



## Head Start Facility Survey Report

### Introduction

In July 2007 the California Head Start Association (CHSA) in partnership with the Low Income Investment Fund (LIIF), posted the *2007 Head Start Facility Survey* on the CHSA website. The survey served two purposes. The first was to help LIIF prepare facilities financing and development workshops for the CHSA’s Summer Manager & Director Institute convened on August 1- 2, 2007. The second was to solicit feedback from California Head Start and Early Head Start grantees and delegates about their facilities financing and development needs so LIIF can better support their need for capital and technical assistance. This report is a summary of the survey responses. It is not intended to draw conclusions from the data, but simply to relate the answers provided by survey respondents. While the responses do not represent all Head Start grantees and delegates in California, the data is useful to LIIF for planning the delivery of facility financing and development support to Head Start facilities.

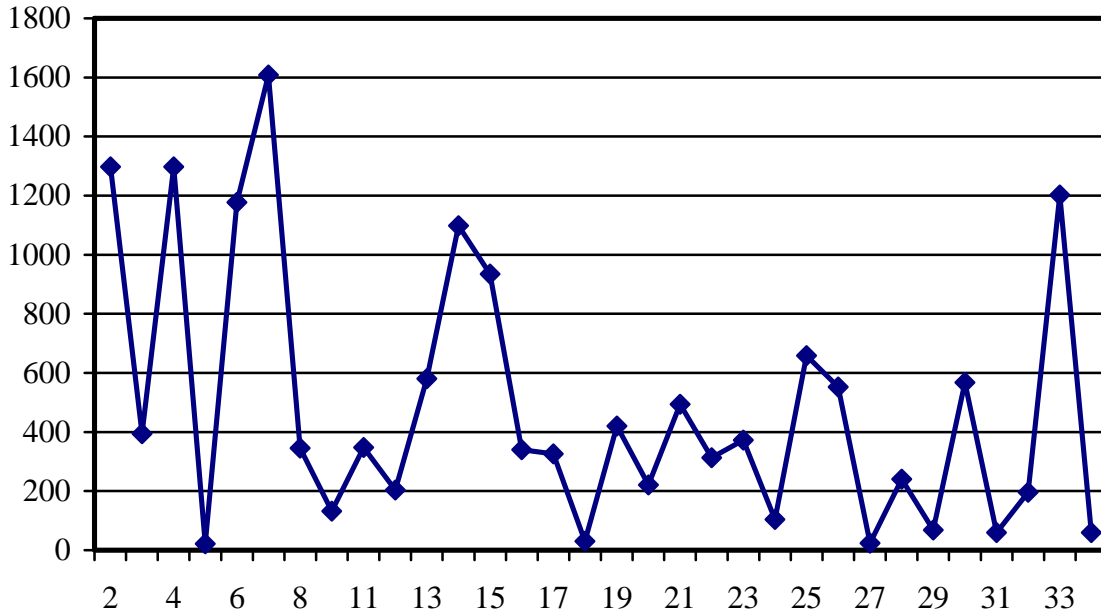
### Respondent General Information

Overall there were approximately 35 respondents from across California. Not all respondents answered every question. The respondents represent communities in Northern California, the San Francisco Bay Area, the Central Valley, the greater Sacramento region, Inland Empire, and Southern California. Respondents were made up of 76.7% Head Start grantees and 23.3% delegates. There were 53.3% Early Head Start grantees and 13.3% delegates. One third of the respondents are also California Child Development Contractors, and 13.3% participate in a local preschool expansion initiative. Head Start respondents identified additional sources of operating revenue they use as the following:

State CDE Contract.....	82.5%
Vouchers (Alternative Payment Program and Cal Works).....	18.5%
Local Preschool/School Readiness Initiative.....	25.9%
Private Pay.....	11.1%
Other*.....	18.5%

