapleton, Executive Director

But when air conditioners break down, HVAC contractors often recommend like-for-like replacements, depriving customers of the opportunity to instead install a heat pump and displace polluting gas heating and the need for an expensive furnace replacement down the road.

While the upfront cost of installing heat pumps is about \$2,000 higher than one-way air conditioning, the \$2,500 rebate available from San José Clean Power, plus state rebates actually make these appliances more affordable for San José residents. Furthermore, eliminating the need to replace a gas furnace will avoid thousands of dollars in future costs.

In addition to being all electric, heat pumps are also extremely efficient, generally 3 to 4 times more so than conventional gas furnaces. This means that when households make the switch to heat pumps, they can reduce their monthly energy consumption and utility bills.

AC2HP Policies Help Balance Demand On The Electric Grid

Due to their superior efficiency, replacing an existing AC unit with an efficient heat pump will strengthen grid reliability by reducing energy demand during hot summer days when energy demand is at its peak. Because peak demand in San José is in the summer, adding more winter electric demand by using heat pumps for heating does not risk outstripping supply, and in fact will put downward pressure on electric rates by increasing the use of electricity. In addition, because homes with central AC units already have the electrical capacity to accommodate a heat pump or are exempt from the ordinance, adoption of this policy would not trigger upgrades to the electric distribution system and any associated costs.

Electric Readiness Requirements Save Households Future Expense

Similar to AC2HP, the policy for electric readiness is designed to encourage foresight and protect homeowners from locking in expensive upgrades in the future. The best time to wire an existing home for electrical appliances is when it is being renovated. The proposed reach code has thoughtful exemptions to make sure that it is affordable for homeowners.

As elected officials, you know that home electrification is coming. With these reach codes, you have the opportunity to help San José residents save money by avoiding costly mistakes when replacing their AC or renovating their homes. Thank you for your consideration.

Sincerely,



Ben Stapleton,
Executive Director

FW: 9.9.2025 City Council Agenda Item #6.2: Support: Existing Single-Family Building Reach Code

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 7:31 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (233 KB)

Support 9.9 Agenda Item #6.2 Reach Code - Advocates.pdf;

From: Ruth Merino [REDACTED]
Sent: Tuesday, September 9, 2025 12:10 AM
To: District3 <district3@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Cc: Mitchell, Lori <Lori.Mitchell@sanjoseca.gov>; Benabente, Julie <Julie.Benabente@sanjoseca.gov>; Borges, Marlee [REDACTED]; Karen Nelson [REDACTED] Glen Garfunkel [REDACTED]
Subject: 9.9.2025 City Council Agenda Item #6.2: Support: Existing Single-Family Building Reach Code

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To: City Clerk:

Attached is a public comment letter in support of the 9.9.25 City Council meeting agenda item 6.2 Existing Single-Family Building Reach Code. Please let us know if you have any questions.

Ruth Merino, Chair
San Jose Community Energy Advocates, a volunteer community group
[REDACTED]

Karen Nelson, Founder and Emerita Chair of Climate Reality Project: Silicon Valley
Glen Garfunkel, Exec Team, Climate Reality Project: Silicon Valley www.climaterealitysiliconvalley.org



September 8, 2025

TO: Honorable Mayor Matt Mahan, Vice Mayor Foley, and City Councilmembers:

SUBJECT: 9.9.2025 City Council Agenda Item #6.2: **Support:** Existing Single-Family Building Reach Code - Mayor Matt Mahan and Councilmembers Cohen, Candelas and Tordillos
9.5.2025 Memorandum - Staff recommendation Alternative #1: Adopt the AC to Heat Pump requirement as Reach Code and directions to the City Manager

We are San José Community Energy Advocates and Climate Reality Project - Silicon Valley, both volunteer community groups that advocate for renewable energy and reducing GHGs. We appreciate Staff's efforts to electrify San Jose's existing single-family buildings, with Council's support.

