



LATIN AMERICAN COMMUNITY CENTER

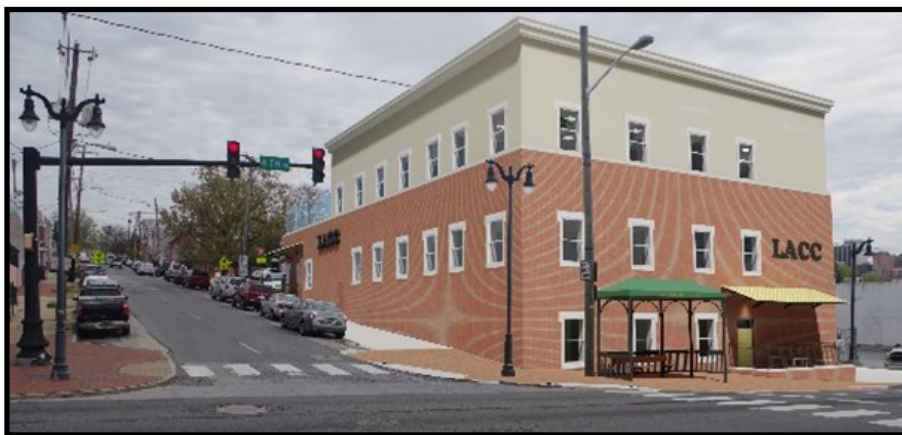
Infant and Toddler Center

3/23/2022

The Latin American Community Center's **Infant and Toddler Center** is an **\$8.4 million investment in childcare infrastructure** serving Delaware's infants and toddlers. The project will provide high-quality early learning, strengthen working families, and promote an equitable recovery from the pandemic.

The project will:

- Add **108 child care slots**
- Serve **infants and toddlers** (ages 6 weeks to 2 years)
- Create **living wage jobs**, and
- **Revitalize W. 4th Street** in Wilmington's Hilltop neighborhood.



Infant and Toddler Center at 4th and Van Buren

Latin American Community Center

The Latin American Community Center (LACC) is Delaware's premier multi-service agency serving the state's Hispanic community. For over 50 years, the LACC has served as a vital community anchor and a beacon of hope for many Latinos, touching the lives of over 25,000 people annually and directly serving 7,000 individuals with programs supporting youth educational achievement, family self-sufficiency, workforce training, prevention and advocacy.

LACC's La Fiesta Early Learning Program



Safe, high- quality childcare

LACC's bilingual La Fiesta Early Learning Program is a top-rated licensed child-care provider that ensures the primarily low-income Latino children we serve are kindergarten-ready by age 5.

LACC's La Fiesta Early Learning Program played a key role in Governor Carney's pandemic response, serving as one of the state's few childcare centers permitted to remain open during the first phase of the pandemic to provide childcare for the families of essential workers.

Project Summary:

LACC's Infant and Toddler Center is an **\$8.4 million** new construction building creating **108 child-care slots for infants and toddlers**.

