

Early Learning Facilities Report



Progress report per RCW 43.31.583 and House Bill 1102, Section 1037(7), Laws of 2019, Chapter 413

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Executive Summary

Authorizing Legislation

The 2018 Legislature passed SB 6287 requiring Commerce to report on funding from the Early Learning Facility program as follows:

When funding is provided in the previous biennium, the department, in collaboration with the department of children, youth, and families, shall submit a report no later than December 1st of even-numbered years, to the governor and the appropriate committees of the legislature that provides an update on the status of the early learning facilities grant and loan program that includes, but is not limited to:

- (1) The total amount of funds, by grant and loan, spent or contracted to be spent; and
- (2) A list of projects awarded funding including, but not limited to, information about whether the project is a renovation or new construction or some other category, where the project is located, and the number of slots the project supports.

The 2019 Legislature specified additional requirements through the capital budget, HB 1102 Section 1037(7) as follows:

- (7) The department of commerce must track the number of slots being renovated separately from the number of slots being constructed and, within these categories, must track the number of slots separately by program for the working connections child care program and the early childhood education and assistance program.

This is the initial report on program funding as required by these two statutes.

Funding Overview and Recommendations

Commerce's Early Learning Facilities (ELF) Program provides funding to early learning providers for **construction, renovation, and acquisition projects that increase or retain early learning capacity** throughout the state. The ELF Program launched in 2017 to help our state reach its goal of ensuring all children are prepared to enter kindergarten.

Since its inception, the ELF Program has funded 43 major construction/renovation projects, nine minor renovation projects, and 10 pre-design projects for early learning providers. The program has also funded projects at eight school districts and 17 facilities specifically identified by the Legislature. In total, the program has created or retained **5,216** early learning slots, of which **3,953** are either Early Childhood Education and Assistance Program (ECEAP) or Working Connections Child Care (WCCC) slots.

While these facilities have helped fill the gap, the need for additional spaces is still significant. The Department of Children, Youth, and Families estimates that an additional **4,054** Early Childhood Education and Assistance Program (ECEAP) spaces are needed by 2022 to make ECEAP available to all eligible children. While it is too early to measure the full impact of COVID-19, it is clear the pandemic has worsened this gap in early learning services. As of August 2020, **approximately 18% of child care providers have closed at least temporarily and another 3% have closed permanently since the start of the pandemic**. The state will need to make up this lost ground before it can begin to make progress on the pre-pandemic gaps in access to care.

Our report offers **three recommendations** to help ensure that all early learning providers can access Commerce ELF funds:

- Amend RCW 43.31.575 to reduce the commitment period for ELF grantees receiving \$200,000 or more from 20 years to 10 years;
- Amend RCW 43.31.577 to allow funding of "land only" projects, while still requiring these providers to construct a new facility that increases capacity;
- Continue funding DCYF to provide technical assistance and outreach resources to support early learning providers.

Introduction

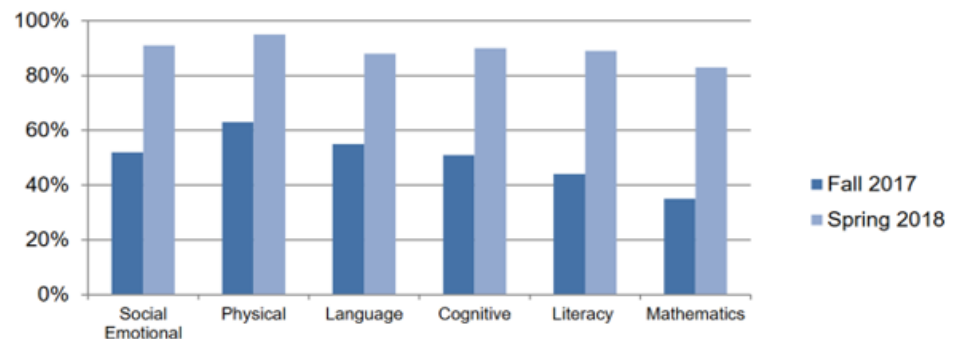
State's Goal: Ensure Kindergarten Readiness

In 2015 the Legislature passed the Early Start Act, which laid out a plan to ensure that every child in the state is fully prepared to enter kindergarten. Buoyed by the data, which show strong positive effects from early learning programs (see example in the graph below), the Early Start Act made the state's **Early Childhood Education and Assistance Program (ECEAP) an entitlement for every eligible child**. The state-funded ECEAP program provides free comprehensive early learning services for children ages 3 and 4 from families at or below 110% of the federal poverty level. The Act requires the state to make ECEAP available to all eligible children by the 2022-23 school year. Due to the entitlement mandate in the Early Start Act, ECEAP has expanded considerably. **The number of ECEAP slots for children has increased by 68% (5,467 total new slots) since 2011.**

The Department of Children, Youth, and Families (DCYF) administers the ECEAP and Working Connections Child Care (WCCC) programs. ECEAP provides individualized education, family support, health and nutrition services for 3 and 4 year olds furthest from opportunity, while WCCC helps families with low incomes pay for child care.

Both programs play a significant role in ensuring kindergarten readiness. To help ensure child care organizations provide high-quality care, DCYF also instituted a Quality Rating and Improvement System, known as Early Achievers, to assess, improve, and communicate the level of quality of all ECEAP and WCCC providers.

Figure 21. Percentage of Children at or Above Age Level by Domain, 2017-18 School Year



Data Source: Teaching Strategies GOLD®

Graph showing the all-around growth of ECEAP-enrolled children

Need for More Early Learning Facilities Leads to the Creation of the ELF Program

In order to evaluate facility needs related to the entitlement mandate, DCYF conducted the Facility Needs Assessment for ECEAP Expansion in 2017. The assessment identified insufficient early learning facilities to support ECEAP expansion. An adequate number of early learning facilities is still needed across the state to meet ECEAP entitlement in 2022-23. The assessment provided estimates for the statewide need of additional early learning facilities and the cost of establishing an adequate number of facilities to serve all eligible children in ECEAP entitlement. The report recommended strategies for investing in facilities that are feasible for current and potential ECEAP providers.

In response to the identified facility needs, the Legislature passed House Bill 1777 in 2017 to create the Early Learning Facilities (ELF) Program. The ELF Program provides grants and loans to leverage local and private resources to enable ECEAP contractors and child care providers to expand, remodel, purchase, or construct early learning facilities and classrooms necessary to support state-funded early learning opportunities for low-income children.

Commerce and DCYF collaboratively started implementation of the ELF program in 2017. Commerce oversees the grant and loan administration, application process, and monitoring of the ELF grantees. DCYF works with stakeholders to review licensing standards including, but not limited to, plumbing, fixtures, and playground equipment related to facility requirements to eliminate potential barriers to licensing while also ensuring the health and safety of children in early learning programs. DCYF also provides technical assistance to Early Learning Facilities applicants and prospects to ensure the process is clear and that the eligible organizations meet the licensing standards at preapproval and at project completion.

