



## The Hope Center from Dream to Reality

### The Challenge and the Master Plan

In 2005, the Omega Baptist Church acquired thirty acres in the heart of Dayton View in Northwest Dayton. Dayton View has experienced economic stability from a core group of homeowners who have committed years of long-term occupancy and well-being to the neighborhood. However, this dedicated group of families are surrounded by other families, many with young children, who increasingly experience every social, economic, and spiritual challenge that plagues the urban core. In recent investigations directed by the University of Dayton, Dayton View and the residents of zip codes 45406 and 45402, in particular, were cited as neighborhoods where children are at risk with the lowest birth weights in the region, teenage birth rates higher than 35%, lack of school readiness with KRS scores averaging 18 points, few 5-star early learning facilities, and 34% of families with children under 18 falling below the poverty level.

Soon after the Omega Baptist Church acquired the property (now known as the Harvard Campus), the Church tasked the Omega Community Development Corporation, a charitable non-profit entity formed by the church in 1997, to work together with our entire greater Dayton community to develop the Harvard Campus in a way that will directly improve the lives of Dayton View's and the surrounding area's children and families. As an outcome of Omega CDC's work, and based upon the input of hundreds of community members, Omega CDC and its supporters adopted a multi-phased Master Development Plan for the Harvard Campus that was approved by the City of Dayton in 2012, and a supporting Strategic Plan that was adopted by Omega CDC in 2014.

Central to the Master Plan and the Strategic Plan is the implementation of a Two-Generation Model for delivering services to Dayton View and the surrounding area. This well-researched model focuses on an entire family's social and economic fabric, rather than solely on the status of a child or a parent.

Based on this thinking, Omega CDC has embarked on the development of senior housing, a community center that houses social services and is now known as the **Hope Center for Families**, and construction of a worship center, all surrounded by acres of outdoor green space, welcoming the community to the Harvard Campus as a place of progress, well-being and peace.

### Our Progress:

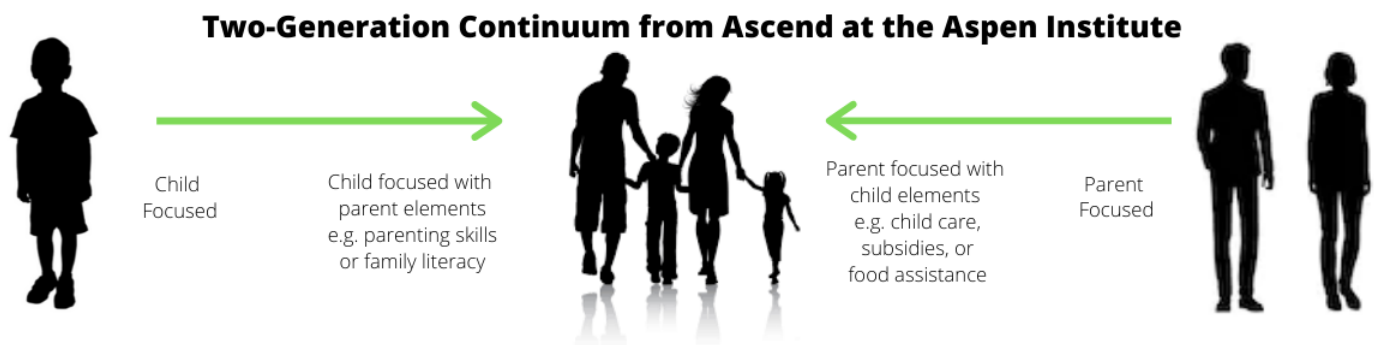
## The Senior Lofts

Since the adoption of the Master Plan, the community has moved forward together to provide affordable housing for our seniors who desire to live near their families in Dayton View. If you drive by the Harvard Campus today, you will see the senior lofts rising from the ground. This co-development between MVAH Partners LLC and Omega CDC will be ready for occupancy in the spring and will offer 81 units to our community seniors. Given the interest in this project by future occupants to-date, we are hopeful that this will be the first of a number of co-development housing collaborations on and off the Harvard Campus.

