Get a Big Rebate on a Heat Pump Water Heater

Limited rebates of $4,500 - $6,000 are available through Sept. 30, 2020

The City has a new rebate program, Electrify San José, to help San José residents in single-family or multifamily homes switch from natural gas water heaters to energy-efficient electric heat pump water heaters. The rebate is up to $4,500; low-income households taking part in the California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs are eligible for additional rebates, totaling up to $6,000.

Heat pump water heaters work like refrigerators, only in reverse, pulling heat from the surrounding air and piping it into a tank where it heats your water.

By switching from fossil-fuel based energy sources to electricity, you’ll be helping to make San Jose “climate smart” — a goal of the City’s climate action plan, Climate Smart San José. Together, we’re aiming for a goal of zero net carbon (ZNC) buildings.

Limited rebates are available on a first-come, first-served basis until Sept. 30, 2020. Download an application or learn more at www.sjenvironment.org/electriffysanjose.

In October 2019, San José’s Housing Payment Equality Ordinance became effective. The law requires landlords to consider all applicants who have an ability to pay, even if the applicants receive government subsidies, such as Section 8 vouchers. Many such voucher holders have faced discrimination.

The ordinance prohibits discrimination against housing voucher holders who apply for rental housing in San José. All rental applicants must be treated equally throughout the applicant-screening process. As a landlord or property manager, you are now prohibited from:

- Advertising that housing vouchers are not accepted for a rental property;
- Assessing a rental applicant’s ability to pay based on an amount greater than the portion of rent the applicant will pay; and
- Imposing rental terms on voucher holders that differ from terms for other rental applicants.

The ordinance applies to all rental properties. The only exemption is a single-family home when the landlord lives in the home. Learn more information about the Housing Payment Equality Ordinance (www.sanjoseca.gov/index.aspx?NID=6442). For questions, contact the San José Housing Department at 408-975-4480.

Now in Effect

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 trilingual brochure can help you communicate this information that saves lives and protects property. Download the brochure: www.sanjoseca.gov/codeenforcementhandouts

Visit sanjoseca.gov/CodeEnforcement and join our mailing list to receive the Code Connection newsletter.
Helping a Veteran Can Help Your Bottom Line

$10,000 - $200,000 low-interest, partially-forgivable loans are available

Does your building need renovation work? Consider the “Rebuilding for Heroes” program, in which the San José Housing Department offers financing with generous terms to apartment owners who provide housing for military veterans. Low-interest, partially-forgivable loans from $10,000 to $200,000 are available. The tenants will be selected and vetted through the All the Way Home campaign of Destination: Home.

A recent renovation project at an apartment complex near Eastridge Mall demonstrates the benefits: The complex needed many renovations to come into compliance with building codes. The owner received a $200,000 loan, financed at 0% for 15 years. In exchange for housing veterans at two apartments for the next seven years, 20% of the loan ($40,000) will be forgiven. The loan paid for new downspouts, flooring, windows, and air conditioning; porch repairs; an upgraded electrical panel; disabled access improvements to bathrooms; installation of efficient LED lighting; and more. To participate in the program, apartment buildings must be in the City of San José and in good standing with the Code Enforcement Division.

For more information, call 408-975-4440.

You’re Saving Money with San José Clean Energy

City-run electricity provider offers lower rates, cleaner energy than PG&E

Have you noticed a new provider on your PG&E bill? In February 2019, San José Clean Energy (SJCE) became San José’s electricity generation provider, bringing homes and businesses cleaner energy at 1% lower rates than PG&E. Your electricity service is split into two parts:

- **Generation**: the source of the electricity, provided by SJCE or PG&E
- **Delivery**: how the electricity gets to your home, provided only by PG&E

Per California law, residents and businesses were automatically enrolled in SJCE. As a City department, any revenues that exceed costs will be used to keep rates low, and will be invested in programs that fight climate change and promote equity, such as incentives for electric vehicle charging stations.

Visit our webpage (www.sanjosecleanenergy.org/understanding-your-bill) or give us a call at 833-432-2454 to learn more about your electricity bill and calculate your savings.

2020 Workshop Dates

- Feb. 19
- Mar. 18
- Apr. 15
- May 20
- Aug. 19
- Sept. 16
- Oct. 21
- Nov. 18

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