

Ms. Evelyn Langlieb Greer, Board Member

**SUBJECT: RECOMMENDATIONS FROM THE BLUE RIBBON COMMITTEE  
WORKFORCE HOUSING**

**COMMITTEE: INNOVATION, EFFICIENCY AND GOVERNMENTAL  
RELATIONS**

**LINK TO DISTRICT  
STRATEGIC PLAN: REFORM BUSINESS PRACTICES TO ENSURE  
EFFICIENCY, EFFECTIVENESS AND HIGH ETHICAL  
STANDARDS**

The Blue Ribbon Committee Workforce Housing reviewed the M-DCPS Teacher Survey Housing results compiled as of January 7, 2008. Over 12,152 teachers responded as per the Executive Summary, see Attachment A, indicating a very strong demand for housing options and a willingness to make a time or location commitment to the District in exchange for some sort of housing assistance.

At the April 18, 2007 Board Meeting the Board authorized (under Agenda Item H-13), the Blue Ribbon Committee to consider the creation of an Employee Loan Program, see Attachment B-1 . The Blue Ribbon Committee reviewed Attachment A of the H-13 Board Item and recommended the Board approve the revised Teacher Loan Program Guidelines, see Attachment B-2. Once approved by the Board the Guidelines will be used to attract funding from municipalities and/or foundations to fund the Teacher Loan Program. Current financial conditions do not favor implementing a bond program to fund teacher housing subsidies.

Staff has met with the County to jointly develop a page on the County's Housing website (linked with the District website) dedicated to the District's Teachers. At the next scheduled meeting the Blue Ribbon Committee will review a plan outlining the content for this page. The Blue Ribbon Committee recommended that the Board distribute the responses of the Developers Request For Information/Qualification, see Attachment C, to the District Teachers via the County's Housing website.

**ACTION PROPOSED BY  
EVELYN LANGLIEB GREER:**

That the School Board of Miami-Dade County, Florida, authorizes the Superintendent as follows:

1. Approve the Teacher Loan Program Guidelines, Attachment B-2.
2. Allow a link on the District's website to both the County's Housing website and to the information received from the Developers Request For Information/Qualifications, Attachment C.
3. To communicate to all teachers advising them that this information will be available on the District's website.

## **Blue Ribbon Housing Committee Housing Survey Executive Summary**

The Blue Ribbon Housing Committee acting under a charge from the School Board of Miami-Dade County Public Schools developed a survey to determine the degree to which teachers express an interest in housing benefits/incentives from the community as a way of both recruiting new teachers and retaining current employees. To that end this survey was distributed to all teachers in an electronic on-line survey form. All teachers and Principals were notified of this survey on Dec 5th, 2007. Principals were asked to encourage teacher participation. Again on Dec 17<sup>th</sup>, 2007, an email was sent to Principals asking that they remind all teachers who have not filled out the survey to please do so. The survey was closed on January 2, 2007 by which time 12152 responses from teachers were received. The results presented here are the percentages of only those individuals who responded to each individual question while the percentages printed by Survey Gold in the attached report include the non-responses.

Almost 50% of the teachers responded to this survey and the responses indicate a high degree of interest in some sort of housing subsidy. In addition 83% of the respondents indicated that they would be willing to make some time or location commitment to the District in exchange for some kind of housing assistance.

We asked the teachers a little about themselves. About one-third (32%) of the teachers responding indicated that they have been teaching for less than 5 years and 68% have been teaching more than 5 years. They represent teachers across all school levels (48% Elementary, 6% K-8, 17% Middle, 25% Senior High, and 4% ESE or Alternative Centers).

Several questions were asked about their current financial and housing status. Financially 15% report total family income of less than \$40,000 with the highest percentage (22%) indicating that their family income is between \$71,161 and \$100,000. Fifty-one percent of the respondents reported a monthly housing expense of between \$1001 and \$2000 and 73% stated that they own their residence. Sixty-two percent report living in a single family home.

There were also some questions about the teacher's future housing plans. A large majority (85%) are considering purchasing their next home. Most respondents (75%) would like a single family home and (81%) would need a 3 or more bedroom home with 2 or 3 bathrooms (96%) which they would like to purchase for under \$300,000 (68%). They believe that the greatest barrier to home ownership for them is the total monthly payment (73%) rather than having a down payment or poor credit history.

There were over 3900 comments which are included in the Survey Gold report included for your review.

**ATTACHMENT A**

Office of School Board Members  
Board Meeting of April 18, 2007

April 18, 2007

Ms. Evelyn Langlieb Greer, Board Member

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

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO DISTRICT**

**STRATEGIC PLAN: REFORM BUSINESS PRACTICES TO ENSURE EFFICIENCY,  
EFFECTIVENESS AND HIGH ETHICAL STANDARDS**

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, on July 10, 2006, on November 9, 2006 and on March 26, 2007, the Board held a Workshop on Affordable Housing on October 16, 2006 and the Board received and discussed Interim Reports submitted by the Task Force to the Board at the August 2, 2006 and the November 22, 2006 meeting.

