

# 2025 Annual Report



Together, **we build**  
community



# About Habitat for Humanity of Greater Dayton

Habitat for Humanity of Greater Dayton was established in 1983 and was the first Habitat affiliate in the State of Ohio. In our 43 years of operations we have served hundreds of families through our affordable homeownership program and hundreds more through our critical repair program. Starting in the basement of a local church, we've grown to serve Clark, Greene and Montgomery counties from our two locations in downtown Dayton and Springfield. Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope. This year we continued taking steps towards creating a world in which everyone has a decent place to live.



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# It all starts with a home



In 1983, Habitat for Humanity started building its first home in Dayton using a volunteer workforce dedicated to our mission of providing affordable homeownership. Every year since, volunteers from Clark, Greene, and Montgomery counties have continued building homes for mothers, fathers, children, grandparents and grandchildren. *A home is where hope becomes reality!*

In December 2025 and true to our mission, Gwendolyn, a mother and grandmother, bought her first home in Springfield, where she'll raise her 8-year-old granddaughter. I can only imagine what Christmas was like for Gwendolyn and her granddaughter! Some of my fondest Christmas memories are those I spent at my grandmother's house with my brothers, sisters, and cousins anticipating a visit from Santa! *A home is where memories are made and holidays are celebrated!*

Volunteers from across the Miami Valley helped us serve 112 families with homeownership opportunities and critical home

repairs. Students from Cliff Park High School in Springfield helped complete Gwendolyn's home. University of Dayton students and Wright State University students volunteered on our Flyer Nation Build and Raider Nation Build. Women Build team captains brought groups of friends and coworkers to build our 2025 Women Build home. Church groups gathered to help on our Faith Build. Volunteers from so many generous companies and organizations have picked up hammers to turn lumber and building materials into a home. *A home is where giving begins!*

In my current role as Executive Director, I don't spend as much time on the construction sites as I used to. But once a year, our Board of Directors and I have some fun working alongside each other, volunteering at one of the homes we have under construction. The physical work connects me to the house, since I can see what we completed. But as I look at rooms that will become a child's bedroom or a family room or kitchen for family to gather; as I walk around in the dirt that will soon be a back yard for games or birthday parties; as I look out windows at neighborhoods and children playing, I am reminded... ***It all starts with a home!***

*Norman J Miozzi*

Executive Director  
Habitat for Humanity of Greater Dayton, Inc.



## We invite you to get involved!

### Volunteer:

Email [volunteer@daytonhabitat.org](mailto:volunteer@daytonhabitat.org)

### Donate and Shop at our ReStores:

Visit our locations in Dayton and Springfield

### Donate:

Go to [DaytonHabitat.Org/Donate](http://DaytonHabitat.Org/Donate) or call 937.586.0860 ext. 20

### Follow Us on Social Media:



@H4HGD



@daytonhabitat



Habitat for Humanity  
of Greater Dayton

# Impacting our Community



**Families purchased  
Habitat homes in 2025**

## Did You Know?



*Dayton Habitat homeowners paid \$249,305 in property taxes in 2025.*



*During 2025, Dayton Habitat replaced 87 roofs for area seniors ensuring that their homes were warm and dry.*



**Homeowners paid off  
their mortgage in 2025**



*Through our international tithing, Dayton Habitat has served nearly 300 families in Guatemala since 1986!*



# Volunteers Make Habitat Work



## Valuable Volunteers

Volunteers are the fuel that power many of our activities such as construction on our home build projects, operations in our ReStore and many of our active committees. Thanks to these volunteers, we are making a difference in people's lives.



*Did you know that the average value of a volunteer hour in Ohio during 2025 was \$33.49?*

Total Volunteers

**5,068**

Hours Volunteered

**23,544**

Value of Volunteer Hours Served

**\$788,489**

[DaytonHabitat.Org/Volunteer](http://DaytonHabitat.Org/Volunteer)

# Women Build

## Empowering 24 women through homeownership.



It all started on a sunny vacation. Ann and Charles Simms were enjoying some time away, soaking in the beaches of Florida. During the trip, Ann told Charles about a day she'd never forget- the time she volunteered on a Women Build project and found herself up on the roof. Not watching and not passing tools. Working. And she was 65 years old!

That moment sparked something big.

“Charles,” she said with determination, “we need to do this in Dayton.”

And so they did in 2000.

Read more about the history of Women Build by scanning the QR code!



## 80% of Habitat homeowners are women.

In 2025, Dayton Women Build issued a new team captain challenge. The ask was simple: volunteer on our Women Build site at least once and bring at least four other people with you!

