

Education
Ms. Mercedes Toural, Associate Superintendent

SUBJECT: REQUEST AUTHORIZATION FOR THE SUPERINTENDENT TO ENTER INTO A COOPERATIVE AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER MIAMI, INC., TO CONSTRUCT HOMES PREFERABLY IN THE HOPE (HOME OWNERSHIP OPPORTUNITY FOR PEOPLE EVERYWHERE) VI REVITALIZATION PROGRAM FOR THE SCOTT/CARVER HOMES, FROM JANUARY 6, 2003 THROUGH JUNE 30, 2004

COMMITTEE: COMMUNITY, ADULT AND ALTERNATIVE EDUCATION

Authorization is requested for the Superintendent to enter into a cooperative agreement with the Habitat for Humanity of Greater Miami, Inc., (Habitat) regarding the HOPE (Home Ownership Opportunity for People Everywhere) VI Revitalization Program for Scott/Carver Homes. The cooperative agreement has been reviewed and approved by the Office of Risk & Benefits Management. HOPE VI, an initiative of the United States Housing and Urban Development (U.S. HUD), was designed to end the physical, social, and economic isolation of obsolete public housing by recreating and supporting sustainable communities and lifting residents from dependence and persistent poverty.

Habitat is a nonprofit, ecumenical Christian housing ministry. It seeks to eliminate sub-standard homes in Miami-Dade County and to make decent shelter a matter of conscience and action. Habitat invites people of all backgrounds, races, and religions to build houses together in partnership with families in need.

Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowner's monthly mortgage payments are used to build more Habitat houses.

The Miami-Dade County Public Schools (M-DCPS) district and Habitat for Humanity of Greater Miami, Inc., request authorization to enter into a partnership whereby high school and post-secondary students will be trained by M-DCPS and Habitat to build and landscape a minimum of 2 homes in the project areas. The lots will be deeded to Habitat by Miami-Dade Housing Agency. The intent of this collaborative effort is to reduce unemployment, expand job opportunities, and provide affordable housing.

The schools involved in the HOPE VI Project training will recruit high school and post-secondary students from the target population and provide teachers, curriculum, and tools utilizing already existing programs and monies generated through Workforce Development and Florida Education Finance Program funds allocated to high schools, adult/vocational and technical education centers for the 2002-2003 school year.

Habitat will make available, all materials and a minimum of two lots per year. These will be renewable for a period of four years, allowing the students to develop skills in construction and landscaping by constructing the homes from start to finish. The primary purpose of this cooperative agreement is to provide training to students and that the lots and homes will remain the property of Habitat, until sold to qualified low-income families.

Ms. Anne E. Manning is the Executive Director of Habitat for Humanity of Greater Miami, Inc.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to enter into a cooperative agreement with Habitat for Humanity of Greater Miami, Inc., to construct homes, preferably in the HOPE (Home Ownership Opportunity for People Everywhere) VI Revitalization Program for the Scott/Carver homes, from January 6, 2003 through June 30, 2004.

The appropriation for this item is included in the Workforce Development and Florida Education Finance Program Funds allocated to high schools, adult/vocational and technical education centers for the 2002-2003 school year.

JHM/BM:jlb

**MIAMI-DADE COUNTY PUBLIC SCHOOLS
COMMUNITY AND STUDENT SUPPORT SERVICES**

**AFFILIATING AGREEMENT FOR
OFF-CAMPUS EDUCATIONAL SERVICES**

This Affiliating Agreement is entered into on the 6th day of January 2003, by selected secondary/postsecondary/adult/skill centers (Training Centers) operated under the auspices of The School Board of Miami-Dade County, Florida, hereinafter referred to as The School Board, and Habitat for Humanity of Greater Miami, Inc; 9350 South Dadeland Blvd., #200, Miami, Florida 33156, hereinafter referred to as The Organization.

TERMS OF AGREEMENT

The terms of the agreement shall commence on January 6, 2003 and shall terminate on June 30, 2004.

NATURE OF ORGANIZATION'S SERVICE

(SEE ATTACHMENT 1)

The Organization

**The School Board of Miami-Dade
County, Florida**

Anne E. Manning
Contact Person

Bobby McGahee
Contact Person

305 670-2224
Phone Number

305 995-1854
Phone Number

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Fax Number

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DESCRIPTION OF WHAT THE TRAINING CENTER(S) WILL PROVIDE
(SEE ATTACHMENT 2)

DESCRIPTION OF WHAT THE ORGANIZATION WILL PROVIDE
(SEE ATTACHMENT 3)

EXPLANATION OF HOPE VI PROGRAM
(SEE ATTACHMENT 4)

CANCELLATION

This agreement may be terminated by either party by giving thirty (30) days written notice.

INDEMNIFICATION

Subject to the limitations of Section 768.28, Florida Statutes, The School Board of Miami-Dade County, Florida, agrees to indemnify and hold harmless The Organization from and against any and all claims, suits, actions, damages, or causes of action stemming from the negligent acts of The School Board arising out of or in connection with the provisions of this agreement.

The Organization agrees to indemnify, hold harmless, and defend The School Board from and against any and all claims, suits, actions, damages, or causes of action stemming from the negligent acts of The Organization and arising out of or in connection with the provisions of this agreement. If The Organization is a state agency or subdivision as defined in Section 768.28, Florida Statutes, nothing herein shall be construed to extend The Organization's liability beyond that described in Section 768.28, Florida Statutes.

