

Understanding and Changing Land Use Policies to Benefit Child Care Facilities Development



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June 23, 2004

<http://co.alameda.ca.us/childcare/linking.shtml>

Alameda County LINCC and

Land Use

- 8 Alameda County/City General Plans
- Zoning and land use regulations
- Land use challenges and opportunities

Child Care Provisions Have Been Included in a Variety of Elements

Element City	Housg	Land Use	Recreation/Community Facilities/Development	Circulation Transprtn	Separate Child Care Section	Economic Development	Human Services
Alameda County			x				
Alameda (pending)	x	x		x			
Berkeley		x		x		Commerce	
Fremont	x						
Hayward			x				
Livermore			Infrastructure/public services				
Pleasanton	x	x	“Public facil.”				
San Leandro			x				
Union City		x	Public facilities		Youth/seniors	x	

General Plans: Substance of Child Care Provisions

- Child Care Issues Included in General Plans
 - Berkeley and Union City address the need to coordinate transportation and child care siting
 - Hayward, Alameda and others encourage the provision of child care in the context of other community facilities
 - San Leandro, Union City and the East County Area plan address the need to consider the impact of new development on child care via fees, incentives, bonuses or other mechanisms.

General Plans: Process for Proposing Language

- ❑ Using OPR Book of Lists table, LINCC projected plans that would be revised and called planning departments to determine plan revision status
- ❑ Monitored city websites, etc. for status
- ❑ Developed language working with local stakeholders, based on local priorities and development approaches (low growth)
- ❑ Made presentations to city governing bodies (Human Services Commissions, City Councils) and wrote letters with proposed provisions
- ❑ Monitored plans for language inclusion, modifications and outcome

General Plans: Questions That Could Help Guide Language Development

- ❑ Is the city's population expected to grow? Is development approach low growth or high growth? (If it's low growth, there might not be enough development to support a viable child care developer fee).
- ❑ Is major transit oriented development anticipated that should consider and mitigate child care needs?

Questions That Could Help Guide Language Development

- ❑ Is there potential new development of city or school lands, private lands, county lands that should consider child care demand in conjunction with development? (City might have more control over child care on public lands).
- ❑ Is there capacity for major industry that could be encouraged to support child care infrastructure?

General Plan Pro's and Con's

□ **Benefits:**

- raised child care visibility;
- planners validated approach and generated own ideas;
- language provides opportunity to cultivate deeper relationships.

□ **Challenge:**

- specific and directive language;
- monitoring and follow up

LINCC Compiled Two Land Use and Zoning Reports

- Planning departments were surveyed on child care permitting process and fees.
- Second report analysis showed that highest fees had decreased and highlighted best practice recommendations, such as having forms available online and offering differential application fees for family child care homes vs. centers.

Land Use and Zoning Report

□ **Benefits:**

- Information is assembled in one place for resource and referral agencies and providers;
- Policy can be compared across cities;
- Meeting to present report forged new local connections between planners and resource and referral agency staff

Land Use and Zoning Report

□ **Challenges:**

- Internal inconsistencies in planning departments regarding child care policy seem common
- Permit processes consist of very detailed and sometimes time sensitive information that is difficult to describe accurately
- Planners frequently need direction from policymakers to prioritize changes in policies
- It's tricky to balance "bridge building" with planners for new cooperation with documenting and "policing" their permit process

General Alameda LINCC Land Use Challenges

- Where are the greatest gaps in the land use and economic development process? How do we tackle these systematically with respect to child care facilities development?
- If LINCC is not housed in the Resource and Referral agency, how do we support and structure their involvement?

General LINCC Challenges

- How do we deliver the public message about the need for more resources for program quality? It's harder to make the case for quality than it is for expansion, yet these resources are what is frequently needed to support existing facilities.
- How do we cultivate more developer and business resources for program operations when developer fees are restricted to facilities?

General LINCC Opportunities

- ❑ What are strategies that other fields have used to incentivize or produce social or environmentally equitable development, behavior, or resources from business: review green business; smart growth; transportation and education.
- ❑ Greater resources for facilities funding could liberate child care program resources for quality improvement and operations.
- ❑ LINCC is a learning lab for us to share strategies and build the field's capacity!