A total of 11 teams answered the call this past year. Will you join them in 2026?



**WOMENBUILD**  
Habitat for Humanity®  
of Greater Dayton

# Meet Ranee & her family



*Our 2025 Women Build Partner family with Women Build Chair, Elizabeth Breitenstein*

For Ranee and her family, becoming homeowners wasn't just about owning a house, it was about coming home. As the 2025 Women Build homebuyer, Ranee returned to her roots in the Edgemont community where she grew up. After moving away as a young adult to build a life for herself, she is now coming in full circle, planting lasting roots in the place where it all started.

Ranee's journey is one of determination. She has been on her own since she was 19, working tirelessly to create a better future. She put herself through tech-associate school while balancing life's many challenges. Once she sets her mind to something, she follows through. Today, she finds fulfillment in her career as a medical assistant, a role that allows her to help others.

Giving back is second nature to Ranee. Throughout her time in Habitat's program, she found joy in helping others achieve their homeownership dreams. One of her most rewarding experiences was building a closet for another partner family's home, knowing that her work was making a lasting impact.

As a devoted mother of five, Ranee has faced her share of challenges. The family's past living situation has been far from ideal, with safety concerns preventing her younger children from freely playing outside. Every trip outdoors required constant vigilance, making it difficult for them to enjoy playtime.

But all of that has changed. With the help of Habitat for Humanity of Greater Dayton and the supporters of the Women Build program, Ranee's dream of homeownership is a reality!

**[DaytonHabitat.Org/WomenBuild](http://DaytonHabitat.Org/WomenBuild)**

# Preserving Existing Housing



# 108

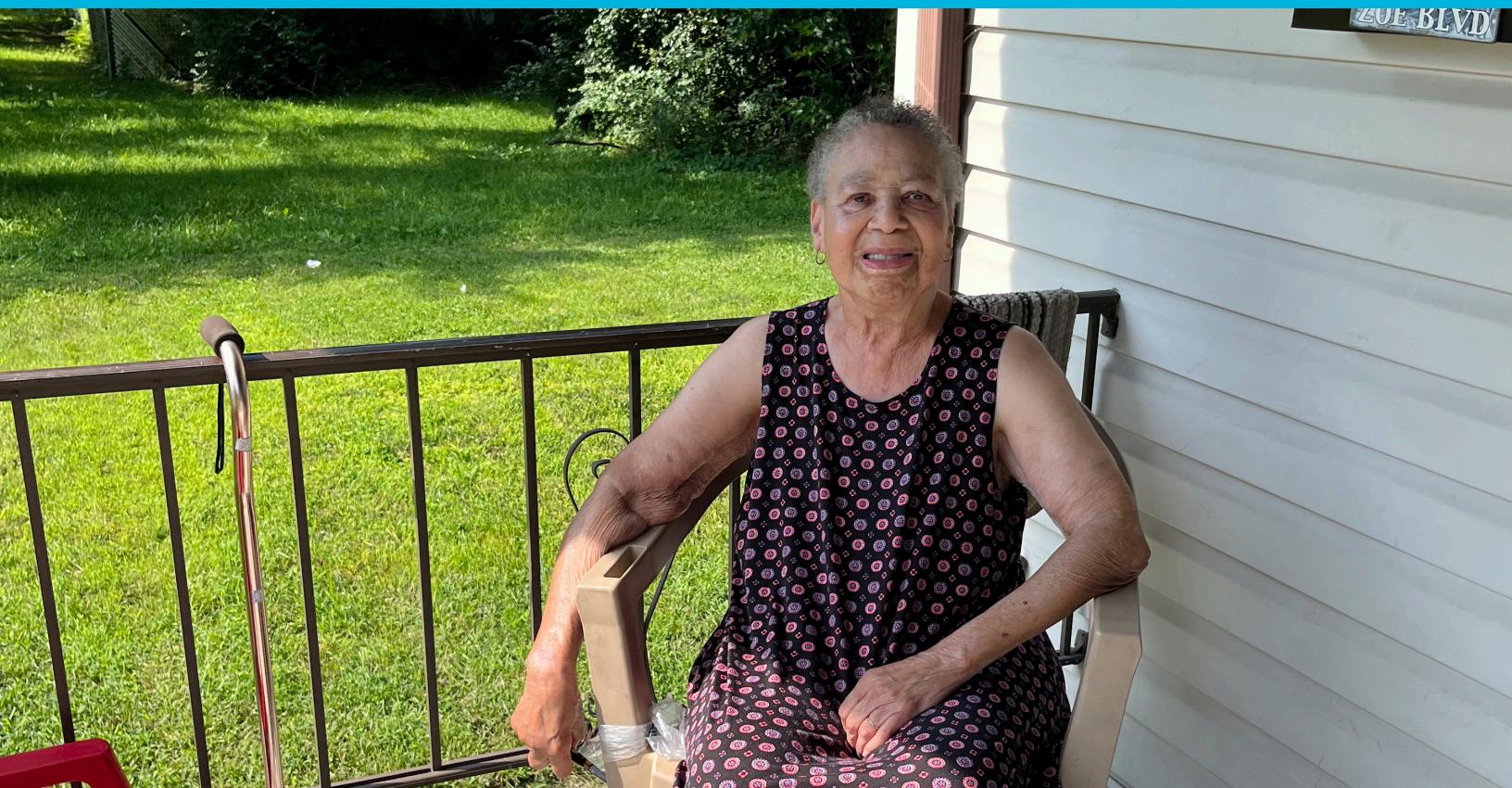
**108 Families  
impacted by  
Critical Repairs  
in 2025**

