



Beautiful Beginnings Child Care Center *Providence, Rhode Island*



Classroom Interior - After

Jammat Housing and Community Development Corporation's Beautiful Beginnings, located on Elmwood Avenue in Providence, provides high quality early learning programming to 150 young children, ages 6 weeks to 5 years, from low income households. The one-story, 14,014 square foot facility, which previously served as a Verizon warehouse and retail store, was purchased in 2003 by Jammat to house Beautiful Beginnings. It required substantial renovations to convert it to its specialized, regulated use. Planning for the conversion was supported with LISC grant dollars and significant technical support.

Prior to moving to the Elmwood Avenue location, Beautiful Beginnings was housed in a small, very challenging leased space located in a strip mall. The move allowed Beautiful Beginnings to nearly double enrollment, substantially improve quality and begin to grow organizational net assets to support future growth. Jammat used organizational savings to purchase the building. A LISC predevelopment grant and additional recoverable grant (zero interest loan) dollars supported the planning process. The building seller provided a loan to Beautiful Beginnings to finance the build out of the site. Two years after Beautiful Beginnings opened, LISC provided a \$600,000 loan allowing Beautiful Beginnings to pay off the higher interest loan to the seller. This loan was later refinanced at even more favorable terms.

When the site opened there was a retail car sales establishment operating in half of the building. Over time, Jammat would take back that space and convert it to use for other agency programming. As Beautiful Beginnings began bursting at the seams with enrollment, they pursued a plan to take over that space and convert it for use as an early learning center. Grant and loan funding through LISC allowed the conversion of that adjacent area into a space that now houses two vibrant pre-k classrooms and enabled growth of infant/toddler programming as an Early Head Start partner site.



PROJECT DETAILS

Year Completed	Phase 1 - 2007 Phase 2 - 2016
Construction Type	Phase 1 - Adaptive reuse of existing commercial building Phase 2 - Interior expansion of existing child care center
Total Development Cost	Phase 1 - \$1,200,000 Phase 2 - \$100,000
Sources of Funds/Capital Stack	<ul style="list-style-type: none"> ▪ LISC Predevelopment Grants ▪ LISC Loan ▪ Private Funding
Square Footage	Phase 1 - 14,014 SF Phase 2 - 2,000 SF
# of Children	Phase 1 - 137 Phase 2 - 72
# of Classrooms	8 infant/toddler classrooms 4 preschool/pre-k classrooms 2 school age classrooms
Construction Cost/Child	Phase 1 - \$8,759/child Phase 2 - \$1,388/child
Construction Cost/SF	Phase 1 - \$85/SF Phase 2 - \$50/SF



Building Exterior - Before



Building Exterior - After



Preschool Restrooms - Under Construction



Playground - After

TIME FRAME