## The Hope Center for Families

Since the adoption of the Master Plan, Omega CDC and the community have worked together to design and finance the Hope Center. We anticipate closing the financing and legal transactions on this flagship project at the end of January and putting our first shovels in the ground in early February. Below are some of the highlights of what Omega CDC and the community have accomplished to-date to take the Hope Center from our community's dream to reality.

- Researched and developed a Two-Generation Model for implementation at the Hope Center. A Two-Generation Model is an evidence-based model studied and implemented in other communities across our nation with a goal of reducing poverty through educational preparedness, success, health and wellness for children, and employment, and financial viability for the adults in their lives.



(For further research on the model see: Ascent at the Aspen Institute. (2016). Two-Generation Playbook. Retrieved from <https://ascend.aspeninstitute.org/resources/twogeneration-playbook/#> Center on the Developing Child at Harvard University. (2017). Three Principles to Improve Outcomes for Children and Families; and Lehoulhier, K. & Murrell, K. (2017). Advancing Two-Generation Approaches: Developing and Infrastructure to Address Parent and Child Needs Together. The Annie E. Casey Foundation.)

- Entered into a ground lease with the Dayton Omega Baptist Church for four acres on the Harvard Campus – providing a scenic and accessible location for the Hope Center.
- Entered into an intent to lease with Dayton Children's Hospital to provide pediatric medicine and other services at the Hope Center.
- Developed the plan for an early childhood care and learning center to be operated by Mini University (a 5-star plus provider of early childhood care and education. Mini University currently provides services at sites owned by Miami Valley Hospital, Sinclair Community College, Miami University, Montgomery County, and Write State University)

- Developed a strategy with Preschool Promise Inc. to obtain funds from its Preschool Expansion Fund to assure the offering of eighty new preschool seats at the Hope Center, serving Dayton View and the surrounding area, so that more children are ready for kindergarten and for later educational success.
- Engaged Pinnacle Architects Inc. to develop engineering and design drawings for the Hope Center.
- Began working with Wise Construction LLC to act as the general contractor for the Hope Center
- Engaged Ken Conaway LLC to act as the Owner's Representative for the construction of the Hope Center.
- Contracted for and completed a portion of the site development work in coordination with the Senior Lofts site development work.
- Formed the Hope Center Fundraising Committee with co-chairs Debbie Feldman and Bev Shillito and membership from Dan Foley, Vickie Giambrone, Holly Wiggins, Eric Spina, and Al Wofford.
- Engaged Ross, Sinclair, and Associates, LLC as the financial advisor to the Project.
- Engaged Frost Brown Todd LLC as the legal advisor to the Project.
- Received allocations for New Markets Tax Credits from Citywide Development Corporation (via the Dayton Region New Market Fund, LLC) and PNC that will result in an economic benefit to the project approaching \$3.0 million.
- Assepected Awards from the State of Ohio Capital Budget, the State of Ohio Mental Health and Addiction Services Agency, Montgomery County and the City of Dayton totaling in excess of \$2.0 million
- Raised funding from companies, foundations and funds, including the CareSource Foundation, the James M. Cox Foundation, the Francis Crosthwaite Fund, the CDO Technologies Foundation, the Danis Foundation, the Dayton Chapter of Links, Incorporated, the Dayton Area Board of Realtors, the Dayton Foundation, the Dayton Power & Light Foundation, the Jack W. & Sally Eichelberger Foundation, the Henny Penny Foundation, Kettering Family Philanthropies, Kettering Health Network, the KeyBank Foundation, the Kroger Co., the Mathile Family Foundation, the PNC foundation, the Physicians' Charitable Trust Foundation of the Miami Valley, Premier Health, the Christopher Shillito Legacy, the University of Dayton, the Vectren Foundation, the Wallace Foundation, and Winsupply Inc. totaling an amount approaching \$3.0 million.
- Raised funding from more than twenty community-minded individuals totaling in-excess of \$250,000.

## **Thank you!**

While there is still some gap fund-raising to be done and much work to be completed, we are excited about where we are and where we will be when we open the Hope Center for Families' doors in April 2021. We thank everyone in our community who has supported the Senior Lofts and the Hope Center. We ask for your continued support, and we look forward to sharing a better future together.