
FW: Support for the 2025 Building Reach Code Ordinance

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 9/2/2025 7:33 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Calvin Sridhara <[REDACTED]>
Sent: Sunday, August 31, 2025 9:50 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>
Cc: City Clerk <city.clerk@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>
Subject: Support for the 2025 Building Reach Code Ordinance

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Dear Mayor Mahan and Councilmembers,

My name is Calvin Sridhara, and I am a high school student from District 10 and a member of Silicon Valley Youth Climate Action's San José Team. I am writing to express my strong support for the proposed 2025 Building Reach Code for existing single-family homes.

This is a two-part ordinance that would apply to single-family residential homeowners. The first section would require homeowners installing or reinstalling AC systems to either install a heat pump or an AC unit with stronger efficiency measures. Heat pumps are two to three times more energy efficient than traditional AC units and provide both cooling and heating, eliminating the need for gas-powered furnaces that release greenhouse gases and harmful pollutants like NOx. The City Council has already approved rebates of \$2,500–\$3,000 for homeowners who install heat pumps, along with up to \$4,000 in additional incentives for related improvements like attic insulation or panel upgrades. This makes heat pump adoption not only environmentally beneficial but also cost-effective, saving families an estimated \$300–\$500 annually on energy bills.

The second part of this ordinance would require homeowners applying for permits for certain alterations to install additional electrical infrastructure that supports future electrification. This step would make it easier for residents to adopt technologies like smart panels, EV chargers, and heat pumps down the line, reducing the need for costly renovations later. It would also help cut down on carbon emissions and material waste from repeated construction projects, while giving families flexibility to adapt to cleaner technologies as they become ready.

As a young resident of San José, this issue is personal to me. I want to grow up in a city that leads in clean energy solutions, where the air is healthier and families like mine can save money while helping the planet.

San José has pledged to reach carbon neutrality by 2030. Passing this ordinance would be a huge

step forward in making that goal a reality.

Thank you for your leadership and consideration.

Sincerely,
Calvin Sridhara
District 10 Resident

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FW: Constituent Support for Existing Single-Family Building Reach Code - 9/9 Agenda Item 6.2

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

Date Mon 9/8/2025 7:54 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Mani Bekele <[REDACTED]>

Sent: Sunday, September 7, 2025 5:09 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>

Subject: Constituent Support for Existing Single-Family Building Reach Code - 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Mani Bekele and I am a high school student from Downtown San José and a co-lead of Silicon Valley Youth Climate Action's San José Team. I also serve as Youth Representative on the City's Climate Advisory Commission, though I am not writing in that capacity.

I urge you to pass the the full Existing Single-Family Building Reach Code ordinance as recommended by staff. At a minimum, please approve Alternative #1 as recommended in the memo by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos. This reach code will make significant progress in our city's mission to cut greenhouse gas emissions and protect my generation's liveable climate future.

Being from a low-income family and neighborhood, I am deeply aware of the need to prevent any financial burden to homeowners, particularly those with limited means. This ordinance does so effectively. All requirements have been analyzed and found cost-effective. The upfront costs of a heat pump are more than recovered in utility bill savings, and lower-income families especially are eligible for substantial rebates from San José Clean Energy as well as outside programs. Exemptions are made for any projects that would necessitate an electric panel upgrade, or that would require additional repairs or permitting. There is also an exemption for households earning less than the Area Median Income. Furthermore, low-income people in San José and around the world face the most severe consequences of both the climate crisis and air pollution, making strong and rapid positive action like that promised by this ordinance incredibly important to help right this ongoing inequity.

I thank Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos for their September 5th memorandum. Still, I urge City Council to maintain the full ordinance as recommended by staff, including the Electric-Ready Requirement. This requirement will have minimal upfront cost while helping save homeowners money in the long term by completing necessary electrical upgrades while walls are already opened in renovation projects.

With so much happening in the country to reverse our progress on climate change, I am alarmed about my own future and that of my generation. I'm looking to our local government to stand up and do all that it takes to continue pressing for a future with a safe and stable climate. This reach code is part of that responsibility of local leaders to your young constituents. Please stand with us.

Thank you very much for your consideration.

