



the dayton home repair network





01

we are

a collaboration between the home repair, weatherization, and energy efficiency-focused nonprofits serving low-to-moderate income households in Dayton

CountyCorp

02



03

we aim to

leverage resources so that we can do more projects and fully match the needs of each house.



04



05



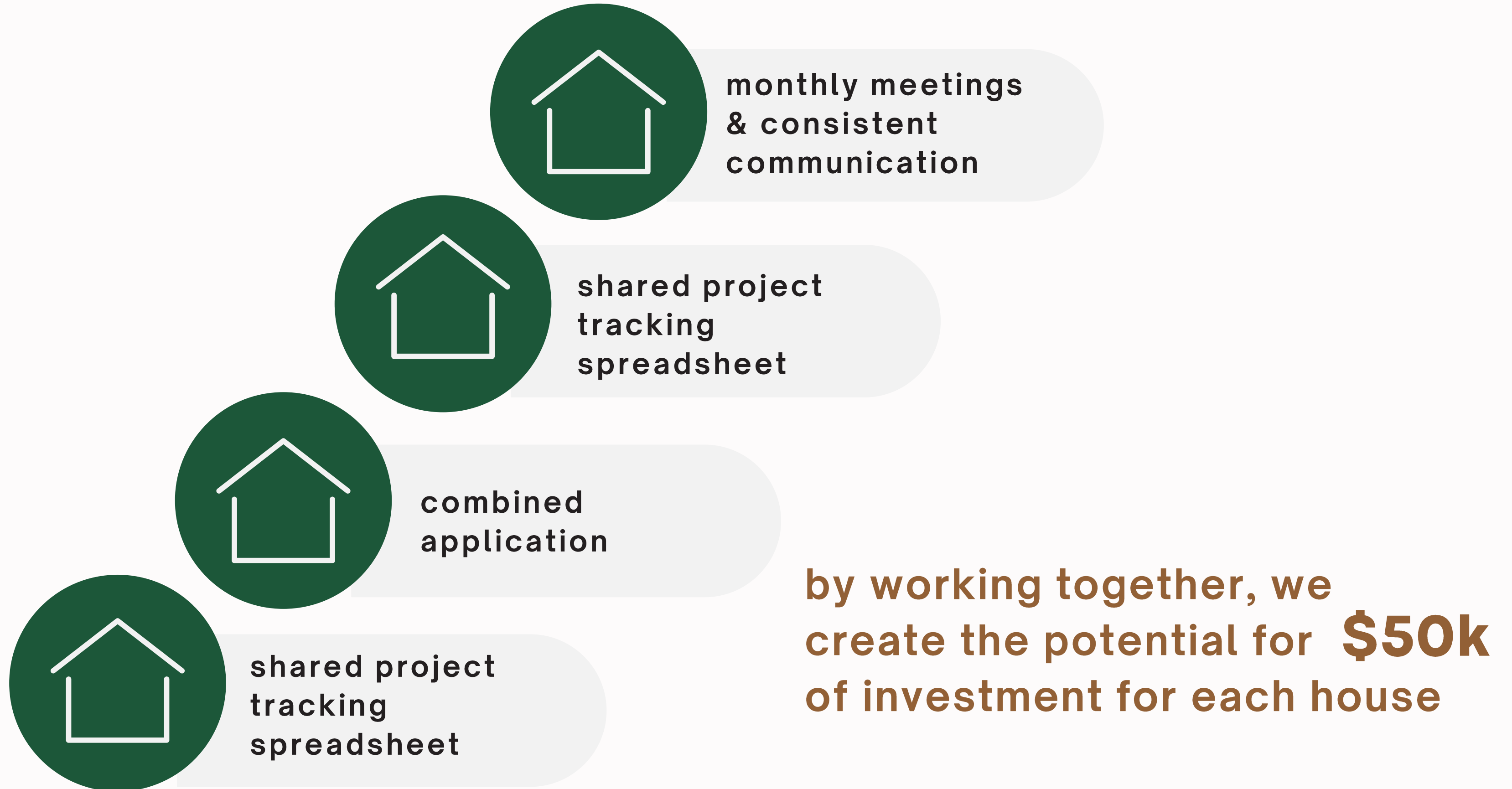
context within the city of dayton



- Dayton median household income = **\$41,443** (2018-2022)
 - Ohio = **\$66,990** (2018-2022)
- **29.6%** of the population lived in poverty (2022)
- **25,139** owner occupied homes paid more than 30% of their income on housing (2022)
- **more than 30,000 households** double the poverty level experienced energy burdens (2022)
- average Ohio homeowners insurance = **\$132/month** (cannot get approved if condition is poor)
- **17,000** tax delinquent properties (June 2023)
- majority of Dayton houses were **built before 1970**
- # of people on the combined Dayton Home Repair Network waitlist = **1,370**



how we collaborate



the benefits

- address homes *holistically*
- improve *health* and *wellbeing*



**housing is the #1 social determinant
of health**

**weatherized houses save \$514 savings/year
in out-of-pocket medical expenses**

- reduces *energy burdens*
- protects *senior & longstanding homeowners*
- *stabilizes* and *revitalizes* neighborhoods



pilot:

Twin Towers Neighborhood Initiative

the neighborhood

history

- historical business district on Xenia Ave.
- Appalachian immigrants flocked here for factory and industry jobs during WWII

demographics

- 1,120 households
- median annual income = \$21,949
- 658 are housing burdened
- majority white (68%)
- most houses over 100 years old (avg.=1912)



pilot:

Twin Towers Neighborhood Initiative

east end community services

624 Xenia Ave, Dayton, OH 45410

- provide array of social services to the neighborhood
- contracted with Dayton Energy Collaborative to study the housing stock and connect residents to home repair programs



general assessment

Housing Stock Survey

Basic Information

Name(s) _____ # Occupants _____

Address _____ Neighborhood _____

House Age _____