At the Board meeting on November 22, 2006, the Board authorized 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.

Further, based upon the discussions at the Board meetings, the Task Force met on March 26, 2007 and reviewed and approved a set of recommendations to guide the Blue Ribbon Committee in creating an Employee Home Loan Program. The purpose of the adoption of such recommendations is to provide the Blue Ribbon Committee with a more specific sense of the intent of the Board in creating such a program, but to allow the Blue Ribbon Committee sufficient flexibility to adapt the program to the needs of MDCPS employees. Attached hereto is the suggested Employee Loan Program criteria. (Attachment A)

**REVISED<sup>2</sup>**  
**H-13**

**ATTACHMENT B-1**

The Task Force on Affordable Housing and Compensation Trust has completed the tasks assigned to it by this Board, and, unless the Board requires further recommendations or work on this issue, requests that the Board thank the members of the Task Force and discharge them from further duties.

**ACTION PROPOSED BY  
EVELYN LANGLIEB GREER:**

That the School Board of Miami-Dade County, Florida, authorizes the Superintendent (or the Task Force) to prepare the documents as follows:

1. To recommend that the Blue Ribbon Committee consider the creation of an Employee Loan Program with the attached Employee Loan Program as a guideline as a part of the mission of the Miami-Dade Schools Workforce Housing Foundation for the purpose of facilitating the acquisition of affordable housing for the employees of the District.
2. To thank the members of the Task Force on Affordable Housing and Compensation Trust and discharge them from further duties and dissolve the Task Force.

**Miami-Dade Schools Workforce Housing Foundation  
Teachers Loan Program**

- The purpose of the Miami-Dade Schools Workforce Housing Foundation Teachers Loan Program is to assist MDCPS teachers to purchase homes in Miami-Dade County. The Program will enable MDCPS to recruit and retain professional staff and teachers and reduce turnover of teachers while enhancing the stability and standard of living of the workforce in Miami-Dade County.
- The Blue Ribbon Committee will undertake to create a financial model to determine the minimum and maximum amount of the teacher's loan, the anticipated repayment schedule, interest earned and cost of administration for approval by the administration.
- Blue Ribbon Committee will create and oversee the Teachers Loan Program on the following general terms, subject to further detailed terms and conditions adopted by the Foundation and approved by the Superintendent:
  - Full time MDCPS teachers shall be eligible for the Loan Program no sooner than the first anniversary of their employment.
  - Teachers may borrow up to \$25,000 solely for the purpose of buying a place to live.
  - The Loan may be at low interest, interest only, have a grace period of six months before interest payments begin or have no interest for up to the term of the Loan, depending on the incentives created by the Foundation in cooperation with the Superintendent for recruiting and retaining teachers.
  - In the event that teachers are no longer employed by MDCPS, they shall have a period of two years/three years to repay the Loan.
  - The Loan shall be for a term of five years/ten years at which time it shall be due in full.
  - The Loan shall be only for first time home buyers/ any buyer.
  - The Loan shall be only for Teachers earning up to \$75,000 and/or with total household income up to \$100,000.
  - The Loan shall be a second or third mortgage on the home, so long as the total loan payments, plus real estate taxes and insurance, do not exceed 50% of the teacher's net disposable household income.
  - In the event that the teacher sells the home within three years of purchase, the teacher shall be required to pay the principal balance of the Loan plus market interest on the Loan instead of low or no interest as may have been charged on the Loan.
- The Foundation would seek additional housing assistance for teachers 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 to assist MDCPS teachers to purchase and retain home ownership.
- The Foundation will try to match the needs of the School Systems teachers so that the Teachers Loan Program assists the largest group of teachers to purchase and retain home ownership.

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**Attachment A**

## **Miami-Dade Schools Workforce Housing Teachers Loan Program Guidelines**

- The purpose of the Miami-Dade Schools Workforce Housing Teachers Loan Program is to assist MDCPS teachers to purchase homes in Miami-Dade County. The Program will enable MDCPS to recruit and retain professional staff and teachers and reduce turnover of teachers while enhancing the stability and standard of living of the workforce in Miami-Dade County.
- The Blue Ribbon Committee will create a financial model to determine the minimum and maximum amount of the teacher's loan, the anticipated repayment schedule, interest earned and cost of administration for approval by the administration.
- Blue Ribbon Committee will create and oversee the Teachers Loan Program on the following general terms, subject to further detailed terms and conditions approved by the Superintendent:
  - Full time MDCPS teachers shall be eligible for the Loan Program no sooner than the first anniversary of their employment.
  - Teachers may borrow up to \$50,000 solely for the purpose of buying a homesteaded residence.
  - The Loan may be at low interest, interest only, have a grace period of six months before interest payments begin or have no interest for up to the term of the Loan, depending on the incentives created in cooperation with the Superintendent for recruiting and retaining teachers.
  - In the event that teachers are no longer employed by MDCPS, they shall have a period of two years/three years to repay the Loan, which will be subject to evaluation.
  - The Loan shall be for a term of five years/ten years at which time it shall be due in full. In any event the loan shall be due on sale or if property ceases to be homestead.
  - The Loan shall be only for Teachers earning up to \$75,000 and/or with total household income up to \$100,000, with a cost of living adjustment to be made annually.
  - The Loan shall be a subordinate mortgage.
  - This program is only available one time.
- The Blue Ribbon Committee Workforce Housing would seek additional housing assistance for teachers 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 to assist MDCPS teachers to purchase and retain home ownership.
- The Blue Ribbon Committee Workforce Housing will try to match the needs of the School Systems teachers so that the Teachers Loan Program assists the largest group of teachers to purchase and retain home ownership.

