



Children & Families
Commission of Orange County

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Agenda Item No. 5
January 6, 2010 Meeting

ORANGE COUNTY
BOARD OF SUPERVISORS

DATE: December 21, 2009

TO: Children and Families Commission of Orange County

FROM: Michael M. Ruane, Executive Director 

SUBJECT: Rancho Santiago Community College District - Early Care & Education Facility Expansion

SUMMARY:

The Children and Families Commission of Orange County partnered with Rancho Santiago Community College District (RSCCD) in the successful development of its federal Early Head Start application. For the first time, Orange County will have two agencies directly administering federal Head Start funds as grantees. The RSCCD program is a funded collaborative which includes Commission grantees such as MOMS and the literacy program, and will serve 140 infants and toddlers in Santa Ana (56 center-based, 50 home-based) and 34 pregnant women. This item is an overview of a catalytic opportunity to expand early education services and a request for one-time funding investment from the Commission for a new facility in the Santa Ana community.

Rancho Santiago Community College District Early Care & Education Facility Expansion

RSCCD is the oldest and largest community college district in California and operates five child development centers serving over 1,000 children six-months to five-years of age in the cities of Santa Ana and Orange. The college district philosophy is that quality comprehensive early care and education services are essential to student success, and supports the growth and services of the centers.

RSCCD is losing two early care and education classroom sites that will displace approximately 100 children in the city of Santa Ana. In the meantime, the owners of the privately operated Westport School at West Edinger in Santa Ana are willing to sell their property due to dramatically low enrollment. The Westport School was initially identified by RSCCD for Early Head Start programming but could not be negotiated for purchase in time to submit the final budget to the Office of Head Start. RSCCD authorized obtaining a loan to secure the Westport property to provide early care and education services to approximately 45 infants and toddlers and 96 preschoolers in a part day program. The new site will cover the loss of the classrooms and provide additional early care and education services for low-income families in the area.

RSCCD is working with the Low Income Investment Fund (LIIF), a national nonprofit community development financial institution, through their Affordable Buildings for Children's Development (ABCD) Loan Fund. The purpose of the ABCD Loan Fund is to assist in creating a financing system for child care center facilities by providing capital for the planning, acquisition, construction, expansion, rehabilitation, and refinancing of new or existing child care centers

serving at least 20 percent low-income children. To purchase the Westport School, RSCCD will access the LIIF ABCD financing products that include a Repayable Planning Grant and Loan Fund. The Repayable Planning Grant, for up to \$20,000, is for early-stage project readiness activities. RSCCD is preparing this application to request support with expenses to prepare a loan package such as an independent appraisal and site feasibility study. The Repayable Planning Grant is forgiven if the project does not move toward completion.

The ABCD Loan Fund is available for a maximum of \$1 million dollars. Either interest-only or amortizing loans are available to qualifying programs between 80 to 90 percent loan to value depending on the percentage of low-income population served. The borrower is required to secure the remaining 10 to 20 percent from other sources. RSCCD is also preparing to submit a loan application to obtain the Westport property.

RSCCD is providing early, continuous, intensive and comprehensive early care and education services, in partnership with other Commission grantees including the Santa Ana Unified School District and School Readiness Nurses. At a time when many organizations must reduce their levels of service, RSCCD is investing in the Santa Ana community to provide additional early learning services. To support the expansion and retention of critical programs in the Santa Ana community, \$150,000 in one-time start up funding is recommended under the condition that RSCCD finalize a loan agreement with LIIF, close escrow on the property, and operate on-site licensed early care and education programs.

STRATEGIC PLAN & FISCAL SUMMARY:

The proposed agreement has been specifically reviewed in relation to the Strategic Plan, and the recommended funding action is designed to further the Ready to Learn goal, among others. Funding for this item is available in the FY 2009/10 budget under the Ready to Learn Program Grants category.

RECOMMENDED ACTION:

Adopt resolution (Attachment 1) authorizing the Executive Director or designee to prepare and negotiate Agreement C-269 with Rancho Santiago Community College District (RSCCD) for one-time funding during the period January 1, 2010 through June 30, 2010 to support the purchase of the Westport School in Santa Ana to provide early care and education services in an amount not to exceed \$150,000. Funding for Agreement C-269 in this Recommended Action is contingent on RSCCD successfully finalizing a loan agreement with the Low Income Investment Fund, closing escrow on selected property, and operating on-site early care and education programs.