Early Learning Facilities Program Overview



Commerce ELF-Funded Early Learning Center – Kettle Falls, WA

The Early Learning Facilities (ELF) Program provides grants to eligible organizations to **construct, renovate, or acquire property for the purpose of expanding early learning capacity.**

The Legislature created the program in 2017 to develop additional early learning facilities for low-income children to help meet the legal mandate of providing early learning to all eligible children by 2022-23.

Commerce awards ELF grant funds through **two competitive processes**, and it contracts with projects specifically designated for funding by the Legislature. One competitive process is for K-12 school districts, and the other competition is for all other organizations, known as "eligible organizations."

The "eligible organizations" funding round includes **three separate funding categories: major construction/renovation, minor renovation, and pre-design planning grants.** Major construction/renovation applicants can apply for up to \$800,000 to purchase, construct, or renovate an early learning facility. Minor renovation applicants can apply for up to \$100,000 to conduct minor renovations on a facility. Pre-design applicants can apply for up to \$10,000 for professional services to assess the feasibility of developing an early learning facility. School districts, which have a separate competitive funding round, can submit applications for construction, renovation, or acquisition for up to \$800,000.

The primary goal of the ELF Program is to increase early learning capacity throughout the state and retain capacity at risk of being lost. Therefore, the ELF Program prioritizes projects that provide a large number, and large percentage of their total slots, for **ECEAP and WCCC children.**

All projects funded through the ELF Program must commit to provide early learning services for at least 20 years if the project receives a grant of at least \$200,000. Projects receiving less than \$200,000 must commit to provide early learning services for at least 10 years. Commerce also sets match goals for its competitive funding rounds, and awards more points to projects that leverage more non-state resources. Overall, the ELF Program has **leveraged \$88.9 million in non-state resources through \$42.9 million in ELF grants.**

In an effort to serve areas of the state most in need of early learning facilities, Commerce awards extra points in its competitive funding rounds to projects in child care "deserts," which are areas with inadequate child care supply. Commerce also strives for **geographic diversity** when selecting projects for funding.

Commerce relies heavily on its **state and local partners to administer the ELF Program**, both by scoring applications received during competitive ELF funding rounds, and by serving on the Early Learning Facilities Board. ELF Board staff include DCYF, the Office of the Superintendent of Public Instruction, the Washington State Housing Finance Commission, Enterprise Community Partners, the Yakima Valley Community Foundation, and former child care providers. The ELF Board shares vital early learning information with Commerce staff to help in the administration of the ELF Program.

In 2019, the Legislature allocated \$200,000 to DCYF to provide **technical assistance to ELF providers**. This technical assistance has included information about DCYF licensing rules, ECEAP standards, facility financing options, community partners, the business of providing child care, site selection and feasibility, and the design and construction processes. An online technical assistance resource guide, which includes all of these facility development topic areas is currently under development. In a short amount of time, a large number of ELF grantees and potential applicants have received technical assistance that has helped them navigate the early learning facility and licensing process.



Commerce ELF-Funded Early Learning Center – Bremerton, WA

In an effort to provide more funding options to early learning providers, Commerce and the ELF Board awarded \$5 million to **Community Development Financial Institutions (CDFI)** from the 2017 ELF allocation. These CDFI organizations include Washington Community Reinvestment Association, Craft3, and Enterprise Community Partners. Together, these organizations have launched the Washington Early Learning Loan (WELL) Fund, which provides low-interest revolving loans and grants to early learning providers. They provide a 1:1 match on these state dollars to ensure investment in early learning facilities from non-state sources. **To date, they have committed or closed on 21 early learning projects with approximately \$2.5 million in ELF funding.** These awards represent a mixture of pre-design, acquisition, and construction projects. By the end of 2020 they also plan to award an additional \$1 million in ELF funding to projects needing minor repairs to make their facilities compliant with COVID-19 protocols.

Program Recommendations

While the demand for ELF grants has exceeded the supply, Commerce and the ELF Board have three recommendations to ensure that all early learning providers can successfully access a facilities grant.

○ Reduce the commitment period for projects receiving \$200,000 or more from 20 years to 10 years

Early learning providers often tell us that the 20-year commitment period, as required per RCW 43.31.575, is a significant barrier. The smaller providers especially have noted that many child care businesses stay open for only 10 years due to the **thin operating margins** in the child care market. Early learning organizations that serve a high percentage of kids receiving subsidized child care, such as ECEAP and WCCC, have an especially challenging time staying afloat. Lowering the commitment period to 10 years for projects receiving \$200,000 or more will ensure the program reaches all providers in the state.

○ Allow early learning providers to apply for "land only" projects

The inability to use ELF funds to purchase land (RCW 43.31.577 only allows for 'facility purchases') is a barrier for projects that want to purchase land *and* build an early learning facility. Commerce and the ELF Board do not want providers to purchase land that does not result in an early learning facility. However, including land as an eligible cost, with the caveat that it must result in increased early learning capacity, will prevent that scenario. It will allow projects to use state funds for land and other funds for the construction of a new facility.

Continue funding DCYF technical assistance and outreach

Commerce, DCYF, and our CDFI partners have heard from early learning providers who feel confident in their ability to deliver high-quality early learning programs, but lack the expertise needed to be competitive in an ELF funding round. For example, more outreach is needed to identify potential family home providers who wish to provide additional early learning services. Many of the family home providers who have applied for ELF funds have not met the basic requirements of the grant, meaning more work is needed to support successful applications from eligible family home providers. Language access is also a barrier for providers attempting to apply for ELF funding. Continued technical assistance to underserved communities will ensure that the ELF Program serves a diverse group of providers. The 2019-21 capital budget provided funding for DCYF to provide technical assistance to ELF applicants and grantees. **Without an allocation to DCYF in the 2021-23 capital budget, however, the technical assistance aspect of the ELF Program will expire.**

Project Categories and Added Capacity

The five Early Learning Facilities funding categories are listed below, along with the number of spaces funded in each category. The project locations are displayed by category on the following five pages.

