



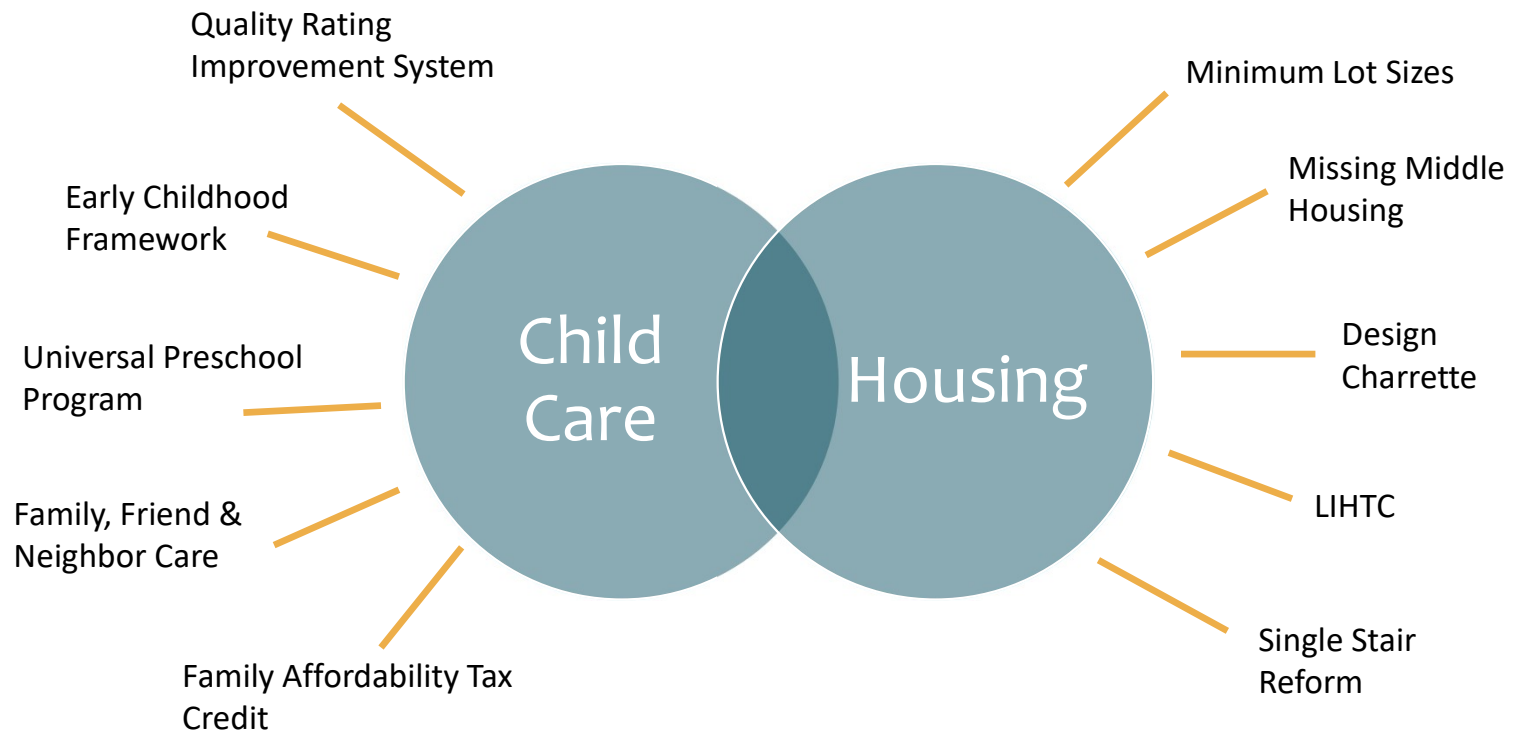
GRANTMAKING FOR COLORADO'S YOUNGEST CHILDREN AND THEIR FAMILIES

www.buellfoundation.org



The Buell Foundation is dedicated to early childhood and improving the lives of young children and their families throughout Colorado. We have made significant contributions to organizations and initiatives that work to bolster outcomes for children ages birth to five, particularly those from underserved and under-resourced communities across the state.