In 2025, Habitat for Humanity of Greater Dayton completed critical repairs on 108 homes.

Serving primarily seniors and veterans, these repairs allow families of limited income to remain in their homes and age in place. The repairs made to their homes are done at low or no cost to the homeowner.

Repairs like furnace and hot water heater replacements, roof repairs, wheel chair ramps, or even just widening a doorway into a bathroom for wheelchair access can make a difference in someone's life.

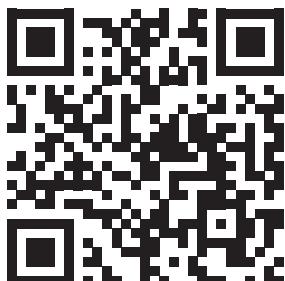
# Critical Repair Story - Meet Zoe



Did you know that Habitat for Humanity of Greater Dayton offers critical home repairs? These repairs help homeowners age with dignity in their homes and preserve affordable housing. Zoe, an 83-year-old widow, has called her house in Dayton home for more than 60 years. Until a recent accident limited her mobility, she lived an active and independent life. Today, that independence is challenged by the steep stairs that separate her from her bedroom and only bathroom upstairs. While her kitchen and main living spaces are downstairs, navigating the stairs has become increasingly difficult.

Zoe is the life of the party and still has her spirit! Despite her mobility challenges, Zoe still drives, cherishes time on her front porch, and remains determined to continue living in the home she treasures. She often says she will live out her days there, surrounded by the memories she has built over decades.

Thanks to Habitat's Critical Repair program, a custom stairlift gave Zoe the ability to safely move between floors, preserving her independence and allowing her to enjoy the home she loves for many more years!



**Want to hear more about Zoe's story and the Critical Repair Program?  
Scan the QR code!**

# University Builds



## Bringing school spirit to the neighborhoods we serve

In 2023, the University of Dayton School of Business Administration partnered with Habitat for Humanity of Greater Dayton for the first UDSBA Panel Build during Welcome Weekend. This panel build led to the construction of the first home built in the Edgemont community in over 50 years. This build was branded as the Flyer Nation Build and encouraged UD students, staff, alumni and supporters to make a difference in their community. Since 2023, three UDSBA panel builds have taken place and two new homes have been built behind UD arena.

In Spring 2025, the Wright State University Athletics Department hosted a panel build as a service project for the student-athletes. Despite the rain, over 200 athletes built the panels for the first Raider Nation Build, which will be completed in 2026. The partnership with the Athletics Department led to another panel build in the fall during move in weekend for the first year students.

Both Universities are committed to creating community minded professionals. Whether you're a Raider, a Flyer or neither, housing is an issue that everyone can get behind!

**Learn more about these builds at our website:  
[DaytonHabitat.Org/FlyerNation](http://DaytonHabitat.Org/FlyerNation) or  
[DaytonHabitat.Org/RaiderNation](http://DaytonHabitat.Org/RaiderNation)**

## RAIDER NATION BUILD

# Meet Yalonda & her family



For Yalonda, becoming a homeowner meant far more than just having a place to call her own—it signified a life-changing opportunity for her and her family. Born and raised in Dayton, Yalonda spent the past 50 years deeply rooted in her community, embracing its values and contributing to its well-being. Her passion for helping others, both personally and professionally, made her the perfect partner for this year's Flyer Nation Build through Dayton Habitat.