Major Construction and Renovation: 2,853 spaces

- 2,381 ECEAP and WCCC spaces

Minor Renovation: 240 spaces

- 146 ECEAP and WCCC spaces

Pre-design: 10 projects

- Planning grants do not directly create new capacity

School Districts: 730 spaces

- 407 ECEAP and WCCC spaces

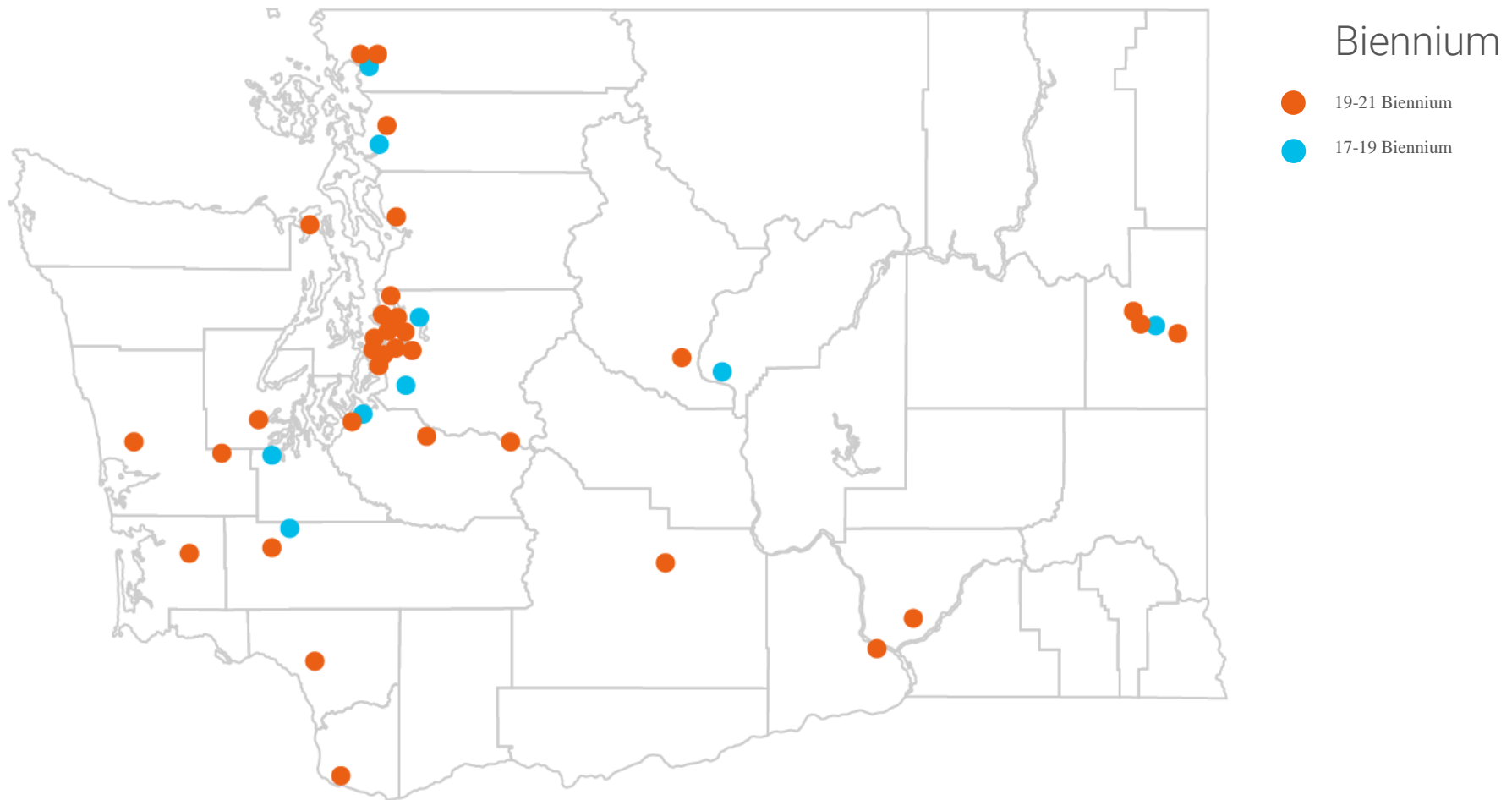
Direct Appropriations: 1,393 spaces

- 1,019 ECEAP and WCCC spaces

3,953 ECEAP and WCCC spaces

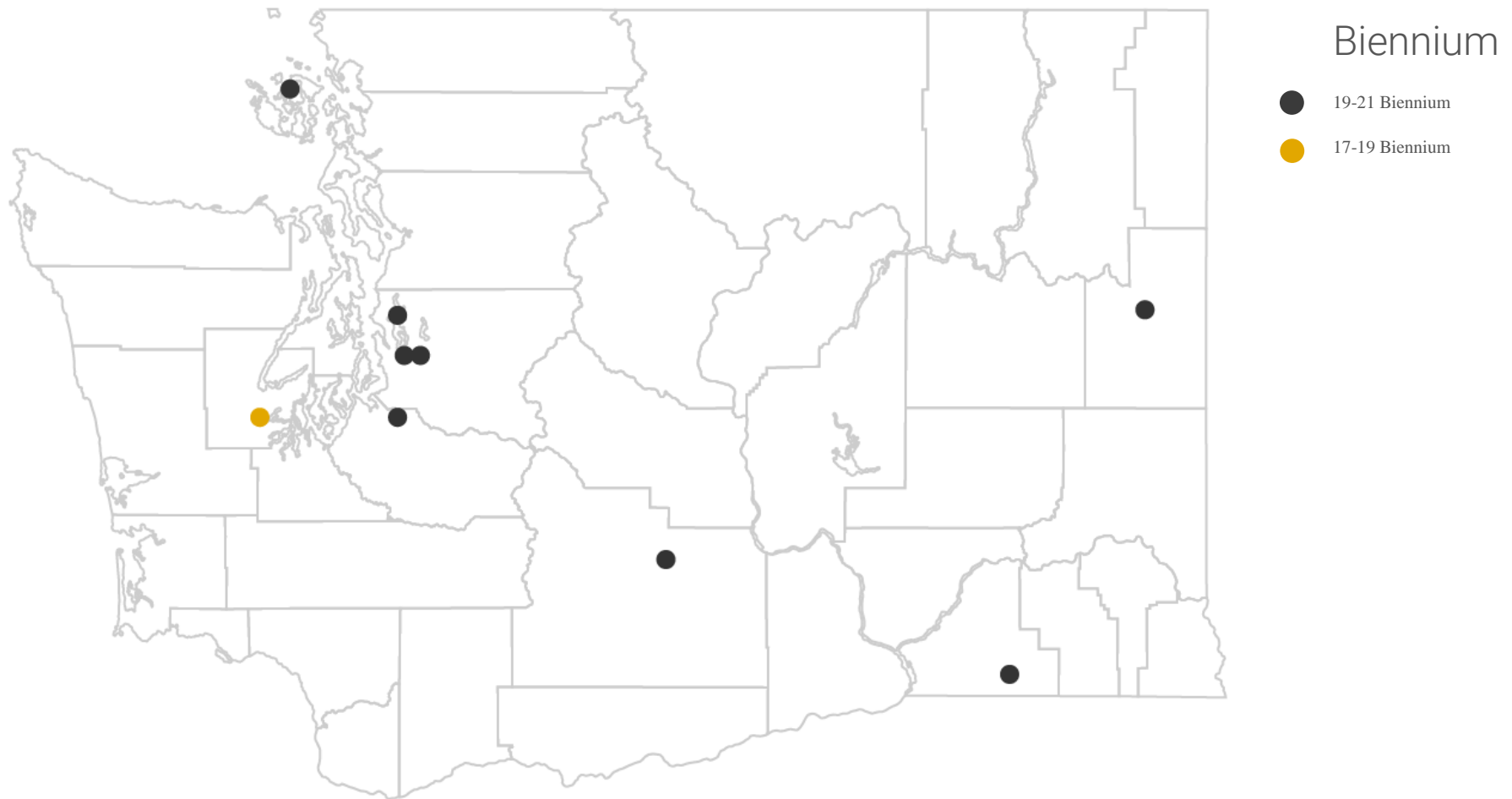
5,216 total spaces

Major Construction and Renovation Projects



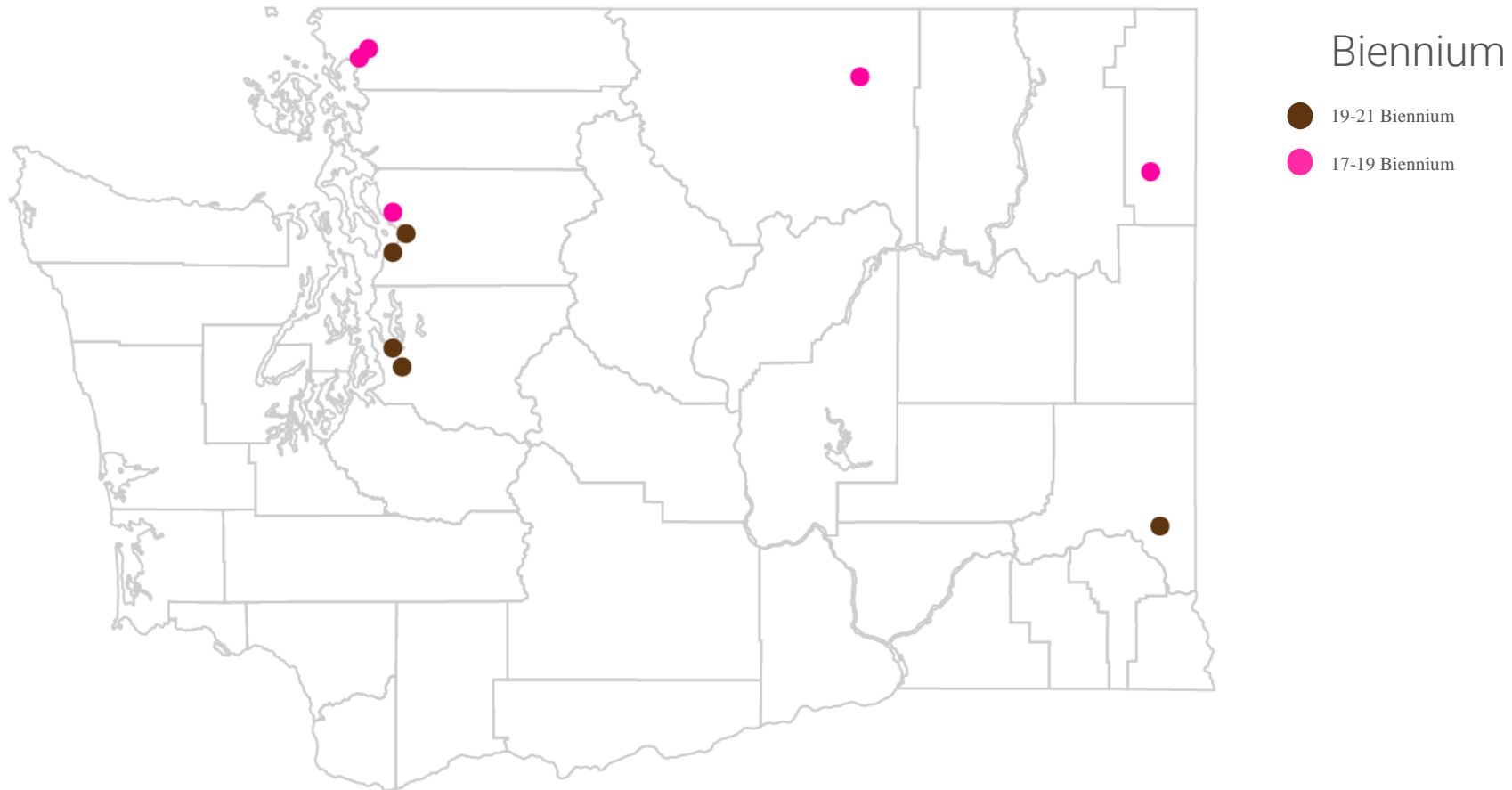
Major Construction and Renovation Project - Projects awarded during the "eligible organization" funding