Sincerely,

Mani Bekele, District 3 Resident

FW: Support for Reach Code: 9/9 Agenda Item 6.2

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

Date Mon 9/8/2025 7:55 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kayla Ngo <[REDACTED]>

Sent: Sunday, September 7, 2025 7:36 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Kayla Ngo and I am a student from District 10 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

With global warming, AC units are high in demand, yet they require lots of electricity which is often generated by burning fossil fuels ([iere.org](#)). This reach code would help incentivize people who want to upgrade their AC units to a more energy efficient version that provides both heat and cooling, and can save the city metric tons of emissions annually.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Kayla Ngo, District 10 resident

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FW: Existing Single-Family Building Reach Code

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

Date Mon 9/8/2025 7:55 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Khushee Desai <[REDACTED]>

Sent: Sunday, September 7, 2025 7:38 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Existing Single-Family Building Reach Code

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Dear Mayor Mahan and City Councilmembers,

My name is Khushee Desai and I am a student from District 9 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

As a young person, having grown up in San Jose, I have already seen so many negative impacts of climate change: wildfires, extreme heat. Passing this ordinance will not only cut harmful emissions, but it will also help keep our homes healthier, safer, and more affordable.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Khushee Desai, District 9 resident

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FW: Support for Reach Code: 9/9 Agenda Item 6.2

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

Date Mon 9/8/2025 7:55 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Celine Sims <[REDACTED]>

Sent: Sunday, September 7, 2025 7:39 PM

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

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Celine Sims and I am a student from District 5 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

Climate change is a really important issue in the world today, especially for youth. We need to help preserve the environment and world for future generations to enjoy. In addition, if we don't try to stop climate change, we are headed toward a world that will be 3 degrees warmer by 2100 and by 2050, our sea levels are expected to rise about 10-12 inches. We will also experience more intense natural disasters, longer heatwaves, increased poor air quality that will ultimately lead to increased death. If we don't prioritize fighting climate change, these harsh scenarios will be our reality.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Celine Sims, District 5 resident

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FW: Support for Reach Code: 9/9 Agenda Item 6.2

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

Date Mon 9/8/2025 7:55 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Amari Sims <[REDACTED]>

Sent: Sunday, September 7, 2025 7:40 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Amari Sims, and I am a student from District 5 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

Climate change is a really important issue in the world today, especially for youth. We need to help preserve the environment and world for future generations to enjoy. In addition, if we don't try to stop climate change, we are headed toward a world that will be 3 degrees warmer by 2100 and by 2050, our sea levels are expected to rise about 10-12 inches. We will also experience more intense natural disasters, longer heatwaves, increased poor air quality that will ultimately lead to increased death. If we don't prioritize fighting climate change, these harsh scenarios will be our reality.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Amari Sims, District 5 resident

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

Date Mon 9/8/2025 7:55 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Anika K. <[REDACTED]>

Sent: Sunday, September 7, 2025 7:40 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Anika Khanna and I am a student from District 1 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

The reach code would revise current energy efficiency standards. The AC to Heat Pump requirement, which staff analysis suggest would reduce emissions by thousands of metric tons per year, would incentivize homeowners who want to replace or install a new AC unit to replace their gas furnace with an efficient heat pump. Passing this ordinance will cut emissions and help keep our communities healthier. It is imperative that action is taken now, as the San Jose City Council will not have a chance to revisit this reach code until 2031, due to preemptive state legislation.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Anika Khanna, District 1 resident

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FW: Support for Reach Code: 9/9 Agenda Item 6.2

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

Date Mon 9/8/2025 7:55 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kanika Rawat <[REDACTED]>

Sent: Sunday, September 7, 2025 7:41 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Kanika Rawat and I am a student from District 4 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

Requiring the transition from ACs and gas-powered furnaces to heat pumps helps homeowners ensure a more sustainable future for their family and community and be more cost-efficient. As a young San Jose resident, I'd love to see more homes in my community go green.