THE ORGANIZATION

Executive Director

Date

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

Region Director

Date

Assistant Superintendent

Date

Associate Superintendent

Date

Risk Management

Date

Superintendent of Schools or Designee

Date

APPROVED AS TO FORM:

School Board Attorney

Date

ATTACHMENT 1

NATURE OF ORGANIZATION'S SERVICE

Habitat for Humanity of Greater Miami, Inc. (HFHGMI) is a nonprofit, ecumenical Christian housing ministry. HFHGMI seeks to eliminate sub-standard homes in Miami-Dade, and to make decent shelter a matter of conscience and action.

Habitat invites people of all backgrounds, races and religions to build houses together in partnership with families in need.

Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

Habitat is not a giveaway program. In addition to a down payment and the monthly mortgage payments, homeowners invest hundreds of hours of their own labor—sweat equity—into building their Habitat house and the houses of others.

The School Board's intent by way of request for authorization, Board Item B-23, dated November 20, 2002, states that its sole purpose is to provide training to students, and that the lots and homes will remain the property of Habitat for Humanity of Greater Miami, Inc. until sold to qualified low-income families.

ATTACHMENT 2

DESCRIPTION OF WHAT THE TRAINING CENTER(S) WILL PROVIDE

The training center(s) will:

- a. Provide a classroom and shop area to conduct safety/orientation training for 15-20 students. Participants are to work a minimum of 25 hours per week following the Board-approved school calendar/time. Participants' training hours are from 8:00 a.m. to 3:20 p.m. with a 30-minute lunch break from Tuesday through Friday. Monday and other selected days determined by The School Board and The Organization will be used for classroom instruction.
- b. Schedule on-the-job training for students with The Organization indicating the number of students who will be reporting and to include the area, time, and days the students will be at the job site.
- c. Provide transportation from school to job site and back to school for senior high school students.
- d. Provide school site instructor(s) to work hand-in-hand with The Organization site supervisor, maintain school records, and complete skill competency checklist. One instructor is needed for each job site.
- e. Require students participating in the program to purchase student professional liability insurance at a cost of \$9 for basic coverage or \$31 for 24-hour coverage. A certificate evidencing such insurance will be provided to The Organization upon request. All student liability will be limited to the terms provided in the policy issued specifically for this purpose. It is understood that The School Board and employees and The Organization and their employees will not be liable for acts or omissions caused by students.

- f. Acquaint its students with the applicable rules and regulations of The Organization and shall hold the student responsible for adherence to same. This does not preclude The School Board from providing further orientation. The Organization will provide The School Board with a current set of rules and regulations at least sixty (60) days prior to the beginning of each fall term.
- g. Provide services in the form of curriculum, instructors, hand tools, and training which will enable construction students/residents to build homes. Hand tools are to include sets of the following:

16 oz. claw hammer	25' measuring tape
cat's claw	hard hat
12" square	leather tool belt
phillips head and flat screw driver	safety glasses
gloves	utility knife
chalk line	

On-the-job training is an integral part of this program. Agriscience students will also be utilized to beautify the surroundings by landscaping the completed homes.

- h. Market, recruit, counsel, and register students for all courses. The breakdown of student enrollment is as follows: 50% residents from the Federal Empowerment Zone and 50% residents from the HOPE VI targeted areas.
- i. Collaborate with The Organization in conducting graduation programs for

- program completers and in issuing certificates.
- j. Apply course credit where applicable for program participants.
 - k. Provide feedback on progress to the participants and to The Organization.
 - l. Provide classrooms and instructors needed for adult basic education and remediation of students.
 - m. Charge fees for student tuition on the district's current fee structure as approved by The School Board, as follows:

2002-03 Postsecondary Fee Schedule¹

<u>Category</u>	<u>Cost per Contact Hour</u>
• Resident Vocational Certificate (Postsecondary Adult Vocational–PSAV) or Approved Applied Technology Diploma	\$1.52
• Non-Resident Vocational Certificate	6.05
• Resident Adult General Education	.75
• Non-Resident Adult General Education	3.00
• Resident Continuing Workforce Education	3.03
• Non-Resident Continuing Workforce Education	3.03

¹A new fee schedule is approved by the School Board each school year.

- n. Provide fee-waivers to eligible students when funds are available. Student eligibility will be based on the criteria already established by The School Board.

ATTACHMENT 3

DESCRIPTION OF WHAT THE ORGANIZATION WILL PROVIDE

The Organization will:

- a. Provide building sites with clear titles in the HOPE VI (See Attachment 4 for Explanation of HOPE VI Program), and all of the identified supplies/materials to construct and landscape the homes preferably in the HOPE VI area. The Target Area for HOPE VI is defined as the area bounded by NW 79th Street on the North, NW 62nd Street on the South, NW 17th Avenue on the East, and NW 27th Avenue on the West.
- b. Direct all student construction activities while on the job site.
- c. Collaborate with The School Board in the preparation of graduation ceremonies and provide additional recognition as appropriate.
- d. Secure all appropriate inspections throughout the building process.
- e. Provide The School Board with a copy of the participant's handbook which The Organization's delineates rules, regulations, and expectations at least sixty (60) days prior to the beginning of each fall term.
- f. The Organization reserves the right to refuse its facilities and services to any student or faculty member who does not meet the professional or other requirement of The Organization or any appropriate authority controlling and directing said Organization.
- g. Provide the equipment necessary to meet the objectives of the curriculum.

ATTACHMENT 4

Explanation of HOPE VI Program

The Miami-Dade Housing Agency, in partnership with public and private agencies, businesses, and employers, has received a grant from the U.S. Department of Housing and Urban Development for a revitalization program targeting at the Scott Homes and Carver Homes area. The Miami-Dade County Hope VI program is designed to end the physical, social, and economic isolation of obsolete and distressed public housing by recreating and supporting sustainable communities and lifting residents from dependence and persistent poverty.