



RENAISSANCE ARTS ACADEMY

Los Angeles, CA

Enrollment: **540** students

Loan Amount: **\$16.1 million**
for facility acquisition

School Savings: **\$3.5 million**



**Renaissance Arts Academy
Los Angeles, California**

\$16,121,413.40 EFF Financing / Closed: March 31, 2020 / Final Maturity: May 1, 2056

Obligor Overview

Renaissance Arts Academy is a California nonprofit public benefit corporation established in 2003. The single site school, located in Los Angeles California, serves 540 students, as of the 2019-2020 school year census day, spanning grades TK-12.

The legal borrower will be RAA 2558 San Fernando Road, LLC, a California limited liability company, serving as the landlord. Renaissance Arts Academy is the tenant and is entering into a lease agreement with the landlord. A portion of the rent paid will be the source of the repayment for the EFF financing.

Charter Contract

Renaissance Arts Academy charter authorizer is the Los Angeles Unified School District (LAUSD). The school has had its charter renewed three times with its current charter running through 2023.

Management & Governance

Renaissance Arts Academy is governed by an eight-person board of directors with legal; operations; charter school management; public policy; fundraising; television/film production; entertainment; and corporate PR and marketing experience. The board is engaged, meeting monthly. Board packets are comprehensive with routine operational, personnel, academic, board development, and financial updates, as well as discussion of special topics. The board has no standing committees but makes frequent use of ad hoc committees. The Renaissance Arts Academy board has a formal conflict of interest policy and no board member or senior staff is considered a related party.

Renaissance Arts Academy is led by a two-person leadership team, composed of the co-founders who serve as the executive director and academic director. Each brings more than 30 years of experience in areas such as television production, theater management, academic programming, and teacher training, while serving in private sector and higher education faculty roles. Supporting leadership is an experienced team of nine faculty coordinators with a range of operational responsibilities. Budgeting, reporting, forecasting, accounting, and payroll processing are managed by ExEd, an experienced back office service provider.

Biographies of board members and leadership, as well as board minutes and agendas, are included on the Renaissance Arts Academy website.

Enrollment & Student Information

Renaissance Arts Academy student count for the past four fiscal years is as follows:

**Renaissance Arts Academy
Historical Student Enrollment
FY17 – FY20**

FY17	FY18	FY19	FY20
431	520	531	540

Renaissance Arts Academy expects enrollment to grow to approximately 650 students by FY25. For the last three FYs, student retention has averaged 89%, with waitlists averaging 87% of enrollment.

Renaissance Arts Academy’s student body comes from socioeconomically and ethnically diverse backgrounds. In FY 20, 65% of students were eligible for free and reduced lunch. Approximately 50% were Hispanic; 30% were White; 9% were African American; and 9% were Asian.

Academic Program & Results

The school was founded to provide equitable arts training to students in the belief that arts achievement and academic excellence go hand in hand. It approaches academic and arts work from an ensemble perspective. Learning occurs, and is assessed, both individually and in coordination with others. Faculty use an integrated arts-centric curriculum to encourage students to question, develop their ability to reason critically, and prepare them to effectively communicate. The faculty’s interaction with parents, actively supports family participation in student progress and the Renaissance Arts Academy community.

Arts is a non-optional and co-equal area of study, central to the school’s design. The school supplies instruments, dance studios, and professional arts faculty. The arts program integrates with afterschool ensemble rehearsals. All students work towards collaborative performance goals in orchestral strings or contemporary modern dance. Additional workshops in multi-media, design and technical theater expand the scope of this collaboration. Twice yearly students and faculty have large multi-disciplinary performances.

All scholars study the same academic subjects (Humanities, Math, Science, Latin, Arts), while challenge levels are differentiated by depth and complexity aligned to instructional need. Students are grouped appropriately for learning, with no formal distinction between grades. Groups are flexible, inclusive, and multi-age. All scholars access the full curriculum, actively preparing to complete the college preparatory A-G requirements that maximize postgraduation educational and career options and complete a UC-approved Career Technical Pathway in Arts, Media and Entertainment.

Select academic achievements include:

- Academic performance in FY 19 outperformed the district and state in math and reading
- Student growth on CAASPP (met or exceeded standard) for the cohorts of students who have been enrolled for 4+ years has increased in math and ELA.
- ACT and SAT performance in FY 19 exceeded the district and state benchmarks.

The Project

Proceeds of the EFF financing were used to exercise a purchase option for the Renaissance Arts Academy facility from TA Los Angeles 2558 SFR LP, a special purpose entity of Turner Agassi Charter School Facility Fund.

The Renaissance Arts Academy campus is located at 2558 North San Fernando Road, Los Angeles, CA 90065. The 52,000 sq. ft. facility, sitting on a 64,000 sq. ft. lot with outdoor space and rooftop parking, was formerly used as art production studios, gallery and warehouse space. The flexible and open areas support the conversion of instructional areas into the rehearsal halls, studios, workshops, and theaters that house the afterschool conservatory. The school occupied the facility in July 2017.

Financial Information

Certain historical financial information for Renaissance Arts Academy is listed below. These metrics will be updated and included in EFF's continuing disclosure annual report.

Renaissance Arts Academy Historical Financial Information

Metric	FY17	FY18	FY19
Total Revenue (TR)	\$4,997,968	\$6,969,015	\$7,590,658
DS Coverage Ratio	2.83	1.57	1.63
Debt Burden (% of TR)	8.6%	22.8%	22.1%
Days Cash on Hand	347	262	300

Ratings: S&P: BBB-

Website: <https://www.renarts.org/>

Renaissance Arts Academy Security and Loan Covenants

Security	Secured by a pledge of rental revenues and the mortgage on the campus located at 2558 North San Fernando Road, Los Angeles, CA 90065
Lease Payment Coverage Covenant	Renaissance Arts Academy will maintain a lease payment coverage ratio of at least 1.10x for each fiscal year
Additional Bonds Test	1.20x for additional debt of RAA 2558 San Fernando Road, LLC
Liquidity Covenant	Renaissance Arts Academy will maintain equal or greater than 60 days at each fiscal year end
Academic Covenant	Renaissance Arts Academy I will meet or exceed (i) the percentage of students in their district scoring proficient in math and ELA on the State assessment; (ii) the percentage of socio-economically disadvantaged students (i.e., SED Students) in their district scoring proficient in math and ELA on the State Assessment; (iii) the percentage of students in their district who surpass the ACT or SAT benchmark used by the California Department of Education (as measured by number of students meeting the benchmark divided by 12th grade enrollment); (iv) the percentage of high school graduates in their district achieving State-defined benchmarks for college and career readiness; and (v) the district and state four-year high school graduation rate including successful completion of the California High School Proficiency Examination.
Enrollment Covenant	Minimum of 520 students at Renaissance Arts Academy