San Jose has pledged to reach carbon neutrality by 2030. We should take the lead and show we are a City committed to climate action. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Kanika Rawat, District 4 resident

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FW: Support for Reach Code: 9/9 Agenda Item 6.2

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

Date Mon 9/8/2025 7:55 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kim Truong <[REDACTED]>

Sent: Sunday, September 7, 2025 7:45 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Kim Truong and I am a student from District 7 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

As a student, I'm concerned about how greenhouse gas emissions and air pollution will impact both my health and the health of my peers. Particularly in neighborhoods like mine, where heat and asthma are already major concerns. I've personally seen how vulnerable elders, children, and low-income families are to the effects of climate change, and I believe that this ordinance will provide them with healthier, safer homes. Updating homes to be more efficient and all-electric will help us be more resilient to these challenges.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Kim Truong, District 7 resident

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FW: Support for Reach Code

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

Date Mon 9/8/2025 7:56 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Aidan Le <[REDACTED]>

Sent: Sunday, September 7, 2025 7:45 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code

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Dear Mayor Mahan and City Council members,

My name is Aidan Le and I am a student from District 8 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Council members Cohen, Candelas, and Tordillos.

The reach code would be a major step forward in reducing carbon emissions and reducing climate change in a frictionless and cost effective way. This is because heat pumps are significantly more efficient and cost effective than AC units not only because of their costs and electricity usage but also their impact on the environment. Although heat pumps cost slightly more to install upfront, over time people will save money because on average heat pumps cost 400\$ less than AC units per year which makes the transition frictionless and cost effective. Mainly, the reason why heat pumps are a genius idea is that they do not rely on gas like ACs. This makes them much better for the environment as they release significantly less carbon emissions than ACs

Additionally, heat pumps are also safer than traditional ACs because they are fully electric meaning there is no risk for gas leaks. Not only would these gas leaks harm the environment as they release tons of carbon emissions into our atmosphere but also they are a personal safety hazard as the gas leak could be a major fire risk or even extremely deadly if there is a carbon monoxide leak.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Aidan Le, District 8 Resident

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

Date Mon 9/8/2025 7:56 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Maya Soman <[REDACTED]>

Sent: Sunday, September 7, 2025 7:45 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Maya Soman, and I am a student from District 8 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

As a resident of San Jose, I've seen how climate change is affecting our natural environment. The summers are getting hotter, the creek dries up earlier, and the local wildlife are disappearing. These aren't just small changes; they're warnings about what's happening to our ecosystem.

That's why I support the Existing Single-Family Building Reach Code. Homes are one of the biggest sources of carbon pollution in our city. By encouraging homeowners to switch from gas appliances to clean electric alternatives, San Jose can reduce emissions, improve air quality, and help protect the environment. This code gives our community a way to take real, local action in the fight against climate change.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Maya Soman, District 8 resident

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

Date Mon 9/8/2025 7:56 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: jeffer Razai [REDACTED]

Sent: Sunday, September 7, 2025 7:46 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Jeffer Razai and I am a student from District 6 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

As a young person who is consistently threatened by climate change, my community consistently experiences extreme heat and wildfires. Bold action is required to salvage what remains, and transitioning away from fossil fuel appliances, such as furnaces and water heaters, will reduce harmful emissions and lower long-term energy costs for residents.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Jeffer Razai,
District 6 resident

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FW: Support - Existing Single-Family Building Reach Code

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 9/8/2025 7:56 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Maria Eugenia Flores <[REDACTED]>
Sent: Sunday, September 7, 2025 9:18 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>
Subject: Support - Existing Single-Family Building Reach Code

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Dear Mayor Mahan and City Councilmembers,

My name is Rosalía Bacon-Flores and I am a student from District 6 and a member of Silicon Valley Youth Climate Action's San Jose Team. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

Until just a couple years ago, my family had a gas furnace. Whenever we turned it on, the smell of burning dust would stick around the house for days and give us headaches. The furnace not only caused annoyingly high gas bills and noxious fumes, but also gave us a couple of scares including potential gas leaks and a lot of time spent trying to see if the pilot light was working. Switching to a heat pump made a huge difference in our household; we not only had less problems to deal with and less emissions - we also had cooling for the summer!