As a State Tested Nursing Assistant (STNA) for 25 years, Yalonda has dedicated her career to caring for others. Her compassion and commitment shine through in her work, and that same dedication carried over into her Dayton Habitat journey. When she first applied for Habitat's homeownership program, she realized she wasn't quite ready and took time to better prepare herself. Now, she is a homeowner.

One of the most rewarding aspects of the Dayton Habitat program is the sweat equity volunteer hours. Working alongside other partner families, Yalonda gained hands-on experience in home construction—skills she never imagined she would learn. From hanging drywall to installing cabinets, she is now confident in her ability to maintain and repair her new home.

This new chapter is a testament to Yalonda's unwavering determination and strength. Her journey to homeownership was not easy, but her perseverance and commitment to improving her family's future made it all worthwhile. Through the support of Dayton Habitat and the Flyer Nation, Yalonda and her family stepped into a brighter future—one built on a foundation of hope, hard work, and community.

# ReStore



Habitat's two ReStore locations are the perfect place to find unique, discounted items AND make a difference!



At the Dayton and Springfield ReStores, your gently used furniture, home goods, and appliances are cleaned up and offered for purchase on our sales floor. The profits from these sales go on to be used building Habitat homes for hard working families in Clark, Greene, and Montgomery counties.

The store is a healthy means of recycling things that you no-longer need or want. Donating keeps these items out of land fills and puts them to good use while helping Habitat fund our mission of providing safe, affordable housing.

**anyone can shop,  
everyone can  
donate**



# More of our 2025 Homeowners



## Katherine & her son

Katherine's dream of becoming a homeowner began with a spark of inspiration from her sister. Now because of Habitat's supporters, her dream is a reality!

Katherine works as a peer professional but has a history of working for the Dayton Public School District. Her career involves a variety of experiences, including 12 years of substituting and many more years working in the special education department. Katherine comes from a large extended family, but her world revolves around her son. A talented drummer, her son brings joy and rhythm to their lives, especially when he plays for their church.

This new home represented more than just a physical space for Katherine's family; it is a dream come true. Although it may seem like a small thing, a convenient space to do laundry at home was one thing she was excited about prior to purchasing her new home. Katherine's journey with Habitat was transformative. The homeownership courses not only prepared her for this new chapter but also inspired her to get involved in the Dayton community - which she has been doing now that she owns her own home!



## Gwendolyn & her family

Gwendolyn came to Dayton looking for a fresh start to create something new for herself and her 8-year-old granddaughter. When she called 211 for housing support, she learned about Dayton Habitat. After nearly 600 sweat equity volunteer hours, Gwendolyn is a homeowner!

A former employee at Miami Valley Head Start, Gwendolyn retired due to severe arthritis. Her new home is more than just a house; it is an accessible space, giving Gwendolyn the ability to live independently. Her old apartment had stairs, making daily life challenging. She often had to roll items down the steps or ask for help. Now she lives in a home that is made for her.

During her volunteer hours, Gwendolyn enjoyed helping at the Springfield ReStore and discovering all the unique donations that came through the doors. A woman of deep faith, Gwendolyn is a prayer facilitator and retired jail chaplain from Clark County Jail. Her dedication to service is something she carries into every part of her life.

Habitat was excited that Gwendolyn and her family would move into their new home just in time for Christmas!

# Meet Len & Alicia



Homeownership was a long-standing dream for Len and Alicia. For over eight years, their son had been sleeping on the living room couch in their small two-bedroom rental. With limited space, the need for a permanent, spacious home became increasingly urgent.

Len, a proud U.S. Navy veteran who served aboard the U.S.S. Independence during the Vietnam War, has faced his share of battles. His exposure to Agent Orange led to serious health complications. Medical expenses strained the family's finances, setting back their plans for homeownership. But Len is a fighter—now in remission and focused on regaining his strength, he was ready to turn the page to a brighter chapter.

It was by chance that Len and Alicia came across an article about Habitat and discovered Habitat's unique approach to homeownership through partnering and offering 0% interest mortgages. Eager to embrace the opportunity, Len and Alicia threw themselves into the process.

The couple's dedication to bettering their lives has always gone hand-in-hand with serving others. For years, the family has volunteered together at other organizations. Through this work, Len and Alicia have modeled the values of service, gratitude, and compassion—principles they strive to pass on to their children.

Their kids are thriving students who love playing basketball. The move meant more than just space—it was a fresh start, a quiet place to study, a home where each family member can grow.