Smoke Detector × Installed & operational × Installed, but not operational × None found

CO Detector × Installed & operational × Installed, but not operational × None found

Additional detectors needed? (Qty, Type, Location) _____

Utilities

	Electric	Natural Gas
Supplier		
Supply Rate	\$/kWh	\$/ccf
Distributor		

Are you enrolled in PIPP? × Yes × No

Are you enrolled in the City of Dayton Aggregation Program? × Yes × No

Envelope

Roof Material × Asphalt Shingles × Metal × Slate × Rubber × Tile × Other

Exterior Wall Material × Brick × Concrete Block × Stone × Wood × Vinyl × Aluminum × EIFS × Stucco × Shingles × Other

Foundation × Basement × Slab-on-Grade × Crawl Space

Type of Windows × Double-Hung × Casement × Fixed × Other

Mechanicals

Equipment	Type	Manuf	Model	Fuel	Age	Efficiency
Heating						
Cooling						
Water Heater						

Thermostat × Manual × Programmable × Smart

Filter Size _____

Kitchen

Equipment	Manuf	Model	Fuel	Age
Refrigerator				
Range				
Washer				
Dryer				

Lighting

Lighting Types (select all that apply) × LED × Fluorescent × Incandescent × Other

On-Site Quick Fixes

Bulbs Replaced _____ # Tubes of Caulked Used _____

Recommendations:

Highest Priority Home Project:

Mechanicals

Equipment	Type	Manuf	Model	Fuel	Age	Efficiency
Heating						
Cooling						
Water Heater						

Thermostat × Manual × Programmable × Smart

Filter Size _____

Kitchen

Equipment	Manuf	Model	Fuel	Age
Refrigerator				
Range				
Washer				
Dryer				

Lighting

Lighting Types (*select all that apply*) × LED × Fluorescent × Incandescent × Other

On-Site Quick Fixes

Bulbs Replaced _____ # Tubes of Caulked Used _____

Recommendations:

Highest Priority Home Project: _____

home health assessment

*modeled from Dayton Children's Hospital Home Health / Asthma Home Visit Checklist

general questions

Carpeting?	Hard surface floors?	Upholstered furniture?
Cloth curtains?	House plants?	Exhaust fans?
Room deodorizers present?	Candles/incense?	Strong odors present? (perfumes, cleaning products, hair spray, etc)
Rooms look vacuumed/swept?	Vacuum cleaner present?	Rooms look dusted?
Clothes dryer vented outdoors?	Dehumidifier present?	Evidence of mold?