## RESPONSES FROM DEVELOPERS RFI/Q

DEVELOPER	HAVEN ECONOMIC DEV. INC.	CENTURY HOMEBUILDERS OF SOUTH FLORIDA	MIAMI BEACH COMMUNITY DEVELOPMENT CORPORATION	CENTRO CAMPESINO - FARMWORKER CENTER, INC.	BHI DEVELOPERS, LLC
UNITS CLOSED LAST YEAR	8	67	17	34	138
DOLLAR AMOUNT OF UNITS CLOSED IN LAST YEAR	\$1,565,000.00		No Response	\$3,642,000.00	\$111,350,000.00
LIST OF CURRENT INCENTIVES FOR TEACHERS	Subsidies for 50% - 120% of median income levels	No Response	No Response	No Response	Up to 3% closing cost assistance. Only \$990. Downpayment No Association Fee for 1 year
ADDITIONAL REDUCTION OR INCENTIVES	Closing Cost Assistance Reduction in Sales Price Upgrades Rent to Own	Closing Cost Assistance Reduction in Sales Price Upgrades	Closing Cost Assistance Mortgage Subsidy Soft Second Mortgage	Closing Cost Assistance Mortgage Subsidy Miami-Dade Bond Program	Closing Cost Assistance Mortgage Subsidy Soft Second Mortgage Reduction in Sales Price Upgrades Rent to Own
DOLLAR VALUE PER UNIT SOLD FOR EACH REDUCTION	No Response	No Response	No Response	No Response	\$ 8,000 - \$ 10,000
REDUCTION OR INCENTIVE APPLICABLE TO ALL UNITS	YES	No Response	No Response	No Response	YES
COMPLAINTS FROM CONSTRUCTION TRADE QUALIFYING BOARD	NONE	NONE	NONE	NONE	NONE
REFERENCES FROM GOVERNMENTAL ENTITIES	7 REFERENCES	NO	3 REFERENCES	1 REFERENCES	1 REFERENCES
FIRST TIME HOMEOWNER TRAINING EXPERIENCE	HUD approved counseling agency	NO	HUD approved counseling agency	YES	YES
<b>ATTACHMENT A</b>					
NAME OF PROJECT	2006 - 2007 Single Family Infill 2002 - 2006 Rehab Homes	Century Estates I, II, III, IV, V Kendall Breeze I & II Kendall Breeze West Century Lakes Islands at Doral 1 & 2 Southwind Cove Entrada at Sunrise	MBDCD: Scattered Sites	Florida City Village	La Hacienda Antigua The Sterling
TOTAL SELL OUT OF PROJECT	\$23,640,885.00		No Response	\$10,204,000.00	\$190,900,000.00
LOCATION	Miami Opa Locka North Miami Beach	West Dade	Miami Beach	Florida City	Hialeah West Palm Beach
TOTAL UNITS CLOSED	182	3088	302	104	984
TYPE OF UNITS	Single Family Duplex	Single Family Townhouse	Condo	Single Family Home	Condos
BANKS INVOLVED IN FINANCING	VARIOUS	Wachovia, Regions, Ocean Bank	Northern Trust Bank HSBC Bank Commerce Bank Citibank	Citibank Wachovia Bank of America City National Bank	Country-wide Wells Fargo South Atlantic Mortgage Chase Bank Popular Mortgage
PRICE RANGE	\$ 70,000. - \$ 226,750.	\$ 215,990. - \$ 430,990.	\$ 150,000 - \$ 225,000	\$ 80,000. - \$ 107,500.	\$ 134,990. - \$ 340,990.
AMOUNT OF BOND AND PROVIDER	N/A	N/A	N/A	Gray Construction Corner's Construction Slitek Group Amount: \$ 8,352,038.00	N/A
PRICE RANGE	\$ 70,000. - \$ 226,750.	N/A	\$ 150,000 - \$ 225,000	\$ 80,000. - \$ 107,500.	\$ 134,990. - \$ 340,990.
NUMBER OF UNITS SOLD/CLOSED	182	N/A	302	37	984
SUBSIDIES PROVIDED	FLORIDA HOUSING ASSISTANCE, SHIP, HOME, MMAP AND STATE BOND FINANCING	N/A	SHIP, SURTAX, MMAP	SHIP, SURTAX, HOME	No Response

