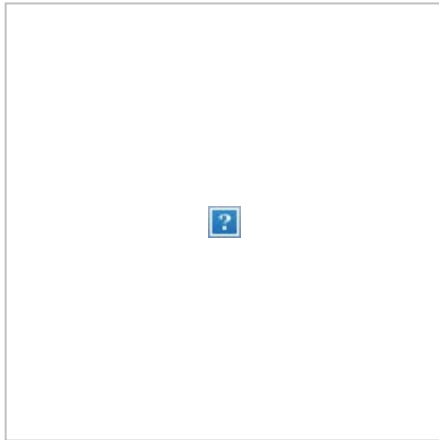


From: [Willow Glen Neighborhood Association](#)
To: [De Anna Mirzadegan](#)
Subject: Newsletter & Membership Meeting with Mayor Mahan
Date: Wednesday, January 18, 2023 6:28:03 PM



De Anna --

Hope you all had a wonderful holiday season and new year. We certainly did! We were very busy with Christmas in the Park and planning for 2023 events. Newsletters, our website, and social media are our primary ways of letting residents know what we are doing. You can help support us by becoming a member and/or volunteering. It's easy to buy your membership online at <https://www.wgna.net/membership>

FIFTIETH ANNIVERSARY

Did you know that 2023 marks the Willow Glen Neighborhood Association's 50th Anniversary? The 2023 Board is very proud to carry on the great work of the association for the last fifty years. We plan to celebrate this momentous occasion. If you have ideas for an event, design for a shirt, or can volunteer to help, please email membership@wgna.net

MEMBERSHIP MEETING

We are very excited to start the new year with a Membership Meeting featuring the new **Mayor, Matt Mahan**.

Date: Thursday, January 26 @ 7pm

Zoom: <https://us02web.zoom.us/j/87379193498>

The meeting will focus on the Mayor's plan to help the unhoused in our city. If you have questions for the mayor, please email in advance to membership@wgna.net.

WGNA UPCOMMING EVENTS

We are very busy planning for some great events in 2023.

We intend to have a fiftieth anniversary party, date TBD. Please volunteer to help!

We will have a dumpster day in March or April. For info and pictures on past dumpster day events visit

https://www.wgna.net/willow_glen_dumpster_day

We are already planning for another big Neighborhood Night Out event on August 1 at Bramhall Park. Last year we had thousands attending, five food trucks, live music, cornhole games, a slide, face painting, and bubbles for the kids. Fun for ALL. Check out our

pictures: https://www.wgna.net/national_night_out_8_2_2022

We will participate in Trick or Treat on the Avenue for Halloween 2023.

We had a great time last year handing out bags. For pictures of the event go to: https://www.wgna.net/trick_or_treat_on_lincoln_ave

We also plan to participate in Christmas in the Park 2023. It's never too early to get started! We will need Willow Glen themed ornaments that can withstand the elements. For pictures of our 2022 tree

https://www.wgna.net/christmas_in_the_park_2022

PROPOSED GAS APPLIANCE REGULATIONS

As you may recall from a prior newsletter the City of San Jose is considering regulations regarding homeowner's gas powered appliances.

The City Council will be voting on this topic in the next few months.

Recently a Willow Glen resident detailed the costs of replacing a single appliance and we are sharing for both awareness and potential future budgeting by homeowners.

["Comments on proposed City of San Jose regulations based on my recent](#)

experience replacing my gas-fired heat furnace with a new "mini-split" HVAC Heat pump.

- 1. Cost of required electric panel upgrade: City estimates this cost is \$4300 on average.*

I paid \$10,300 for a panel upgrade, which included \$1200 for city permits. My panel upgrade did not require additional PG&E charge for relocating the service entrance (i.e., a new 'line drop' or underground line trenching). These extra PG&E charges, if needed, would have been a significant additional expense.

- 1. Cost of Heat pump HVAC installation: City estimates the cost of heat-pump HVAC plus heat-pump water heater installation at \$22,000.*

I paid \$24,000 for HVAC only. This was for a relatively small 1500 sq. ft. house with only three interior units (interior units are required for each room one desires to be heated/ cooled with a mini-split system). Larger homes would cost even more.

- 1. Cost of on-going heating bills: City claims a reduction in energy costs after heat pump installation.*

My experience is that my monthly electrical bills are considerably higher than previous monthly gas bills for heating.

- 1. Availability of rebates:*

Today the rebates available for heat pump installation are from BayREN. These rebates are provided directly to the installer, not to the homeowner. BayRen claims on their website they only offer rebates to the best, most highly trained install technicians. This is NOT true.

After considerable research I chose a Mitsubishi HVAC heat pump system, as this is the most experienced and highly rated manufacturer. Then I reviewed certified installers, of which there are only about a dozen in the South Bay. The installer I selected—who offered very competitive pricing and had excellent Yelp reviews—was NOT BayREN qualified. So, no rebate for my installation. Not sure what hoops BayREN makes installers jump through, but I suspect that BayREN-approved installers bid higher prices to offset the rebate they can offer, delivering no net cost savings for the

consumer.

1. *Dynamic pricing:*

All SJ estimates for panel upgrade and heat-pump installation are based on current pricing. If San Jose enforces a new mandate, then demand for these services will increase exponentially. However, the availability of licensed and qualified electricians and installers will NOT increase exponentially, and cannot increase without a long lag time for personnel training. Increased demand without increased supply will significantly increase both prices quoted and the scheduling for panel upgrades and heat-pump installation if a new regulatory ordinance is implemented.

1. *Heat-pump water heaters (HPWH):*

These units require a minimum square foot area to operate. They will work properly if located inside a garage or basement. They will NOT work inside the limited interior space of a water heater closet, which is quite common in Bay Area homes. Forcing homes with water heater closets to convert from gas to electric will require simple direct-conversion electric water heaters, which offer no ongoing savings over gas-fired water heaters, with considerable one-time gas-to-electric conversion cost.

There will also be a cost for closing up the existing/old duct holes for the old furnace, in the floor or ceiling and, either installing drywall or hardwood over the old openings. It can be difficult to find contractors to do this work.

The current electrical grid is not sufficient to handle the existing electrical demand. If mandated to switch to all electric the increased stress on the electrical grid will be great and the cost to upgrade PG&E's infrastructure will be passed on to the consumers, rate increase. During the summer PG&E asks everyone to reduce usage to avoid blackouts and increased electrical demand will be an additional burden on the power grid.

Perhaps instead PG&E could upgrade infrastructure to the anticipated future demand before imposing costs on homeowners."

We hope you enjoyed our newsletter and will attend the membership meeting with the Mayor next Thursday. You don't have to be a paid

member to attend, but memberships are what keeps this organization going for Fifty Years! Please become a member <https://www.wgna.net/membership>

Beautifying our Neighborhood!

Willow Glen Neighborhood Association

<http://www.wgna.net/>

Willow Glen Neighborhood Association · San Jose, CA 95125, United States

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