

CODE CONNECTION

NEWS & TIPS FROM THE MULTIPLE HOUSING PROGRAM

FEBRUARY 2019



Planning, Building and Code Enforcement

Multifamily Buildings 50,000+ sf Required to Report Energy and Water Use by May 1, 2019

Energy and Water Building Performance Ordinance is now in effect

The operation of buildings is responsible for roughly 40 percent of annual energy consumption in the U.S.¹ That's why following state legislation (AB 802) that requires building energy benchmarking and disclosure, the San José City Council adopted the Energy and Water Building Performance Ordinance, effective January 17, 2019, with the first reporting deadline set as May 1, 2019 for buildings over 50,000 sf, and May 1, 2020 for buildings between 20,000-50,000 sf.

The ordinance will help curb building emissions in San José, and contribute to the [Climate Smart San José](#) goals for a more sustainable, healthier future.

Building owners or managers must:

1. **Benchmark-Yearly** - Use ENERGYSTAR Portfolio Manager® to benchmark energy and water use, and annually report building performance to the City of San José.
2. **Beyond Benchmarking** - Every five years:
 - Owners/managers of buildings that can improve performance must complete an audit, building tune-up, or perform targeted retrofits.
 - Owners/managers of buildings that have demonstrated efficiency through benchmarking may instead submit a performance verification.

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Apartment Owners Renting to Homeless Veterans May Be Eligible for Renovation Funds

Up to \$200,000 in financial assistance may be available

The City of San José Housing Department is offering funds for renovations to apartment property owners who participate in the [Rebuilding for Heroes program](#) for veterans.

In exchange for accepting homeless veterans as tenants, the program offers two types of loans:

- **Basic Needs Loan Program** offers financial assistance for repairs and improvements to apartment owners interested in renting one or more apartment units to homeless veterans. Eligible applicants may qualify for up to \$10,000.
- **Greater Needs Apartment Loan Program** offers financial assistance for essential repairs, basic improvements, and capital upgrades to apartment owners interested in renting one or more apartment units to house homeless veterans. Eligible applicants may qualify for up to \$200,000; the loan amount will depend on the actual cost of repairs or improvements.



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This publication is available upon request in alternative formats such as Braille, large print, audio tape, or computer disk. Call 408-535-3555 (voice) or 408-294-9337 (TTY).

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Landscape Rebates are Available for Multifamily Properties



WORKSHOPS

Balcony and Deck Maintenance

Wednesday, February 20, 2019

3:00-4:00 p.m.

San José City Hall Tower
Room T-550

To RSVP send an email to MHProgram@sanjoseca.gov

Validated parking: Use 6th Street to enter the garage under City Hall Tower.

SHARE WITH YOUR TENANTS

SMOKE & CARBON MONOXIDE ALARM REQUIREMENTS IN ENGLISH, SPANISH AND VIETNAMESE

Tenants and property owners both have a role in ensuring that smoke and carbon monoxide detectors are properly installed and working. Our new trilingual brochure can help you communicate

this information that saves lives and protects property. Download the brochure: www.sanjoseca.gov/codeenforcementhandouts



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and join our mailing list to receive the *Code Connection* newsletter.

MORE >

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Energy/Water Use Reporting

Ultimately, the ordinance requirements help reduce life-cycle costs for building owners and tenants, and help curb building emissions in San José, thus contributing to achieving the City’s critical goals outlined in [Climate Smart San José](#).

The City will publish a subset of summary data to support market transparency and recognize high performing buildings across San José. More information about Beyond Benchmarking requirements will be available in the future. Learn more at: <http://sanjoseca.gov/index.aspx?nid=5835> ✂

¹ Source: U.S. Energy Information Administration, www.eia.gov

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Rebuilding for Heroes Renovation Loans

For both programs, apartment buildings must be located within the City of San José. Properties must be in good standing with the City’s Code Enforcement Division. The veteran’s apartment must meet all Housing Quality Standards (HQS) before the apartment can be occupied by the new tenant. The City loan may be used to fund repairs required to bring the apartment to current code standards.

Tenant Selection

Regarding selecting a tenant, these programs are operated in collaboration with Destination: Home and the [All the Way Home](#) campaign to end veteran homelessness. You will be connected with Destination: Home to begin the tenant selection process once the grant application is approved.

Apartment owners who participate can benefit from a variety of incentives including guaranteed rental income for their veteran tenants. For more information, please call 408-975-4440. ✂

Landscape Rebates Available

Improve your curbside appeal and save money and water in the process!

Are you looking to improve the curbside appeal of your multifamily property?

The Santa Clara Valley Water District has a [landscape rebate program](#) to help cover costs, including converting to drip irrigation. The program is designed to encourage converting landscapes with high water uses, such as lawns, to low water-use landscapes. Rebates may be as high as \$2,000 for multifamily properties with 4 or fewer units, or \$20,000 for multifamily sites of 5 or more units.

To participate, you must complete a pre-inspection process and submit an online application. Learn more at www.valleywater.org. ✂



IMPORTANT NUMBERS

- 408-535-3850 Abandoned Vehicles
- 800-414-2002 Adult Protective Services
- 408-794-7297 Animal Care & Services
- 408-535-7055 Business Tax
- 408-535-3555 Building Permits
- 408-299-2071 Child Abuse Hotline
- 408-535-7770 Code Enforcement Phone
- 408-292-6924 Code Enforcement Fax
- 800-321-2752 Contractor’s License Board
- 408-947-7867 Crime Stoppers
- 408-535-7750 Fire Prevention
- 408-793-6901 Free Tow Program
- 408-535-3500 Garbage & Recycling
- 866-249-0543 Graffiti Complaints
- 408-578-9519 Housing Rehabilitation
- 408-299-7300 Household Hazardous Waste
- 408-998-5200 Legal Aid of SC County
- 800-743-5000 Pacific Gas & Electric Co.
- 408-535-3555 Planning Permits
- 800-222-1222 Poison Control
- 408-918-4770 SC County Vector Control
- 408-995-4130 SC County Mediation Services
- 408-794-1901 Streets & Sidewalks
- 408-794-1900 Sewers
- 408-794-1903 Street Light Repair
- 408-277-4452 Towing Permits
- 408-794-1901 Tree Trimming & Removal

2019 Workshop Dates

Feb. 20	Aug. 1
Mar. 20	Sept. 18
Apr. 17	Oct. 16
May 15	Nov. 13

For more information visit www.sanjoseca.gov/index.aspx?NID=445