**ATTACHMENT C**



## RESPONSES FROM DEVELOPERS RFI/Q

DEVELOPER	HAVEN ECONOMIC DEV. INC.	CENTURY HOMEBUILDERS OF SOUTH FLORIDA	MIAMI BEACH COMMUNITY DEVELOPMENT CORPORATION	CENTRO CAMPESINO - FARMWORKER CENTER, INC.	BHI DEVELOPERS, LLC	
<b>ATTACHMENT B:</b>						
1	NAME OF PROJECT	Hamlets Single Family/Townhome/Duplex	No Response	Scattered Sites	Florida City Village Phase VI	The Ellington at County Line The Preserve at Avery Lakes Montecarlo Condominiums Vista Iago at the Hammocks
2	TOTAL AMOUNT OF PROJECT	\$8,790,000.00	No Response		\$1,331,000.00	\$163,250,310.00
3	LOCATION	NW MIAMI VARIOUS IN MIAMI DADE		North & South Beach	Florida City	Miami Gardens Sunrise North Miami Kendall
4	NUMBER OF UNITS SOLD/CLOSED	10	No Response	17	13	636
5	TYPES OF UNITS	Condo Townhouse	No Response	Condos	Single Family Homes	Condos Townhouses
6	BANKS INVOLVED IN FINANCING UNITS	Washington Mutual	No Response	Northern Trust Bank HSBC Bank Commerce Bank Citibank	Citibank Wachovia Bank of America City National Bank	First Equity Mortgage Citibank
7	PRICE RANGE	\$ 100,000 - \$ 200,000	No Response	\$ 150,000 - \$ 225,000	\$ 100,000. - \$ 200,000.	\$ 100,000. - \$ 300,000.
7a	# OF UNITS AVAILABLE	38	No Response	No Response	13	649
7b	AVAILABLE CLOSING DATE	11/28/2007	No Response	No Response	June 2008	
7c	# OF BED/BATHS	4/3, 4/2, 3/3, 3/2, 3/1, 2/1.5 & 1/1	No Response	No Response	4/2 & 3/2	1/1, 1/1.5, 2/2, & 3/2
8a & b	PERFORMANCE BOND AMOUNT AND PROVIDER	N/A	No Response	No Response	Sitek Group - \$ 1,177,696.00	N/A
9	SUBSIDIES PROVIDED	80% Median Income Downpayment Assistance MMAP Additional if property is located in City of Miami	No Response	No Response	Surtax, SHIP and HOME	Up to 3% Closing Cost Assistance \$ 990 Downpayment No Developer Fee Discounted Price for Teaching Professionals No Homeowners Association Fee for One Year
<b>ATTACHMENT C</b>						
1	NAME OF PROJECT	No Response	Century Grand Century Gardens Century Gardens Village	No Response	Florida City Village Phase VI	No Response
2	TOTAL SELL OUT OF PROJECT	No Response	No Response	No Response	No Response	No Response
3	LOCATION	No Response	Doral	No Response	Florida City	No Response
4	NUMBER OF UNITS SOLD	No Response	688	No Response	13	No Response
5	TYPES OF UNITS	No Response		No Response		No Response
6	BANKS INVOLVED IN FINANCING UNITS	No Response	Wachovia, Regions	No Response	Wachovia, Citi Bank, Bank of America	No Response
7	PRICE RANGE	No Response	\$ 200,000. - \$ 500,001.	No Response	\$ 100,000. - \$ 200,000.	No Response
7b	# OF UNITS AVAILABLE	No Response	2030	No Response	10	No Response
7b	AVAILABLE CLOSING DATE	No Response	2008 - 2009	No Response	TBD	No Response
7c	# OF BED/BATHS	No Response	2 - 5 Bedrooms / 2-3 Baths	No Response	4/2 & 3/2	No Response
8a & b	PERFORMANCE BOND AMOUNT AND PROVIDER	No Response	N/A	No Response	TBD	No Response

