

I have been a family child care educator for approximately ten years, operating a licensed program registered as Ms. MiMi's Family Child Care. My program is nationally accredited, rated Maryland EXCELS Level 5, and I hold an Infant and Toddler Child Development Associate (CDA) credential. I am currently pursuing a Bachelor's degree in Early Childhood Education. In addition to my work with children and families, I am actively involved in the Family Child Care Association of Montgomery County, where I serve as a board member and as the Regional Director for the Gaithersburg/Germantown area.

We have lived in our current rental home for approximately seven years and have successfully operated our family child care business from this residence throughout that time with full enrollments. When we renewed our lease last year, our landlord informed us that he planned to sell the house within the next five years. At that time, we expressed our intention to purchase the home when it became available for sale.

Our landlord had generally been cooperative until we informed him of our plan to apply for approval to operate a large family child care program in the home. His response was unexpected. He stated that he did not want to go through the additional process and subsequently revised his timeline, indicating that he now plans to sell the house within the next two years.

During this same period, we were actively pursuing a forgivable loan, relying on the understanding that we would be able to purchase the home within the originally stated five-year timeframe. This plan was central to our long-term business strategy, including expanding our licensed child care capacity to a large family child care program. However, our ability to move forward with this expansion is entirely dependent on receiving written approval from the landlord, which has now become a limiting factor in our future business plans.

As a result of this change, we are now scrambling to either purchase the home within the next two years using the limited savings we currently have available for a down payment, or relocate to another rental property and rebuild our family child care program from the beginning. Both options create significant financial and operational uncertainty for our family and our business.