asthma triggers in the home

Smoker?	Where do you smell smoke? Inside / Outside
Pets?	Type? Cat / Dog / Reptile / Bird
Evidence of cockroaches?	How many do you see? 1-5 / 6-10 / 10-25 / >25
Evidence of rodents?	Severity of infestation: Mild / Moderate / Severe
Mold or mildew present?	Location of mold or mildew: Kitchen / Bathroom / Basement / Other
Water damage/stains on walls or ceiling? Or evidence of moisture or leaks?	Location of water stains, water damage, or leaks _____

 **safety**

CO detectors?	Working smoke detectors?
Are any additional CO detectors needed?	Are any additional smoke detectors needed? Number & Location: _____
Evidence of lead paint? Location: _____	House built prior to 1978?

 **bedrooms (if accessed)**

Feather down bedding?	Stuffed animals?	Bedding encased in plastic?
Pets in room/sleep in bed?	Carpeting/rugs present?	Dust collectors?

livability questions:

1. Do you feel comfortable in your house during the summer?
2. Do you feel comfortable in your house during the winter?
3. Are there any energy use, heating or cooling concerns in the home, such as...
 - Use electric space heater frequently
 - Use oven to heat home
 - Gas or electric service disconnected
 - Furnace or AC unit not working. If yes, why?
4. Do you experience high electric or gas bills?

data:

Twin Towers Neighborhood Initiative



households receiving at least 1 project = **13**

seniors served = **7**

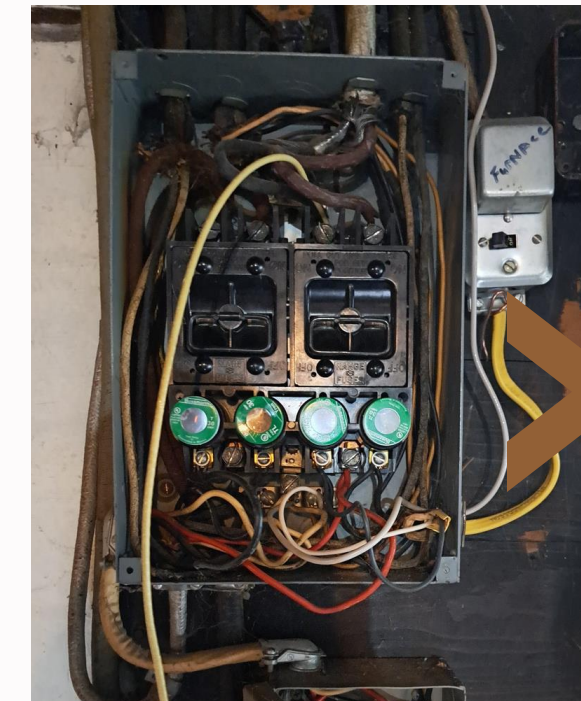
households with children = **5**



roofs completed or committed = **9**

households approved for weatherization = **6**

households approved for accessibility modifications = **5**



- 1 keep it dry
- 2 keep it clean
- 3 keep it ventilated
- 4 keep it pest-free
- 5 keep it safe
- 6 keep it contaminant free
- 7 keep it maintained
- 8 keep it thermally controlled



house #1

single senior, lives
alone

key priorities found:

- roof and gutters (1)
- holes in windows (8)
- no dryer ventilation (3)
- no smoke detectors (5)
- racoons get in (4)
- loose front porch board (5)

projects by DHRN:

- replaced roof
- hot water heater
- repaired dryer ventilation
- smoke detectors
- ramp
- bathroom modifications

- 1 keep it dry
- 2 keep it clean
- 3 keep it ventilated
- 4 keep it pest-free
- 5 keep it safe
- 6 keep it contaminant free
- 7 keep it maintained
- 8 keep it thermally controlled



house #2

couple, 4 kids

key priorities found:

- roof and gutters (1)
- electrical malfunctions in bathroom and back room (5)
- lead paint (6)
- house very drafty (8)
- no dryer ventilation (3)

projects by DHRN:

- lead abatement (not DHRN)
- roof
- full weatherization (furnace, water heater, insulation)

future projects

01

ARPA-funded projects

02

addressing the waitlists

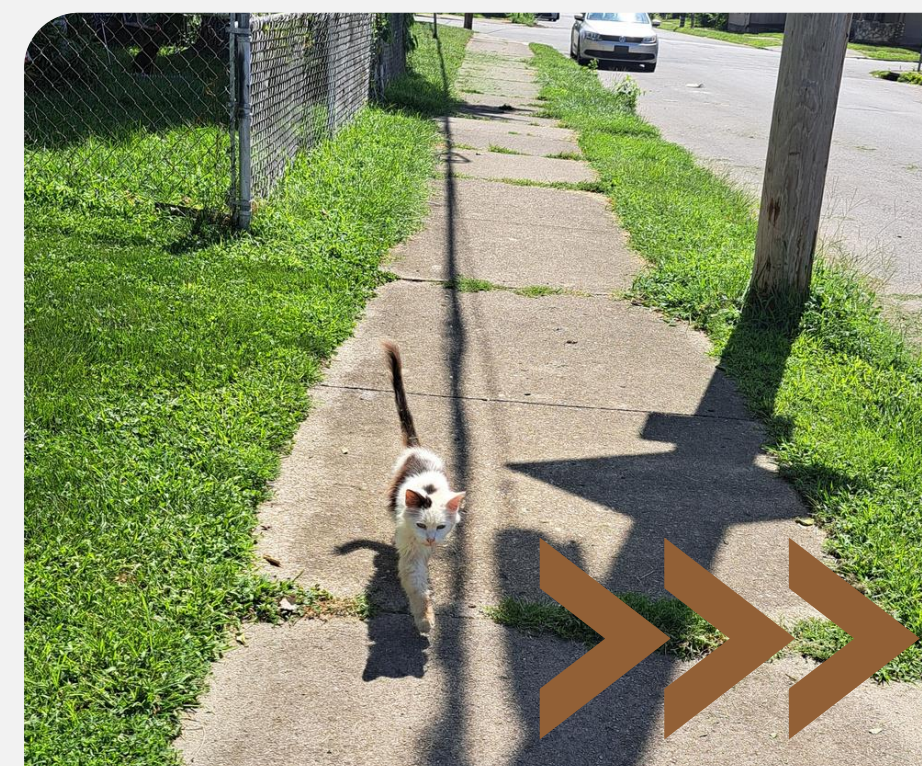
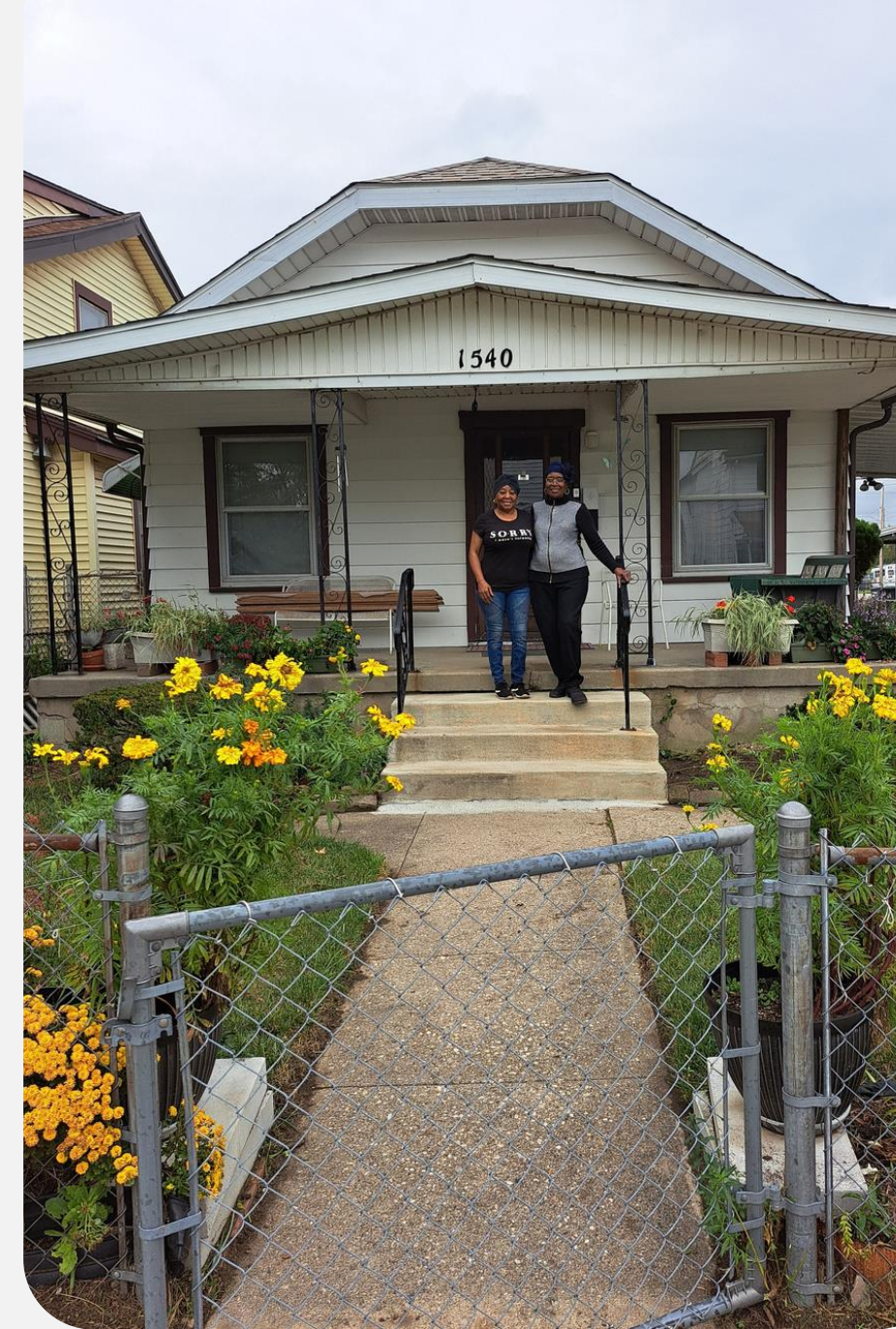
03

