

Barrier	Recommendation	Description & Possible Actions	Intended Outcomes	Who is responsible for implementation?	Does this recommendation support urban or rural facilities?	Does this address disproportionate racial and regional disparities?	Does this support the co-location of child care with affordable housing?
Category #1: Land Use & Zoning							
1.1	Recent changes to Oregon's laws related to child care facilities have created confusion for local jurisdictions implementing new rules due to a lack of official interpretations and potential conflicts with existing regulations.	<b>Develop and issue official guidance for cities and counties on implementing ORS 329A.440.</b>	Provide legislative clarification on ORS 329A.440 and develop a joint-department technical bulletin outlining implementation obligations, roles, and responsibilities for local governments.	<ul style="list-style-type: none"><li>• Provide clarity on regulating in-home care as a residential use so local zoning codes and regulations treat in-home daycares as a residential use, not a commercial business.</li><li>• Align local definitions with DELC licensing definitions to create consistency in language between agencies regulating child care.</li><li>• Gain clarity on how child care facilities can be regulated at the local level for jurisdictional staff and child care providers.</li></ul>	DLCD, DOJ, Legislature	Urban, Rural	x
1.2	Resource zones (timber and farm zones) provide local jurisdictions with the option of allowing registered and certified family child care homes as Home Occupations under ORS 215.448. This use is not allowed "by-right" and requires a compatibility test with farm and timber operations occurring in the area. Because the compatibility test requires the exercise of discretion, home occupation permits are typically a conditional use permit. ORS 215.283(2)(dd) also provides a conditional use path for new child care centers in exclusive farm use zones when the center serves rural populations and is co-located in an existing school or community center. In both cases a jurisdiction must consider the compatibility of the childcare facility with industrial timber and farm operations being conducted in the area which are the focus of these zones.	<b>Develop and issue official guidance for implementing ORS 215.283(2)(dd) (childcare centers in resource zones) and ORS 215.448 (home occupations) to encourage a consistent approach to permitting rural child care facilities, statewide.</b>	<ul style="list-style-type: none"><li>• Develop guidance and best practices for a consistent approach amongst counties (e.g. use the definitions of child care in state law).</li><li>• Remove temporal limits (e.g. 2-year validity) on home occupation approvals for child care.</li></ul>	Make it easier for providers to get approval for a home occupation in resource zones.	DLCD	Rural	x

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1.3	Conditional Use Permit requirements for child care centers in residential zones in some jurisdictions can pose significant costs and delays to the opening of new facilities within the communities and/or neighborhoods they serve.	Permit child care centers by right in residential zones.	<ul style="list-style-type: none"><li>Allow child care centers by right in residential zones, regardless of zone and size.</li><li>Allow child care centers up to a maximum size to be permitted by right in all residential zones.</li><li>Allow child care centers as a permitted use or accessory use in multifamily (high density residential) zones.</li><li>Add child care facilities as accessory uses for existing schools, religious institutions, community centers and allow those accessory uses by right. This would mean that a conditional use modification or update would not be necessary to co-locate a child care facility with these uses.</li><li>Only require a minor or administrative conditional use permit for centers in residential zones.</li></ul> <i>Note: The implementation process for this recommendation should specifically evaluate impacts associated with allowing child care centers in rural residential zones as a permitted use (rather than conditional use).</i>	<ul style="list-style-type: none"><li>Increased availability of child care options in residential areas.</li><li>Reduced barriers for establishing new child care centers.</li><li>Utilize more existing infrastructure in residential areas for child care such a schools and churches.</li><li>Shorter and more predictable approval processes for child care center projects.</li><li>Reduced transportation needs for families accessing child care.</li></ul>	Local planning and public works, DLCD, DELC, BCD, OSFM	Urban, Rural	x	x
1.4	Legally established residences in resource zones often face challenges when opening or expanding in-home child care businesses in resource zones due to the limitations of use allowances.	Allow child care by right in existing residences located in resource zones.	<ul style="list-style-type: none"><li>Seek legal review of ORS 215.283(2)(dd) first.</li><li>Requires legislative direction to change rules in ORS 215.</li></ul> <i>Note: If previous recommendations don't sufficiently clarify procedures for permitting child care facilities within and outside Urban Growth Boundaries (UGBs), consider proposing state-level legislation to allow child care by right in existing residences.</i>	<ul style="list-style-type: none"><li>Generally create more opportunity for child care in rural areas.</li><li>Create more opportunity for providing child care for working land professions, including migrant workers and families.</li></ul>	DLCD, DOJ, Legislature	Rural	x	
