



Sunlight Village

Home Office, Youth, Family & Community Wellness Hub

The Village Hub 2025

Sunlight Village, a trusted grassroots organization in West Dayton, is launching *The Village Hub*.

The Village Hub concept is not a new development but instead it is an evolution of our original Healthy Family Market and Community Coffee Shop (HFM-CCS) based on our current community environment, needs, and the blessing of our new West Dayton facility at 2050 Germantown Street in our targeted zip code, 45417. In partnership with Phillips Temple CME Church, which is now located in Trotwood, Sunlight Village acquired the new facility with full use for \$1/mth for 30 years with option to purchase and all funds applied to the facility will go toward the purchase. Even with the current lease agreement Phillips Temple's plan is to donate the facility to Sunlight Village once their financial commitments are met. This new opportunity will allow us to not only continue our current work but streamline our services and plans into one much needed location. In the New Village Hub we can increase our capacity, build upon our existing work and reach more of our target population, establish more comprehensive services collectively with partners, decrease our overhead costs and generate revenue for sustainability.

The purpose of this project is to establish a forever home for Sunlight Village creating a consistent presence and ongoing programs and services within West Dayton. This collaborative community project will focus on reducing health disparities, supporting and promoting youth development, improving maternal health, decreasing infant mortality, closing gaps in resource connection and promoting the mental health and wellbeing of youth and families in our West Dayton and surrounding communities. The Village Hub will be an asset to the ecosystem that is being developed within West Dayton, working together to make the Miami Chapel Inspire Zone a true network that prevents those in need from falling through the cracks of our health care and social service systems.

The initial concept of the HFM-CCS was to bring healthy food options, nutrition education, wellness services and resources to some of Dayton's most underserved communities. The goals were to address food insecurities, maternal and infant health, youth mental health and a lack of an accessible network of care in West Dayton. Through this a partnership with Dayton Children's was developed that would allow us to work collectively to address the complex health disparities and build authentic relationships with West Dayton families. Even though the decision was made to continue this much needed work in separate facilities we will still work closely together as part of an emerging ecosystem that will support our West Dayton mothers, children, youth and families. The new Dayton Children's facility, Sunlight Village's Village Hub, Dayton Boys and Girls Club and Greater Dayton Premier Management Housing all building simultaneously will bring equity and revive hope and pride in West Dayton.

With the new Gettysburg Grocery, the beautiful Gem City Market and the aforementioned disparities, along with the rise in black youth suicide and violence in our West Dayton communities we took the opportunity to pivot and adjust our plans. We are not abandoning the issue of food insecurity, but our current plans will allow us to work collectively with the existing grocers and restart our previous work with the food bank to support fresh quality food access in West Dayton without creating a new competing food market. The other major component of the HFM-CCS was the Community Coffee & Smoothie Shop; a community hub for maternal and infant health support, mental health and wellness services and education, trainings, groups and resource connections which will all now take place within the new Village Hub. This vital component will only be a move from the planned Dayton Children's new campus to be located within the new 21,000 sq/ft Village Hub supporting comprehensive wrap around services. The Village Hub will build on our partnerships with the Montgomery County Juvenile Courts and Probation, Greater Dayton Premier Management, Brunner Literacy Center and now Public Health Dayton and Montgomery County to increase access to programs and services that support health, wellness and healing for not only youth and families but the community as a whole.

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Sunlight Village currently has 70 youth on our roster with 80% being juvenile court involved with gun charges, robbery, receiving stolen property (cars and guns) or various other charges. Along with their court involvement many are struggling with family/parental issues, housing, mental health and behavioral health issues, trauma and other barriers that often prevent them from socializing within our current youth serving organizations. Sunlight Village is dedicated to partnering with existing organizations to complement and not compete. Our Team is actively working with our “high-risk” youth to help them transition from being at risk of failure, incarceration or death to being at high-risk of Success. The Village Hub will be a safe, culturally sensitive community space for development, healing and recovery for not only our youth but also their parents/guardians/families.

