

Rotary



Club of Dayton SMILE



IMAGINE ROTARY

Club Leaders



Walter A. Hibner
President



Kimberly M. Bramlage
President-Elect



Randall K. Domigan
Vice President



Linda Groover
Secretary



Matthew J. Scarr
Treasurer



Shaun Yu
iPast President



Elizabeth C. Huber
Assistant Governor

Birthdays



Thomas E. Kramer
August 16th



William T. Butt Jr.
August 16th



Brady Kress
August 20th



Ronald O. Smith
August 20th

Speakers

This Week at Rotary

MONDAY, August 15, 2022

In person at Sinclair Community College - or on Zoom

"America's Housing Shortage"



Fellow Rotarian Charlie Simms will discuss causes and solutions to today housing paradoxes and share an update on Simms Developments current and next projects at well as in-sites into Dayton's current local real estate market.

Chair of the Day: Walt Hibner

This Happened Last Monday...

Walt Hibner called the meeting to order reminding us that the meeting is being recorded. He called on Bill Nance to give the invocation speaking about sharing. He then led us in the 4-Way Test and the Pledge of Allegiance. Bill gave us the news of the day which included news from Washington and about grocery deliveries being down and about the crook who claimed the surveillance video wasn't himself but rather his evil twin. Paul Gruner introduced guests for the day - Lisa Grigsby introduced Eric Moore and Tom Carlisle on ZOOM.

Secretary Linda Groover reviewed which tables had a red ribbon member, their rotary pin on and a mix of male and female Rotarians. Next, she reviewed all the birthdays of the week. The week just gets better after Rotary. Linda reminded the group about the School Supply Drive and that today was the last day to make reservations for the Germanfest Picnic. Don't forget to sign up for Rotary on the Road on August 29th. Susan Hayes reminded the group about the book club meeting on Tuesday.

Steve Naas gave a Day-20 for Steve Conklin and Heath MacAlpine helping him at the Old Green Castle Cemetery working on clean up again. Carolyn Rice gave a Day-100 for her 47th wedding anniversary. Jean Maychack gave a Day-50 for the supply drive. Iris Juergens gave a Day-100 for her birthday last week. Sarah Hippensteel-Hall gave 15-year-old daughter, for her 4-H photography project being selected to go to the State Fair. Sue Taylor gave a Day-100 for her Lasley for Frank Gilland helping her to sell her former home. Cindy Garner gave a Day-25 for her daughter's first day at ESPN.

President Walt Hibner came back up to the podium and told us about going to see Top Gun Maverick this weekend after watching the former movie first to refresh his memory. Reminded everyone to be on the watch for School buses as kids start returning to school.

Adam Horseman, Chair of the Day, introduced our speaker, Eric Farrell, CEO of the Home Builders Association of Dayton. Eric spoke to us about housing, which is one of the largest economic drivers of the Dayton Region. As job recruitment efforts continue employees have to have affordable places to stay. "Commerical follows rooftops" if you were designing an open field what would you put first? Businesses or housing? You would put housing developments which then businesses will build around them to service all those people. People are our most valuable resource.

The Dayton Region permit data is lagging data but helps to tell how many new houses are coming online. There is a slowing in the housing sector. The first 5 months of this year permits have been on a decline over last year. 2021 was an anomaly of pulling more permits than they ever had. Job Growth vs Permit Growth - there is a disconnect between those being recruited to work here and homes where they can live - we are losing out when they live in a county other than Montgomery County where they may be working.

MVRP 2010 Census projected population growth through 2050 we will need 22,600 new homes will be needed to accommodate population growth - this is fueled by millennials - pushing their way into the housing market. Monthly rents have increased significantly and a two-bedroom apartment probably costs more than most of our mortgages. There is not enough inventory for them to get because current homeowners are now holding on to their existing homes longer. This is driving prices up for homes and apartments because of the demand put on the market. We need a larger new home inventory to spread out the demand.