As a San Jose resident, I have often been proud of the leading role that this city has taken when addressing climate neutrality. However, we cannot attempt to achieve our carbon neutrality goal if we do not give our residents the tools to do so. This ordinance will not only help the city reach its carbon neutrality goals - it will also help community health overall, both physically and mentally when we don't see huge gas bills to be paid each month. This ordinance will benefit all of us. By giving communities a concrete action that they can do to reduce their emissions, we improve our communities mental health and conscious involvement in climate change mitigation. Physically, those who struggle with asthma, which is rampant in our community, will have a much needed breath of fresh air.

The numbers are clear - heat pumps are 2-3x more efficient than traditional AC, produce significantly less emissions and are more cost effective.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a huge step forward to protect youth like me and all our residents.

Thank you for your consideration,
Rosalía Bacon-Flores, District 6 resident

List of reasons to pass this reach code to draw from

AC to heat pump:

-
-
- Replaces AC
- -
 -

- Heat pumps are 2-3x more efficient than traditional AC
-
-
-
- Replaces gas furnace
-
-
-
- Heat pumps run on electricity which is increasingly being generated
- by renewables (this is much better than appliances that run on natural gas)
-
-
-
- Gas furnaces are susceptible to methane leaks (releases so much
- greenhouse gases) and carbon monoxide (can be deadly if undetected)
-
-
-
- They can also be a fire hazard if they aren't being taken care
- of
-
-
-
- Heat pumps are 3x more efficient
-

-
-
- Cost incentives
-
-
-
- Saves \$300-500 on energy bills/year
-
-
-
- Rebates can cover the cost in many cases; if not there are loans
- provided (interest free)
-
-
-
- You also get rebates for other electrical upgrades in the future
-

Electrical readiness:

-
-
- Reduces material waste + carbon emissions from future construction
-
-
-
- Encourages quicker adoption of clean technologies/energy efficiency
- upgrades
-
-
-
- Makes it easier to install smart panels, energy monitoring, high
- efficiency appliances, EV chargers, heat pumps, solar power
-

- o
- o
- o People can install these sooner and more cheaply, speeding up the transition away from fossil fuels
- o
- o
- o
- o Basically allows people to adapt to new technology without needing major renovation of their homes
- o

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FW: Support: 9/9 Item 6.2 Existing Single-Family Building Reach Code - Silicon Valley Youth Climate Action, San Jose Team

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 9/8/2025 8:44 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

1 attachment (412 KB)

Support, Existing Single-Family Building Reach Code - SVYCA SJ Team.pdf;

From: SVYCA San José Team <[REDACTED]>
Sent: Monday, September 8, 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>
Subject: Support: 9/9 Item 6.2 Existing Single-Family Building Reach Code - Silicon Valley Youth Climate Action, San Jose Team

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Dear Mayor Mahan and Members of the San José City Council,

The San José Team of Silicon Valley Youth Climate Action, representing over 50 student climate advocates from throughout the city, is writing to express our strong support for the Existing Single-Family Building Reach Code ordinance as recommended by staff. While we strongly support the full recommendation submitted by staff, we thank Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos for their September 5th memorandum and urge the City Council to adopt Alternative #1 at a bare minimum. Both of the two components of the proposed ordinances are major steps to reduce the climate impacts of our existing buildings and we hope you will approve both.

The AC to Heat Pump ordinance incentivizes homeowners who wish to replace or install a new AC system to replace their gas furnace with a heat pump that will provide both cooling and heating very efficiently. The incentive will kick in at the burnout of an air conditioner, the time when it makes the most financial sense. As an alternative, residents will have a choice to keep their existing gas furnace if they wish and install a traditional AC unit, though they will have to comply with higher energy-efficiency standards. Based on the number of AC replacements likely to switch to heat pump installations, the staff analysis anticipates that the incentive to swap out a gas furnace with a heat pump will reduce thousands of metric tons of emissions every year, making it one of the most significant single steps that our city government can take to combat climate change.