round. All early learning facilities, with the exception of K-12 school districts, can apply. The maximum Commerce grant amount is \$800,000. Eligible activities include constructing a new early learning facility, renovating an existing facility, or acquiring a facility for early learning.

Minor Renovation Projects



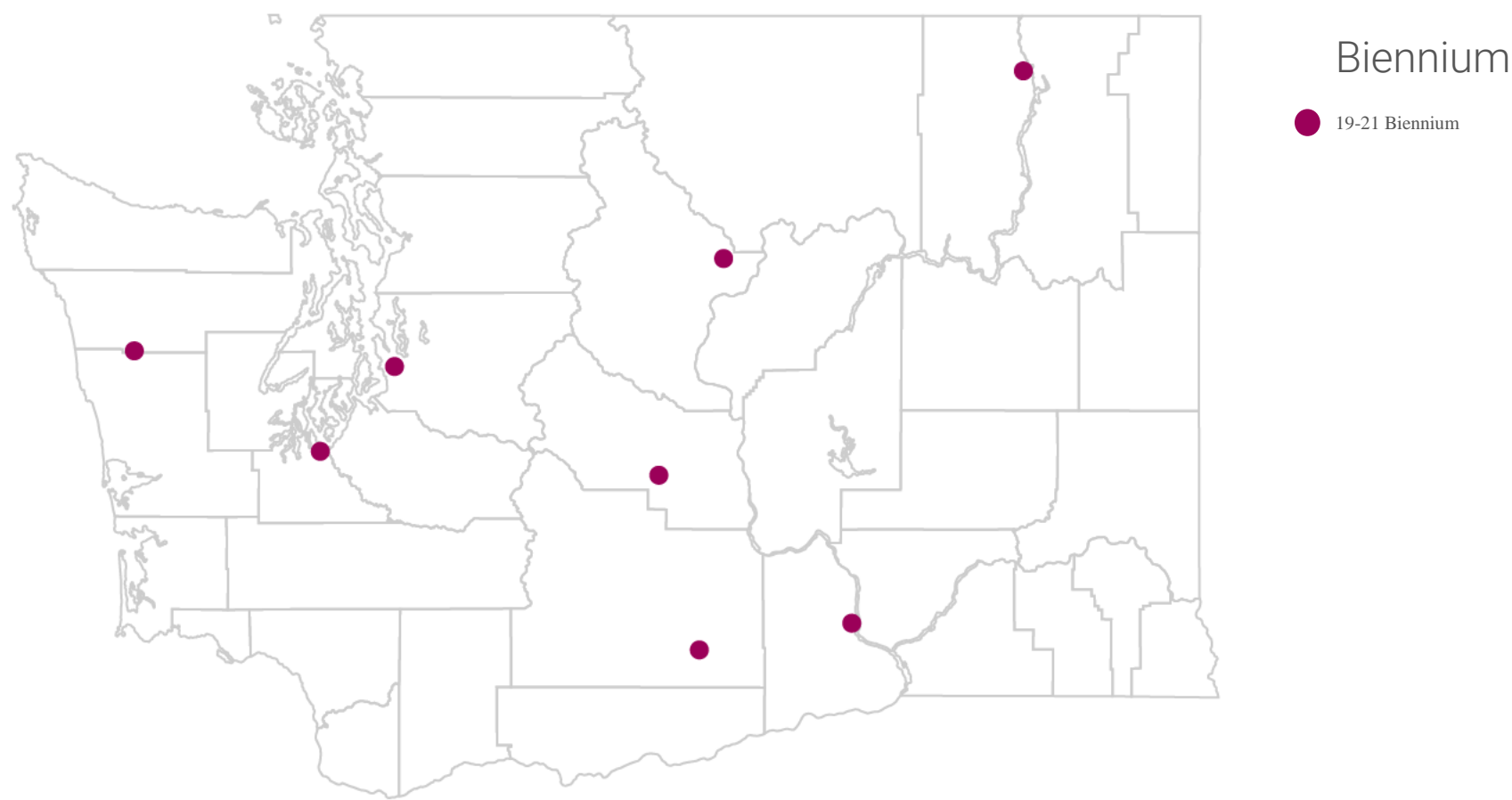
Minor Renovation Project – Projects awarded during the "eligible organization" funding round. All early learning facilities, with the exception of K-12 school districts, can apply. The maximum Commerce grant amount is \$100,000. Funding is for minor renovations to existing early learning facilities.