1.5	Parking requirements and child care outdoor space requirements often conflict, potentially limiting the number of children child care facilities can serve while still accommodating on-site parking spaces.	Revise zoning codes to reduce or eliminate off-street parking requirements for daycare facilities.	Review current off-street parking standards and propose amendments to reduce or completely eliminate parking requirements for daycare centers and in-home child care businesses.	<ul style="list-style-type: none"><li>Allows for more flexibility in meeting outdoor space minimums for child care facilities, including use of existing parking lots/spaces.</li><li>Better alignment of parking requirements with actual need, particularly for smaller facilities.</li><li>Greater flexibility for providers in choosing site for new or expanded business.</li></ul>	Legislature or local planning	Urban, Rural		x
Category #2: Design & Building Code								
2.1	Building permits are often required when adding a child care business to a residence, as it's considered a change of use. This process can be challenging, time-consuming, and costly for providers, even for minor home modifications.	Establish a streamlined building permit process for in-home child care.	<ul style="list-style-type: none"><li>BCD (Building Codes Division) could issue a clarification stating that when a building already complies with the requirements of 2022 Oregon Structural Specialty Code Section 420.12.2, no change of use or building permit is required.</li><li>Create a simplified, expedited building review and inspection process specifically for in-home child care facilities, particularly when minimal or no construction is proposed or required.</li><li>Develop a checklist of common requirements to help providers prepare for inspections more efficiently.</li><li>Implement a tiered fee structure based on the size and complexity.</li></ul>	<ul style="list-style-type: none"><li>Easier processes may encourage more providers to enter the market.</li><li>Lower fees and less time spent navigating permit process can decrease startup costs.</li><li>Clearer, simpler processes may lead to better understanding and adherence to regulations.</li><li>Focused, efficient reviews can ensure safety standards are met without extended delays.</li><li>Forgo the need for providers to have building plans drawn up by licensed professionals when little to no construction is proposed or necessary</li></ul>	BCD to lead, local building	Urban, Rural	x	

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2.2	Providers face challenges in identifying acceptable bathroom layouts for child care centers that adheres to building code requirements and licensing requirements. Additionally, local building officials have the discretion to interpret plumbing and sanitation standards differently, which can result in a lack of clarity for designers and operators of child care facilities.	<b>Development of technical guidance on acceptable alternative bathroom layouts for child care facilities in child care centers.</b>	<ul style="list-style-type: none"> <li>Design professionals, particularly those who are experts in child care facilities, can collaborate with BCD to analyze current bathroom requirements and identify potential flexible solutions that broadly maintain the intent of safety and hygiene standards.</li> <li>Develop a range of acceptable layouts that could reasonably address various facility sizes and configurations, potentially including options for lower stall walls, unisex facilities, and space-saving designs. The guidance could include diagrams, specifications, and explanations of how each alternative can broadly meet code requirements. Guidance can be used by local building officials when evaluating proposals.</li> </ul>	<ul style="list-style-type: none"> <li>Increased flexibility in designing child care facility bathrooms.</li> <li>Improved consistency in interpreting bathroom requirements across jurisdictions.</li> <li>Potential cost savings for child care providers through more efficient bathroom designs.</li> <li>Enhanced clarity for architects and builders working on child care projects.</li> </ul>	Design professionals, BCD	Urban, Rural		
2.3	Child care providers often face high costs related to hiring design and engineering professionals to design new spaces.	<b>Develop open source standard design specifications and best practice guidelines for new child care centers, including new commercial spaces in ground floor mix-used buildings.</b>	Creating a freely available set of design specifications and guidelines that can be used to develop new child care centers. This resource could include: <ul style="list-style-type: none"> <li>Detailed design specifications (e.g., spatial requirements, safety features, bathrooms, kitchen/food prep areas, outdoor play areas, accessibility requirements, etc).</li> <li>Best practice guidelines (e.g., age-appropriate design, flexible/adaptable spaces, outdoor connection/spaces, health and hygiene, circulation, staff space, etc).</li> <li>CAD drawings of key design elements.</li> <li>Implementation guides and documentation.</li> </ul>	<ul style="list-style-type: none"> <li>Reduces start-up/design costs for providers.</li> <li>Could create more accessible opportunity for moving from in-home to center-based model.</li> <li>Can help deliver higher quality spaces.</li> </ul>	Design professionals, DELC	Urban, Rural	x	x