Big Picture Goals:

- #1 To secure a forever home for Sunlight Village that will support its offices, programs, services and resource connections for pregnant women, mothers with small children, youth, young adults and families within West Dayton.
- #2 To establish a hub of programs, services and partner resources that will help improve outcomes related to the health and racial disparities that plague our West Dayton communities such as infant mortality, maternal morbidity and mortality, mental illness and suicide, and youth violence.

Benefits:

- This 21000 sq/ft facility is right in the heart of West Dayton with easy access for residents within the community and surrounding areas.
- Provides a central location with adequate space for community programs and services that promote maternal health, nutrition education, mental health and the overall wellbeing of women, youth and families within West Dayton’s most underserved communities.
- Will allow Sunlight Village to provide consistent quality programs and services as well as generate revenue that will support the sustainability of the organization.

BUILDING THE VILLAGE HUB IN PHASES: JUNE 2025-DECEMBER 2026

PHASE #1 June – September 2025: Major Repairs- roof, HVAC, electric, plumbing, main floor administrative offices, therapy room, board room and rental space offices renovations

PHASE #2 October – January 2026: Youth Program Area 2nd Floor renovations, equipment and supplies: education, tech and coding, music, arts and crafts, fitness, pod cast and studio, and gaming areas

PHASE #3 January – May 2026: GRAND HALL, Fellowship Hall and kitchen renovations
June – December: Building facade, parking lot, garages and 2nd lots

FUNDING & BUDGET:

The Dayton Children’s West Dayton Urgent Care and Sunlight Village’s Healthy Family Market Project was awarded \$2,000,000 through the PDAC process for construction/build out and equipment, which is being held by Dayton Children’s. Sunlight Village is requesting \$500,000 of this funding to assist with the construction/build out and equipment needs for The Village Hub. This request will still support maternal and infant health, nutrition and food access through the development of a teaching kitchen and community cafe' with a focus on supporting and addressing the needs of the high-risk youth and families we serve.

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BUDGET

ITEM	JUSTIFICATION	COSTS	TOTAL	SOURCES
PHASE #1				
Roof	Complete replacement	\$150,000		
HVAC	Airconditioning and heating system replacement	\$160,000		
Air Filtration System	Ram Restoration Building Air Filtration System	\$20,000		
Plumbing	Building inspection and repairs	\$15,000		
Electric	Building inspection and repairs	\$25,000		
Painting and Renovations	1 st floor offices, restrooms, storage and hallway areas painting, drywall, all windows, doors and flooring	\$85,000		
Audiovisual	Inspection audio-visual equipment and instillation	\$8,000		
Internet & Phone	Instillation and equipment	\$7,000		
Security	Instillation and equipment for entire building	\$30,000		
<i>SUB-TOTAL</i>			\$500,000	West Dayton Development Trust Fund \$500,000
PHASE #2				
2 nd Floor Youth Program Area Renovations	Mold remediation, drywall repairs, paint and supplies, lighting, flooring & windows	\$52,390		
Fitness equipment, mirrors, arts & crafts equipment, Education area & computers, Gaming and Podcast Equipment	Purchase and instillation	\$50,000		
Youth Furniture	Purchase & instillation	\$45,000		
<i>SUB-TOTAL</i>			\$147,390	
			\$75,000	Dayton Foundation
<i>TOTAL</i>			\$72,390	Pending
PHASE #3				
The Grand Hall	Renovation: Removing pews and flooring, new flooring, lighting, railing	\$75,000		Pending
Fellowship Hall	Paint, floors, lighting	\$18,000		Pending
Teaching Kitchen	Pending			
Exterior & Parking Lot	Pending			

Funds Received or Prospective

Source	Amount	Date Committed	Purpose
City of Dayton	\$500,000	2024	Construction/build out/equipment
Montgomery County	\$150,000	Re-apply	Construction/build out/equipment
Donation/Gifts/Philanthropy	\$50,000	2023	Predevelopment
State Funding	\$500,000	Pending	Construction/build out/equipment
Potential/Prospective	Amount	Date Applied	Purpose
Dayton Foundation	\$75,000	October 2025	Construction/build out/equipment
Mathile Family Foundation	Pending	Pending	Construction/build out/ or Programs

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UPDATED LANGUAGE:

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