"We are more than grateful for this opportunity," Len and Alicia share. "Being selected as a Habitat Partner Family has changed our lives!"

# Meet Mr. Dorsey

At 106 years old, Mr. Dorsey has lived a long, remarkable life. A proud U.S. Army veteran, he served his country for four years during World War II. After his service, he settled into his home in Dayton, a place he has now cherished for 51 years.

In this quiet, beautiful neighborhood where many senior residents have found comfort, Mr. Dorsey has always felt safe. "It's home," Mr. Dorsey's daughter, Sandy, explained. "It's where he's comfortable, where his memories are." For that reason, moving elsewhere was never an option; but when his home's roof began to fail, his sense of peace was suddenly threatened.

Cracks and leaks in the ceiling had worsened over time, eventually allowing water to run behind the walls. The sound was constant, and the damage was growing. For Mr. Dorsey, who lives with low vision, these conditions posed even greater risks.

Sandy knew something had to be done. After 29 years of serving Dayton Public Schools, working with special needs teens before retiring, she is no stranger to advocating for those she loves. When a neighbor told her about Habitat for Humanity of Greater Dayton's Critical Repair Program, she immediately reached out.

By a stroke of good fortune, or perhaps fate, the Critical Repair team had just received funding specifically to help veterans. It was perfect timing to help Mr. Dorsey.

Habitat for Humanity of Greater Dayton provides critical home repairs at no cost to homeowners in need. These repairs range from roof replacements and furnace repairs to accessibility modifications, allowing residents to remain safe and independent in their homes.

Thanks to this program, Mr. Dorsey received a brand-new roof, stopping the leaks and protecting his home from further damage. The repair not only secured the structure of his house but also restored a deep sense of security for both him and Sandy.

"We're praying for more people to be blessed through this program," Sandy said, her voice full of gratitude.

For Mr. Dorsey, the home where he has spent more than half a century can now continue to be the safe haven he loves. For Sandy, it's a relief to know her father can remain in comfort, right where he belongs.



# 2025 Habitat Gala

## Together, we build homes, communities, and hope

In 2025, the Habitat Gala returned to Dayton, this time at the Carillon Historical Park. During the event, over 275 supporters came out to celebrate the impact that Habitat for Humanity of Greater Dayton is making in the community. Attendees heard stories from Zoe and Dynasty, who are featured in this report. Thanks to everyone who made the 2025 Habitat Gala a success!

### Presenting Sponsor



### Foundation Sponsor



### Dream Maker Sponsors

Cardinal Roofing & Renovations |  
Mark & Suzanne Klopfenstein | Messer Construction |  
MVP Walk-In Tub & Shower

### 2025 Gala Committee

Eric Bugger | Diane Hortman | Mark Klopfenstein | Su-Ann Newport  
| Amber Barga | Onetha Black | David Mauch | Norm Miozzi



# Meet Dynasty

Ending the cycle was Dynasty's goal as she looked forward to becoming one of the first people in her family to purchase a home. Dynasty always dreamed of owning a place of her own. Thanks to her hard work partnering with Habitat, that dream became a reality in July 2025.

As a single mother of five children and a dedicated case manager, Dynasty balances her professional responsibilities with the demands of raising her young family. In 2019, Dynasty and her family were among those affected by the Memorial Day Tornadoes. The disaster left them displaced and reliant on family for shelter. Despite numerous challenges, Dynasty remained resilient and focused on providing a better future for her children.

Habitat for Humanity of Greater Dayton was the first program to give Dynasty a real chance at homeownership. By exceeding the 275 sweat equity volunteer hours requirement, Dynasty showed her commitment to providing her family with more. Working in the ReStore not only fulfilled these hours but also sparked her excitement about furnishing her own home.

Habitat's homeownership program aims to prepare individuals for the responsibilities involved with owning a home. Through Habitat's homeownership courses, Dynasty learned valuable skills, including how to prepare healthy meals for her family. She is eager to get involved in her new community and make a positive impact.

Dynasty and her family are excited to continue making memories in their new home, and they are grateful for the opportunity that Habitat for Humanity has provided. This new chapter in their lives promises stability, safety, and a brighter future, and Dynasty is determined to make the most of it.