2.4	Requirements related to fire safety and egress in the OSSC pose barriers to locating child care in apartment units, or at the very least, do not provide a clear pathway for meeting requirements and permitting projects.	<b>BCD and local building officials should collaborate to identify necessary revisions to the Oregon Structural Specialty Code (OSSC) that establish clear guidelines for permitting child care facilities in ground-floor apartment units of multi-unit buildings.</b>	Aims to address barriers in the OSSC that may prevent or complicate the establishment of child care facilities in ground-floor apartment units of multi-unit buildings. <ul style="list-style-type: none"> <li>Form a joint task force between BCD and local building officials to review current OSSC regulations.</li> <li>to develop specific code amendments that address safety, accessibility, and operational requirements for child care in these settings.</li> <li>Draft clear guidelines for occupancy classification, fire safety, and egress requirements.</li> <li>Provide training to local building officials on the new code interpretations and applications.</li> <li>Establish a streamlined process for reviewing and approving child care facility plans in these settings.</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate the expansion of child care options in urban and high-density areas.</li> <li>Facilitating different approaches to co-locating child care with affordable housing.</li> </ul>	BCD and local building officials	Urban, Rural	x	x
Category #3: Licensing								
3.1	The Child Care Licensing Division (CCLD) oversees child care licensing requirements which often don't align seamlessly with local zoning and building permit approvals. Child care licensors represent a central point of contact for providers navigating the licensing process, but they lack comprehensive knowledge of local jurisdictional requirements, making it challenging for providers to efficiently establish/expand their business while meeting all necessary state and local regulations	<b>Establish a comprehensive pre-certification consultation program within the Child Care Licensing Division (CCLD) to provide more consistent guidance and support to potential child care providers before their pre-certification visit.</b>	<ul style="list-style-type: none"> <li>Schedule more consultation meetings between CCLD and providers to thoroughly review licensing requirements, facility standards, and operational guidelines.</li> <li>Utilize video conferencing tools to conduct preliminary virtual inspections of proposed child care spaces, allowing CCLD to provide early feedback on potential issues.</li> <li>Offer a preliminary review of required documentation to identify any gaps or areas needing improvement before the official certification process begins.</li> <li>Introduce early communication between CCLD, local planning, and building departments to ensure alignment on requirements and reduce potential conflicts or delays.</li> <li>Implement more training for licensing specialists on the variety of local processes so they're able to help providers get in contact with the right local departments for permitting</li> </ul>	<ul style="list-style-type: none"> <li>Earlier identification of potential licensing issues.</li> <li>Reduced financial risk for child care providers.</li> <li>Improved alignment between zoning, building, and licensing requirements.</li> <li>Improved communication between licensing officials and providers.</li> <li>Improved understanding of land use and building regulations among licensors.</li> </ul>	DELC	Urban, Rural		

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3.2	Many local jurisdictions aren't in compliance with state laws related to child care facilities due to outdated codes or lack of awareness, potentially misinforming providers who rely on them for guidance. Providers must also navigate multiple regulatory agencies throughout the development process, further complicating and prolonging facility establishment.	<b>Develop a comprehensive guide for child care providers looking to establish or expand a child care facility and/or business.</b>	<p>The guidance document should include:</p> <ul style="list-style-type: none"> <li>• A high-level step-by-step guide for establishing each type of child care facility, including both licensing and likely permitting requirements, such as which licenses would likely require permissions from the location jurisdiction for planning or building permits, etc.</li> <li>• Educational materials that outline statutory obligations that cities and counties must follow when processing child care facility applications (e.g., where child care must be allowed by right, HOAs can no longer prohibit child care facilities).</li> <li>• Information on common pitfalls and best practices for navigating the permitting and licensing process</li> </ul> <p><i>Note: The barriers report drafted in response to HB 2727 would be a good starting point for developing this guidance</i></p>	<ul style="list-style-type: none"> <li>• Providers are more informed and can better advocate for themselves when navigating local development processes.</li> <li>• Ensure more providers are in compliance with local regulations to reduce risk of receiving violations.</li> <li>• Enhanced ability for providers to schedule and budget more accurately for development process.</li> </ul>	DELC, BCD, DLCD, DEQ, OSFM, local governments	Urban, Rural		