Pre-Design Projects



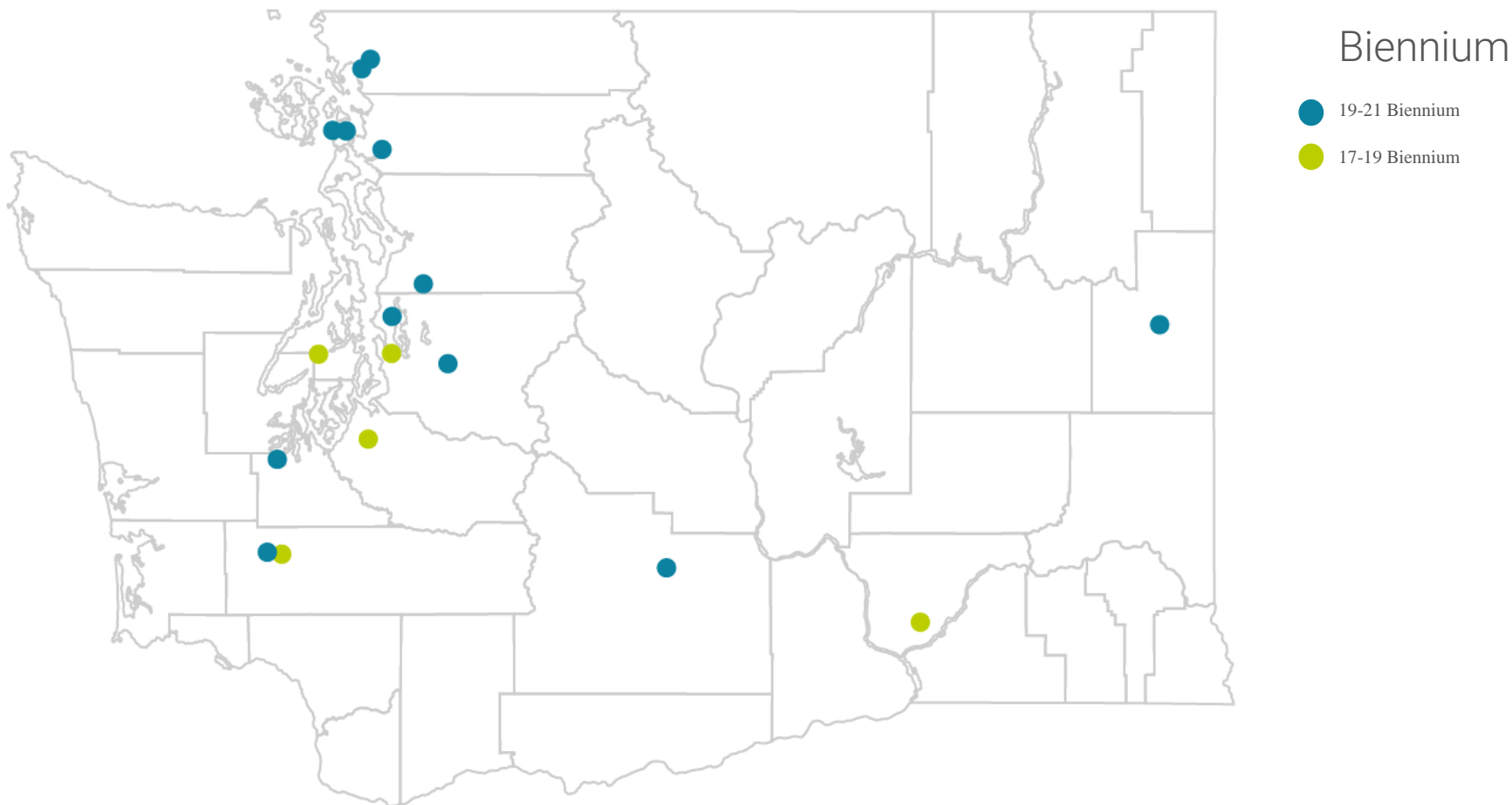
Pre-Design Project – Projects awarded during the "eligible organization" funding round. All early learning facilities, with the exception of K-12 school districts, can apply. The maximum Commerce grant amount is \$10,000. Funding is for professional services to assess the feasibility of developing an early learning project.

School District Projects



School District Project – A facility funded in the school district funding round, which is only open to K-12 school districts. The maximum Commerce grant amount is \$800,000. Eligible activities include constructing a new early learning facility, renovating an existing facility, or acquiring a facility for early learning.

Direct Appropriation Projects



Direct Appropriation Project – An early learning facility funded directly by the Legislature.

All Commerce-Funded Early Learning Facilities

Early Learning Organization	Biennium	Commerce Funding Category	Commerce Grant Amount	Total Project Cost	New Construction / Renovation / Acquisition / Pre-Design	Total Slots	ECEAP Only Slots	WCCC Only Slots	ECEAP or WCCC Slots	Facility Opening Date	Early Learning Facility Address	City	Zip Code
All Blessed Children Early Learning Center	19-21	Major Construction / Renovation	\$150,000	\$200,000	Acquisition	50	0	24	0	6/30/2021	1620 S Adams Street	Tacoma	98405
Bellwether Housing	19-21	Major Construction / Renovation	\$800,000	\$4,786,458	New Construction	138	30	30	60	9/1/2023	7930 Rainier Avenue South	Seattle	98118
Bertha's Daycare	19-21	Major Construction / Renovation	\$350,000	\$350,000	Acquisition / Renovation	38	38	0	0	6/30/2021	703 N Front St	Yakima	98902
Bethel Kids Learning Center	19-21	Major Construction / Renovation	\$199,999	\$300,000	Renovation	60	0	60	0	10/1/2020	132 Kirkland Rd	Chehalis	98532
Bilingual Learning Center	19-21	Major Construction / Renovation	\$200,000	\$400,000	New Construction	113	40	53	0	6/30/2021	1110 N Edison St	Kennewick	99336
Childhaven	19-21	Major Construction / Renovation	\$751,924	\$6,000,000	Acquisition / Renovation	120	120	0	0	09/01/2022	TBD	Seattle	98122
Christine's Little Athletes	19-21	Major Construction / Renovation	\$245,000	\$245,000	Acquisition / Renovation	50	0	0	50	10/1/2020	9616 E Broadway Ave	Spokane Valley	99206
Community Day School Association, Launch	19-21	Major Construction / Renovation	\$800,000	\$800,000	New Construction	60	0	0	45	12/31/2021	301 S 3rd St	Renton	98057
Creative Minds Learning Center	19-21	Major Construction / Renovation	\$149,307	\$214,307	Renovation	62	0	31	31	10/1/2021	11107 Mundy Loss Rd	Buckley	98321
Denise Louie Education Center	19-21	Major Construction / Renovation	\$800,000	\$1,460,000	New Construction	59	0	0	59	09/01/2022	1215 E Fir Street	Seattle	98122