## RESPONSES FROM DEVELOPERS RFI/Q

DEVELOPER	PALM VIEW ESTATES LLC	LUCKY START	URBAN LEAGUE OF GREATER MIAMI, INC	BURSTYN PROPERTIES	BRIGHT BUILDERS, LLC	UNITED HOMES
UNITS CLOSED LAST YEAR	12	268	RENTALS	64	22	140
DOLLAR AMOUNT OF UNITS CLOSED IN LAST YEAR	No Response	No Response	RENTALS	\$22,500,000.00	No Response	\$35,000,000.00
LIST OF CURRENT INCENTIVES FOR TEACHERS	No Response	Closing Cost Assistance Reduction in Sales Price Upgrades	No Response	No Response	No Response	No Response
ADDITIONAL REDUCTION OR INCENTIVES	Closing Cost Assistance Upgrades	Specials for County Employees	Closing Cost Assistance Reduction in Sales Price Upgrades Rent to Own	Closing Cost Assistance Reduction in Sales Price Upgrades Rent to Own	Closing Cost Assistance Upgrades Special Financing	Closing Cost Assistance Reduction in Sales Price Upgrades Rent to Own
DOLLAR VALUE PER UNIT SOLD FOR EACH REDUCTION	Up to \$ 30,000.00	No Response	No Response	\$10,000.00	No Response	\$5,000.00
REDUCTION OR INCENTIVE APPLICABLE TO ALL UNITS	No Response	No Response	No Response	YES	YES	NO
COMPLAINTS FROM CONSTRUCTION TRADE QUALIFYING BOARD	NONE	NONE	NONE	NONE	NONE	NONE
REFERENCES FROM GOVERNMENTAL ENTITIES	NO	2 REFERENCES	2 REFERENCES	3 REFERENCES	NO	NO
FIRST TIME HOMEOWNER TRAINING EXPERIENCE	NO	YES	NO	YES	YES	NO
<b>ATTACHMENT A</b>						
NAME OF PROJECT	Olivia Homes	Garden Hills Garden Hills West Princes Gardens	No Response	Sage on 123 St. Sage on 15 St. Sage on Lenox Knickerbocker Sage on Alton	Parkview Estates	Emerald Lakes Santa Barbara Kendall Greens Santa Monica Townhomes Woodland Townhomes Tuscany Townhomes Monte Carlo Townhomes Santa Carolina Townhomes Catalina
TOTAL SELL OUT OF PROJECT	No Response	\$211,000,000.00	No Response	\$24,390,000.00	\$2,200,000.00	\$239,892,248.00
LOCATION	Southwest Miami-Dade	Southwest Miami-Dade	No Response	North Miami Miami Beach	Southwest Miami	Southwest Miami Homestead North Lauderdale Tamarac
TOTAL UNITS CLOSED	17	819	No Response	70	6	1222
TYPE OF UNITS	Single Family Home	Single Family Home	No Response	Condo	Single Family Home	Townhomes
BANKS INVOLVED IN FINANCING	Chase Bank of America	Bank of America	No Response	Union Bank Bank of Florida Colonial Bank	Multiple Institutions	Countrywide Popular Mortgage Wells Fargo
PRICE RANGE	\$ 225,000. - \$ 389,000.	\$ 130,000. - \$ 450,000.	No Response	\$ 125,000. - \$ 900,000.	\$ 455,000. - \$ 585,000.	\$ 129,990. - \$ 429,990.
AMOUNT OF BOND AND PROVIDER	N/A	\$ 7 million Bank of America	No Response	N/A	N/A	No Response
PRICE RANGE	No Response	\$ 130,000. - \$ 450,000.	No Response	No Response	No Response	No Response
NUMBER OF UNITS SOLD/CLOSED	No Response	150	No Response	No Response	No Response	No Response
SUBSIDIES PROVIDED	No Response	Special Mortgage Program	No Response	No Response	No Response	No Response

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## RESPONSES FROM DEVELOPERS RFI/Q

