

Build Up Riverside County Developer Snapshot on Co-locating Child Care in housing developments

Contact Andrea Del Valle for information, resources, and support to Co-locate Child Care in your development via adelvalle@liifund.org.



This document serves as a snapshot of essential elements for successfully Co-locating Child Care in a housing development. This initial guide serves as a high level “cheat sheet” for developers. We are working on more comprehensive materials and resources which will be shared soon.

Below is a simple checklist of the most critical first steps for successfully incorporating child care into developments - both family child care and centers. The following page has additional information that may be helpful.

✓	Element	Details
	Center - building size	5,000 – Satellite facility to a larger ECE program 10,000 – 18,000 sq feet (@100 sq ft per child) for a co-located or stand-alone ECE center
	Center - outdoor area	250 - 450 sq ft per child - playground (100-200 sq ft per child), parking, landscaping)
	Family child care - indoor	Design 3-4 multi-bedroom units for family child care adjacent to outdoor space. 1500 sq feet per unit
	Siting	<ul style="list-style-type: none"> ● Near the front of the development with easy access for families from the community to drop off with a few assigned parking spaces and a drop off area ● Adjacent to outdoor space/play area
	Enrollment	Open spaces to residents and the community
	Get the right people on the team	<ul style="list-style-type: none"> ● Expert Child Care operator or consultant ● Architect with knowledge of child care facilities ● An operator who has provided high quality services for a long time and has strong financial acumen.

Basic guidelines for incorporating Child Care into housing developments:

1. General:
 - a. Site the facilities near the front of development to limit traffic on the property.
 - b. State licensing, fire department and city/county zoning have influence
 - c. Recruit providers who meet the immediate criteria, such as being licensed in good standing, operating at full quality capacity, and participating in quality improvement efforts. Use an application (RFQ or RFP) process that spells out the intent of the development and the requirements.
 - d. Work with an operator/expert and an architect with child care facility design experience for site placement and exterior/interior design
 - e. Offer the facility at reduced, or no, rent and provide long-term leases.
 - f. Hire a consultant or management organization to provide input on the development of units and the application process.
2. Center
 - a. Allow 100-125 square feet per child. Ideal center size is 10,000 – 18,000 square feet. This will allow for 50 - 130 children. Having a center smaller than 10,000 square feet limits the number of children and makes business sustainability challenging. Square footage includes halls, restrooms, storage, offices, etc.
 - b. Playgrounds should be directly adjacent and accessible from each classroom, and large enough to accommodate the number of spaces in the center (100-200 sq ft per child)
2. Family Child Care
 - a. Consider designating 2-3 of the multi-bedroom units for Family Child Care, with a requirement that the license be for a “large” program, up to 14 children can attend, providing between 28 and 42 spaces. Average unit size for large family child care is 1500 sq ft.
 - b. If feasible, customize the FCC units to accommodate caring for children, such as siting a bathroom near the front of the unit and adding a second family room with access to the kitchen.
 - c. Location - If possible, designate a specific outdoor area for FCC adjacent to, or near the units. Ideally the units would be on the lower level and have a patio or other direct outdoor access.
 - d. An adequate size unit is 1500 sq foot for large family child care

Building child care into the site plan:

1. Clearly define why child care would be an asset to the development
2. Assess the need in the community
3. Incorporate child care into the planning early in the process
4. Identify funding to pay for the center

The Low Income Investment Fund in partnership with First 5 Riverside County and Lift to Rise can help support this work. Reach out via email to Andrea Del Valle at adelvalle@liifund.org.