

Ms. Evelyn Langlieb Greer, Board Member

**SUBJECT: REQUEST TO RECEIVE AN UPDATE ON THE BLUE RIBBON
COMMITTEE WORKFORCE HOUSING**

COMMITTEE: INNOVATION, EFFICIENCY & GOVERNMENTAL RELATIONS

**LINK TO DISTRICT
STRATEGIC PLAN: DEVELOP AND IMPLEMENT NEW PROCESSES AND
PROGRAMS TO IMPROVE STAFF SATISFACTION AND
RETENTION**

The Blue Ribbon Committee on Workforce Housing was created by the Board on November 21, 2006, and the members of the Committee were appointed on August 9, 2007. The Committee has met on August 24, 2007, September 26, 2007 and October 24, 2007 and held a sub-committee meeting on creating a teacher survey meeting of September 20, 2007 and a sub-committee meeting on Developer's Request For Information/Qualifications of October 23, 2007.

In order to keep the Board advised as to the discussions and progress of this independent Blue Ribbon Committee attached please find the Minutes of the October 24, 2007 meeting.

The next meeting of the Blue Ribbon Committee is scheduled for November 28, 2007 at 2 pm.

ACTION PROPOSED BY

EVELYN LANGLIEB GREER: That the School Board of Miami-Dade County, Florida:

1. Receive information on the Blue Ribbon Committee on Workforce Housing.

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Blue Ribbon Committee – Workforce Committee Minutes of the October 24, 2007 Meeting

Voting Members present:

Mr. A. Buster Castiglia
Mr. Erik Fresen
Mr. Artie Leichner
Ms. Zully Ruiz
Ms. Lissette Calderon
Mr. Humberto Alonso
Mr. Gerald Silverman
Ms. Sara Herald
Mr. Andres Asion

School Board Members in attendance:

Ms. Evelyn Langlieb Greer

Others in attendance:

Ms. Ofelia San Pedro
Ms. Silvia R. Rojas
Mr. Peter Shulman
Dr. Jerome Levitt
Ms. Susan M. Kairalla
Ms. Ana Lara
Ms. Truly Burton

Mr. Arden Shank
Mr. Milton D. Vickers
Mr. Jerald Blumstein
Mr. Alberto Milo, Jr.
Ms. Lorraine Mijares
Ms. Vivian Villamil

Ms. Marisol Tamarazzo
Mr. Ruben Bertran
Mr. William Clarke
Ms. Barbara Mravic
Ms. Jannette Montalvo
Mr. Fernando Martinez

1. CALL TO ORDER

The Blue Ribbon Committee – Workforce Housing convened in conference Room 726 of the School Board Administration Building. The meeting was called to order at 2:05 p.m. by Mr. A. Buster Castiglia, Chair.

2. APPROVAL OF MINUTES

The minutes of the prior meetings on September 26, 2007 and of the sub-committee on October 8, 2007 were unanimously approved.

Ms. Zully Ruiz invited a representative from the Builders Association of South Florida, Ms. Truly Burton, who stated that the builders would be willing to combine their inventory and have a web page connected to the M-DCPS's website. In addition, there were four builders present at meeting. They noted the overall affordability analysis also needed to include maintenance fees.

3. FINALIZATION OF TEACHER'S SURVEY

Dr. Levitt presented the teacher's survey and the questions were discussed.

The following recommendations were proposed:

- o Simplify the questions

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- Expand location choices
- Would the teachers be interested in a program that the school system would facilitate in purchasing a home?
- Would they commit to some restrictions of a mortgage facilitated by the school system?

A motion was approved for the sub-committee to meet on November 5, 2007 and finalize the survey.

4. DEVELOPERS REQUEST FOR INFORMATION/QUALIFICATIONS

The Request For Information/Qualifications (RFI/Q) document was discussed and Ms. Barbara Jones, Procurement Management stated that the timeline for the distribution could be approximately one week. The Builders Association through Ms. Truly Burton would be notified along with agencies with the Miami-Dade Community Development Corporations. A notice will be placed in the newspaper as well. The staff from procurement would compile one set of all RFI/Q per Developer for Committee Members to review. An Executive Summary will also be prepared by staff. The responses would be due in one month following the distribution.

The following recommendations were proposed:

- Breakout Affordable Housing as a separate attachment
- Add Bedroom/Bath configurations
- Eliminate Apartments and Studio categories
- Add starting price level for \$100,000 to \$200,000.
- Add availability for occupancy/closing dates
- Specify subsidies

5. UPDATE ON MEDIA

Mr. Peter Shulman spoke to Mr. John Schuster, Temporary Chief Communications Officer who recommended that all communication be done through the District. Any communication from the Committee should be through the Chair.

6. NEW BUSINESS

Ms. Greer noted that the School Board would be more comfortable if the Committee acted as a match maker between the teachers and the developers. Mr. Arden Shank, president of Neighborhood Housing Services, recommended that the School Board provide additional down payment assistance. Mr. Shank's organization also provides first time home buyers with training and counseling. They would work with the developer to help the potential home buyer. Mr. Milton Vickers, president of Metro-Miami Action Plan Trust, stated that low income housing can be moved. The problem is subsidizing. The surtax dollars are depleting. He recommended that the Committee identify subsidies available that can be set aside for the teachers.

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Bank of America has programs for educators. Layering is also a recommendation.

Upon further discussion a Sub-Committee was created to review financing options that could provide additional subsidy programs to Teachers with the following members:

Mr. Buster Castiglia
Mr. Erik Fresen
Ms. Sara Herald

Mr. Artie Leichner
Ms. Zully Ruiz
Ms. Lisette Calderon

Ms. Ruiz inquired if employees could borrow against the state FRS plan.

ADJOURNMENT

Mr. Castiglia adjourned the meeting at 3:58 p.m.