

Child Care and Sustainable Communities



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Families' needs for sustainability

- Housing
- Employment
- Transportation
- Schools
- Child care
- Parks, open space
- Recreation, leisure, civic engagement opportunities and more



Regulated, "formal" child care

May be in larger center-based settings ...



...or small programs in operators' homes



Importance of child care and early education

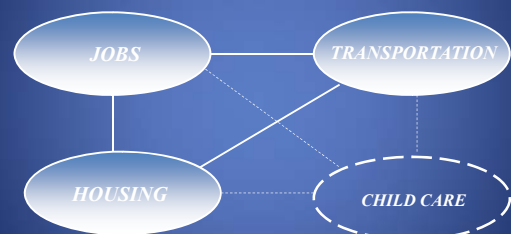
Integration of child care facilities and services can support goals of other community development activities-- affordable housing, transit, TOD, redevelopment:

- family self-sufficiency
- reduction of vehicle usage, increased use of transit, walking, other travel options
- business recruitment and retention

Good news: increasing recognition of child care as critical infrastructure

- Gradual increase in "calling out" child care in policy platforms, grant guidelines, implementation toolkits, etc. with awareness of:
 - its connection to working parents' housing, employment, transportation needs
 - unique challenges in assessing and meeting child care needs, and in siting and developing facilities

CHILD CARE: A MISSING PIECE... in Community Planning and Development



But an essential piece in the daily lives of many families!

Recognition of child care in sustainability initiatives

- HUD's Strategic Plan 2010-15 guides Sustainable Communities Regional Planning grants (\$98M in 2010)
- Extra points earned for supporting policy goals
- Plan Goal 3 "Utilize Housing as a Platform for Improving Quality of Life"
 - Strategy 3: Increase access to high-quality early learning programs and services through incentives and coordination with federal, state and local programs.

Measuring sustainability in local communities

Inclusion of child care as a "Sustainability Indicator" along with water use, air quality, waste/recycling, transportation, affordable housing, economy, habitat protection, etc.

- Sustainable San Mateo County tracks 30+ indicators in annual progress reports
- Redwood City commissioned similar Sustainability Indicators report as part of its new General Plan

Regional transportation planning

- SF Bay Area, MTC's Station Area Planning Grants for 9 counties, 101 cities
- *Station Area Planning Manual* includes this strategy to maximize ridership through appropriate TOD development:
 - "Locate key services near stations: Key social services like child care centers, health clinics and other essential destinations, particularly for transit-dependent populations, should be located close to heavily used transit stations and hubs."

How has child care been integrated with community development?

Examples from California communities

San Diego "Urban Village" (City Heights)



Community College & Police Substation



Health Clinic



Housing

Child Care, Park, Town Council office & Library

Santa Cruz, Ca. redevelopment area

Affordable housing, community center, city preschool, and non-profit child care center



Child care playground shared with city preschool and public park users



Jardines Del Monte, Salinas, Ca.



11-unit affordable rental townhomes all designed to facilitate use for licensed family child care (max. 4 at once)



Mixed-use, transit-oriented development 81 rental units, retail space and child care center



Near bus & commuter rail

City Center Plaza
Redwood City



Child care at transit stations/hubs Montclair Metrolink station (commuter rail & bus)



Child care at employment centers



Ground floor in office building

Zoning: Child care as accessory use (no use permit)
when serving employees at/near site

Child care center in office park

Funded with Redevelopment bond (tax increment) funds



Built by Redevelopment Agency to support valuable biotech industry cluster

High quality child care centers are costly

Unique interior & exterior
space needs and requirements

Costly durable finishes &
furnishings in/outdoors



Financing challenges for Child care center development

- Lack of profitability= inability to finance expensive facilities
- Need for multiple sources including child care/early ed. streams

Publication addresses design and financing challenges and solutions for TOD



Factors contributing to success of projects:

- Awareness and leadership of local officials and planners
- Public-private partnerships; often multiple funding sources
- Land use and other policy support
- Directing/re-directing resources (\$\$, land, buildings)
- Reducing requirements to enable facility development

City approved off-site and short-term street parking to enable facility to be developed on small infill site (also nominal land lease)



<14,000 sf parcel
No on-site parking

92-child capacity, 2 mos.-5 yrs.
2 small playgrounds

Financing sources used

- HUD- Community Development Block Grant (CDBG): capital projects, small business development, operational support
- FTA Livable Communities and other transportation funds
- Air Quality
- Housing
- Child care facility/operations (E.g. Head Start)
- *Public agency land and buildings (vacant or underutilized)—city, county, transit authority*

Policy implementation

Zoning codes and permitting processes

- Allowing child care facilities in most/all zones with streamlined permit requirements, even 'by right' in some zones and buildings (e.g. as accessory use in office parks, small centers in single-family homes)
- Allow for reduced or shared parking: playground requirements will make sites infeasible

Policy implementation

- Floor Area Ratio exemptions, bonuses for including child care facility space
- Requiring or prioritizing child care facilities in selection of developer (e.g. affordable housing)

Child care linkage programs

- Several California cities and counties since 1980's have adopted child care impact fees or inclusionary requirements for new development
- New San Francisco law: Any public development (City project) or private development over a certain size, that will receive public funding, must conduct a child care center feasibility study before funding is approved

City of Livermore, Ca.

- Adopted a Social and Human Service Facility Fee ordinance in 2008 to fund additional facilities for child care, community care and senior services.
 - Followed 2006 development agreement with Shea Homes to contribute to city's Social Opportunity Endowment funds.

Development and financing

- Negotiating child care conditions (as with other community benefits) in Development Agreements for large projects
 - May also be negotiated by community groups in Community Benefit Agreements
 - E.g. North Hollywood mixed-use redevelopment project included child care facility, first source hiring, living wage, and other conditions

Supportive land use policy: Comprehensive or General plans

Redwood City: sample policies, identified as addressing 'Sustainability Focus'

- **Policy BC-10.2: Integrate the child care needs of those who live and work in the City into the City's planning processes.** Locate child care services, where possible, in or near housing, transportation, and employment centers so as to be convenient to residents and workers.

Redwood City General Plan (cont'd) Implementing Program

- **Program BC-37: Child Care Facilities in Transit Stations and Large Development Projects.** Encourage and support integration of child care facilities within transit station areas and large development projects. Consider:
 - Including child care in station area planning and project financing activities.
 - Requiring large development project applicants to assess potential impact on child care resources.

Resources

- Anderson, K. *Planning for Child Care in California*, Solano Press Books, 2006
- Local Investment in Child Care (LINCC)
www.lincc-childcare.com
 - *Building Child Care into New Developments: A Guide for Creating Child Care Facilities in Transit-Oriented Developments*, 2008
 - *Linking Development and Child Care: A Toolkit for Developers and Local Governments*, 2005
- Anderson, K. and Dektar, E. *Incorporating Child Care in Our Communities*. Presentation for the Association of Bay Area Governments (ABAG) FOCUS Forum, Feb. 2009. Available at www.bayaregvision.org/Initiatives/speakerarchives.html#childcare
- Anderson, K. *Strategies for City Involvement in Child Care and Early Education*. Western City Magazine, Sept. 2007, League of California Cities. Available at www.westerncity.com.



Questions?

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For more information, see:

- http://economicdevelopmentandchildcare.org/technical_assistance/planning_family_friendly