The Electric-Ready Requirement, which only applies to homes undergoing alterations and additions within three feet of an existing gas appliance or including a new gas appliance, will prepare homes for the electric transition. It requires some electrical infrastructure (e.g., circuits, conduits, reserved breakers) that will future-proof the home, making it easier to install an electric appliance as they become increasingly available and incentivized in the future, resulting in more electric replacements and major long-term emissions reductions. Importantly, the requirement will make the future installation of electric appliances faster and less expensive for homeowners when the Bay Area Air District prohibits the sale and installation of NOx-polluting gas water heaters beginning in 2027.

This ordinance will not impose a significant financial hardship on homeowners, and can result in savings in many instances. Drawing from recent statewide analyses, City staff have concluded installing a heat pump is only moderately more expensive than installing an air conditioner, and that this additional cost will be offset by savings on utility bills within the lifetime of the appliance. The upfront incremental cost of replacing a gas furnace with a heat pump is under \$700, compared to lifetime utility bill savings of up to \$10,000. San José Clean Energy and several outside agencies also offer financial assistance for heat pumps, with lower-income households eligible for larger rebate totals. Staff assess the cost to homeowners of the Electric-Ready Requirement as minimal. The requirement can in fact avoid more significant future costs in electric wiring to appliances in compliance with forthcoming Bay Area Air District rules by completing the upgrades at a time when walls are already open for renovation work. Projects that would result in the need to update a home's electric panel are exempt from both requirements. The Electric-Ready Requirement has additional exemptions to prevent the need for repairs or additional permitting. An exemption also exists for households with annual incomes at or below the Area Median Income, which for a family of four is **\$184,300**. A household earning less than this would not need to comply with either requirement, avoiding any financial burden on low-income residents.

Due to preemptive state legislation, the San José City Council will not have the opportunity to revisit this reach code until 2031. That is a year after we have committed to reaching net-zero greenhouse gas emissions. More importantly, the longer we wait, the less positive impact our emissions reductions will have. Let's get it done now.

As youth who will have to endure the brunt of the climate crisis, putting our health, lives, and livelihoods at risk, we ask you to prioritize a safe climate future for all of San José's residents. We urge your support for both proposed reach code updates.

Thank you for your consideration,

San José Youth Climate Action Team:

Anika Khanna, District 1

Aahaan Jain, District 1

Daphne Zhu, District 1

Khloe Nguyen, District 2

Ayan Bera, District 3

Mani Bekele, District 3

Mila Bekele, District 3

Kanika Rawat, District 4

Amari Sims, District 5

Celine Sims, District 5

Nathaniel Albano, District 5

Sruthi Manoj, District 6

Jeffer Razai, District 6

Rosalía Bacon-Flores, District 6

Kim Truong, District 7

Aidan Le, District 8

Maya Soman, District 8

Diya Prasanth, District 8

Isabella Kim, District 8

Khushee Desai, District 9

Grace Wang, District 9

Kayla Ngo, District 10

Calvin Sridhara, District 10

Peyton Ke, District 10

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SILICON VALLEY YOUTH CLIMATE ACTION

Dear Mayor Mahan and Members of the San José City Council,

The San José Team of Silicon Valley Youth Climate Action, representing over 50 student climate advocates from throughout the city, is writing to express our strong support for the Existing Single-Family Building Reach Code ordinance as recommended by staff. While we strongly support the full recommendation submitted by staff, we thank Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos for their September 5th memorandum and urge the City Council to adopt Alternative #1 at a bare minimum. Both of the two components of the proposed ordinances are major steps to reduce the climate impacts of our existing buildings and we hope you will approve both.

The AC to Heat Pump ordinance incentivizes homeowners who wish to replace or install a new AC system to replace their gas furnace with a heat pump that will provide both cooling and heating very efficiently. The incentive will kick in at the burnout of an air conditioner, the time when it makes the most financial sense. As an alternative, residents will have a choice to keep their existing gas furnace if they wish and install a traditional AC unit, though they will have to comply with higher energy-efficiency standards. Based on the number of AC replacements likely to switch to heat pump installations, the staff analysis anticipates that the incentive to swap out a gas furnace with a heat pump will reduce thousands of metric tons of emissions every year, making it one of the most significant single steps that our city government can take to combat climate change.