The Intersection of Child Care and Housing: Opportunities for Collaboration



The Overlap: Family-Friendly Communities

- Buell capital funding
- Workforce housing
- Co-located child care and housing
- Family Child Care Home Facility Improvement Initiative
- Mission Driven Finance and [Rural Homes Early Childhood Initiative](#)
- Governor's P3 Office – SB22-130
- [Local Financing Toolkit](#) – lodging taxes
- CHFA – Incentivizing Childcare in [Qualified Allocation Plans](#)
- DOLA – [Child Care Facility Development Toolkit](#)



Thanks DOLA and Executives Partnering to Invest in Children



Search 

- ✓ Session 1: Colorado Child Care Landscape
- ✓ Session 2: Child Care Facility Needs and Opportunities
- ✓ Session 3: Partnership Impacts and Opportunities
- ✓ Session 4: Funding and Financing Child Care Facilities
- ✓ Session 5: Intro to Child Care Facility Development
- ✓ Webinar Recordings

[I'm a Resident](#) [I Work for Local Government](#) [Funding Opportunities](#) [Build Affordable Housing](#) [Divisions & Offices](#) [About DOLA](#)



Child Care Facility Development Toolkit

This toolkit is intended to improve the ability of local governments, affordable housing developers, childcare providers and community members to increase the supply of child care in the state of Colorado through the construction, renovation or expansion of facilities.

[Toolkit](#) --- [Resources](#) --- [Funding & Financing](#)

reach out to erin.mcnab@state.co.us or matt.long@state.co.us

Rural Homes Early Childhood Initiative



The gap between costs and affordability is growing



¹ Horizontal infrastructure and vertical for a 1,200 sq ft home in San Miguel County

² San Miguel County 100% AMI 2-personhousehold, 30% acceptable total housing burden (mortgage principal and interest, utilities, HOA, tax, and insurance)

The Rural Homes Model

A Nonprofit Housing Developer



Rural Homes created three new neighborhoods within rural Colorado towns, providing 59 new homes for the local workforce.



**Pinion Park
Norwood**



**Waterview Homes
Ouray**

**Wetterhorn Homes
Ridgway**



Ouray County Needed Childcare



- Prior to RHECI **only 1 Child Care Provider in the county** (a Home Provider serving a maximum of 12 children at a time)
- **We would increase the need:** Ouray Waterview would create 21 new units, in addition to 14 new units just built in Ridgway Wetterhorn, all ideal for families with children
- **Center-based care economics don't add up** in small rural communities
- **Solution:** Partner with Bright Futures, the region's Early Childhood Council to **stand up two Family Child Care Home Providers within the Waterview Homes** neighborhood in units designed and designated for childcare.

Rural Homes Early Childhood Initiative (RHECI)



Licensed-Ready Home
Construction



Accelerator for Care and
Business Strategies



Childcare-friendly Landlord



One-on-One Support and
Continuous Technical
Assistance

RHECI



Design Considerations



- Licensing (for a large license serving 12 children)
 - 420 SF of usable floor space in the home
 - Ideally line of sight from the food prep area
 - Space for napping
 - Bathroom access
 - 900 SF of outdoor fenced-in play space with varied surfaces
 - Shade area needed
 - General safety (egress, no gaps in fence, no big drops, etc.)
- Other considerations
 - Ability to separate care space from home. Be able to “shut the door” for non-care hours.
 - Well positioned in neighborhood with dropoff and circulation considerations
 - Storage areas







Unlocking growth in the child care sector

Care Access Real Estate (CARE)





The Care Access Real Estate (CARE): A social impact REIT for child care facilities



Growing to become a national portfolio of child care real estate

- Half commercial child care centers
- Half residential child care homes (by asset value)

Partnering with strong care ecosystems

- Wraparound support for providers to grow scale and quality
- Sourcing quality providers poised for growth

Building a multi-sector platform to fuel child care growth

- Private funds blended with public and philanthropic resources
- Absorbs real estate complexity so early childhood educators can focus on children and families