We strongly request that the City Council approve the full reach code proposed by staff as described in the July 21st memorandum (Staff Memorandum) and September 4 Supplemental Memorandum from the Energy Department Director Lori Mitchell, along with the four other recommendations posed in the September 5th memorandum shared by Mayor Matt Mahan and City Councilmembers David Cohen, Domingo Candelas and Anthony Tordillos (Mayor's Memorandum). In lieu of passage of the full reach code, approving **Alternative #1** would be a minimum acceptable approach that could still deliver some worthwhile emissions reductions.

As the 12th largest city in the United States, we recognize the vital role San Jose plays in defending the climate. To continue its climate leadership, Council should approve the full reach code proposed by staff. As a fallback, we ask Council to **approve staff's Alternative #1 as outlined in the Mayor's Memorandum**, so we can maintain and improve the reduction of GHGs from single-family buildings.

Alternative #1 is the first alternative analysis suggested by the Energy Department. It requires, when a resident wants to replace or add air conditioning (AC), they follow one of two pathways:

Pathway 1: Install a heat pump HVAC system (cooling + heating) and meet state standards

OR

Pathway 2: Install a standard AC (cooling only) alongside an existing gas furnace and make other energy efficiency improvements **above** the state standards.

Pros:

- **It gives residents a choice** how they wish to comply with the code: they can EITHER install a heat pump HVAC system OR, if they choose, they can keep their existing gas furnace and **install a standard AC (cooling only) as long as they make some energy efficiency improvements above state standards.**
- It would set up residents to **be prepared** to comply with future Bay Area air quality district regulations.
- It would include the portion of the reach code that has more **quantifiable GHG reduction impacts.**
- Residents who choose Pathway 1 will benefit from cleaner indoor air and more energy-efficient homes, and saving money on their energy bills.
- It has been shown to be **cost effective** through state approved studies.
- It provides reasonable exceptions from the requirement in certain situations to avoid adding a financial burden.
- It only applies to residents who earn at least 100% of the Santa Clara County Area Median Income (see below)

Cons:

- Alternative #1 only boosts the electrification and improved efficiency of space heating and cooling and would not have an impact on natural gas use in other appliances.
- Alternative #1 misses an opportunity for homes to be future-proofed for other electric appliances during home remodels.

In addition to strengthening our reach codes with **staff recommendation Alternative #1**, the Supplemental Memorandum emphasizes the importance of equity by offering an exemption for those households that earn less than 100% of the Santa Clara County Area Median Income. For San Jose residents, this means that those households earning **\$184,300 or less per year for a family of four are exempt.**¹ Furthermore, San Jose Clean Energy offers heat pump rebates which can cover **the incremental cost** (\$3500 for lower income residents who live in Environmental Justice Communities; \$2500 for all other households regardless of income or neighborhood). The Mayor's Memorandum also emphasizes the importance of education and community outreach, which we recognize is important for any program that requires the action of homeowners and contractors.

We see this as a valuable step forward that is essential at this time not only to reach our stated climate emission reduction goals, but also to prepare for the Bay Area Air District's requirement that by 2029, no gas-fired furnaces can be sold or installed in its region. In reality, the Staff Memorandum incentivizes our homeowners who chose to remodel their space heating and

¹ [Area Median Income & Eligibility for Affordable Housing - SV@Home:](https://siliconvalleyathome.org/resources/finding-affordable-housing/#:~:text=The%20area%20median%20income%20(AMI,increase%20of%20$44%2C000%20since%202021)
[https://siliconvalleyathome.org/resources/finding-affordable-housing/#:~:text=The%20area%20median%20income%20\(AMI,increase%20of%20\\$44%2C000%20since%202021](https://siliconvalleyathome.org/resources/finding-affordable-housing/#:~:text=The%20area%20median%20income%20(AMI,increase%20of%20$44%2C000%20since%202021)

cooling now to move them forward sooner rather than later with electrification that provides more cost-effective, healthier, and more reliable heating and cooling for our residents.