3.3	Lack of coordination between regulatory requirements causing confusion, delays and added costs.	<b>Revise administrative rules to allow certified family child care in all dwelling types, consistent with existing state statute.</b>	<p>State statute permits in-home child care in any type of dwelling but current administrative rules specify certified family child care must be in a "single-family dwelling." Though statute supersedes administrative rules, the terminology should align to ensure regulatory clarity and a clear path to permitting child care in all types of residential structures.</p> <p><i>Note: The Early Learning Council is scheduled to vote on this rule change in December 2024.</i></p>	<ul style="list-style-type: none"> <li>• More consistent language between agencies regulating child care uses.</li> <li>• Clearer path for how building officials can permit different types of child care licenses in residential structures.</li> </ul>	DELC, BCD	Urban	x	x
3.4	Outdoor space requirements can limit the number of viable sites.	<b>Create more flexible options for providers for meeting Department of Early Learning and Care (DELC) outdoor space requirements for child care facilities.</b>	<ul style="list-style-type: none"> <li>• Review current outdoor space regulations and identify areas where flexibility can be introduced without compromising children's safety or developmental needs. Develop guidelines for alternative outdoor space options, such as rooftop gardens, indoor/outdoor convertible spaces, or shared community areas.</li> <li>• Local jurisdictions can establish formal agreements with parks and recreation departments that allow child care facilities to use adjacent parks to satisfy their outdoor space requirements.</li> </ul> <p><i>Note: DELC currently allows for exceptions to outdoor space requirements on a case-by-case basis, recognizing that urban environments or unique facility layouts may necessitate alternative solutions. However, these exceptions are often granted through individual requests, which can create uncertainty for providers during the planning stages. To address this, there's a need to formalize a broader range of acceptable alternatives within the child care licensing rules.</i></p>	<ul style="list-style-type: none"> <li>• Increased feasibility of establishing child care facilities in urban or space-constrained areas.</li> <li>• Enhanced ability to adapt existing buildings for child care use.</li> <li>• Provide clearer guidance on potential solutions that meet DELC's standards.</li> <li>• Reduced need for individual exception requests, streamlining the licensing process.</li> <li>• Potential cost savings for providers by allowing more efficient use of available space.</li> </ul>	DELC, local governments	Urban	x	x
3.5	Adding one additional toilet to a provider's home can result in expensive plumbing renovations.	<b>Amend facility standards to eliminate the additional toilet requirement for Certified Family homes caring for up to 16 children.</b>	<p>Review current DELC plumbing fixture requirements and assess the necessity of the extra toilet. Could also consider whether alternative solutions that maintain hygiene and safety are necessary.</p> <p><i>Note: DELC has proposed amending this requirement for certified family homes. The proposal is currently under review.</i></p>	<ul style="list-style-type: none"> <li>• Reduced renovation costs for Certified Family providers expanding their capacity.</li> <li>• Greater flexibility in home layouts for child care purposes.</li> </ul>	DEQ, DELC, BCD	Urban, Rural		



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3.6	Providers report that transitioning from a home-based certified family child care to a commercial center is challenging due to unpredictable permitting processes and potential financial investment.	Revise regulations or create a new license type that allows for larger capacity Certified Family care homes that can meet basic space requirements.	Create a new license or revise regulations to allow for larger Certified Family care homes, provided they meet basic space requirements to bridge the gap between family child care homes and child care centers, easing the transition for providers looking to expand.	<ul style="list-style-type: none"> <li>Identify and ease barriers to licensing that make it harder for successful operations of small capacity programs.</li> <li>Help small capacity programs’ financial viability.</li> </ul>	DELC, BCD, DLCD, DEQ, OSFM	Urban, Rural		
3.7	OAR 414-350-0000 indicates that licenses can only be obtained by Certified Family Child Care (CF) homes if they are operating in a single-family dwelling.	Update licensing language to allow certified family child care homes in a range of residential units other than single-family.	Allow certified family child care to occur within different types of residential units, including apartments, duplexes, triplexes, accessory dwelling units, or townhomes as long as the space can meet licensing standards for classroom and outdoor space.	<ul style="list-style-type: none"> <li>More accessible child care options within affordable housing complexes.</li> <li>Entrepreneurship opportunities within affordable housing communities.</li> <li>Access child care without additional travel, saving time and money.</li> <li>* Further co-location with affordable housing development outside of ground floor commercial centers.</li> </ul>	DELC	Urban, Rural	x	x