**Scan the QR code to watch Dynasty's story and learn more about Dayton Habitat's program!**

# Financials

## Audited Financial Activity

Fiscal Year ended June 30, 2025

### Statement of Financial Position

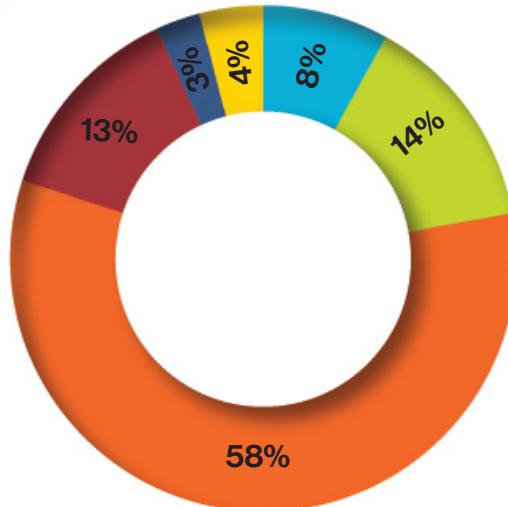
Current Assets	\$4,882,791
Long Term Assets	4,771,971
Total Liabilities	1,156,077
<b>Total Net Assets</b>	<b>\$8,498,685</b>

### Total Revenue, Gains and Other Support:

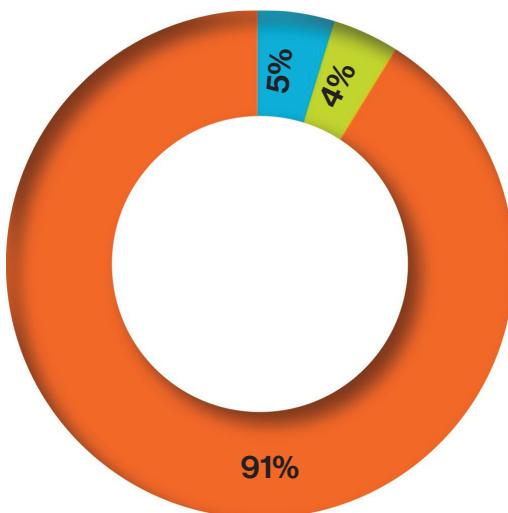
Home Sales	611,000
In-Kind	1,063,503
Contributions & Grants	4,396,267
ReStore	989,155
Mortgage	216,451
All Other (Events, Investments, etc.)	307,397

<b>Total Expenses:</b>	<b>\$6,117,774</b>
Program Services	5,580,819
Administration	288,335
Fundraising	248,620
<b>Change in Net Assets</b>	<b>\$1,465,999</b>

## Revenues



## Expenses



9

*Habitat for Humanity of Greater Dayton has had a 100% clean audit for the 9<sup>th</sup> year in a row!*

# Community Partners

## The Following Partners Made This Year's Work Possible

AES Ohio Foundation  
Birchcreek Wealth Management  
Cardinal Roofing & Renovations  
CareSource  
CenterPoint Energy Foundation  
City of Dayton  
City of Miamisburg  
City of New Carlisle  
City of Springfield  
City of Trotwood  
CityWide Development  
Clark County Land Bank  
Cliff Park High School  
Combined Charitable Campaign  
County Corp  
Crabill Family Foundation  
Dayton Home Repair Network  
Dayton Youth Build  
Edgemont Neighborhood Association  
Faith Build Partners  
FHLB Cincinnati  
Fifth-Third Bank  
Fischer Homes  
Five Rivers Health Centers  
Habitat for Humanity of Ohio  
Huntington Bank  
KeyBank  
Levin Family Foundation  
Liberty High School  
Lowe's  
Messer Construction  
Montgomery County  
MVP Walk-in Tub & Showers  
Ohio Department of Development  
Peerless Techonolgies  
Physician's Charitable Fund of the Miami Valley  
PNC Bank  
Reynolds & Reynolds Associate Foundation  
Shouvlin Foundation  
Sisters of the Precious Blood  
Springfield-Clark Career Technology Center  
Synchrony  
Synergy  
The Berry Family Foundation  
The Charles D Berry Foundation  
The Dayton Foundation  
The Idding's Foundation  
The Springfield Foundation  
TJ Maxx  
United Way of Clark, Champaign & Madison Counties  
United Way of Greater Dayton Area  
University of Dayton School of Business Administration  
Women Build Committee  
Wright State University  
Wright State University Department of Athletics  
Wright-Patterson Air Force Base  
Wright-Patt Credit Union

*To protect donor privacy, all individual donors will remain anonymous.*

**Thank you for your support!**

# success starts with a home



Donate



Volunteer



ReStore



Women Build



**Habitat**  
for Humanity®  
of Greater Dayton



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