We appreciate staff's work and Council's support for electrification. San Jose needs to be a leader in the climate crisis fight. Both locally and globally, global warming is intensifying many types of natural disasters by amplifying the conditions that fuel them. In 2023, San Jose experienced several days of unhealthy air quality from the wildfires in Northern California and Oregon. In September 2023, Spain, Greece and Libya experienced catastrophic flooding, which killed thousands of people, while the devastating August 2023 wildfires in Maui killed hundreds. Closer to home, in October 2024, San Jose experienced a longer and hotter record-breaking heat wave.² Beginning on September 30, 2024 the eight-day heat wave temperatures were 94, 99, 104, 101, 97, 97, and 103, ending on October 7 at 102 degrees! And elsewhere there were deadly and costly weather events, such as Hurricanes Helene and Milton in the Southeastern United States made worse by climate change, and other extreme weather events around the world. In January 2025, Los Angeles-area wildfires, particularly the Palisades Fire and the Eaton Fire, destroyed over 16,000 homes and buildings and 31 direct fatalities. Finally, in July 2025, the Guadalupe River in Texas rose 26 feet in 45 minutes, killing more than two dozen young children who were camping, among many others! These extreme weather events will continue to occur as fossil fuels increase the levels of CO₂, which reached an alarming 430 parts per million (PPM) in May, and which continue to accelerate and result in higher temperatures.

To protect our fragile climate and take a necessary step toward achieving the City's commitment to carbon neutrality by 2035, we request that the City Council vote in favor at a minimum, the Mayor's Memorandum recommending approval of Staff Recommendation Alternative #1 and adopt his four additional recommendations. We support authorizing the City Manager to submit the reach code submittal packages to the Building Standards Commission and California Energy Commission for approval.

Sincerely,



Ruth Merino, Chair
San Jose Community Energy Advocates, a
volunteer community group
info@saniosecommunityenergy.org



Karen Nelson, Founder and Chair Emerita
of Climate Reality Project: Silicon Valley

Glen Garfunkel, Exec Team, Climate Reality Project: Silicon Valley www.climate reality silicon valley.org

² [San Jose, CA Weather History | Weather Underground:
https://www.wunderground.com/history/weekly/us/ca/san-jose/KSJC/date/2024-10-7](https://www.wunderground.com/history/weekly/us/ca/san-jose/KSJC/date/2024-10-7)

FW: Approve BOTH Proposed Reach Codes—9.9.25 Agenda Item #6.2

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 8:50 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

 2 attachments (733 KB)

PastedGraphic-1.tiff; Letter to SJ Council to adopt reach code Sept. 9, 2025.pdf;

From: Linda Hutchins-Knowles [REDACTED]
Sent: Tuesday, September 9, 2025 8:46 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Subject: Approve BOTH Proposed Reach Codes—9.9.25 Agenda Item #6.2

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Dear Mayor Mahan, Vice Mayor Foley, and Councilmembers,

We urge you to adopt both proposed reach code ordinances, as outlined in the attached letter.

We're counting on you to listen to facts, not hype, and to protect our pocketbooks, health, and climate with these win/win strategies.

Thank you,

—
Linda Hutchins-Knowles (she/her)
Co-founder & Team Coordinator
Mothers Out Front Silicon Valley

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September 9, 2025

Re: Support 9.9.25 Agenda Item #6.2: Approve BOTH Proposed Reach Codes

Honorable Mayor Mahan, Vice Mayor Foley, and City Councilmembers Kamei, Campos, Tordillos, Cohen, Ortiz, Mulcahy, Doan, Candelas, Foley, and Casey:

Mothers Out Front Silicon Valley—a grassroots, volunteer group of 2500+ parents, youth and allies—advocates for a healthy environment today and a livable climate tomorrow for all children. Over the past nine years, we’ve proudly supported San Jose’s climate leadership, from creating the nation’s largest Community Choice Aggregation program (now SJCE) in 2017 to ensuring that all residents of new apartments and condos have access to charging in 2024. Now we ask you to **continue that leadership and approve BOTH ordinances in staff’s proposed Existing Single-Family Building Reach Code.**

We know that you have received negative messaging, led in part by the Santa Clara County Association of Realtors (SCCAOR) who are opposed to San Jose adopting any updated reach code at all. We ask that you carefully examine these arguments and weigh them against the evidence. To assist, here is a summary of arguments made by SCCAOR and Councilmembers Foley and Casey and a correction of misinformation/ exaggerations.