3.8	DELC licensing requirements require 35 square feet of indoor activity space per child for up to 12 children for certified centers. However, if a home-based provider cares for more than 12 children, they must provide 50 square feet per child for each of the additional children after the first 12. In-home child care providers noted that this is a stricter standard for in home child care.	Revise the requirement for an additional 50 square feet per child, after 12 children, for certified family child care.	Revise indoor activity center square footage requirements to only require 35 square feet per child, up to 16 kids, to be in line with requirements for child care centers.	<ul style="list-style-type: none"> <li>Create more flexibility for in-home child care providers setting aside space for child care in their homes.</li> <li>Address equity concerns for BIPOC providers who more often provide child care in residential settings.</li> </ul>	DELC	Urban, Rural	x	
Category #4: Permitting & Procedures								
4.1	Local jurisdictions often have varying definitions, procedures, and requirements for child care facilities that may conflict with state laws. This inconsistency creates confusion, potential non-compliance, and challenges for providers in navigating the development process efficiently.	Develop a comprehensive guide for local jurisdictions that includes: <ul style="list-style-type: none"> <li>A model zoning code for child care development regulations</li> <li>Best practices to streamline the permitting process for child care facilities</li> <li>Policies and programs local iurisdications can</li> </ul>	<b>Develop a model code to efficiently update local zoning codes with state law:</b> <ul style="list-style-type: none"> <li>Align definitions of child care facilities with those used by the Department of Early Learning and Care (DELC), ensuring distinctions between types of child care (e.g., registered or certified child care center).</li> <li>Update permitted use tables, replacing any undefined or inconsistently defined child care uses and revising the tables to fully comply with the requirements set forth in ORS 329.</li> <li>Child care should be defined separately from education, institution and group facility definitions.</li> </ul> <b>Best practice guidance might include:</b> <ul style="list-style-type: none"> <li>Standard forms and checklists by license/facility type.</li> <li>Guidelines for coordinated reviews between departments and agencies (zoning, building, fire, licensing, etc).</li> <li>Recommendations for providing clear, accessible information to applicants on</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that local codes align with state regulations.</li> <li>Create a consistent framework that local governments can adopt or adapt, ensuring more uniform practices across various jurisdictions.</li> <li>Help create more user friendly codes for child providers to navigate.</li> <li>Create a clearer path to permitting for regulating agencies and providers by facility type.</li> </ul>	DLCD, BCD, DELC, DEQ, OSFM, Local planning and building			



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5.1	A lack of consistent and close coordination between regulating agencies has created incongruencies within the child care regulatory framework.	<b>Establish state agency coordination agreements between DLCD and DELC, and other agencies involved that do not already have agreements.</b>	Bringing together key stakeholders on a regular basis to: <ul style="list-style-type: none"><li>• Streamline regulations.</li><li>• Identify opportunities for improvement.</li><li>• Develop concrete steps for implementing actions.</li></ul>	<ul style="list-style-type: none"><li>• Improved regulatory efficiency.</li><li>• Better coordination among different agencies.</li><li>• More consistent application of regulations across the state.</li><li>• Develop shared responsibility for working to address barriers.</li></ul>	DLCD, DELC, BCD	Urban, Rural		
5.2	Conflicting regulations, inconsistent requirements and implementation, and complex approval processes.	<b>Establish a work group to develop a detailed action plan with specific steps, timelines, resource needs, and success metrics for implementing priority recommendations.</b>	The implementation work group, comprising of state and local regulators, agency representatives, advocates, and providers, would serve as a coordinated body responsible for and tasked with translating policy recommendations into actionable steps.	<ul style="list-style-type: none"><li>• Streamline child care facility development by coordinating efforts across agencies, standardizing processes, and creating practical solutions informed by diverse expertise.</li><li>• Clear accountability and ownership for implementing recommendations.</li><li>• Coordinated approach across agencies and jurisdictions to reduce conflicting regulations.</li><li>• Practical solutions that reflect child care provider needs.</li><li>• More efficient use of resources through aligned efforts</li></ul>	DLCD, BCD, DELC, in partnership with local governments and child care providers	Urban, Rural	X	X