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This ordinance will not impose a significant financial hardship on homeowners, and can result in savings in many instances. Drawing from recent statewide analyses, City staff have concluded installing a heat pump is only moderately more expensive than installing an air conditioner, and that this additional cost will be offset by savings on utility bills within the lifetime of the appliance. The upfront incremental cost of replacing a gas furnace with a heat pump is under \$700, compared to lifetime utility bill savings of up to \$10,000. San José Clean Energy and several outside agencies also offer financial assistance for heat pumps, with lower-income households eligible for larger rebate totals. Staff assess the cost to homeowners of the Electric-Ready Requirement as minimal. The requirement can in fact avoid more significant future costs in electric wiring to appliances in compliance with forthcoming Bay Area Air

District rules by completing the upgrades at a time when walls are already open for renovation work. Projects that would result in the need to update a home's electric panel are exempt from both requirements. The Electric-Ready Requirement has additional exemptions to prevent the need for repairs or additional permitting. An exemption also exists for households with annual incomes at or below the Area Median Income, which for a family of four is **\$184,300**. A household earning less than this would not need to comply with either requirement, avoiding any financial burden on low-income residents.

Due to preemptive state legislation, the San José City Council will not have the opportunity to revisit this reach code until 2031. That is a year after we have committed to reaching net-zero greenhouse gas emissions. More importantly, the longer we wait, the less positive impact our emissions reductions will have. Let's get it done now.

As youth who will have to endure the brunt of the climate crisis, putting our health, lives, and livelihoods at risk, we ask you to prioritize a safe climate future for all of San José's residents. We urge your support for both proposed reach code updates.

Thank you for your consideration,

San José Youth Climate Action Team:

Anika Khanna, District 1

Aahaan Jain, District 1

Daphne Zhu, District 1

Khloe Nguyen, District 2

Ayan Bera, District 3

Mani Bekele, District 3

Mila Bekele, District 3

Kanika Rawat, District 4

Amari Sims, District 5

Celine Sims, District 5

Nathaniel Albano, District 5

Sruthi Manoj, District 6

Jeffer Razai, District 6

Rosalía Bacon-Flores, District 6

Kim Truong, District 7

Aidan Le, District 8

Maya Soman, District 8

Diya Prasanth, District 8

Isabella Kim, District 8

Khushee Desai, District 9

Grace Wang, District 9

Kayla Ngo, District 10

Calvin Sridhara, District 10

Peyton Ke, District 10

FW: Support for Reach Code: 9/9 Agenda Item 6.2

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

Date Mon 9/8/2025 9:08 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Lisa Charpontier <[REDACTED]>

Sent: Monday, September 8, 2025 9:02 AM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers--

My name is Lisa Charpontier and I am a climate advocate with:

- California Doughnut Economics Coalition, San Jose Team
- Mothers Out Front
- and Acterra

I am also, importantly, a mother and resident of District 3. I am writing to express my strong support for the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

Climate change is not looming over us in the distant future; it is upon us now. Every time we choose not to delay our action on climate solutions, we mitigate the impacts of our past mistakes, we honor our children and future generations with a more livable future, and we bring ourselves and the world closer to a healthier and more sustainable way of life. I am a single mom, struggling to afford to live happily and healthily with my children in one of the most expensive communities in the world, and yet I still volunteer long hours to heal our planet, our climate, and our communities because I understand that it is the only way forward. I respectfully partner with you, San Jose's leaders, in this effort.

San Jose has pledged to reach carbon neutrality by 2030, and this Reach Code will go a long way to help us reach this goal. Thank you for your continued work toward achieving this goal. And thank you for the foresight to update this Reach Code with both the thoughtfulness of support for our lower income community members throughout this transition, and the understanding that we must act quickly to make this transition to a healthier and cleaner future away from natural gas fossil fuels and toward electricity powered by renewable sources. I urge you to continue this good work by passing this ordinance to take a huge step forward to protect our community in San Jose, and to show climate smart leadership for other communities to follow.

