

Renovation, Repair, and Enhancement Grant Application

FY27 - San Francisco - Center

Grant Awards

Applications are accepted on a rolling basis through May 1, 2027.

- Non-profit center grants up to \$300,000 based on funding priorities
- For-profit center grants up to \$100,000 based on funding priorities

Purpose

This funding is provided through the Department of Early Childhood (DEC) and is available to eligible early care and education (ECE) centers. The Center Renovation, Repair, and Enhancement Grant Program supports facility renovations, repairs, and enhancements that improve access to high-quality licensed ECE in San Francisco.

Eligible Programs Must

- Be located in the City and County of San Francisco.
- Be Early Learning for All (ELFA) qualified.
- Serve families who reside in the City and County of San Francisco.
- Possess a valid child care center license from the State of California.
- Maintain compliance with the California Department of Social Services, Community Care Licensing Division.
- Serve or plan to serve children birth to five (5) years of age.
- Demonstrate financial and organizational viability for the grant term (e.g., business is financially well-managed).
- Demonstrate that the project is feasible and that grant funds are necessary to undertake and complete the project; if grant funds will not meet all costs, other funds must be identified to meet the total costs of the proposed project.
- Provide evidence of control of the designated child care site for the term of the grant (e.g., a lease or deed of trust).
- If the applicant leases the site, the renovation project must also be approved by the property owner prior to grant funding.

Note: If the grant is to finance renovations, the applicant must have obtained or applied for all necessary permits for the proposed project and must use licensed and insured contractors for the work.

Design Standards

LIIF and DEC have an obligation to children, families, and Center staff, to ensure new child care facilities across San Francisco are being built to the highest quality standards. The design of ECE sites should promote functionality while enabling children's creativity and learning. Therefore, LIIF and DEC have higher standards than licensing.

LIIF provides ongoing technical assistance to help grantees align with our design standards and funding requirements. We stay closely involved during planning and implementation to ensure projects meet expectations and reflect shared goals.

- Eligible programs must meet or have plans in place to meet LIIF and DEC's Design standards:
 - Have **50 square feet of usable space per child** (usable space is classroom space that children are in). This does not include administration space, bathrooms, desks, etc. A good rule of thumb to quickly calculate this is 100 square feet per child of the total square footage of the indoor space.
 - Where feasible, all classrooms have direct access to outdoor space for indoor/outdoor education with a specific priority of appropriate and accessible outdoor space for infants.
 - Where feasible, all classrooms have natural light.
 - Classroom design that fosters independence by allowing children to access bathrooms and learning areas independently.

In addition to the Design Standards, LIIF and DEC share a vision for high quality early childhood programs that includes the following:

- Eligible programs must meet or have plans in place to meet high-quality environment standards:
 - Indoor and outdoor environments should be furnished with equipment made of wood and other natural materials that do not contain off-gassing toxic chemicals.
 - Indoor and outdoor environments should be calming and foster learning by reducing visual stimulation by using neutral or natural colors in rugs, paint and furniture choices.
 - Outdoor spaces should use natural surfaces such as dirt, pebbles and grass, avoiding all types of rubber/plastic surfacing and avoid large areas of cement.
 - Outdoor spaces should have shaded areas for children, ideally created by trees and plants.
 - Classroom consumables and cleaning supplies should be made from non-toxic materials.
 - Appliances located in the child care space should be electric.

With the technical assistance process provided by LIIF, programs will work to meet these standards to create high quality environments. All programs will be required to use LIIF funding exclusively for meeting quality standards, and grant amounts may be amended if programs are not able to meet the standards.

Funding Priorities

Applications will be scored according to the priorities listed below.