Early Learning Organization	Biennium	Commerce Funding Category	Commerce Grant Amount	Total Project Cost	New Construction / Renovation / Acquisition / Pre-Design	Total Slots	ECEAP Only Slots	WCCC Only Slots	ECEAP or WCCC Slots	Facility Opening Date	Early Learning Facility Address	City	Zip Code
Educational Opportunities for Children and Families	19-21	Major Construction / Renovation	\$800,000	\$3,068,800	Acquisition / Renovation	20	20	0	0	6/30/2021	2920 Falk Rd	Vancouver	98661
Gateway Christian Fellowship & Child Care Center	19-21	Major Construction / Renovation	\$539,250	\$1,078,500	New Construction	44	0	44	0	9/30/2021	405 S 7th St	Shelton	98584
Green Gables	19-21	Major Construction / Renovation	\$800,000	\$2,395,890	Acquisition / New Construction	57	37	20	0	TBD	TBD	Spokane	99205
Joint Pacific County Housing Authority	19-21	Major Construction / Renovation	\$636,600	\$1,052,400	New Construction	25	0	0	13	6/30/2021	216 Third St	Raymond	98577
Learning to Grow	19-21	Major Construction / Renovation	\$751,924	\$1,450,000	New Construction	98	41	57	0	6/30/2021	535 E Main Street	Elma	98541
Lumen Early Learning Center	19-21	Major Construction / Renovation	\$573,000	\$823,000	Renovation	62	0	62	0	9/30/2021	120 N Wall St	Spokane	99201
Lummi Nation	19-21	Major Construction / Renovation	\$800,000	\$1,066,667	Renovation	30	10	0	20	TBD	2332 Lummi View Dr	Bellingham	98226
Olympic Community Action Programs	19-21	Major Construction / Renovation	\$511,777	\$701,271	New Construction	15	0	15	0	9/30/2022	Corner of 7th and Hendricks St	Port Townsend	98368
Pateros Treehouse Early Education Organization	19-21	Major Construction / Renovation	\$540,000	\$720,000	Acquisition / Renovation	52	0	15	0	06/01/2021	128 N Independence Street	Pateros	98836
Primm ABC Child Care Center	19-21	Major Construction / Renovation	\$800,000	\$3,032,427	Renovation	58	0	0	44	12/31/2020	4455 S. Brandon Street	Seattle	98118
Rainbow River Childcare	19-21	Major Construction / Renovation	\$560,000	\$800,000	New Construction	104	0	30	30	12/31/2020	7208 W Argent Rd	Pasco	99301

Early Learning Organization	Biennium	Commerce Funding Category	Commerce Grant Amount	Total Project Cost	New Construction / Renovation / Acquisition / Pre-Design	Total Slots	ECEAP Only Slots	WCCC Only Slots	ECEAP or WCCC Slots	Facility Opening Date	Early Learning Facility Address	City	Zip Code
Seattle Chinatown International District Preservation and Development Authority	19-21	Major Construction / Renovation	\$800,000	\$800,000	New Construction	128	0	50	0	09/01/2023	1200 12th Avenue South	Seattle	98144
Skagit Valley Family YMCA	19-21	Major Construction / Renovation	\$465,000	\$581,250	Acquisition / Renovation	14	0	0	14	6/30/2022	208 N Skagit St	Burlington	98233
Smokey Point Daycare and Early Learning Center	19-21	Major Construction / Renovation	\$800,000	\$2,317,150	Acquisition / Renovation	47	0	0	47	3/1/2021	17121 28th Dr NE	Marysville	98271
Tiny Tots Development Center	19-21	Major Construction / Renovation	\$766,605	\$3,241,605	New Construction	84	30	30	0	9/30/2021	3939 South Othello St. Building C	Seattle	98118
Triumph Treatment Services	19-21	Major Construction / Renovation	\$800,000	\$4,515,600	New Construction	18	0	0	18	3/31/2021	604 Superior Lane Unit E	Yakima	98902
University Temple Children's School	19-21	Major Construction / Renovation	\$751,925	\$1,780,000	Acquisition / Renovation	137	0	74	0	12/31/2020	TBD	Seattle	98105
Vision House	19-21	Major Construction / Renovation	\$500,000	\$1,133,361	New Construction	70	0	30	40	TBD	19630 20th Avenue NE	Shoreline	98155
West African Community Council	19-21	Major Construction / Renovation	\$316,086	\$421,449	Renovation	39	0	39	0	12/31/2020	6322 44th Ave. South	Seattle	98118
Whatcom Family YMCA	19-21	Major Construction / Renovation	\$800,000	\$4,586,223	Acquisition / New Construction	24	0	5	0	08/01/2022	2421 Rimland Drive	Bellingham	98226
White River Children's Academy	19-21	Major Construction / Renovation	\$800,000	\$2,500,000	Renovation	59	0	54	0	TBD	731 Watson St. N	Enumclaw	98022
YMCA of Grays Harbor	19-21	Major Construction / Renovation	\$800,000	\$1,484,396	Acquisition / Renovation	53	13	25	0	TBD	2544 Simpson Avenue	Hoquiam	98550

