

**AB 752 – Child Care Centers By-Right****BILL SUMMARY**

AB 752 updates state law to encourage development of child care centers. Families need reliable and affordable child care to give their children a healthy start, but barriers continue to exist for developers and providers to build new child care centers or convert existing spaces into child care centers. In response to the critical need for child care access in the state, AB 752 will reduce the regulatory barriers for child care center development throughout the state.

BACKGROUND

Current law, established by SB 234 (Skinner, Chapter 244, Statutes of 2019), states that all family daycare homes are considered a by-right residential use for the purposes of local ordinances, including zoning ordinances. Additionally, requiring a business license for family daycare operations is prohibited.

Good, affordable child care creates stability and opens opportunities for children, families, and communities. When children receive nurturing care, they develop essential social, emotional, and academic skills and are better prepared for their future. Access to high-quality care supports child development during their critical early years and is also a cornerstone of financial stability for families by allowing parents to participate in the workforce while knowing their child is cared for in a safe environment.

Unfortunately, licensed child care is not available for 75% of children with working parents in California, and the need is greatest for children 0-3 years old. The California For All Kids Master Plan for Early Learning and Care reports that more than 70% of centers and 63% of FCCHs reported that their facilities need moderate or major renovations

California faces a child care crisis that is exacerbated by lack of facilities, workforce shortages, and inadequate funding for child care subsidies. Addressing shortages in affordable child care requires a multifaceted approach. One piece of the solution is reducing regulatory barriers to child care providers opening new facilities. Child care providers as well as multi-family housing developers have named restrictive, burdensome, and expensive zoning requirements as a critical barrier to address. Child care centers are typically a conditional use in residential zones. These permits frequently have additional land use requirements, such as extra documentation or studies, higher fees, or infrastructure improvements.

Co-locating child care centers with multi-family housing developments and other community amenities is a promising strategy to support all families in California. Co-location recognizes that quality ECE is both a critical source of support for families and a broader community amenity that contributes to the strength of the local economy. Parents who have access to high-quality child care and affordable housing have an easier time balancing work and meeting the diverse demands of raising a family.

Further, the physical quality of the ECE facility is a critical element of ensuring children have access to a high-quality early learning experience. Limited public funding for the ECE sector results in many programs being located in less than ideal locations in an attempt to minimize costs. Incorporating ECE facilities in multi-family housing developments or community amenities increases community access to this critical amenity and ensures children can learn and teach in a high-quality environment.

SOLUTION

AB 752 expands existing law, allowing child care centers by-right in residential zones when those centers are co-located with multi-family housing or legally established institutional uses, including, but not limited to:

- Civic centers
- Public recreational centers
- Public parks
- Places of worship
- Schools
- Colleges
- Libraries

Child care is integral to communities, including its role in improving childhood outcomes; driving workforce participation; contributing to economic growth; combating poverty; promoting gender and racial equity; and fostering social connections. AB 752 will continue California's commitment to cutting red tape to build critical infrastructure by recognizing that child care facilities are one of the most critical.

SUPPORT

Low Income Investment Fund (sponsor)

FOR MORE INFORMATION

Austin Panush, Legislative Director

Austin.Panush@asm.ca.gov

(916) 319-2015 – 1021 O St., Room 6140