CLAIMS ABOUT PROPOSED REACH CODE	THE FACTS
1. “Homeowners replacing their AC Unit are prohibited from purchasing another AC Unit, forcing them to purchase a heat pump.”	This is false. The AC to heat pump ordinance is NOT an “AC ban.” Rather, through Pathway #1, it incentivizes (but does NOT require) homeowners who wish to install or reinstall an AC to swap an existing gas furnace with a heat pump (which provides both heating and cooling). Homeowners who wish to retain their existing gas furnace and install a traditional AC unit ARE ALLOWED to do so

	(Pathway #2), as long as they add additional energy efficiency measures— which will save them money on their energy bills beginning day one.
<p>2. “Any time an electrical permit is pulled in the City of San Jose, if there is a gas appliance in proximity, the room must be made ‘all-electric ready.’”</p>	<p>This is misleading. This electric readiness ordinance only applies to existing single-family homes doing an alteration or addition (not to ANY electrical permit). If a homeowner CHOOSES to replace the gas appliances with electric ones, they’re not required to make the rest of the room “all-electric ready.” Rather, a conduit must be added to make any gas appliances within 3 feet electric ready.</p>
<p>3. “The Reach Code...will be extremely expensive for San Jose residents who are already attempting to perform a renovation of their home, which is already a costly endeavor.”</p>	<p>This is exaggerated. According to Staff analysis (see FAQ #1), the incremental upfront cost of the AC to Heat Pump pathway is estimated at \$652-\$1,670 for the average installation (a fraction of the cost of the overall project). In order to cover this incremental cost, SJCE provides heat-pump rebates of \$2,500 for all households regardless of income; households meeting lower income thresholds can receive rebates of \$3,500—though they are likely exempt from the reach code altogether (see below). Therefore, staff state that, “Currently available rebates are able to cover the full amount of these estimated incremental upfront costs.” If a resident elects to install a high-efficiency heat pump, the average incremental cost is around \$3600, so after applying the SJCE rebate, the project may cost \$100 to \$1100 more (~0.5% to 6% of total project cost)—which they’ll easily recoup in energy bill savings in the first year after installation.</p> <p>Residential SJCE customers also qualify for the EcoHome Payment Plan, which provides zero-interest loans for heat pumps that are repaid on-bill. Loan terms are for 2, 3, or 5 years, up to \$5,000. To minimize any financial burden, there are several exemptions. The reach code would NOT apply to:</p> <ul style="list-style-type: none"> • households earning less than 100% of the area median income which is currently \$184,300 for a family of four (see Supplemental Memo) • projects requiring a panel or service upgrade • when there are other technical exceptions

	<p>There are also up to \$4,000 in additional incentives available for residential heat pump HVAC installations via the TECH Clean CA program.</p> <p>Bottom line: If a homeowner can afford to install/reinstall HVAC equipment, they almost certainly can afford to install a heat pump (pathway #1) or additional efficiency measures (pathway #2)—and any additional costs will be quickly recouped through reduced energy bills.</p>
<p>4. “As small an issue as pulling an electrical permit to move a plug could require extensive updates that cost thousands of dollars.”</p>	<p>This is overstated. It’s very rare for a resident simply moving a plug to pull a permit, and the readiness ordinance would only apply to alterations within 3 feet of a gas appliance. The exceptions would likely cover situations like this. For example, if a homeowner has an old kitchen without GCFI plugs and pulls a permit to modernize the plugs, that wouldn’t trigger the electric readiness requirement since there is an exception for repair/safety improvements. The intention of the readiness code is to incentivize a homeowner doing an optional remodel that already incurs significant cost to take advantage of the opportunity (with dry wall opened up and contractors hired) to add electric readiness for a marginal extra cost, covered by rebates, at the least expensive time to do so.</p>
<p>5. “San Jose is already one of the most expensive cities in the nation - mandates like this one are precisely why it’s so expensive to build a home or rent an apartment in San Jose.”</p>	<p>This is a gross simplification and a confusion of correlation and causation. The reasons for San Jose’s high home prices and rents are very complicated and multifactored, including the prevalence of high earners willing to pay more, the shortage of homes, and the desirability of this area and our climate. This reach code ordinance would have negligible (if any) effect on housing and jobs. Since it only applies to EXISTING homes, it would NOT make it more expensive to build a home in SJ.</p>
<p>6. “This reach code is an unacceptable overreach of local government. In an attempt to ban gas, the City Council is banning an electric AC unit.”</p>	<p>This is false. To the contrary, California and many other states have a long tradition of empowering local jurisdictions to take action to protect their residents. SB 130 was an unacceptable preemption of local control, as explained by Councilmember David Cohen in this terrific op-ed. Again, the City is NOT banning electric AC units (see Claim #1 above).</p>