5.3	No centralized decision-making authority to help resolve conflicts between agencies and regulatory requirements, which currently leaves providers stuck in lengthy delays with no clear path to resolution when they encounter complex regulatory issues.	<b>Create an interagency child care facility oversight board with authority to coordinate across state and local jurisdictions, expedite decision-making, and resolve regulatory barriers for providers developing or expanding child care facilities in Oregon.</b>	Serve as a centralized authority to address complex regulatory challenges, streamline processes, and make binding decisions to resolve obstacles providers face when developing child care facilities. With representatives from key state and local agencies, the board would meet regularly to review cases, interpret conflicting requirements, and provide clear direction to both providers and regulatory staff.	<ul style="list-style-type: none"><li>• Expedited resolution of regulatory conflicts and barriers.</li><li>• Clear, binding decisions when requirements conflict.</li><li>• Single point of authority for complex facility issues.</li><li>• Precedents for handling regulatory challenges.</li></ul>	DLCD, BCD, DELC, OSFM, but will require legislative action for the decision-making component	Urban, Rural	X	X
5.4	CCLD, along with providers, may not be aware of local regulatory requirements for establishing a child care business, whether it's in a home or a center.	<b>Create a standard statewide department coordination form that local jurisdictions can indicate a provider has met local planning and building requirements.</b>	<ul style="list-style-type: none"><li>• Utilize and adapt an existing form that may already be in use in some cases.</li><li>• Develop a new standardized form.</li></ul>	<ul style="list-style-type: none"><li>• Ensure more providers are in compliance with local regulations to reduce risk of receiving violations.</li></ul>	DLCD, BCD, DELC, in partnership with local governments	Urban, Rural		
5.5	Providers often face challenges in identifying ready to go spaces for child care that do not require extensive renovations or land use processes.	<b>Create an inventory of community facilities with collocation potential (e.g., churches, schools, community centers, etc).</b>	<ul style="list-style-type: none"><li>• Develop an online platform where communities can promote these types of spaces available for child care. This information should be located on the same central website where grant opportunities are also made available and promoted. This can be statewide or regional and can be developed locally or available for local jurisdictions to report into.</li><li>• Create educational opportunities to commercial and residential real estate agents to help them more efficiently identify usable spaces/properties for child care.</li></ul>	<ul style="list-style-type: none"><li>• Help identify opportunities in underserved areas.</li><li>• Ease the burden on providers to find adequate, ready-to-go spaces.</li><li>• Creates potential for targeted investments.</li><li>• Facilitate unique partnerships to develop child care, including co-location with affordable housing</li></ul>	Local governments	Urban, Rural		x

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5.6	Limited funding exists for child care facility construction and expansion. Providers struggle to access capital for facilities projects.	<b>Develop and maintain a statewide database of child care providers and housing developers interested in co-location partnerships so they're able to partner, create viable co-location projects, and apply for funding.</b>	<ul style="list-style-type: none"><li>• Create an online inventory of developers and child care providers looking for co-location opportunities so they're able to connect and create new project opportunities.</li><li>* Deploy grant funds throughout the inventory based on project readiness and potential impact. Evaluating impact should focus on the development's commitment to serving low-income and BIPOC families, rural communities, and other areas with severe housing and child care supply shortages.</li></ul> <i>Note: This recommendation was included in the OHCS report on Co-Locating Early Care and Education Facilities with Affordable Housing in Oregon and was a specific recommendation for how to manage the Co-Location Fund outlined under HB 5011. Funds are managed by Build Up Oregon. At this time, to our knowledge, this inventory has not been developed.</i>	<ul style="list-style-type: none"><li>• Increase the number of child care centers near/with affordable housing developments to make child care more accessible.</li><li>• Address child care shortages in traditionally underserved areas/communities</li><li>• Utilize child care funding resources more efficiently.</li></ul>	OHCS	Urban, Rural	x	x
5.7	Many child care providers often struggle to access specialized knowledge and guidance on various aspects of the development and licensing process. Local staff don't have the time and/or expertise to support providers through the full process.	<b>Create a position for "regional coordinators" to provide technical assistance to providers during the licensing and development process.</b>	<ul style="list-style-type: none"><li>* A regional coordinator position can be established to offer dedicated technical assistance to child care providers across different regions in Oregon. This role would serve as a central point of contact for providers, offering guidance on state and local regulations related to child care, including best practices and licensing requirements.</li><li>• Leverage existing agencies that can offer technical assistance rather than just simply giving out grant.</li></ul>	<ul style="list-style-type: none"><li>• Enhanced regulatory compliance.</li><li>• Streamlined communication for providers navigating regulatory challenges</li><li>• Cross-jurisdictional coordination.</li></ul>	DELC & DLCD	Urban, Rural		