The Economy of what new construction can bring to the local region;

Total One-Year Impact: Sum of Phase I and Phase II:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$28,670,800	\$8,606,200	\$20,064,700	\$3,358,600	394

Phase I: Direct and Indirect Impact of Construction Activity:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$19,204,100	\$6,526,800	\$12,677,400	\$2,152,500	237

Phase II: Induced (Ripple) Effect of Spending the Income and Taxes from Phase I:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$9,466,700	\$2,079,400	\$7,387,300	\$1,206,100	157

Phase III: Ongoing, Annual Effect that Occurs When New Homes are Occupied:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$4,091,900	\$922,400	\$3,169,900	\$1,014,800	69

Per 100 new SF homes

Localized Using 2021 Permit Data:

\$928,073,796 local income
\$278,582,694 biz income
\$649,494,339 wages/salary
\$108,717,882 local taxes
12,754 local jobs supported

The 5 L's of Housing:
 Labor - short/medium-term shortage - we need to get more kids interested in the trades for their

Source: NAHB: The Economic Impact of Home Building in a Typical Local Area
 SF + ATT Permit Data for DYT Region: 3:237

- August 15, 2022
Charlie Simms,
Simms Development
America's Housing Shortage
- August 22, 2022
Angela Stewart,
Dayton Aviation
National Historic Park
150th Anniversary of Paul Laurence Dunbar
- August 29, 2022
Rotary on the Road
- September 05, 2022
NO MEETING - LABOR DAY HOLIDAY
- September 12, 2022
Sandy Gudorf
Downtown Dayton Partnership
- September 19, 2022
Josh Copeland,
Motivational Speaker
- September 26, 2022
Ambassador Tony Hall
Hall Hunger Initiative
- October 03, 2022
Tamika Williams-Jeter, Head Coach
University of Dayton Womens Basketball
- October 10, 2022
Rita Cyr, CEO
Ronald McDonald House Charities
Dayton
- October 17, 2022
John Cunningham,
Athletic Director
University of Cincinnati Athletics
- October 24, 2022
Gilbert Turner,
Director
Dayton International Airport
- October 31, 2022
Randy Overbeck
Things Still Go Bump in the Night
- November 07, 2022
Club Assembly
- November 14, 2022
Jimmy Stockwell
Little Fish Brewing Company
- November 21, 2022
Dennis Andersh
Parallax Advanced Research
- November 28, 2022
Dr. Elizabeth Lolli
Dayton Public Schools Update
- December 12, 2022
Holiday Sweepstakes & Elections
- December 19, 2022
Holiday Program
Carillon Brass

future

Land - land use and zoning planning - building land is a scarce resource, especially when dealing with the thought process "not in my backyard".
 Lumber (raw materials) - \$14,345 added to price of a new home due to supply change issues
 Lending - Mortgage rate outlook/inflation (5.8%)
 Laws - \$93,870 regulation costs added to the price of new construction - 24% has gone to laws and regulations. 85% of Ohio economists say less rigid zoning codes would reduce the cost of housing - 66 % of Americans who said government should provide incentives to private builders and developers to create more housing

Building materials are up 42% since January based on supply chain issues. The average starter home in the Dayton region is up over \$300,000. In 2020 35% of the new homes were below \$300k and as of July 2022 that percentage sits at 10%. That is a definite affordability issues. We need to drive a more affordable housing.

Eric spoke to the question he has been asked is their a housing bubble and is it going to burst?
 In 2008 (the last cycle): 26% of loans originated had a credit score of <660 and 24% were to borrowers with a credit score of 760+.
 Today: 6% of loans originated had a credit score of <660 and 68% were to borrowers with a credit score of 760+.
 Slowing construction which means lacks of new inventory on market which will continue to push up prices. If prices fall first time buyers/younger millennials can enter the housing market.

The last point Eric made was about the upcoming Homearama Touring Edition presented by CenterPoint Energy. September 9-25 (Friday-Sunday) 12 - 6 pm. This year will be both in person and by virtual tours DaytonHomearama.com. Most buyers these days start their home buying experience online. The show is FREE to the public. There are 11 homes to tour.