<p>7. “The City is trying to force this Reach Code through at the expense of homeowners’ right before the State’s moratorium on local Reach Codes for 6 years - October 1.”</p>	<p>There is nothing wrong with this timing. Building codes are intended to be continuously updated. A main reason the code is being updated now is to align with the implementation of the updated state building codes on Jan. 1, 2025. Fortunately, due to a wise exception to SB 130, San Jose MAY be able to adopt future reach code updates before 2031 IF they’ll help reach the goals of our climate smart plan.</p>
<p>8. “Adoption would undermine state housing streamlining efforts (AB 130)” (according to CM Casey).</p>	<p>This is misleading. AB 130 contains an exception that explicitly allows cities to continue to adopt reach codes if part of “an adopted greenhouse gas emissions reductions strategy.” See Claims 6 & 7.</p>
<p>9. “Adoption would grossly underestimate actual compliance costs to SJ residents” (according to CM Casey).</p>	<p>This is not true. Alterations/additions incur significant costs regardless. Installing/replacing AC is expensive, too. Staff analysis does not include the cost of adding condensation drains or replacing drywall because those costs would be incurred for both a standard AC OR a heat pump. The only costs that matter when comparing costs with or without the reach code are additional costs that would not be incurred by installing a standard AC. As in Claim #3, the additional cost is minimal, covered by rebates and quickly recouped through energy savings.</p>
<p>10. “Electrification and building efficiency standards make sense for new construction. However...[we should not] apply these standards to existing single-family homes” (according to CM Foley).</p>	<p>This contradicts San Jose’s approved strategy. Decarbonizing existing homes is an essential step in decarbonizing our city. Gas use in buildings is second only to transportation as the top cause of climate pollution in San José, and 43% of these emissions come from residential “natural” fossil gas. In 2022, Council (including CM Foley) adopted the Electrify San José: Framework for Existing Building Electrification which clearly explains that decarbonizing existing buildings is essential to achieving San José’s climate protection goals.</p>
<p>11. “Adoption would fail to deliver meaningful climate benefits” (according to CM Casey).</p> <p>“The proposed ordinance would result in about a 0.1% reduction in communitywide</p>	<p>This doesn’t make sense. There is no magic bullet (except a pandemic where everyone stays home) that will take a big dent out of our GHG emissions. To reach carbon neutrality, we’ll need to take a LOT of small incremental steps. Each of these pieces of the puzzle is urgently needed. The City’s latest GHG inventory revealed that, rather than decreasing as needed, emissions from “natural” (fossil) gas in</p>

greenhouse gas emissions compared to 2023 levels... Such a small GHG emissions reduction does not justify the inevitable financial and quality of life impacts to residents” (according to CM Foley).

San Jose alarmingly [increased 0.2%](#) over the past two years. Blocking these proposed reach codes would **slow down our progress to reduce emissions and threaten the achievement of climate neutrality by 2030. It would also set a **poor example for other cities** who look to San José for climate leadership.**

Again, any financial impacts to homeowners from the proposed ordinances are **minimal** (and they’ll actually **save money** on their energy bills) and their **quality of life will be improved** with cleaner indoor and outdoor air and quieter appliances.

Please **listen to facts, not hype**. As the must-read letter from the U.S. Green Building Council explains, **“With these reach codes, you have the opportunity to help San José residents save money by avoiding costly mistakes when replacing their AC or renovating their home.”** Both reach code ordinances are also essential parts of San Jose’s commitment to achieving carbon neutrality by 2030—less than five years away.