5.8	Finding ready-to-go, appropriate, or affordable space for child care is a big barrier to providers, particularly first-time providers.	<b>Support public-private partnerships for child care facilities.</b>	Partnerships can include a local government working to incorporate child care facilities into public buildings such as libraries or community centers, or encouraging developers or non-profits to incorporate child care facilities into affordable or workforce housing developments and mixed-use buildings.	<ul style="list-style-type: none"><li>• Potentially lower operational costs for providers, which could be passed on to families.</li><li>• Better accessibility if child care is more widely dispersed throughout an area and in public buildings.</li><li>• Repurposing of underutilized areas in public buildings.</li></ul>	Local governments	Urban, Rural	x	x
Category #6: Funding & Financing								
6.1	Child care providers highlighted the complexity of budgeting for new or expanded child care facilities, emphasizing the frequent occurrence of unforeseen expenses, which can pose significant financial risks. Unexpected expenses can include building upgrades, remediation, renovations, drawings by licensed engineers and/or architects, etc.	<b>Create and/or expand dedicated grant funding programs for child care facilities development.</b>	<ul style="list-style-type: none"><li>• Grant funds should be flexible and include allowances for a wide range of development related costs including for technical assistance such as consultants/engineers/architects, development fees, etc. to allow providers to respond to unexpected costs during the development process.</li><li>• Grants could be targeted to areas where child care gaps are the largest, such a rural areas that may face higher costs for developing centers related to sourcing labor and materials.</li><li>• There are a few existing grant programs available for this type of work today such as the Business Oregon Child Care Infrastructure Program. A potential solution to address this recommendation is to create a single, centralized website that contains list all existing grant programs, providing links to apply for each grant and instructions on how to access the various funding opportunities.</li></ul> <i>Note: A version of this recommendation was included in the Co-Locating Early Care and Education Facilities with Affordable Housing in Oregon and was a specific recommendation for how to manage the Co-Location Fund outlined under HB 5001. However, there is still a demonstrated need access to grant funding for these types of projects across the range of child care providers, Family and Certified child care as well as Certified Centers, in and outside affordable housing developments.</i>	<ul style="list-style-type: none"><li>• Reduce out of pocket costs for child care providers opening or expanding child care businesses.</li><li>• Create a flexible source of capital that child care providers can use to meet local development requirements and licensing requirements.</li></ul>	Legislative action	Urban, Rural		x



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6.2	Oregon exempts most affordable housing projects from having to pay higher wage rates to contractors because of the severe need for housing, but when any commercial space is added to plans – whether it be an ECE center or residential family child care home – developers must pay PWR on all elements of the project, including residential space. This can make co-location prohibitively expensive for developers, in some cases adding 10-20% to total development costs.	<b>Offer waivers or split determinations for prevailing wage requirements on co-located projects.</b>	Allow waivers or split determinations for prevailing wage requirements to enable developers to pay standard wages for the affordable housing portion of the project while potentially applying prevailing wages only to the commercial or child care spaces to increase project feasibility.	<ul style="list-style-type: none"><li>• Reduce cost barriers to facilitate more projects combining affordable housing with child care facilities.</li><li>• Increase child care capacity in areas of need.</li><li>• Potentially reduce the cost of child care.</li><li>• Improve access to child care for low-income families.</li></ul>	Legislative action	Urban	x	x
6.3	There is a lack of effective incentives that allow for more co-location of affordable housing and child care facilities.	<b>Add co-location as a scoring criterion for Low Income Housing Tax Credit (LIHTC) allocations.</b>	Add co-location with child care facilities as a scoring criterion in the state’s Qualified Allocation Plan (QAP), which governs funding rounds for LIHTC awards. Especially to complement OHCS’ focus on incentivizing projects with larger, family oriented units, adjusting QAP scoring criteria to support those that provide space for ECE facilities could be a natural evolution in policy.	<ul style="list-style-type: none"><li>• Incentivize co-location of child care and affordable housing through existing housing programs.</li></ul>	OHCS	Urban	x	x