Eric then answered a few questions from the group. One about building in the city of Dayton on properties that should be torn down and rebuilt. But there are issues with costs to do that to bring it up to 2022 codes and all the city infrastructure would have to be updated and added costs to projects. Eric was asked if the remodeling sector is part of their organization. Eric stressed during a question about codes that he isn't questioning codes that threaten the integrity of a home but more about the finishes to the home that may not be allowed in an area such as vinyl siding, especially when there are so many really good options of vinyl that can look like a stone finish or other finishes. This is just one example of codes. Paul Gruner made the point that it is often the residents telling the government what they don't want (In their back yard) rather than the government not wanting to make the changes.

The queen of hearts was drawn and Chuck Watts drew the queen of spades so the pot continues to grow. See everyone next week. The meeting was adjourned.

Here is a link to the slides...[Speaker Slides](#)

Meeting Recording - <https://vimeo.com/737889270>

Queen of Hearts Drawing

Queen of Hearts Raffle is Back

Weekly at Monday Meetings to benefit the Dayton Rotary Foundation

\$1 per ticket/\$5 for 6 tickets

Weekly winner draws a card from the deck if they draw the Queen of Hearts the winner takes ½ the pot. If the card is not the Queen of Hearts card then the card is destroyed & we try again next week. Meanwhile the pot continues to grow.

CURRENT POT: \$2860

See Secretary Linda or Laura for more information.

ATTENTIOM ZOOM PARTICIPANTS

****For those members who would like to participate via zoom - please let Laura know ahead of time or place your request in the chat prior to the start of the meeting and we will assign you ticket numbers and bill your foundation account.

Quintet
December 26, 2022
 NO MEETING - HAPPY HOLIDAYS
January 02, 2023
 NO MEETING - HAPPY HOLIDAYS
January 09, 2023
 Chief Glenna Wallace
January 16, 2023
 NO MEETING - MLK HOLIDAY
January 30, 2023
 Michael Riordan, President & CEO Premier Health



Rotary on the Road is Back



After a 2 year hiatus, Rotary on the Road is back. The meeting of **August 29th** we will not be meeting at Sinclair Community College, instead we have **4 Rotarian Host locations** confirmed and you will have a chance to sign up to attend one of them. There is a limit on the number able to attend each location, so please get your reservations in at your earliest convenience.

LOCATION	ROTARIAN HOST
Five Rivers Health Center 721 Miami Chapel Road 45417	Kim Bramlage
The Modern College of Design 1725 East David Road 45440	Jessica Barry
Budde Sheet Metal 305 Leo Street 45404	Tom Budde
Requarth Company 447 East Monument Avenue 45402	Alan Pippenger
	SITE FULL

Annual Back to School Supply Drive



Think about being asked to complete a writing assignment without having a pen or pencil. Many children in our community face this situation every day when they go to school!

ROTARY CLUB OF DAYTON
 IS PARTNERING WITH



TO HOST A BACK-TO-SCHOOL SUPPLY DRIVE!
 You may bring your



donations of basic school supplies to the Dayton Rotary Office or to the Dayton Rotary Monday meetings July 7th- August 31st .

Or you can donate online directly to Crayons to Classrooms at the following link to our Dayton Rotary Page—we have a goal of raising \$2000.

[Stuff the Bus 2022 - Dayton Rotary \(onecause.com\)](https://www.onecause.com)

10 Most Requested Items

pencils	one subject notebooks
crayons	glue sticks
colored pencils	kids scissors
markers	pencil sharpeners
highlighters	dry erase markers

Items collected through this supply drive will be placed on the shelves of Crayons to Classrooms, Dayton's only teacher resource center—a "free store" for Dayton-area teachers to supply local classrooms in need. Teachers that qualify can visit Crayons to Classrooms, "shop" for supplies, and

return them to their classrooms and students at no cost.

Your generosity will make it possible for our area children to go back to school with self-confidence and the supplies necessary to put their best foot forward!

Thanks for your participation!