If we fall short of this target, **our children will pay the price**. In 2024, the planet [exceeded the 1.5° C climate threshold](#) for the first time, a major red flag that at least [nine irreversible tipping points](#) are fast approaching. With the federal government now actively undermining climate action, it’s imperative that the City take every possible measure to protect our children and vulnerable communities from growing climate threats, including drought, wildfires, super storms, sea level rise, and extreme heat, along with air pollution that increases asthma and other life-shortening diseases. We must do more to reduce pollution and expand access to health-protective solutions—and that requires electrifying our homes and increasing the Climate Smart budget to provide more incentives.

The good news is, **San José residents overwhelmingly want you to act ambitiously on climate**, as reflected in the dozens of letters from the public supporting the reach codes. In addition, the graphs below from the Yale Program on Climate Change Communication show that **76% (3 out of 4) of Santa Clara County residents are worried about global warming and 63% (two out of three) of residents want local government officials (that’s you!) to do more**. As the planet warms dangerously, the time is NOW to listen to your constituents—especially the youth—and **do everything within your power** to ensure a healthy and livable climate for our children and communities.

Fortunately, the proposed reach codes are a win/win: they’ll reduce energy bills, improve air quality, and get our homes future-ready while also helping address the second leading cause of climate pollution in our city: fossil gas use in buildings.

Therefore, we ask that you prioritize our health, safety, pocketbooks and climate stability and **approve BOTH proposed ordinances**. Should you fail to achieve that, at least approve Alternative #1 as supported by Mayor Mahan and Councilmembers Cohen, Candelas and Tordillos. Please don't cede San Jose's proud climate leadership to other cities. As the Capitol of Silicon Valley, let's continue to lead the way to a healthy environment, a decarbonized city, and a stable climate for all by adopting both proposed codes.

For our children,
 Linda Hutchins-Knowles, Co-founder and Team Coordinator
 Mothers Out Front Silicon Valley / Madres al Frente de Silicon Valley

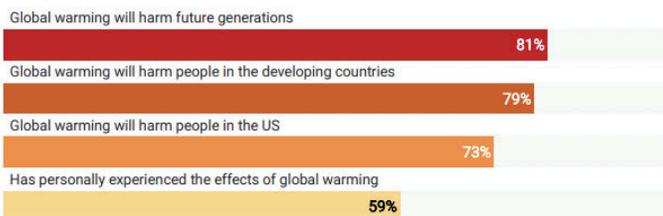
SANTA CLARA COUNTY, CALIFORNIA Public Opinion on Climate Change, 2023



Public opinion data come from the Yale Climate Opinion Maps (YCOM), which are based on a statistical model that employs nationally representative Climate Change in the American Mind (CCAM) surveys conducted between 2008 and 2023. The model combines geographic, census, socioeconomic, and political data with CCAM survey data collected by the Yale Program on Climate Change Communication and George Mason University Center for Climate Change Communication (combined n > 28,000). For more information about the survey question wording and methodology, please visit YCOM: climatecommunication.yale.edu/visualizations-data/ycom-us

Risk Perceptions

Worried about global warming



Policy Support

Provide tax rebates for energy efficient vehicles or solar panels



Who should do more about global warming?



Color Legend



For help / questions, please contact: climatechange@yale.edu

Yale Program on Climate Change Communication 2023



FW: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 9:31 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Sam Fishman <[REDACTED]>
Sent: Tuesday, September 9, 2025 9:12 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
Subject: Support 9/9/25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances

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Honorable Mayor Mahan, Vice Mayor Foley, and Councilmembers:

I'm writing to urge your support of both proposed reach code ordinances on your agenda today. These modest proposals will ensure San Jose's has a chance of meeting its climate commitments, will avert millions in health care costs, and will ensure residents transition to high-efficiency heat pumps in a less costly, more cost-efficient way.