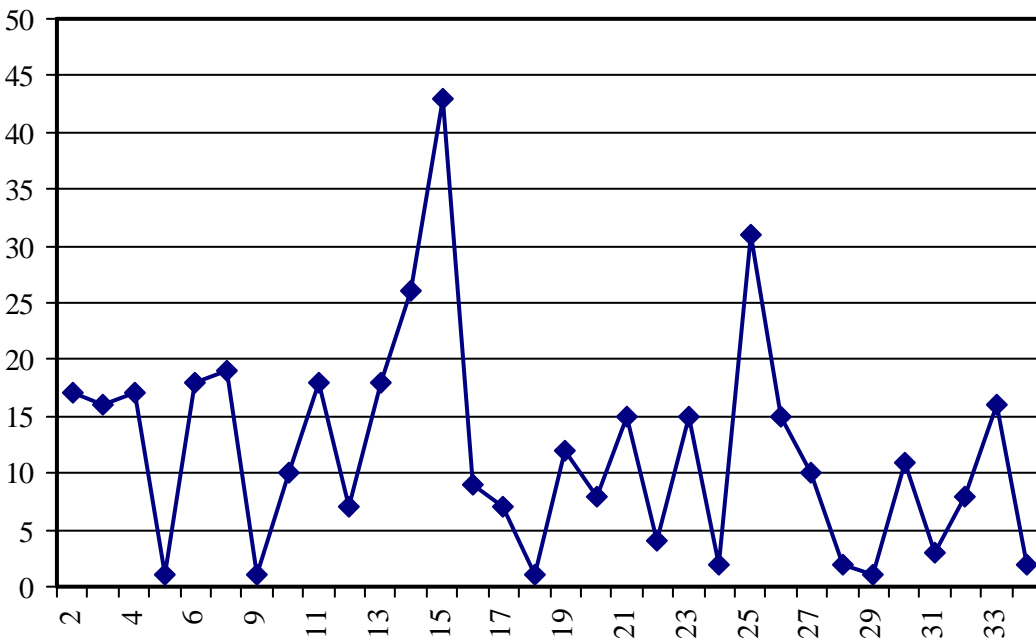
\* Other revenue sources include Child and Adult Food Program, local County Office of Education, local First 5, and tribal funds.

More than 26,850 children are served by the respondents. Individual respondents serve as few as 22 children and as many as 10,100. The graph below illustrates the breakdown of children served by each respondent, with the exception of the 10,100 figure which was left out to more effectively represent the majority of responses.