Thank you for your consideration--

Lisa Charpontier, District 3 resident

Lisa Charpontier
Botany of Design
Landscape Design
[REDACTED] text

[REDACTED]
www.botanyofdesign.com

FW: Support for File Item 25-942, Agenda Item 6.2: Existing Single-Family Building Reach Code

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 9/8/2025 11:47 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Colleen Corrigan <[REDACTED]>
Sent: Monday, September 8, 2025 11:43 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Support for File Item 25-942, Agenda Item 6.2: Existing Single-Family Building Reach Code

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Dear Mayor Mahan and Councilmembers,

My name is Colleen Corrigan and I am a Sustainability and Resilience Policy Manager at SPUR, the San Francisco Planning and Urban Research Association. I am writing to express our strong support for the proposed Building Reach Code for existing single-family homes regarding both the AC to heat pump and electric readiness components. Our sustainability and climate resilience team is prioritizing decarbonizing our existing building stock in the region and making sure that the Bay Area is resilient in the face of climate-related natural disasters and earthquakes.

The Bay Area is at an inflection point. The policies we choose in the next few years will decide whether our cities succeed at removing climate warming, health harming emissions from our communities over the next quarter century. We will only succeed in taking that leap if we electrify our buildings.

According to the California Air Resources Board, 85 percent of on-site building emissions come from space and water heating and cooling. Heat pumps are key to decarbonizing buildings and achieving both San José and California's zero-carbon goals, as well as for improving local air quality and the health of residents. Moving away from natural gas, as this reach code enables and empowers San Jose to do, will eventually decrease the need for planned safety power outages, and increase the grid's capacity and resiliency in the face of emergencies, power shutoffs, or rolling blackouts.

You'll hear people and industry opposition say it can't be done, that it's too complicated or difficult. But the evidence is pointing in the opposite direction. Increasingly, it appears we're at an inflection point in the market for heat pumps and the electrification workforce, while the 2026 National Electric Code that will eventually be adopted in California unlocks panel capacity and will save homeowners money on unnecessary panel upgrades.

A few reasons the market is moving:

-
-
- The Bay Area Air District passed rules that will transition the marketplace away from selling gas equipment, and toward the sale of heat pumps.
-
-
-
- Even before these rules, the workforce was rapidly developing the knowhow and skills required to do this work.
-
-
-
- Manufacturers are rolling out new equipment that can tackle many of the technical challenges.
-
-
-

- Other regulatory agencies are racing to unplug bottlenecks and open up the path to electrification.
-

And technical experts are solving key issues—in particular, [we've worked on avoiding the need for panel and service upgrades](#). With smart design decisions, such as choosing power efficient equipment and use of smart controllers, many building owners can avoid this step in the electrification journey. A SPUR analysis of TECH Clean California program data showed that of 1,764 homes with a 100-amp panel, 96% could add a heat pump water heater, heat pump HVAC, or both without upsizing the panel. By taking watt dieting approaches and utilizing power efficiency and new tools available, owners of single-family homes can easily electrify all common end uses, and will save money doing so. For example, by switching from a central A/C system to a heat pump system, households can save \$300-400 per year on operational costs and utility bills.

Planned, and well timed electrification is crucial. This legislation makes sure that more buildings undergo cost-effective, planned electrification when equipment burns out or a homeowner alters or adds to components of their home. It is well designed, with exemptions that ease certain market segments toward this transition and exceptions for homeowners below 100% of Area Median Income. And it is well timed to align with the Air District's zero-emission heating rules and the availability of many local and regional incentives and rebates.

I want to thank San Jose Environment and the City Council for spearheading this important work at a time where state and local action is more important than ever.

Thank you,

Colleen Corrigan

SPUR

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Support 9.9.25 Agenda Item #6.2: Approve BOTH Proposed Reach Code Ordinances

From Gary Trott 2 <[REDACTED]>
Date Mon 9/8/2025 1:29 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 'Gary Trott 2' <[REDACTED]> 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 2035, less than 5 years away.

I have installed both a heat pump furnace and a heat pump water heater in my house. With incentives, the installation cost was equivalent to gas appliances. Plus, in my case the monthly electrical cost was **50% less** than using natural gas. It is true, switching to electrical appliances requires a mini-remodel. For older homes a new wire must be run to the appliance location.

So, finding a contractor who will not try to up-sell the project is a challenge, just like any home remodel. So connecting home owners to reliable sources of information is something the city can do to help manage the changes towards electrification.