Readiness to Proceed

Site control: Complete

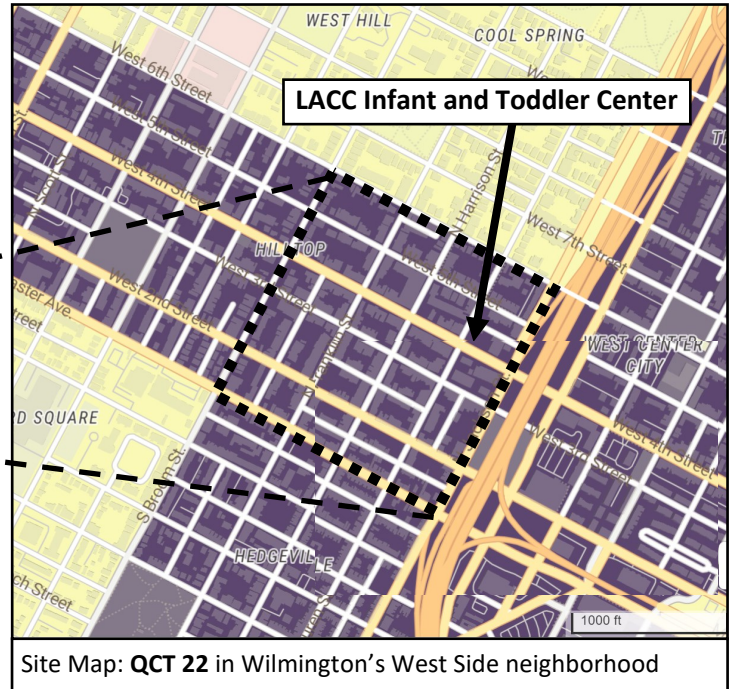
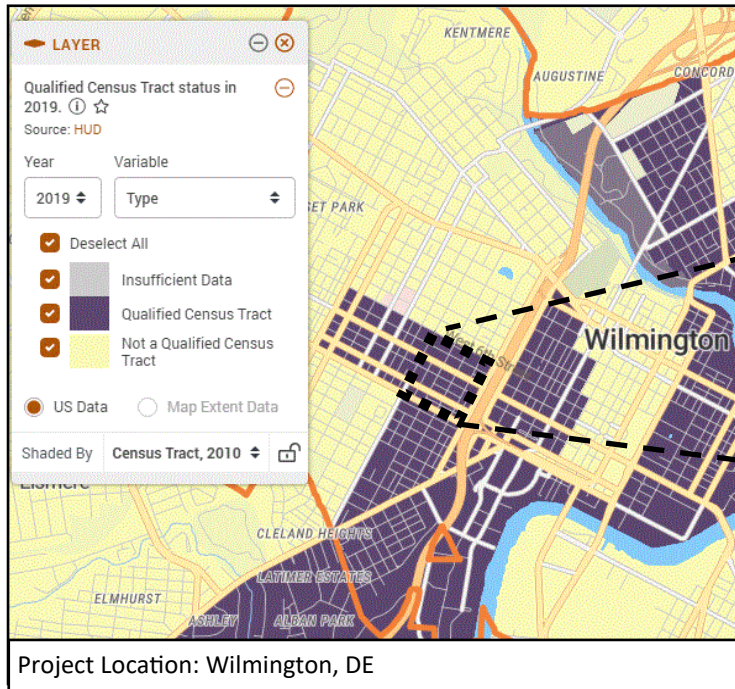
Demolition: Complete

Zoning: Approved

Expected completion date: December 2022

LACC has raised over \$5.2 million through a multi-faceted capital campaign. To complete the project, **LACC is seeking an ARPA investment of \$3.2 million.**

American Rescue Plan Eligibility



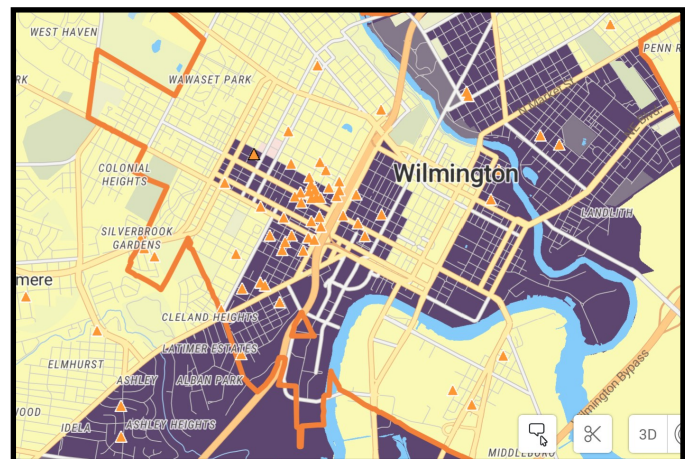
ARPA Eligible Use

LACC's Infant and Toddler Center will be built at the corner of W. 4th St. and Van Buren St. in Census Tract 22, which is a **Qualified Census Tract (QCT)** located in the Hilltop neighborhood in Wilmington's West Side.