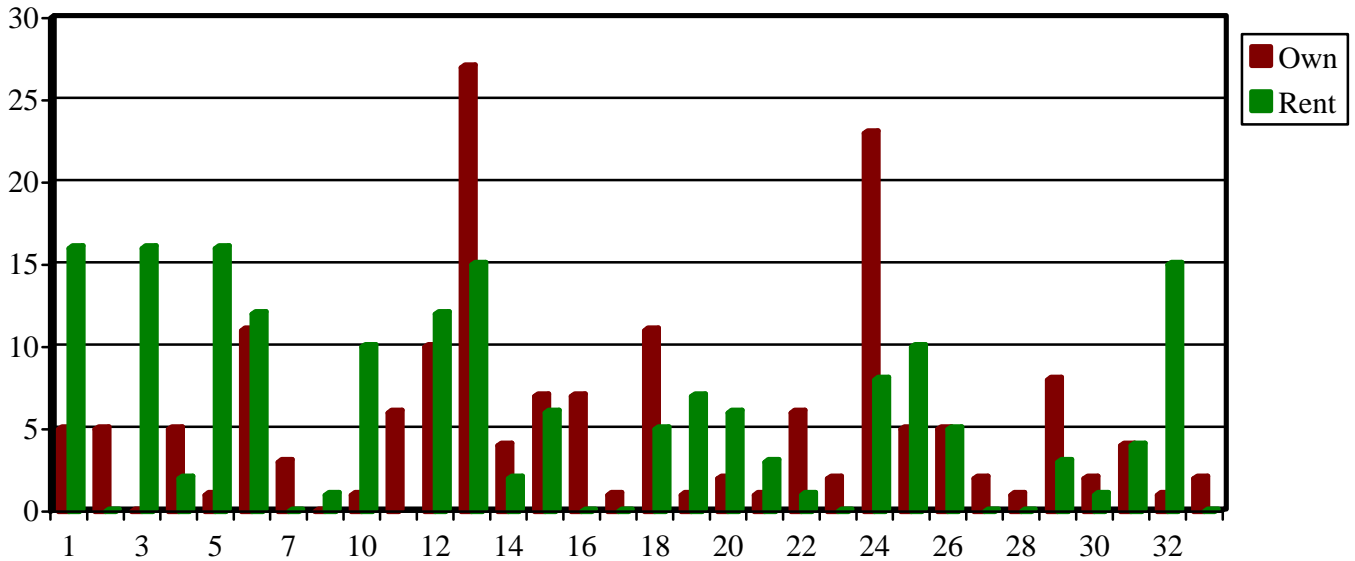


**Facility Questions**

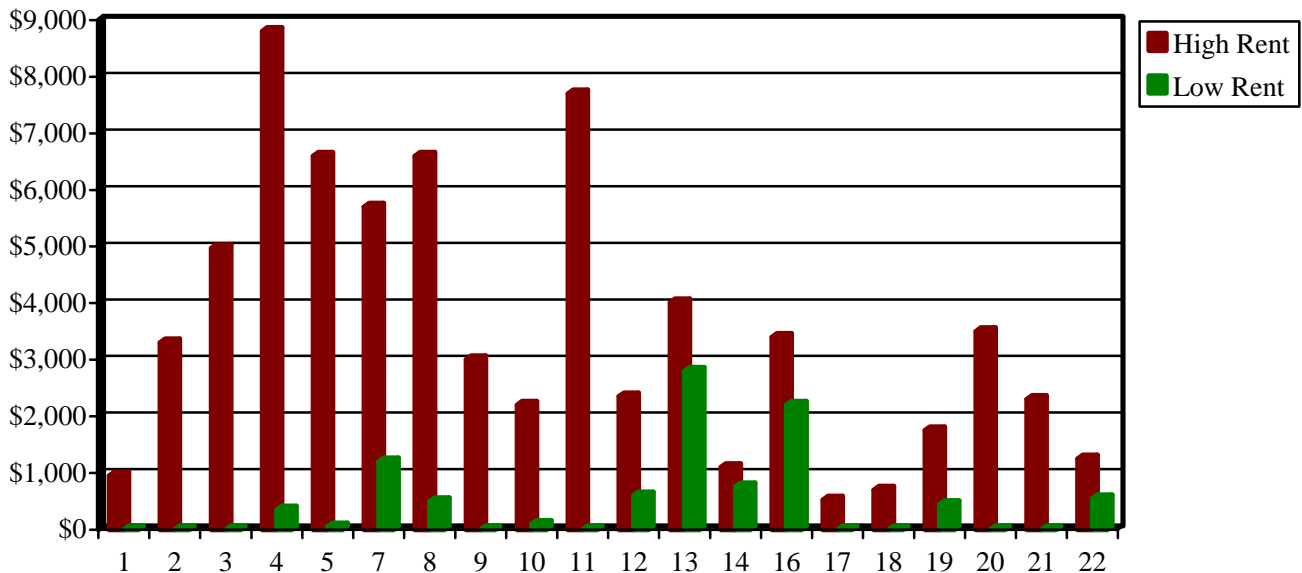
The number of facilities managed by the respondents ranged from one to 92. The grantee with 92 facilities was an extreme outlier and thus is not included in the graph below to better represent the usual range of the number of facilities per respondent.



Of the 34 respondents who reported the number of facilities they rent versus own, a total of 169 (or 39%) of the facilities are owned and 262 (61%) are rented. The chart below breaks down the number of facilities owned and rented by each respondent with the exception of one. One respondent reported they rent 86 facilities. This data was left out of the chart for a clearer representation of most respondents.



Respondents who rent reported their lease payments which ranged from *rent free* to as high as \$23,000 and \$50,000. The survey question asked the monthly rent, however the \$23,000 and \$50,000 figure is high therefore could be an annual instead of monthly. The chart below reflects a majority of the respondents who were specific about their monthly rent payments.



A number of respondents (45.5%) are interested in purchasing property within the next three years. Many of the respondents who rent (43%) are concerned about being able to stay in their facilities. Various reasons were given including:

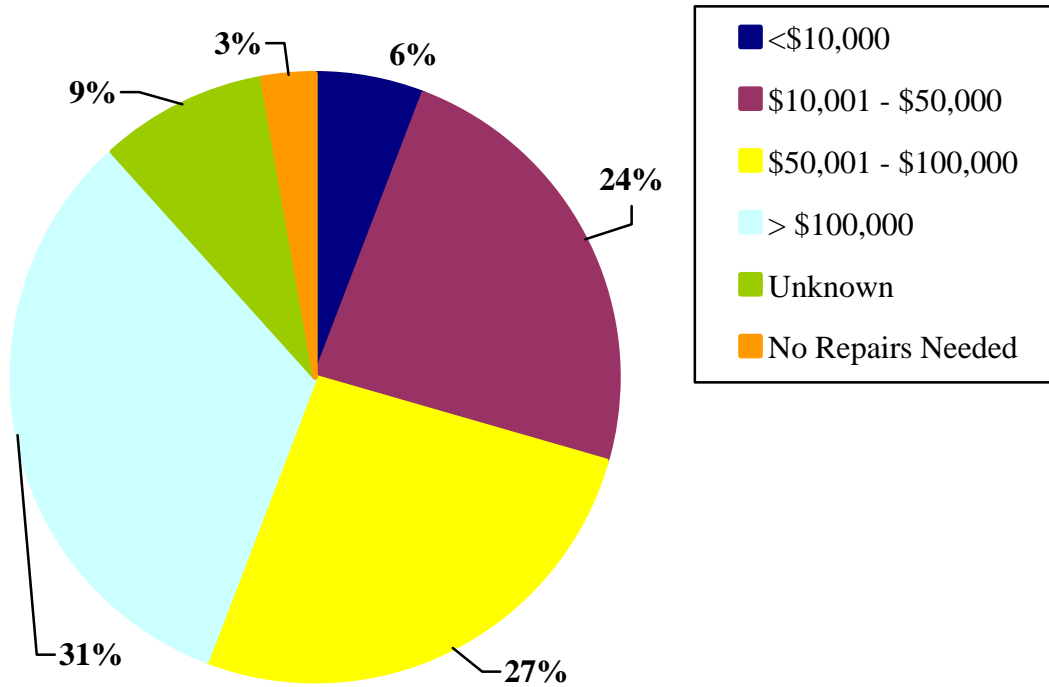
- Inability to keep up with deferred maintenance including aging modular buildings
- Site being sold, including school district sites, due to declining enrollment
- Owner taking back site for their own use, including school districts for K-12 classrooms
- Rent increases too high to manage, including leases that were once subsidized

Respondents shared the type of improvements they would like to make to their facilities within the next three years. The table below illustrates their responses.

Major repair (e.g. roof, new floors, bathroom remodel, plumbing, electrical).....	76.5%
Improve outdoor space.....	73.5%
Expand facilities (more classroom space).....	44.1%
Interior and/or exterior paint.....	76.5%
Security upgrades.....	44.1%
Environmental hazard control.....	0.6%
ADA compliance.....	29.4%
Energy Efficiency Updates (e.g. lighting, air conditioning).....	64.7%
Other*.....	11.8%

\* Other items include repairs to playground, parking lot, landscaping, specific modular building retrofit, and relocating multiple sites to one newly constructed site.

Most respondents believed the repairs would cost more than \$50,000 (58%) and many (31%) believed the repairs would cost more than \$100,000. One respondent, likely the one interested in new construction, estimated the cost at \$1.4 million. The chart on the next page illustrates the breakdown of cost estimates, except for the new construction figure, for the repairs identified above.



Respondents shared the anticipated source of capital for making facilities repairs. These included:

61.3%	Head Start Capital Grant
38.7%	CDE-CDD Repair/Renovation Grant
38.7%	Other (including fundraising and LIIF loan)
22.6%	CDE-CDD Child Care Facility Revolving Fund Loan
19.4%	CDBG
16.1%	Bank Loan
9.7%	Capital Campaign
9.7%	Redevelopment
6.5%	USDA Grant/Loan

Lastly, respondents were asked if they could receive expert assistance in any of the following areas, which it would be. They were instructed to select all that applied.

Access capital grants	77.4%
Fiscal planning to help purchase a facility or make major facility renovations/expansion	61.3%
Conduct regular facility maintenance evaluations	32.3%
Facility development planning	32.3%
Access capital loans	22.6%
Find a new site	22.6%
Other*	3.2%

\*One other type of support requested was for land use planning information.

This facility survey report was not intended to be scientific. However, the data is being used by LIIF to inform the Affordable Buildings for Children’s Development (ABCD) Initiative. ABCD is a California-wide collaboration of existing organizations dedicated to building a comprehensive and sustainable financing and support system for preschool/child care facilities development. ABCD is generously supported by the David and Lucile Packard Foundation. For more information about the ABCD Initiative contact Maria Raff, Director, ABCD Initiative, (415) 489-6119, or [mraff@liifund.org](mailto:mraff@liifund.org).