



Habitat
for Humanity®

Greater San Francisco

Home Repairs Program & Electrification September 2021

facebook.com/  @habitatgsf.org

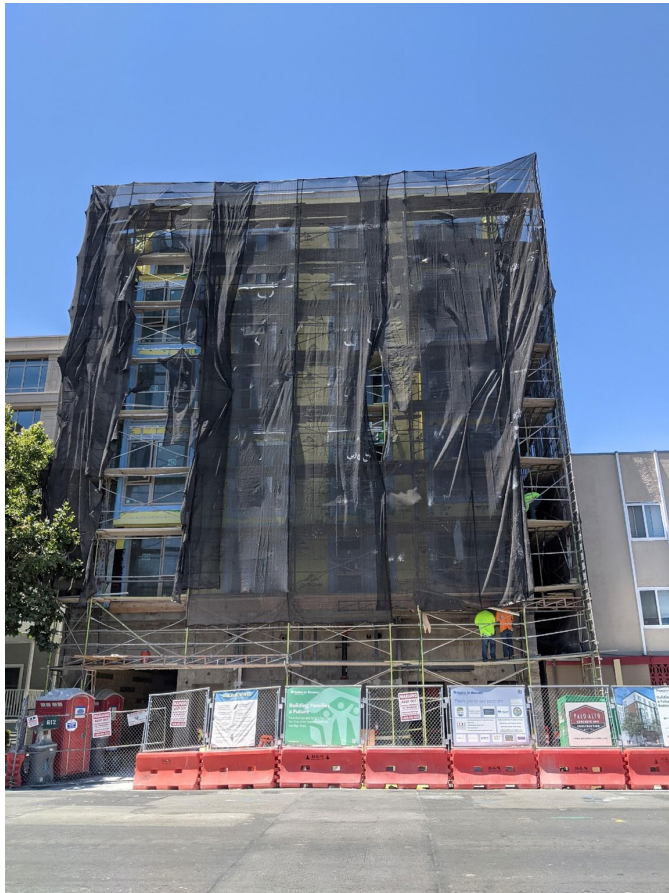


1. Habitat 101

What we do at Habitat for Humanity Greater San Francisco

What we do at **Habitat Greater San Francisco**

Build New Homes



Preserve Homes



Build Community



What we do at **Habitat Greater San Francisco**

- Serve as developer and home builder
- Licensed General Contractor that self-performs projects
- Provide mortgages, financial products, and training to clients
- Perform critical home repairs for low- and very low-income families
- Partner with local community organizations
- Advocate for affordable housing homeownership opportunities

2. Critical Home

Repairs 101

Some home repair basics from Habitat Greater San Francisco

What is a Critical Home Repair?

Typical Scopes of Work

Health & Safety

Focus on anything needed to guarantee long term health & safety of client. Includes combustion safety, mold remediation, etc.

Water Intrusion

Ensure no long term damage can be caused by water. Correct problems we find.

Accessibility

Basic aging in place accommodations. Work to ensure owner can get around easily in the home.

Thermal Comfort

Basic weatherization, air sealing, or insulation improvement to ensure home is cool in summer and warm in the winter.

Exterior Façade

Work on exterior of building to ensure home remains an asset to the owner and larger community.

Quality of Life

Listen to owner and try to address concerns they have and then ensure the best possible quality of life.

Critical Home Repair Client Story

Habitat partnered with Patricia to complete a critical home repair in Bayview Hunters Point.





Patrica

Bayview
Hunters
Point

What is a Critical Home Repair?

Typical Process

- Review and qualify applicants from our geographical targeted areas
- Serve low- and very-low homeowners (must own home)
- Partner with owner to develop a work plan and scope
- Complete the project with staff, volunteers, and hired-contractors
- Focus on health, safety, and quality of life needs
- Homeowners repay a portion of the project costs depending on scope, total project costs, and ability to repay

206 Repairs Since

2008

468 people in safe, affordable, livable housing

\$38,548

Average household income is 40% Average Median Income (AMI)

92%

Clients served identify as BIPOC

1946

The Average Year Built (All homes repaired by HGSF)

41 years

The Average Number of Years the Owner has lived in home

84% of Projects

Include work that focuses on Energy Efficiency (San Mateo County Projects)



\$5,092

Average Repair Costs Per Project (Since 2018)

*Cost of Materials & Hired Labor
Volunteer Labor often Used*

facebook.com/  @habitatgsf.org



3. Home Repairs &

Electrification
How can repairs & electrification work together

Critical Home Repair Program

Next Seven Years = Growth

- Goal is to double our production over the next seven years
- Continue to secure new public and private funding to expand program
- Expand scopes to >\$25,000 per project
- Expand into new neighborhoods: Belle Haven & Visitation Valley
- Grow partnerships and address growing need in communities
- Consider effects of climate change in the program

Critical Home Repair Hypothetical

Creating a Scope of Work

Homeowner List

- Drafty windows
- ~~• New kitchen cabinets~~
- ~~• Bathroom is old and small~~
- Clean up back yard
- Security fence and gate
- Mobility concerns
- Leak on the porch roof
- Paint the house
- W/H is 30 years old
- ~~• Security system~~
- Electrification not on list

HGSF List

Staff & Volunteer Work

- Yard & exterior work
- Fencing & Gate work
- Paint
- Porch Fascia & Roof Repair