LACC's Infant and Toddler Center meets the following eligible uses under Treasury's Final Rule¹ for American Rescue Plan Act (ARPA) funds:

- Eligible Uses: Childcare and early learning services in disproportionately impacted communities
- Eligible Capital Expenditures: New construction of childcare, daycare, and early learning facilities

¹ Coronavirus State and Local Fiscal Recovery Funds: Department of the Treasury Final Rule, pp.96-97



Who LACC Serves:

- **90%** of children currently enrolled in our early learning programs are **Hispanic**.
- **85%** are from **low-income families** that qualify for Purchase of Care subsidies

Where our students live:

- The majority live in the neighborhoods immediately adjacent to the LACC
- In QCT's, these neighborhoods are **communities disproportionately impacted by the COVID-19 pandemic**

Impact

I. Provide high-quality childcare

LACC's Infant and Toddler Center will build the infrastructure necessary to ensure the state's most vulnerable children can access **high-quality early learning experiences that support their healthy development** and prepare them for kindergarten while their parents work or attend school.

95% of LACC early learners are kindergarten ready at age 5.

The Infant and Toddler Center will serve to expand LACC's Delaware Stars Level 5 early learning program, which has been helping low-income children overcome obstacles and prepare for success for over 50 years.

Focus: Infants and Toddlers

The first few years of a child's life are profoundly consequential in terms of brain development and growth. Yet child care in Delaware is most expensive and scarce for children under age 3, when the benefits from quality child care are highest.

The LACC's Infant and Toddler Center will add childcare slots where they are needed most: **for children ages 6 weeks to 2 years.**



LACC early learning program students

100+ Babies Born Annually in Neighborhoods By LACC

	% of Population Hispanic	# Hispanic women who gave birth in last 12 months
Census Tract 22	46.26%	27
Census Tract 23	33.65%	28
Census Tract 26	31.12%	46
Total		101

Source: 2013-2017 ACS 5-Year Estimates

II. Strengthen Working Families

An investment in LACC's Infant and Toddler Center is an investment in Delaware's working families.



LACC early learning program students

In Delaware, there were 1,087 licensed childcare centers before the pandemic began. Three months later, 1,032 remained. Childcare employment levels have not fully rebounded and Delaware families continue to face a childcare shortage. Nationwide, 50% of parents who have not yet returned to the workforce cite child care as a reason.

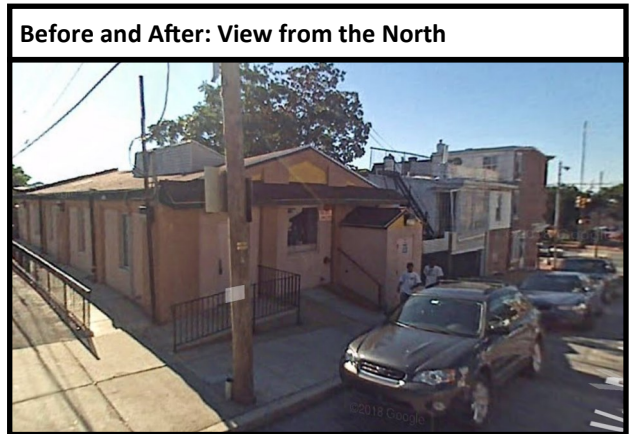
The Infant and Toddler Center will **add capacity to Delaware's childcare system, a vital backbone for the state's pandemic recovery** and the foundation for creating a competitive workforce for future growth.

