

Ms. Evelyn Langlieb Greer, Board Member

**SUBJECT: REPORT ON INITIAL MEETING OF THE TASK FORCE ON
AFFORDABLE HOUSING AND COMPENSATION TRUST**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

On June 20, 2006, the Task Force On Affordable Housing and Compensation Trust (Task Force), convened for its initial meeting to consider potential workforce housing initiatives and the long-term use of various Board-owned properties, as either host sites for this type of housing or as sources of revenue for the affordable housing trust fund, if approved as surplus properties by the Board and sold (see Attachment). The meeting focused on three main topics: 1) affordable housing programs available through Miami-Dade County's housing agency, specifically first time homeownership subsidies and other homeownership assistance for income eligible individuals/households; 2) examples of workforce housing initiatives in other parts of the Country, aimed at workforce retention, most specifically teachers and other school professionals; and 3) the potential of certain School Board owned properties as either host sites for teacher workforce housing, or as valuable assets, the disposition of which might yield substantial revenues for the affordable housing and compensation trust.

After considerable discussion on all topics, but most particularly item 3 above, the task Force recommended that the Board authorize the Superintendent to prepare and issue a Request for Proposals to secure consulting services to 1) prepare a master plan that will include a property valuation study of Board owned properties located within the SBAB complex, as well as an assessment of current and future School Board administration needs, a cost benefit analysis of a possible sale of such properties vis-à-vis associated SBAB relocation costs elsewhere in the county, and a phasing schedule for such relocation, if found to be feasible; and 2) undertake a valuation of other School Board owned properties located throughout the county and potentially eligible for surplus, along with an analysis of their housing development potential and marketability as workforce housing for teachers.

A copy of the materials distributed at the meeting will be provided to the School Board as supplemental information.

**ACTION PROPOSED BY
EVELYN LANGLIEB GREER:**

That the School Board of Miami-Dade County, Florida, authorize the Superintendent to prepare and issue a Request for Proposals to secure the services of a consultant as follows:

1. specifically as it relates to Board owned properties located within the SBAB complex, prepare a master plan that will include a property valuation study of such properties, as well as an assessment of current and future School Board administration needs, a cost benefit analysis of a possible sale of such properties vis-à-vis associated SBAB relocation costs elsewhere in the county, and a phasing schedule for such relocation, if found feasible; and

2. undertake a valuation of other School Board owned properties located throughout the county and potentially eligible for surplus, along with an analysis of their housing development potential, i.e. current zoning, allowable density, maximum potential number of residential units and market feasibility of such development as workforce housing for teachers.