Higher priority given to:

- Facilities in alignment with the City's affordable housing plans

- Applicants serving a greater number of low- to moderate-income* and/or CalWORKs, homeless or at-risk families, and/or enrollment of City-subsidized children
- Facilities located in a neighborhood where there is a demonstrated shortage of licensed early care and education serving children birth to three years old from low- to moderate-income families
- Greater number of early care and education spaces created and/or preserved to serve infants
- Programs serving a higher percentage of infants and toddlers
- Early care and education spaces to be created and/or preserved will provide specialized services for children with special physical or mental health needs or families experiencing homelessness
- First time grantees
- Facilities located in areas with any additional demonstrated unmet community needs such as multi-lingual capacity and culturally responsive programming

**For the purposes of this program, Area Median Income (AMI) defines low to moderate income, see [table here](#).*

Eligible Uses

- Repair and remediation for damage from emergencies such as but not limited to sewage, flooding, fire, or earthquake
- Physical renovations to increase or preserve number of child care spaces
- Facility repairs/improvements to meet all local, state and federal health, safety or licensing requirements including space-expanding renovations, construction of Fire Code-compliant second exits, or measures to improve accessibility to persons with special healthcare needs
- Convert preschool slots to infant/toddler slots
- Purchase of outdoor play space items that meet the DEC and LIIF standards of creating more natural outdoor spaces
- Improvements that increase the accessibility of the program to children, parents, guardians, or staff with special physical or mental health needs
- Equipment purchases to increase safety
- Repair and remediation for damage from emergencies such as but not limited to: sewage, flooding, fire, or earthquake
- Any additional uses that may be identified by LIIF in collaboration with DEC
- Conversion of appliances from gas to electric; appliances must be located in child care spaces
- Upgrades to electrical systems as needed for electrification

Ineligible Uses

- Day-to-day operating costs such as salaries, rent and food purchases
- Non-permanent supplies (e.g., art materials) and other consumable materials such as paint, cleaning supplies, paper, etc.
- Professional development
- Purchase or replacement of unrelated equipment e.g., technology

- Vehicle or transportation expenses
- Reimbursement of previously incurred expenses related to the proposed project
- Indirect or administrative costs

Application Process

In an emergency, please contact a CCFF Program Officer immediately at ccff@liifund.org

For a list of required documents needed to prepare for the application, click [here](#).

Applicants must complete an application form and submit it along with all the required attachments to be considered for funding. The required attachments, including the organization's business plan and project budget, will indicate whether the project is feasible. Low Income Investment Fund/Child Care Facilities Fund (LIIF/CCFF) staff may request additional information as needed. An incomplete application will not be considered and will be returned to the applicant. If assistance is needed in filling out the application, please contact LIIF at ccff@liifund.org.

LIIF will evaluate each complete application promptly and deliver a funding decision in writing approximately four to six weeks from the date of receipt. As part of the selection process, LIIF will also conduct a site visit at a pre-arranged, mutually convenient time.

LIIF/DEC reserves the right, at any point in the process, to deny a facilities grant award based on funding availability and/or changing local, state, or federal policies. Applicants whose requests are not funded by DEC may contact LIIF to discuss the reason(s) for the denial. Applicants may reapply for funding in future rounds.

If a Facilities Grant is Awarded

The grantee must sign a Grant Agreement and must fulfill all the terms of that Agreement, including but not limited to:

- Maintain a license in-compliance with California Department of Social Services, Community Care Licensing division
- Ensuring grant expenditures are aligned with the approved budget from Grant Application and Grant Agreement
- Submitting a Use of Funds Report detailing how the funds were used
- Submitting an Annual Status Report each year during the term of the grant
- Maintain and keep up the renovations, repairs, or enhancements in order to sustain positive changes including training staff on the principles of nature play
- Such other and further general provisions as LIIF/CCFF or the San Francisco Department of Early Childhood may require (including, but not limited to applicable provisions from the City Administrative Code dealing with Disadvantaged Business Enterprise; Nondiscrimination; Minimum Compensation and the Provision of Health Care Coverage)

If the grantee defaults on any of the terms of the Grant Agreement during the term of the Grant, grant funds will be due and payable to LIIF/CCFF in full. If services are provided for a portion of the term, only a prorated portion of the Grant will be repayable.

Grant Terms

Grant Amount	Term
Less than or equal to \$200,000	3 years
Greater than \$200,000 up to and including \$300,000	5 years