high need applicants
identified by DHRN
organizations



SOURCES:

- Comprehensive Housing Market Analysis: Dayton, Ohio (HUD), 2020 Census
- Policy Genius, Homeowners Insurance
 - <https://www.policygenius.com/homeowners-insurance/homeowners-insurance-statistics/>
- WDTN News, Tax Delinquent Houses in Montgomery County
 - <https://www.wdtn.com/news/local-news/tax-delinquent-properties-decreasing-in-montgomery-county/>
- 2020 Census, Ohio
 - <https://www.census.gov/quickfacts/fact/table/OH/INC110222>
- Energy.gov
 - Weatherization Assistance Program



questions?

Aileen Hull

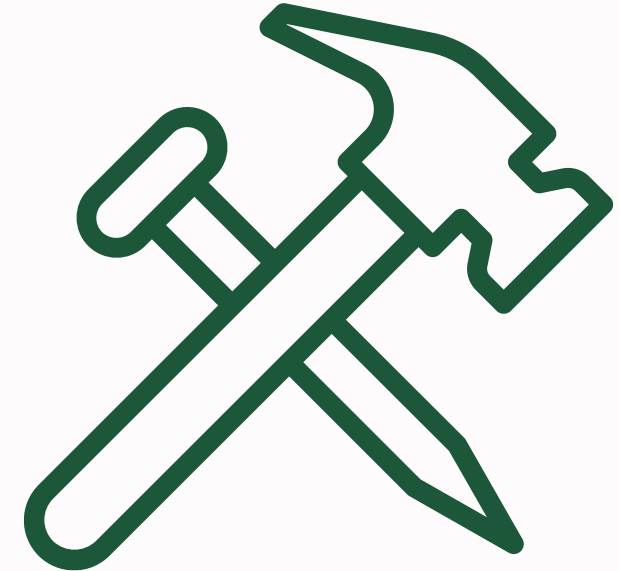
 aileen.hull@daytonenergycollaborative.org

Ericka Carpenter

 ericka.carpenter@daytonenergycollaborative.org

 www.daytonenergycollaborative.org

 @daytonenergy



thank you!