But, especially, don't be swayed by misinformation. The first proposed ordinance—AC to heat pump—is NOT an "AC ban." Rather, it incentives (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 4 additional recommendations to minimize costs to residents.

Thank you.
Dr. Gary Trott, Ph.D

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FW: Support for Reach Code: 9/9 Agenda Item 6.2

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

Date Mon 9/8/2025 4:05 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Mila Bekele <[REDACTED]>

Sent: Monday, September 8, 2025 2:47 PM

To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@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>

Subject: Support for Reach Code: 9/9 Agenda Item 6.2

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Dear Mayor Mahan and City Councilmembers,

My name is Mila Bekele, and I am a university student from District 3 and a member of Silicon Valley Youth Climate Action. I am writing to urge you to pass the proposed Existing Single-Family Building Reach Code for existing single-family homes. Please approve the full recommendation from staff, or at a minimum Alternative #1 as recommended in the memo submitted by Mayor Mahan and Councilmembers Cohen, Candelas, and Tordillos.

Heat pumps are both more efficient and safer alternatives to natural gas furnaces. Heat pumps are also more versatile, and they do not leak methane or pose carbon monoxide hazards. In addition to the benefits heat pumps offer to individual property owners, they help to move our city as a whole away from high energy usage and fossil fuels. These are necessary community benefits that our city's reach code must support, especially as upcoming BAAQMD requirements will further amplify the impact of natural gas restrictions. The recommended reach code already includes important accommodations for low-income households -- those who can afford to upgrade to heat pumps ought to be required to do so.

San Jose has pledged to reach carbon neutrality by 2030. As a youth whose future is threatened by increasing climate impacts and disasters, I urge you to pass this ordinance to take a necessary step forward to protect youth like me and all our residents.

Thank you for your consideration,
Mila Bekele, Resident of District 3

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FW: Agenda Item 6.2: Oppose: Climate Smart Reach Code Staff Recommendations

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

Date Mon 9/8/2025 4:05 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Sandra <[REDACTED]>

Sent: Monday, September 8, 2025 3:01 PM

To: Campos, Pamela <Pamela.Campos@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Agenda Item 6.2: Oppose: Climate Smart Reach Code Staff Recommendations

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Dear Honorable Mayor and Council Members:

I oppose the implementation of the staff recommendations in regards to the Reach Code that are on the 9/9/2025 agenda as Item 6.2.

The cost of housing and maintaining housing continues to rise. And these subject changes increase the costs further.

My Reasons to Oppose

1. Increases project costs (and possibly schedules)
2. Transfers costs to the current owner who may not benefit from increased requirements.
3. State bill passed to prevent adding Reach Code requirements after 10/1/2025. Staff is rushing to implement before law implementation. While I do not agree in general with state mandates, I believe the driver for the state bill was to reduce homeownership and construction costs.
4. No cost benefit analyses complete. Pass evidence of low-ball cost estimates by climate smart staff exists. This was evidenced in the framework document produced several years ago. Their costs estimates do not include staff time, more inspection time, more plan review time, more construction time, construction delays, etc.

My recommendations

1. Provide educational materials to people obtaining permits.
2. Take the money that is being considered for incentives and either reduce electricity costs for all of us or apply to climate mitigation actions. (see my examples of mitigation activities)
3. Even if we eliminate ALL emissions in California (let alone San Jose), there will be basically NO impact on world emissions due to emissions from China and India. Instead direct our efforts to mitigating the impacts of climate change such as shade for parks, more trees, splash pads at parks, conversion from black asphalt to white coatings (or concrete). I know that the staff can develop some great ideas!
4. While fossil fuels are currently judged to be unacceptable, testimonies in Congress on AI and data centers indicate that more electricity will be required. Having diversity in the generation of power will be required. We will need fossil fuels. Natural gas is one of the cleaner fossil fuels. Wind, solar, and batteries (remember Moss Landing) will not provide enough power for AI.

Please oppose this unnecessary and costly proposal.

Respectfully,
Sandra A. DelVin, PE

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>

[External Email. Do not open links or attachments from untrusted sources. [Learn more](#)]

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
[REDACTED]