	DEVELOPER	PALM VIEW ESTATES LLC	LUCKY START	URBAN LEAGUE OF GREATER MIAMI, INC	BURSTYN PROPERTIES	BRIGHT BUILDERS, LLC	UNITED HOMES
	<b>ATTACHMENT B:</b>						
1	NAME OF PROJECT	No Response	Riverside Villas	The Village	La Citadelle White House Noml	The Palms Eureka Estates	No Response
2	TOTAL AMOUNT OF PROJECT	No Response	\$58,000,000.00	\$84,000,000.00	\$23,940,740.00	\$68,000,000.00	No Response
3	LOCATION	No Response	Southwest Miami-Dade	North West Miami	North Miami	Southwest Miami-Dade	No Response
4	NUMBER OF UNITS SOLD/CLOSED	No Response	215	0	19	37	No Response
5	TYPES OF UNITS	No Response	Townhouses	Condo	Condos	Single Family Homes	No Response
6	BANKS INVOLVED IN FINANCING UNITS	No Response	Bank of America	Washington Mutual	Colonial Bank Potential Buyer Financing Bank of America HSBC Chase Bank of Florida	Chase Mortgage	No Response
7	PRICE RANGE	No Response	\$ 200,000. - \$ 300,000.	\$ 100,000. - \$ 300,000.	\$ 100,000. - \$ 300,000.	\$ 200,000. - \$ 500,000.	No Response
7a	# OF UNITS AVAILABLE	No Response	19	340	106	170	No Response
7b	AVAILABLE CLOSING DATE	No Response	Immediately	2010	Immediately January 2009	June/August 2008	No Response
7c	# OF BED/BATHS	No Response	4/3 & 3/2 1/2	3/2, 2/2, & 1/1	1/1, 2/1, 2/2, & 3/2	5/3, 4/3, 4/2 1/2, 3/3, 3/2 1/2, 2/2	No Response
	PERFORMANCE BOND AMOUNT AND PROVIDER	No Response	\$ 500,000.00 Bank of America	TBD	N/A	N/A	No Response
9	SUBSIDIES PROVIDED	No Response	Seller Contributions Reductions Closing Cost Assistance	Down Payment Assistance Closing Cost Assistance Soft Second Mortgages	Downpayment Assistance Closing Cost Assistance Soft Second Mortgages	No Closing costs Preferential Rates Many extra discounts	HOP Funding MMAF Downpayment Assistance Closing Assistance Neighborhood Housing Services 2nd Mortgage Program City of Homestead Funds City of North Miami Funds
	<b>ATTACHMENT C</b>						
1	NAME OF PROJECT	Palm View Estates Homes	Bluewaters Mediterranea	No Response	No Response	No Response	Riviera Grand Santa Barbara Santa Monica St. Mortiz Mediterranea Bella Vista
2	TOTAL SELL OUT OF PROJECT	No Response	\$304,000,000.00	No Response	No Response	No Response	153,000,000.00
3	LOCATION	Southwest Miami-Dade	Southwest Miami-Dade	No Response	No Response	No Response	Homestead Southwest Miami North Lauderdale Lauderdale Lakes
4	NUMBER OF UNITS SOLD	12	680	No Response	No Response	No Response	277
5	TYPES OF UNITS		Townhouses Single Family Home	No Response	No Response	No Response	Single Family Homes Townhomes
6	BANKS INVOLVED IN FINANCING UNITS	Total Bank	Regions Bank	No Response	No Response	No Response	Chase Unifed Lending Bank of America Wells Fargo Addision Mortgage Bank United
7	PRICE RANGE	\$ 200,000. - \$ 300,000.	\$ 200,000 - \$ 400,000.	No Response	No Response	No Response	\$ 100,000. - \$ 500,000.
7b	# OF UNITS AVAILABLE	8	100	No Response	No Response	No Response	112
7c	AVAILABLE CLOSING DATE	Immediately	Immediately	No Response	No Response	No Response	Immediately 6-8 Months
8a & b	# OF BED/BATHS	3/2 1/2	4/3, 3/2 1/2 & 3/2	No Response	No Response	No Response	5/3, 4/3, 4/2 1/2, 3/3, 3/2 1/2, 2/2
	PERFORMANCE BOND AMOUNT AND PROVIDER	No Response	\$ 1 million - Regions Bank \$ 2.5 million - Bank of America	No Response	No Response	No Response	No Response

## RESPONSES FROM DEVELOPERS RFI/Q

DEVELOPER	NHS HOUSING DEVELOPMENT LLC	VITRAN HOMES CORP	CARIBE HOMES	LENNAR	LPR BUILDERS, INC	SOUTH KENDALL CONSTRUCTION CORP.
UNITS CLOSED LAST YEAR	16	90	530	1029	42	30
DOLLAR AMOUNT OF UNITS CLOSED IN LAST YEAR	\$2,460,000.00	\$27,000,000.00	No Response	No Response	No Response	No Response
LIST OF CURRENT INCENTIVES FOR TEACHERS	No Response	5% Incentive Upgrades Downpayment assistance Credit repair assistance	No Response	3% Reduction in Price	No Response	Price Reduction
ADDITIONAL REDUCTION OR INCENTIVES	Mortgage Subsidy	Closing Cost Assistance Reduction in Sales Price Upgrades Rent to Own Credit Repair	Closing Cost Assistance Reduction in Sales Price Upgrades Rent to Own Credit Repair	No Response	Reduction in Sales Price Rent to Own Program No Closing Cost	Closing Cost Assistance Reduction in Sales Price
DOLLAR VALUE PER UNIT SOLD FOR EACH REDUCTION	Varies	Varies	\$50,000	No Response	No Response	\$20,000.00
REDUCTION OR INCENTIVE APPLICABLE TO ALL UNITS	YES	YES	NO	YES	YES	YES
COMPLAINTS FROM CONSTRUCTION TRADE QUALIFYING BOARD	NONE	NONE	NONE	NONE	NONE	NONE
REFERENCES FROM GOVERNMENTAL ENTITIES	4 REFERENCES	NO	NO	NO	No Response	NO
FIRST TIME HOMEOWNER TRAINING EXPERIENCE	YES	NO	YES	NO	No Response	NO
<b>ATTACHMENT A</b>						
NAME OF PROJECT	West Little River Villa Jardin	Hummingbird Estates The Gables at Coral Way Pine Isle Estates Preserve's at Morningside	Leeward Isle Windward Isle Silver Palms Pebblebrooke Stonebrooke Milano	Villas of Carmel The Waterways The Breakers Tuscany Village	Netherlands at Islands at Doral	Arbor Park Palm Isle Estates The Shores Keys Landing Agusta Greens
TOTAL SELL OUT OF PROJECT	\$760,000.00	\$60,000,000.00	No Response		\$55,000,000.00	No Response
LOCATION	North Miami Northeast Miami	Southwest Miami Coral Gables Northwest Miami	Homestead	Homestead Cutler Bay South Miami	Doral	Homestead
TOTAL UNITS CLOSED	16	183	1343	1070	162	746
TYPE OF UNITS	Single Family Homes Condo	Single Family Homes	Single Family Home	Townhouse Single Family Home	Townhouse	Condo Townhomes Single Family Homes
BANKS INVOLVED IN FINANCING	HSBC Community Reinvestment Group	Hamilton Bank Totalbank Oceanbank Regions Bank	CRB Mortgage Chase Manhattan	Self Financed	Bank United US Century Bank	Wachovia Bank Southtrust Colonial Bank
PRICE RANGE	\$ 125,000. - \$ 190,000.	\$ 250,000. - \$ 600,000.	\$ 145,000. - \$ 389,000.	\$ 125,000. - \$ 447,000.	\$ 280,000. - \$ 400,000.	\$ 209,990. - \$ 475,990.
AMOUNT OF BOND AND PROVIDER	No Response	No Response	No Response	No Response	No Response	No Response
PRICE RANGE	\$ 190,000. - \$ 190,000.	No Response	No Response	No Response	No Response	No Response
NUMBER OF UNITS SOLD/CLOSED	16	No Response	No Response	No Response	No Response	No Response
SUBSIDIES PROVIDED	MMAP Donation from Sears Miami- Dade Surtax City of Miami	No Response	No Response	No Response	No Response	No Response

