

Ms. Evelyn Langlieb Greer, Board Member

SUBJECT: RESOLUTION OF THE TASK FORCE ON AFFORDABLE HOUSING AND COMPENSATION TRUST

COMMITTEE: INNOVATION, EFFICIENCY & GOVERNMENTAL RELATIONS

The Task Force on Affordable Housing and Compensation Trust (Task Force) was created by the Board on April 18, 2006, and the members of the Task Force were appointed on May 31, 2006. The Task Force met on June 20, 2006 and on July 10, 2006 and submitted a Report to the Board at the August 2, 2006 meeting.

Based upon the discussion of the Report and the feedback from the August Board meeting, the Board held a Workshop on Affordable Housing on October 16, 2006. At the Workshop, a presentation was made by Citigroup as to methods for creating an Affordable Housing Fund. A discussion followed as to several options for utilizing a not for profit/independent entity to administer such Affordable Housing Fund so as to leverage the District's large, stable employee base and the opportunity to raise funds as envisioned by the Citigroup presentation to match opportunities in the emerging over built housing market with the needs of District employees to purchase housing at discounted prices.

As a follow up to the presentation and discussion at the Workshop on Affordable Housing, the Task Force met on November 9, 2006. The Task Force heard an updated presentation from Citigroup, which described the financial proposal to create an Affordable Housing Fund. The Task Force reviewed the results of a Request for Proposal sent to numerous financial institutions in Miami-Dade County, soliciting other financial proposals for creating an Affordable Housing Fund. The Task Force reviewed other affordable housing programs in the State. The District's Bond Counsel has advised that the Citigroup proposal is permissible under Federal and Florida law.

The Task Force discussed the creation of a Blue Ribbon Committee, composed of prominent citizens appointed by the Board and the Superintendent, to organize and operate a 501c entity known as the Miami-Dade Schools Workforce Housing Foundation. Such Foundation would be authorized to enter into a lease agreement with the Board to lease one or more underutilized properties owned by the Board, such as a downtown parking lot. The Foundation would then use the Lease as collateral for credit enhancement securing a Lease Bond issue. The Lease Bond issue would not rely on the credit or millage of the Board, but would be backed only by the lease.

The Foundation would be authorized to use the funds generated by the Lease Bond to purchase, either through a Request for Proposal or other negotiations, discounted housing units for sale to District employees. The Foundation would negotiate below market prices for housing units in what is anticipated to be an over built Miami-Dade housing market and pass on the price savings to District employees. A further description of the mission of the Foundation is attached to this item.

The document creating the Miami-Dade Schools Workforce Housing Foundation requires careful drafting, and should reflect the results of the Board's further input at the November Board meeting.

ACTION PROPOSED BY

EVELYN LANGLIEB GREER:

That the School Board of Miami-Dade County, Florida, authorizes the Superintendent to work with the Task Force as follows:

1. To create a Blue Ribbon Committee, consistent with the outline attached hereto, the mission of which will be to create and operate the Miami-Dade Schools Workforce Housing Foundation for the purpose of facilitating the acquisition of affordable housing for the employees of the District.

Miami-Dade Schools Workforce Housing Foundation
and Blue Ribbon Committee

- Create a Blue Ribbon Committee that would include well known and respected members of the Community (similar to the Superintendent Search Committee) with financial and real estate expertise to oversee the School Board's Workforce Housing Program. The Committee would consist of one appointee from the Superintendent, from each Board Member and from the union coalition, for a total of eleven members.
- Blue Ribbon Committee would select or incorporate as a 501c-3 Not-For-Profit corporation under the name Miami-Dade Schools Workforce Housing Foundation (Foundation)
- The Foundation would seek additional incentives from the development and business community, as well as partner with the School Board, private/public entities, county and state governments in coordinating efforts related to services and grant administrations, such as the State's Community Workforce Housing Innovation Pilot Program.
- The Foundation would conduct a review to evaluate and match the needs of the School Systems employees (survey) with the current and projected real estate market to determine the economic feasibility of the program currently and in the future.
- The Foundation would issue an RFP for real estate/development services related to:
 - Seek and develop funding and programs by partnering with private/public entities and coordinate efforts related to grants and services for workforce housing for School Board essential employees, including rental programs
 - Procuring of existing property at below market prices
 - Manage the pre-approved list of employees eligible to purchase property from the foundation
 - Match employees with property and assist in the closing process
 - Manage coordination with employees already in existing homes purchased via the program
- The Foundation would select banks/lenders to provide mortgages, CRA grants for closing costs, or other incentives, as well as pre-approve eligible employees or utilize established county programs.
- The Foundation would enter into partnership with a governmental entity able to provide conduit financing for the purpose of funding a Workforce Housing Acquisition Fund (see Citigroup Proposal)
- The Foundation would select Underwriting Team, Bond Counsel and Financial Advisor to issue tax exempt debt for the purpose of funding a Workforce Housing Acquisition Fund (see Citigroup Proposal and Other Proposals from Underwriters)