Health, Safety, Mobility

- Fix poor W/H Venting
- Remediate mold in util. closet

High \$\$ Needs

- Home has 35 year old roof
- Needs better heat source
- New windows
- Electrical System Upgrade

Final Scope of Work

Volunteer Program Items

- Clean yard, repair and add new fence, new security gate, **new porch light**, paint home
- Repair front facia & address porch issues, air seal windows

Health, Safety, Mobility

- **W/H replace** and fix venting
- Grab bars in BR and new thresholds at several doors
- **Remediate mold in util. closet**

High \$\$ Needs

- New windows on front & rear

Decarb/Electrification

- New electrical panel, new wiring, new heat pump HVAC & ducting, elect W/H, new range

Decarbonization

1. Electrical System Upgrades

Largest barrier to a fully electric home will be the need to upgrade the electrical system.

This process is expensive and intrusive to the homeowner.



Critical Home Repairs

2. Work with Homeowners & Make Decarb

Critical

Ask Questions & Listen

Do not assume what owners know about decarbonization.

Remember that low-income communities feel the brunt of climate change.

Educate Community

Engage local community leaders.

Promote decarb efforts alongside other community programs.

Honest about benefits

Make sure the program has real concrete benefits.

Ensure these benefits are felt by owners:

- Lower utility bills
- Healthier families
- Resilient communities
- Increased home value

Critical Home Repairs & Decarb

3. Expect Owner Hesitancy

- Doesn't electricity cost more than gas?
- I like my gas stove.
- This sounds complicated – how long will it take? Can I stay here?
- I *really* like my gas stove.
- How much paperwork do I have to sign and how much will it cost?
- Will my favorite pans work on an electric stove? I love my gas stove.
- My house is cold in the winter and hot in the summer. Will this help?

Decarbonization Owner Hesitancy

Would you swap your gas stove for an electric one?

An induction stove demonstration may not be enough.



Critical Home Repairs & Decarb

4. Help Habitat and Keep It Simple

Streamline Process:

Think about selection criteria, permitting hurdles, historic preservation rules, reporting, etc.

Make sure program is as simple as possible for the owner.

Funding Sources:

Help providers like Habitat find funding sources that really work.

Fund larger more comprehensive projects.

Incentivize Owner:

Help non-profits make a program that is simple, tangible, and has a real benefit.

How will the city meeting climate goals benefit the owner directly?

Decarbonization

Keep It Simple



HGSF, City, Funder,
& Partners work
with Owner



Municipality &
Funder keep
framework simple



Repair project &
Full Home
Decarbonization

Decarbonization

5. Build Partnerships

After a roofing repair, Habitat refers clients to Grid Alternatives Bay Area to see if solar panels can be installed.

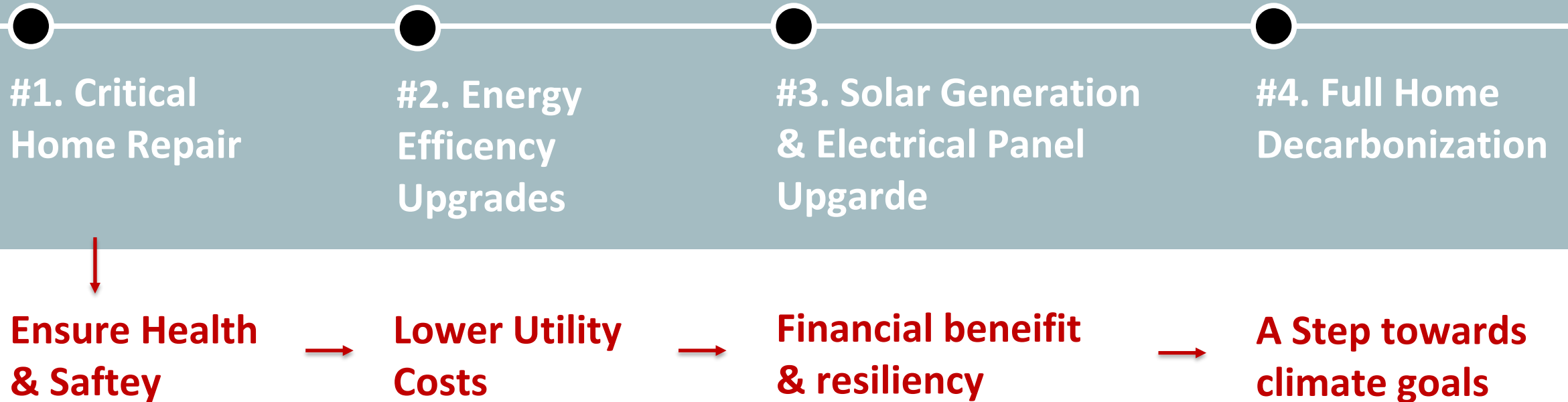


A Project by:  Otherlab



Decarbonization

A possible framework





Thank

Doug Fowler, Senior Project Manager
dfowler@habitatgsf.org | (415) 625-1002

Repairs Program Contact
homerepairs@habitatgsf.org | (415) 625-1036

[facebook.com/](https://www.facebook.com/habitatgsf.org)  [@habitatgsf.org](https://twitter.com/habitatgsf.org)