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## RESPONSES FROM DEVELOPERS RFI/Q

DEVELOPER	EB DEVELOPERS	URBAN DEVELOPMENT GROUP	HOMESTAR BUILDER, LLC	SORRENTO TOWNHOMES	ST. JOHN COMMUNITY DEVELOPMENT CORPORATION
UNITS CLOSED LAST YEAR	360	30	85	22	9
DOLLAR AMOUNT OF UNITS CLOSED IN LAST YEAR	No Response	No Response	\$27,952,000.00	No Response	\$1,356,000.00
LIST OF CURRENT INCENTIVES FOR TEACHERS	No Response	No Response	No Response	No Response	No Response
ADDITIONAL REDUCTION OR INCENTIVES	Closing Cost Assistance Reduction in Sales Price	Closing Cost Assistance Mortgage Subsidy Soft Second Mortgage Rent to Own Program	Closing Cost Assistance Mortgage subsidy Soft second mortgage Reduction in Sales Price Upgrades	Closing Cost Assistance Reduction in Sales Price Upgrades	Closing Cost Assistance Mortgage subsidy
DOLLAR VALUE PER UNIT SOLD FOR EACH REDUCTION	No Response	No Response	\$15,000.00	Up to \$ 35,000.	Up to \$ 70,000.
REDUCTION OR INCENTIVE APPLICABLE TO ALL UNITS	YES	No Response	NO	YES	NO
COMPLAINTS FROM CONSTRUCTION TRADE QUALIFYING BOARD	NONE	No Response	NONE	NONE	NONE
REFERENCES FROM GOVERNMENTAL ENTITIES	NO	No Response	No Response	NO	NO
FIRST TIME HOMEOWNER TRAINING EXPERIENCE	NO	No Response	YES	NO	YES
<b>ATTACHMENT A</b>					
NAME OF PROJECT	Promenade at Doral	Sunset Palm Villas Seybold Pointe Condominium Lake Vue Villas Phase I	Sunset Lakes Estates I&II Miller Landings Miller Cove I&II	Rosemont Condominiums Riverside Oaks Valencia at Abacoa	St. John Village Apartments
TOTAL SELL OUT OF PROJECT	No Response	\$44,600,000.00	\$78,917,000.00	\$45,000,074.00	Rentals
LOCATION	Doral	North West Miami Opa Locka	Southwest Miami	Palm Springs Tequesta Juniper	Northwest Miami
TOTAL UNITS CLOSED	500	393	345	226	14
TYPE OF UNITS	Condos/Villas	Condos Townhouses	Single Family Homes	Single Family Home Condo	Garden Apartments
BANKS INVOLVED IN FINANCING	All Banks	Suntrust Citibank	Suntrust Mortgage Commerce Bank Countrywide Mortgage Wells Fargo	Fidelity Farderal Bank Washington Mutual Word Savings Bank Chase Bank	Local Initiatives Support Services
PRICE RANGE	\$ 300,000. - \$ 600,000.	\$ 39,000. - \$ 250,750.	\$ 139,900. - \$ 559,900.	\$ 160,000. - \$ 550,000.	\$ 417.00 - \$ 527.00
AMOUNT OF BOND AND PROVIDER	No Response	No Response	N/A	No Response	\$ 100,000.00 Fidelity & Deposit Company of Maryland
PRICE RANGE	No Response	\$ 209,720. - \$ 225,000.	No Response	\$ 160,000. - \$ 550,000.	\$ 417.00 - \$ 527.00
NUMBER OF UNITS SOLD/CLOSED	No Response	18	No Response	226	10
SUBSIDIES PROVIDED	No Response	SURTAX, MMAP, HOP, CDBG, SHIP	No Response	Closing Cost Assistance	No Response