SPUR is one of the region's oldest non-partisan policy centers, and we've been working on building decarbonization efforts around the Bay Area. We regularly make recommendations on reach codes like the electric readiness and AC to heat pump code before you. The evidence is in on these code—they ensure households achieve efficiency and emissions reductions at the right time in a buildings lifecycle. They can produce significant bill savings for most households in California. And they will avert the cost of furnace replacements—after 2029, the Air District will require new space heating equipment to be zero-NOx. For more on this issue, [SPUR's article on "when" to upgrade](#), and Matt Vespa's article on [AC to Heat Pump ordinances](#) are informative.

Unfortunately, we've been tracking extensive misinformation on this issue. The first proposed ordinance—AC to heat pump—is NOT an “AC ban.” It requires homeowners over 100 percent of Area Median Income who are installing/reinstalling an AC to swap an existing gas furnace with a heat pump (to provide both heating and cooling). Homeowners who wish to retain their existing gas furnace and install a traditional AC unit ARE ALLOWED to do so, as long as they add additional energy efficiency measures—which will save them money on their energy bills. As noted, in 2029, furnace replacements will need to be zero-NOx anyways (usually this will mean buying a heat pump).

The second proposed ordinance—electric readiness—applies only to people applying for permits for a relevant addition/alteration to their homes within 3 feet of an existing gas appliance. If the resident chooses not to install electric versions instead, they will need to install the electric infrastructure necessary to support future electric appliances. This will future-proof these homes—at the least expensive time to do so—ahead of the Bay Area Air District’s upcoming NOx rules that will soon prohibit the installation or sale of gas water heaters and furnaces.

To minimize any financial burden on homeowners, staff added several **exemptions**, such as:

- households earning less than 100% of the average median income which is currently \$184,300 for a family of four (see Supplemental Memo)
- projects requiring a panel upgrade
- other technical exceptions

Also, SJCE provides heat-pump rebates of \$2,500 for all households regardless of income; households in lower income neighborhoods meeting lower income requirements can receive rebates of \$3,500. These rebates will entirely, or nearly entirely, cover the difference in cost between business as usual, and a heat pump.

In order to support residents with cleaner air, lower energy bills, and a more stable climate, **please adopt both proposed reach code ordinances—or at the very least, approve the 9.5.25 Memo from Mayor Mahan and Councilmembers Cohen, Tordillos and Candelas** recommending approval of Alternative #1 and their four additional recommendations to minimize costs to residents.

Thank you.

Sam Fishman

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Sam Fishman
Sustainability and Resilience Policy Manager, [SPUR](#)

SPUR

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Approve BOTH Proposed Reach Codes—9.9.25 Agenda Item #6.2

From Cheryl Weiden [REDACTED]

Date Tue 9/9/2025 10:19 AM

To The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Cc City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

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Dear Mayor Mahan, Vice Mayor Foley, and Council members,

I'm writing to you as a member of the Steering Committee for 350 Silicon Valley. We have over 1,000 supporters here in San Jose, and our mission is to help accelerate a just and rapid transition away from fossil fuels to 100% renewable energy.

We strongly urge you to adopt both of the proposed Reach Code ordinances, as outlined in the letter from [Mothers Out Front](#), whose values we share.

I'd also like to lift up the important health and justice aspects of this decision. As you know, the Bay Area Air Quality Management District has adopted Rules 9-4 and 9-6 to reduce NOx and particulate matter. What struck me most in their [Final Report](#) were the clear health benefits anticipated from these rules—and how those benefits are distributed across our communities (see pages 26–31). The data show that replacing gas-powered appliances will significantly improve public health, especially in underserved neighborhoods. Here is a [related infographic](#) for your reference.

These Reach Codes are aligned with that same vision: cleaner air, healthier communities, and greater equity. The health of your constituents matters too much to be sidetracked by misinformation or misunderstanding.

We're counting on you to lead with facts and with care for your communities—protecting our health, our pocketbooks, and our climate through these win-win strategies.