6.4	The cost of renovating existing buildings for child care is high and unpredictable for many providers, particularly those navigating the process for the first time.	<b>Establish a local tenant improvement program for child care providers.</b>	Local governments can establish a tenant improvement program specifically designed for child care providers, using urban renewal funds,grant programs such as CDBG, or other local funding mechanisms.	<ul style="list-style-type: none"><li>• Reduced financial burden for child care providers.</li><li>• Facilitate local economic development through support for local workforce and small businesses.</li><li>• Revitalize underutilized commercial spaces.</li></ul>	Local planning	Urban, Rural		x
6.5	Retrofitting existing commercial spaces to meet requirements for child care can be too costly for providers to take on.	<b>Implement a targeted property tax abatement program for retrofitting spaces into child care centers, with priority given to lower-income neighborhoods and BIPOC-owned or operated facilities.</b>	Offer a temporary reduction in property taxes for properties converted to child care uses. Considerations include: <ul style="list-style-type: none"><li>• Setting clear eligibility criteria such as prioritizing lower-income areas or areas with underutilized commercial spaces.</li><li>• Prioritize offering abatements for low-income, BIPOC, or culturally specific child care providers.</li><li>• Limit the abatement period to balance incentives and tax revenues.</li></ul>	<ul style="list-style-type: none"><li>• Repurpose vacant or underused commercial property.</li><li>• Reduce start up costs for providers.</li></ul>	Legislative action	Urban, Rural		x
6.6	DELC offers child care licensing materials in multiple languages. However, many local governments lack the resources and expertise to translate their own child care-related documents, such as guidance materials and forms, into the diverse languages spoken by child care providers in their communities.	<b>Provide funding to local governments to translate materials related to the permitting process.</b>	<ul style="list-style-type: none"><li>• Allocate funding to local governments for translation services.</li><li>• Create a grant program for local governments to apply for translation funds.</li><li>• Establish partnerships and develop guidelines for identifying essential materials to translate.</li><li>• Set up a centralized resource hub for sharing translated documents across jurisdictions.</li></ul>	<ul style="list-style-type: none"><li>• Increased accessibility of information for non-English speaking child care providers.</li><li>• More diverse participation in child care.</li><li>• Reduced barriers to entry for potential providers from various backgrounds.</li></ul>	Legislative action	Urban, Rural	x	
Category #7: Miscellaneous								

Barrier		Recommendation	Description & Possible Actions	Intended Outcomes	Who is responsible for implementation?	Does this recommendation support urban or rural facilities?	Does this address disproportionate racial and regional disparities?	Does this support the co-location of child care with affordable housing?
7.1	Currently, homes with septic systems adding child care facilities are often required to expand their systems, as they're treated the same as schools in terms of capacity requirements. This approach likely mandates more capacity than necessary, imposing significant costs on providers.	Establish specific septic capacity thresholds for in-home daycare facilities and create capacity upgrade exceptions for child care providers serving children under 2 years old.	<ul style="list-style-type: none"><li>• Work with DEQ to develop new, right-sized septic capacity thresholds specific to in-home child care uses.</li><li>• Consider granting exceptions for child care serving children under 2 years old, as they typically use diapers and don't significantly impact septic system capacity.</li></ul>	<ul style="list-style-type: none"><li>• Reduce costs associated with septic system upgrades for in-home child care providers.</li></ul>	DEQ, DELC, BCD	Rural		
7.2	Street frontage improvements are too costly for a small business opening in an existing building or tenant space.	Reduce or remove frontage improvement standards for a change in occupancy in an existing building for child care businesses.	Exempt child care providers from these standards, or change thresholds for triggering the upgrade (currently, these requirements can be triggered by the value of building upgrades, or trip generation).	<ul style="list-style-type: none"><li>• Lower startup and renovation costs.</li><li>• More options for locating child care.</li><li>• Revitalization of underutilized commercial spaces.</li></ul>	Local building and public works	Urban	x	x
7.3	Existing homeowners associations prevent in-home child care through codes, covenants, and restrictions (predating 2018 - ORS 94.779 addresses these from 2018 forward but was not retroactive).	Override CC&Rs that do not allow for in home child care in certain neighborhoods/developments.	Investigate if legal and policy options exist to override restrictive covenants, conditions, and restrictions (CC&Rs) that prohibit in-home child care in specific neighborhoods or developments.	<ul style="list-style-type: none"><li>• Expanding allowances for in-home child care.</li></ul>	Legislature	Urban	x	