America's first* specialty REIT for child care

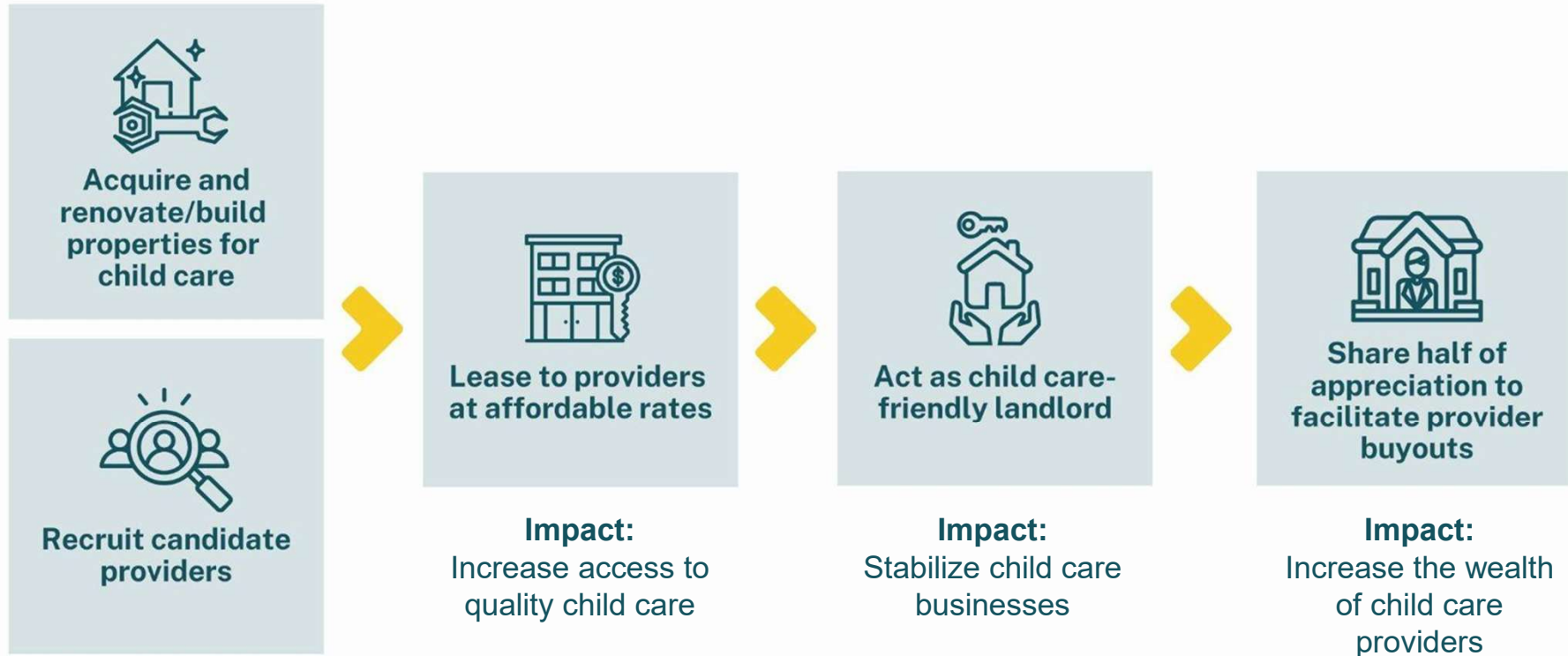
Overview of the fund to date:

- Launched with first acquisitions in June 2023
- **\$12M invested** in 22 residential properties for family child care in Nevada (18), Colorado (2), and California (2)
- **Twenty tenants**, with projected \$597K NOI for current portfolio in 2025
- Active Phase II scaling of portfolio to include child care centers and **planning for expansion in Colorado** and other locations
- **\$25.6M+ capital** closed and committed
- **Building toward a billion dollar public REIT** to unlock the growth of outstanding child care providers

**To our knowledge!*



How CARE works



Operating as a child care friendly landlord

“I was surprised CARE actually cared. They weren’t just the money behind the house.”

Melissa (left)
Ouray Family Child Care

“As both my support team and landlord, CARE played an essential role in making this journey possible. From providing a wonderful home to offering encouragement along the way, every effort has helped me move forward with confidence.”

Estrella (right)
Tiny Colorado Treasures Child Care





BRIGHT FUTURES – EARLY CHILDHOOD COUNCIL ROLE

Community-Centered Approach

Meeting Critical Child Care Needs

"We had to turn down job offers because we couldn't find care."

"We feel stuck—we want more kids, but there's no child care, so we can't."

"If something doesn't change, we'll have to leave Ouray."

Innovative Approach

Integrating Affordable housing & Child Care



BRIGHT FUTURES – EARLY CHILDHOOD COUNCIL ROLE

Recruitment & Business Accelerator Program

Facilitated a 12-week business training using the All Our Kin curriculum, covering policy, contracts, marketing, and financial management to support Family Child Care Home (FCCH) success.

Licensing and Quality Support

Regular meetings with State licensing, provided assistance in navigating licensing process and taking quality into consideration, input on FCCH layout & design

Start Up Technical Assistance & Coaching

Offered guidance on home-ownership vs rental model, MOUs and Agreements for FCCH tenants (expectations of operating licensed care)

Ongoing Technical Assistance & Coaching

Questions & Answers

LET'S WORK TOGETHER

Jason Callegari

Buell Foundation

jcallegari@buellfoundation.org

Laura Kohn

Mission Driven Finance

laurakohn@missiondrivenfinance.com

Paul Major

Rural Homes Colorado

paul@ruralhomes.co

Sheamus Croke

Rural Homes Colorado

sheamus@ruralhomes.co

Kathleen Merritt

Bright Futures

kathleen@brightfuturesforchildren.org