Early Learning Organization	Biennium	Commerce Funding Category	Commerce Grant Amount	Total Project Cost	New Construction / Renovation / Acquisition / Pre-Design	Total Slots	ECEAP Only Slots	WCCC Only Slots	ECEAP or WCCC Slots	Facility Opening Date	Early Learning Facility Address	City	Zip Code
YMCA of Greater Seattle	19-21	Major Construction / Renovation	\$800,000	\$2,090,000	Renovation	124	0	124	0	6/30/2021	2600 SW Barton Street, Suite N1, N2, N5	Seattle	98126
Youth and Family Link	19-21	Major Construction / Renovation	\$650,000	\$985,000	Renovation / New Construction	34	17	0	17	12/31/2020	1107 S. 4th Ave	Kelso	98626
Centralia College	17-19	Major Construction / Renovation	\$800,000	\$1,100,341	New Construction	99	0	99	0	9/30/2019	600 Centralia College Blvd	Centralia	98531
Chelan Douglas Child Services Association	17-19	Major Construction / Renovation	\$800,000	\$1,208,000	New Construction	36	36	0	0	9/9/2019	1305 Kittitas Street	Wenatchee	98802
Family Support Center of South Sound	17-19	Major Construction / Renovation	\$800,000	\$1,382,000	Renovation	96	9	20	0	6/30/2021	3535 7th Ave SW	Olympia	98502
Learning Land-Kent Campus	17-19	Major Construction / Renovation	\$500,000	\$1,105,000	Acquisition	80	15	55	2	10/1/2019	12808 SE Kent-Kangley Road	Kent	98030
Lydia Place	17-19	Major Construction / Renovation	\$199,999	\$3,900,000	New Construction	32	0	25	0	2/1/2022	1701 Gladstone St	Bellingham	98229
Martin Luther King Jr. Family Outreach Center	17-19	Major Construction / Renovation	\$175,000	\$675,000	Renovation	20	20	0	0	1/31/2020	500 S. Stone St.	Spokane	99202
Multicultural Child and Family Hope Center	17-19	Major Construction / Renovation	\$800,000	\$5,000,000	New Construction	175	0	0	175	07/01/2021	2102 S 23rd St	Tacoma	98405
Skagit Valley College	17-19	Major Construction / Renovation	\$800,000	\$2,914,600	New Construction	45	15	30	0	6/1/2022	2011 N La Venture Rd	Mt Vernon	98273
YMCA of Greater Seattle	17-19	Major Construction / Renovation	\$729,513	\$4,022,908	New Construction	124	0	0	124	6/30/2021	Corner of Turing St and 156th Ave	Redmond	98052

Early Learning Organization	Biennium	Commerce Funding Category	Commerce Grant Amount	Total Project Cost	New Construction / Renovation / Acquisition / Pre-Design	Total Slots	ECEAP Only Slots	WCCC Only Slots	ECEAP or WCCC Slots	Facility Opening Date	Early Learning Facility Address	City	Zip Code
Belinda Boston, Pinwheel Preschool	19-21	Minor Renovation	\$100,000	\$125,000	Renovation	12	12	0	0	4/1/2021	602 SW Langston Rd	Renton	98057
First Church of God, The ARK	19-21	Minor Renovation	\$58,909	\$98,909	Renovation	20	0	11	0	10/15/2020	928 Sturm Ave	Walla Walla	99362
Kaleidoscope Preschool & Child Care Center	19-21	Minor Renovation	\$100,000	\$141,365	Renovation	12	0	0	12	1/1/2021	1292 North Beach Road	Eastsound	98245
Little Giggles Daycare	19-21	Minor Renovation	\$40,000	\$55,359	Renovation	8	0	8	0	6/30/2021	11220 8th St E	Edgewood	98372
The Children's Center at Burke Gilman Gardens	19-21	Minor Renovation	\$31,000	\$47,000	Renovation	9	0	9	0	6/30/2021	5251 Sand Point Way NE Bldg. 5	Seattle	98105
Transitional Programs for Women	19-21	Minor Renovation	\$62,704	\$83,720	Renovation	21	10	5	0	6/30/2021	3128 N Hemlock St	Spokane	99205
Vision House	19-21	Minor Renovation	\$35,250	\$47,000	Renovation	84	0	25	0	12/31/2020	450 Bremerton Avenue NE	Renton	98059
Wonder Kids	19-21	Minor Renovation	\$71,818	\$95,757	Renovation	40	0	0	20	10/1/2021	1306 W Mead Ave	Yakima	98902
Squaxin Island Tribe	17-19	Minor Renovation	\$11,608	\$97,300	Renovation	34	28	6	0	10/1/2018	3581 SE Old Olympic Highway	Shelton	98584
Childhaven	19-21	Pre-Design	\$10,000	\$69,000	Pre-Design	N/A	N/A	N/A	N/A	N/A	TBD	TBD	98168
Community Child Care Center	19-21	Pre-Design	\$10,000	\$40,000	Pre-Design	N/A	N/A	N/A	N/A	N/A	1410 NE Stadium Way	Pullman	99163
Everett Community College	19-21	Pre-Design	\$10,000	\$10,000	Pre-Design	N/A	N/A	N/A	N/A	N/A	820 Waverly Avenue	Everett	98201
Greater Trinity Academy	19-21	Pre-Design	\$10,000	\$10,000	Pre-Design	N/A	N/A	N/A	N/A	N/A	11229 4th Ave W	Everett	98204

Early Learning Organization	Biennium	Commerce Funding Category	Commerce Grant Amount	Total Project Cost	New Construction / Renovation / Acquisition / Pre-Design	Total Slots	ECEAP Only Slots	WCCC Only Slots	ECEAP or WCCC Slots	Facility Opening Date	Early Learning Facility Address	City	Zip Code
Living Well Kent Collaborative	19-21	Pre-Design	\$10,000	\$17,500	Pre-Design	N/A	N/A	N/A	N/A	N/A	23401 104th Ave SE	Kent	98031
Bellingham Technical College	17-19	Pre-Design	\$10,000	\$10,000	Pre-Design	N/A	N/A	N/A	N/A	N/A	3028 Lindbergh Avenue	Bellingham	98225
Kalispel Indian Community of the Kalispel Reservation	17-19	Pre-Design	\$10,000	\$10,000	Pre-Design	N/A	N/A	N/A	N/A	N/A	1821 N. LeClerc	Usk	99180
Okanogan County Child Development Association	17-19	Pre-Design	\$10,000	\$10,000	Pre-Design	N/A	N/A	N/A	N/A	N/A	TBD	Tonasket	98855
Opportunity Council	17-19	Pre-Design	\$10,000	\$10,000	Pre-Design	N/A	N/A	N/A	N/A	N/A	804 W. Bakerview Rd.	Bellingham	98226
Tulalip Tribes of Washington	17-19	Pre-Design	\$10,000	\$10,000	Pre-Design	N/A	N/A	N/A	N/A	N/A	7607 Totem Beach Road	Tulalip	98271
Ellensburg School District	19-21	School District	\$217,463	\$869,853	Renovation	60	18	0	18	09/01/2021	1701 N. Cora Avenue	Ellensburg	98926
Kettle Falls School District	19-21	School District	\$383,150	\$463,850	Renovation	35	8	0	8	10/1/2018	735 South Meyers Street	Kettle Falls	99141
Lake Quinault School District	19-21	School District	\$349,200	\$447,000	New Construction	39	24	15	0	1/25/2021	6130 Highway 101 North	Amanda Park	98526
Manson School District	19-21	School District	\$388,000	\$1,605,776	New Construction	8	8	0	0	4/1/2021	950 Totem Pl Rd	Manson	98831
North Thurston Public Schools	19-21	School District	\$314,280	\$2,589,600	Acquisition / New Construction	160	72	0	0	11/2/2020	1920 Abernethy Rd NE	Lacey	98516
Richland School District	19-21	School District	\$776,000	\$2,292,118	Renovation	80	0	0	0	TBD	1525 Hunt Ave	Richland	99354
Toppenish School District	19-21	School District	\$107,670	\$555,612	Renovation	248	127	0	59	10/12/2020	306 Bolin Drive	Toppenish	98948