With appreciation,

Cheryl Weiden
[REDACTED]

FW: Approve BOTH Proposed Reach Codes—9.9.25 Agenda Item #6.2

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 10:27 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Cheryl Weiden <[REDACTED]>
Sent: Tuesday, September 9, 2025 10:17 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
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Subject: Approve BOTH Proposed Reach Codes—9.9.25 Agenda Item #6.2

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With appreciation,

Cheryl Weiden

FW: Support reach codes, 9/9 agenda item 6.2

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 10:27 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Wendy Chou [REDACTED]
Sent: Tuesday, September 9, 2025 10:25 AM
To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>
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September 9, 2025

Re: Support for September 9 Agenda **Item #6.2: Approve BOTH Proposed Reach Codes**

Honorable Mayor Mahan and Distinguished City Councilmembers:

Acterra: Action for a Healthy Planet is a longstanding nonprofit based in Santa Clara County that educates and enables communities to take action on the climate. We advocate for “beneficial electrification for all” because the significant health and economic benefits of clean energy should be enjoyed by everyone.

Acterra stands in full support of BOTH reach codes being discussed today by the City Council.

Given the harm caused by our unprecedented climate to ordinary families in San Jose — whether from breathing wildfire smoke, suffering from extreme heat exposure or destructive floods, or simply being unable to buy home insurance because of elevated climate risk, we believe that there is a better way forward.

We need to scale solutions fast to meet the urgent threat. Thankfully electrification of our existing buildings is a solution with a very big impact. Electric appliances such as heat pumps:

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-
- Reduce pollution indoors and outdoors compared to fossil gas appliances;
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-
-
- Are far more energy efficiency compared to gas appliances, saving residents on energy bills, as City staff have shown;
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-
-
- Have greater functionality (unlike furnaces, heat pumps both heat **and cool**,
- in addition to more advanced smart/programmable capabilities);
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-
- Prepare our building stock for future demands (“future-proofing”);
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-
- Do not require expensive panel upgrades in most cases, despite misleading arguments to the contrary (100 A being sufficient);
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-
- Achieve price parity with many other types of appliances after taking into account available incentives at the state and local level;
-
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-
- Acknowledge equity considerations in that many more incentives are available for income-qualified households.
-

The AC to Heat Pump and Electric Readiness reach codes will encourage more win-win decisions as residents renovate and improve their homes.

We urge you to approve both reach codes today. Thank you to San Jose (including San Jose Clean Energy and the Climate Smart San Jose program) for taking a leadership role. In addition to being needed to help ensure San Jose meets its stated climate commitment of carbon neutrality by 2030, a larger movement is forming, making this an ideal moment for San Jose to join other communities around the Bay Area to show how electrification is working. Recently Menlo Park passed its suite of reach codes including AC to Heat Pump and Electric Readiness; Sunnyvale as well. This is the right time to join them.

Sincerely,
 Wendy Chou
 Senior Manager
 Acterra: Action for a Healthy Planet

Wendy Chou (she/her)
 Coalition and Project Senior Manager

Acterra: Action for a Healthy Planet

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Acterra staff use [self-identified pronouns](#) to support workplace inclusion for everyone.

I respectfully acknowledge that my work takes place on the ancestral and unceded land of the of the Ramaytush Ohlone. [Whose land are you on?](#)

We practice [Slow Fridays](#). Messages received on Fridays may have a delayed response.

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FW: Building Reach Code 2025 for Existing Single-Family

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/9/2025 10:58 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Pat Blevins [REDACTED]
Sent: Tuesday, September 9, 2025 10:54 AM
To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Building Reach Code 2025 for Existing Single-Family

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As a senior homeowner living on a fixed income I am writing to plead with you NOT to require replacement of gas appliances ie HVAC systems and water heaters when these gas appliances need replacement.

How will those of us with limited incomes afford these hugely expensive conversions from gas to electric ????
Further, how will this affect the electric grid, especially as San Jose pushes forward with AI data centers which require huge amounts of power and water?

The cost of electricity is already so high....if you approve the Building Reach Code you will only cause higher and higher electricity bills and that's assuming many SJ residents could even afford these upgrades to electrical appliance in the first place.

PLEASE consider the residents of SJ and their needs. You were elected to carry out the wishes of the residents/taxpayers/ voters and you must do the right thing and require electric appliances in new construction only.

I don't know how I would live without heat in the winter. Your decision may put heating my home in jeopardy. Who does that really help?

Please vote NO on the Building Reach Code.
Patricia Blevins
San Jose