ATTACHMENT:

1. Resolution with the Rancho Santiago Community College District

Contact: Kristen Thompson

CHILDREN AND FAMILIES COMMISSION OF ORANGE COUNTY

RESOLUTION NO. ___-10-C&FC

January 6, 2010

A RESOLUTION OF THE CHILDREN AND FAMILIES COMMISSION OF ORANGE COUNTY DIRECTING THE EXECUTIVE DIRECTOR OR DESIGNEE TO PREPARE AND NEGOTIATE AGREEMENT NO. C-269 WITH THE RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

WHEREAS, in order to facilitate the creation and implementation of an integrated, comprehensive, and collaborative system of information and services to enhance optimal early childhood development, the legislature adopted legislation set forth in the California Children and Families Act of 1998, Health and Safety Code Section 130100, *et seq.* (as amended, the "Act") implementing the Children and Families First Initiative passed by the California electorate in November, 1998 and establishing the California Children and Families Commission and County Children and Families Commissions, including this Children and Families Commission of Orange County ("Commission"); and

WHEREAS, Commission adopted its Strategic Plan to define how funds authorized under the Act and allocated to the Commission should best be used to meet the critical needs of Orange County's children prenatal to five years of age as codified in the Act; and

WHEREAS, the Executive Director and Commission Counsel have prepared a standard Master Agreement for Consulting/Professional Services ("Master Agreement"), which was approved by the Commission; and

WHEREAS, the Commission desires to authorize the Executive Director or designee to prepare and negotiate Agreement No. C-269 with the Rancho Santiago Community College District (RSCCD), in an amount not to exceed \$150,000 for the term of January 1, 2010 through June 30, 2010 for services related to its early care and education services, contingent on RSCCD successfully finalizing a loan agreement with the Low Income Investment Fund, closing escrow on selected property, and operating on-site early care and education programs as specified in the January 6, 2010 staff report for this Agenda Item; and

WHEREAS, Commission has reviewed the staff report relating to the Scope of Services to be provided and hereby finds and determines that the proposed Agreement is in furtherance of and consistent with the Commission's Strategic Plan; and

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE CHILDREN AND FAMILIES COMMISSION OF ORANGE COUNTY AS FOLLOWS:

Section 1 Commission finds and determines the foregoing Recitals are true and correct and are a substantive part of this Resolution.

Section 2 Commission hereby authorizes the Executive Director or designee to prepare and negotiate the terms, conditions and final form of Agreement C-269 with RSCCD, in an amount

not to exceed \$150,000 for the term of January 1, 2010 through June 30, 2010 for services related to its early care and education services, contingent on RSCCD successfully finalizing a loan agreement with the Low Income Investment Fund, closing escrow on selected property, and operating on-site early care and education programs consistent with the January 6, 2010 staff report and scope of services referenced therein; and

Section 3 The form of Agreement C-269 with RSCCD shall be substantially similar to the form of the standard Master Agreement, subject to minor, non-substantive revisions as reviewed and approved by the Executive Director or designee. The approval by the Executive Director of Agreement C-269 shall be conclusively evidenced by the execution and delivery of the Agreement by the Commission Chair to the Commission Clerk.

Section 4 Commission hereby approves Agreement No. C-269 with RSCCD for services related to its early care and education services, contingent on RSCCD successfully finalizing a loan agreement with the Low Income Investment Fund, closing escrow on selected property, and operating on-site early care and education programs as specified in the January 6, 2010 staff report for this Agenda Item.

Section 5 The Commission Chair and the Clerk of the Commission are hereby authorized to execute and attest, respectively, Agreement C-269 on behalf of the Commission.

Section 6 A copy of the final Agreement C-269 with RSCCD, when executed by the Commission Chair and attested by the Clerk of the Commission shall be appended hereto as a part of Exhibit A to this Resolution. Exhibit A is hereby fully incorporated as a part of this Resolution by this reference and made a part hereof. The final executed Agreement shall be placed on file in the office of the Clerk of the Commission.

Section 7 In addition to the authorization of Section 2 above, the Executive Director (or his designee) is hereby authorized, on behalf of the Commission, (i) to sign all documents necessary and appropriate to carry out and implement the Service Agreement, (ii) to cause the issuance of warrants, (iii) to administer the Commission's obligations, responsibilities, and duties to be performed under such agreement, and (iv) during the term thereof to provide waivers, administrative interpretations, and minor modifications of the provisions of such agreement in the furtherance thereof.

Section 8 The Clerk of the Commission shall certify to the adoption of this Resolution.

The foregoing resolution was passed and adopted by the following vote of the Children and Families Commission of Orange County on January 6, 2010 to wit:

AYES: Commissioners: _____

NOES: Commissioner(s): _____

EXCUSED: Commissioner(s): _____

ABSTAINED: Commissioner(s) _____

CHAIR

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, DARLENE J. BLOOM, Clerk of the Commission of Orange County, California, hereby certify that a copy of this document has been delivered to the Chair of the Commission and that the above and foregoing Resolution was duly and regularly adopted by the Children and Families Commission of Orange County.

IN WITNESS WHEREOF, I have hereto set my hand and seal.

DARLENE J. BLOOM
Clerk of the Commission, Children and Families Commission of
Orange County, County of Orange, State of California

Resolution No: ___-10-C&FC

Agenda Date: January 6, 2010

Item No. ____



I certify that the foregoing is a true and correct copy of the Resolution adopted by the

DARLENE J. BLOOM, Clerk of the Commission

By: _____
Deputy

EXHIBIT A TO RESOLUTION OF COMMISSION

(Attach copy of final executed Agreement No. C-269 with the Rancho Santiago Community College District)