Living Wage Jobs

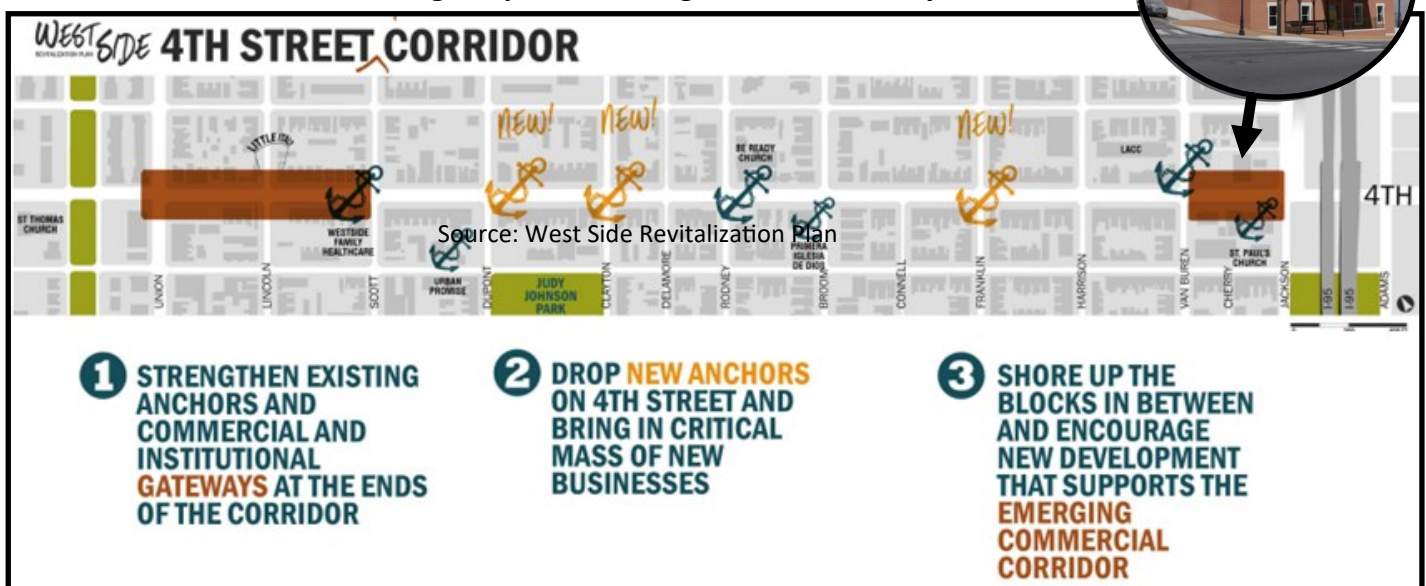
Fully funding the construction of LACC's Infant and Toddler Center will enable LACC to invest program income in its workers instead of a mortgage. LACC childcare teachers earn \$13 to \$22 an hour, with paid vacation and healthcare benefits. Wages will increase to over \$15 an hour for entry-level workers by 2025.

III. Promote Neighborhood Revitalization

LACC's Infant and Toddler Center will transform a vacant lot and blighted corner property into a landmark community facility. The COVID-19 pandemic underscored the importance of healthy neighborhood environments to public health and economic outcomes. High rates of vacant or blighted properties in a neighborhood may exacerbate public health disparities. The LACC's Infant and Toddler Center will promote community revitalization through neighborhood investment, which is vital to **drive an equitable recovery**.



LACC's Infant and Toddler Center meets the goals of the West Side Revitalization Plan, a neighborhood plan created with the input of over 650 West Side residents, which includes the following recommendation: "The strategy for the revitalization of 4th Street entails incremental improvements to benefit existing residents and businesses combined with targeted acquisition for catalytic projects that over time have an impact beyond the immediate 4th Street environs and **broadcast a message of positive change to the entire city.**"



Source: West Side Revitalization Plan

Latin American Community Center
 Infant and Toddler Center
 3.23.22

PROJECT BUDGET	
Acquisition	
Land	\$250,000
Subtotal Acquisition Costs	\$250,000
Hard Costs	
Construction	
Trade Contract Costs	\$ 5,508,894
Pre Construction Fee	\$ 24,000
General Conditions	\$ 290,000
Estimated Reimbursable Labor (Office and Field)	\$ 467,000
Estimated Contractor's Fee	\$ 217,832
Building Permits & Fire Marshall Fee	\$ 151,483
Delmarva Power Work and Related Fees	\$ 96,896
Insurance Cost	\$ 76,767
Contingency	\$ 270,973
FFE (in soft costs)	\$ -
Subtotal Hard Costs	\$ 7,103,845
Soft Costs	
Architectural and Engineering Services	\$ 436,000
Interior Signage Design	\$ 25,500
FFE Layout Design	\$ 10,000
Environmental Reports	\$ 36,625
Utility Connection Fees	\$ 50,000
Title & Recording Costs	\$ 25,000
FFE	\$ 215,000
Contigencies	\$ 39,235
Other Soft Costs	\$ -
Subtotal Soft Costs	\$837,360
Financing Costs	
Loan Origination	
Interest reserve - Good Trouble	\$ 54,375
Interest reserve - construction	\$ 135,000
Loan Fee	\$ 36,000
Loan Transaction costs (both loans)	\$ 27,500
Subtotal Financing Costs	\$252,875
Total Uses Infant and Toddler Center	\$8,444,080