



FAQ for Request for Information for child care operators

What exactly is an affordable housing development?

An affordable housing development is a group of homes—like apartments or townhomes—that are built and priced specifically to be affordable for people with low to moderate incomes. These homes are designed to be safe, decent, and affordable, so that families, seniors, and workers can live in the community without spending most of their income on rent.

Do affordable housing developers typically build their facilities with child care already within it?

Some affordable housing developers do include child care facilities in their projects—especially when they adopt a family-centered or mixed-use development approach. Some developers are constructing new buildings, others may be converting a current common space such as a gym or community room into a child care center. This practice is growing as a way to support working families, improve child outcomes, and strengthen communities.

In which cities in Orange County are these developers located?

These developments are located throughout the county.

If I am a current licensed provider, would I lose my license if I moved forward with this opportunity?

No, you can keep your current licensed program if you intend to run multiple child care businesses.

If I decided to expand my business through this opportunity, do I need to apply for a new license?

Yes, you will need to apply for a new center-based license in this setting.

Is this opportunity for apartment-based care?

No, this is an opportunity to operate a child care program in a center based setting.

Is the opportunity first come, first served?

There is no funding involved in this RFI. It is not first come, first served. We are taking all



the applications that come in before the deadline to create a list for the developers interested in creating a child care center.

Can I apply for this RFI and continue to run my own program?

Yes, that is a personal business decision, but there is nothing preventing you from having multiple businesses.

Would the intention of the child care program be to prioritize or only serve the residents in the affordable housing in the child care?

The intent is to prioritize the residents first, but if spaces are not filled with the residents, you may open the additional slots to the community.

Is there a particular age group that is a priority to be served?

The most current child care landscape emphasizes the need for infant and toddler care, but developers are open to infant, toddler, and preschool programming.

One of the tables requires applicants to list what type of entity you are. Do we have to submit a 990 to prove you are a non-profit?

No, you can simply state that you are a non-profit.

Is there a preference for a non-profit or for-profit agency?

There is no preference and we welcome submissions from all types of agencies.

Do we need to list off our licenses in the application?

No, you can explain that you have various locations throughout the county and list a couple of license types as examples.

What is the maximum number of children to be served in the facility?

The number of children to be served in the facility will depend on the fire marshal recommendation based on the square footage of the center.

Will the building facility meet all the licensing requirements, e.g., fire clearance?

Program operators will work with the developers and building management team to assure its compliance with licensing requirements.



Who will pay for any necessary expenses? It would be the property owner or developer.

As the business owner, you will pay your own expenses. If there is a property issue, e.g., toilets break/pipe burst, the builder may support to cover the associated costs to make any repairs.

Who decides the lease/rent?

That will be project specific based on many factors such as how the developer has financed the building. The lease/rent is negotiable.

Will I be the owner of that building?

No, you will be the owner of the business, but not the building.

Do we need to have a contract and if so, what are the terms of the contract (specifically length of time)?

Yes, you will go into a formal agreement with the building owner. Contracts are typically multi-year and negotiable with the developer.

Who is responsible for paying staff who work in the program?

As the business owner, you will be responsible to cover staffing costs as well as other programmatic expenses.

When will the developers be ready to move on projects?

These projects may be ready to move forward this year, and over the next few years with a potential of 3 to 5 new opportunities each year.