Early Learning Organization	Biennium	Commerce Funding Category	Commerce Grant Amount	Total Project Cost	New Construction / Renovation / Acquisition / Pre-Design	Total Slots	ECEAP Only Slots	WCCC Only Slots	ECEAP or WCCC Slots	Facility Opening Date	Early Learning Facility Address	City	Zip Code
Tukwila School District	19-21	School District	\$190,120	\$784,800	Renovation	100	0	50	0	9/1/2018	4640 S. 144th St	Tukwila	98168
Anacortes Family Center	19-21	Direct Appropriation	\$299,730	\$4,400,000	New Construction	25	0	0	25	9/30/2021	1019 26th St	Anacortes	98221
Bellwether Housing	19-21	Direct Appropriation	\$1,455,000	\$4,631,747	Acquisition	68	0	38	0	9/31/2022	6600 Roosevelt Way NE	Seattle	98115
Boys & Girls Clubs of Skagit County	19-21	Direct Appropriation	\$97,000	\$97,000	Acquisition / Renovation	50	0	50	0	6/30/2021	TBD	Mt Vernon	98273
Boys & Girls Clubs of Whatcom County	19-21	Direct Appropriation	\$749,810	\$949,810	Renovation	530	0	0	530	TBD	4085 Home Rd; 2000 Sunset Dr; 1635 Main St (Ferndale)	Bellingham	98226
Family Support Center of South Sound	19-21	Direct Appropriation	\$582,000	\$1,382,000	Renovation	96	9	20	0	6/30/2021	3535 7th Ave SW	Olympia	98502
Issaquah School District	19-21	Direct Appropriation	\$150,350	\$150,350	Renovation	175	113	0	0	6/30/2021	565 NW Holly St	Issaquah	98027
Lewis County United Way	19-21	Direct Appropriation	\$2,950,000	\$2,950,000	New Construction	130	0	0	0	1/1/2022	TBD	TBD	98532
Monroe Boys & Girls Club	19-21	Direct Appropriation	\$970,000	\$970,000	Renovation	35	0	0	35	9/30/2021	806 W Main St	Monroe	98296
Opportunity Council	19-21	Direct Appropriation	\$50,440	\$202,624	Renovation	0	0	0	0	10/1/2020	3950 Hammer Dr	Bellingham	98225
Proclaim Liberty	19-21	Direct Appropriation	\$970,000	\$3,170,516	New Construction	30	0	0	30	3/1/2021	1525 E Hartson Ave	Spokane	99202
Samish Indian Nation	19-21	Direct Appropriation	\$264,810	\$464,810	Purchase	83	0	0	0	6/30/2021	1618 D Ave	Anacortes	98221
Triumph Treatment Services	19-21	Direct Appropriation	\$291,000	\$4,515,600	New Construction	18	0	0	18	3/31/2021	604 Superior Lane Unit E	Yakima	98902

Early Learning Organization	Biennium	Commerce Funding Category	Commerce Grant Amount	Total Project Cost	New Construction / Renovation / Acquisition / Pre-Design	Total Slots	ECEAP Only Slots	WCCC Only Slots	ECEAP or WCCC Slots	Facility Opening Date	Early Learning Facility Address	City	Zip Code
Discover! Children's Museum	17-19	Direct Appropriation	\$999,100	\$2,080,000	New Construction	0	0	0	0	TBD	TBD	Chehalis	98532
Franklin Pierce School District	17-19	Direct Appropriation	\$950,600	\$3,404,000	New Construction	108	52	0	20	8/24/2020	12223 A Street	Tacoma	98444
Kitsap Community Resources	17-19	Direct Appropriation	\$450,080	\$1,800,000	New Construction	34	34	0	0	3/1/2017	3791 W Loxie Eagan Blvd	Bremerton	98312
Pasco School District	17-19	Direct Appropriation	\$999,100	\$6,032,840	Renovation	60	60	0	0	1/3/2018	1315 North 7th Avenue	Pasco	99301
Refuge Women's Alliance Early Learning Facility	17-19	Direct Appropriation	\$970,000	\$5,396,493	New Construction	65	8	8	16	6/3/2019	4008 Martin Luther King Jr. Way S	Seattle	98108

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Appendix A - Administering a capital budget appropriation

Overview:

Agencies administering capital budget appropriations must adhere to many state laws, rules, and guidelines. Many projects must also meet additional state and/or federal statutory requirements. In addition, many capital budget appropriations require reports to the legislature and other program specific administration. This document describes only the general requirements for administering a capital budget appropriation

Table 1. Select Administrative and Statutory Requirements

General Administration	Additional Statutory Requirements
OFM/Capital Budget Requirements	Statutory Requirements
Allowable Costs	Historic Preservation & Tribal Consultation
Staffing costs up to 3%	Executive Order 05-05
Program Costs	Federal Section 106
Financing	Environmental
Taxable/Non-taxable	SEPA
Reappropriations	NEPA
Land acquisition/Site Control	Growth Management
Real estate transactions	Urban growth area
Deeds of Trust	Critical Areas
Ownership or 15-yr lease - intended use	Local project review
Technical Assistance	Wage Determination
Contracting	Prevailing Wage
Attorney General Review	Davis Bacon (federal)
Audits	Energy
	LEED Standards

Commerce's Community Capital Facilities



The Community Capital Facilities Unit is a key ingredient in Commerce's overall mission to make communities stronger. In the 2019-21 biennium, the legislature appropriated over \$247 million dollars to Commerce across the five funds managed in this program. The program used 14 staff to meet the administrative requirements of 494 projects. In addition, staff manages an additional 200 to 400 projects in re-appropriations. Total dollar value of projects managed by staff in any one biennium can therefore be \$650 to \$850 million dollars.

Keys to successful projects . . . A few examples demonstrating why good project administration is essential

Site Control

Project grantees must either own the impacted property or have a long-term lease

A grantee received a direct appropriation to construct a monument on land it did not control. All capital budget appropriations over \$250,000 require the state to maintain a security interest by placing the state on the deed or creating a leasehold deed of trust. In this project, the grantee did not want to enter into a lease agreement. Commerce worked with legislative budget staff and OFM to transfer ownership of the project to the local government that owned the project site.

Executive Order 05-05

All capital construction projects and land acquisition projects require cultural and historic review

A community received a capital budget appropriation to renovate a building. Later, the community decided to construct a facility next to the planned renovation. This triggered a new requirement to conduct a cultural resources review with the relevant tribal government. Commerce staff continued to support the renovation while supporting the new construction with assistance on Governors Executive Order 05-05 Cultural Review.

Growth Management Act (GMA)

Certain state funded projects require the local government to be in compliance under the Growth Management Act

A local government received a legislative proviso from the Public Works Assistance Account. Staff noticed that the local government was out of compliance with certain provisions of the Growth Management Act and coordinated an extension to allow the project to move forward.

Final Considerations

The most common delay of capital budget appropriations is the need to have all non-state funds raised before the project can even begin. Coordination and consultation with affected tribes is another milestone that can take time. Early coordination is key.

Each project must also be managed in accordance with OFM and Capital budget and accounting requirements. Commerce staff have extensive professional background in project and contract management and receive annual training to manage capital budget appropriations efficiently and effectively.