8 A&B

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## RESPONSES FROM DEVELOPERS RFI/Q

	DEVELOPER	EB DEVELOPERS	URBAN DEVELOPMENT GROUP	HOMESTAR BUILDER, LLC	SORRENTO TOWNHOMES	ST. JOHN COMMUNITY DEVELOPMENT CORPORATION
	<b>ATTACHMENT B:</b>					
	NAME OF PROJECT	Gables Marquis Condo	Lake Vue The Atrium	University Trail	Sorrento Townhomes, LLC	St. John Village Homes I
1						
2	TOTAL AMOUNT OF PROJECT	No Response	No Response	\$7,100,000.00	\$27,000,000.00	No Response
3	LOCATION	Coral Gables	NW Miami	Southwest	Unincorporated Dade Southwest	Northwest Miami
4	NUMBER OF UNITS SOLD/CLOSED	118	30	18	39	9
5	TYPES OF UNITS	Condo Townhouse	Condo Townhouse	Condo	Townhouse	Townhouse
6	BANKS INVOLVED IN FINANCING UNITS	No Response	Suntrust	Suntrust Mortgage Wells Fargo First Horizon	Amtrust Bank Chase Bank Georgetown Mortgage Wachovia Washington Mutual	Wachovia Chase BankAtlantic City National Bank of America
7	PRICE RANGE	\$ 300,000. - Over \$ 500,001.	\$ 100,000. - \$ 300,00.	\$ 200,000. - \$ 300,000.	\$ 300,001. - \$400,000.	\$ 100,000. - \$200,000.
7a	# OF UNITS AVAILABLE	37	111	12	21	2
7b	AVAILABLE CLOSING DATE	Jan-08	April 2008 December 2008	Feb-08	Immediately	Immediately
7c	# OF BED/BATHS	3, 2, 1	3/2 1/4, 2/2 1/4, 2/2, 1/1	3/2	4 & 3 bedrooms 2 & 3 baths	2/1 1/2
b	PERFORMANCE BOND AMOUNT AND PROVIDER	No Response	No Response	N/A	No Response	\$ 1,389,000.00 International Fidelity Insurance
9	SUBSIDIES PROVIDED	Price Reduction Closing Cost Assistance	Surtax, TrustFund	Closing Cost Assistance Mortgage subsidy Soft second mortgage Reduction in Sales Price Upgrades	Up to \$ 35,000. on certain Townhomes	Housing Finance Authority Metro-Miami Action Plan Closing Cost Assistance Downpayment Assistance City of Miami (2nd Mortgage Buydowns)
	<b>ATTACHMENT C</b>					
	NAME OF PROJECT	Promenade at Dorat Gables Marquis	No Response	Sunset Cove Cutler Bay Palms Southern Cay Miller Cove III	Sorrento Townhomes, LLC	No Response
1						
2	TOTAL SELL OUT OF PROJECT	No Response	No Response	\$65,639,000.00	\$27,000,000.00	No Response
3	LOCATION	Doral Coral Gables	No Response	Homestead Southwest Miami	Unincorporated Dade Southwest	No Response
4	NUMBER OF UNITS SOLD	230	No Response	119	39	No Response
5	TYPES OF UNITS	Condo	No Response	Single Family Home	Townhouse	No Response
6	BANKS INVOLVED IN FINANCING UNITS	All Banks	No Response	Wachovia Bank Suntrust Bank Wells Fargo	Amtrust Bank Chase Bank Georgetown Mortgage Wachovia Washington Mutual	No Response
7	PRICE RANGE	\$ 300,001. - Over \$ 500,000.	No Response	\$ 200,000. - \$ 500,000.	\$ 300,001. - \$400,000.	No Response
7b	# OF UNITS AVAILABLE	187	No Response	74	21	No Response
7c	AVAILABLE CLOSING DATE	Jan-08	No Response	July 2008 Sept 2008	Immediately	No Response
7c	# OF BED/BATHS	No Response	No Response	6/4 1/2, 6/3 1/2, 5/3, 4/2 1/2, 4/2 & 3/2	4 & 3 bedrooms 2 & 3 baths	No Response
8a & b	PERFORMANCE BOND AMOUNT AND PROVIDER	No Response	No Response	N/A	No Response	No Response

## RESPONSES FROM DEVELOPERS RFI/Q

DEVELOPER	NEO MANAGER, LLC	NARANJA PRINCETON CDC	BAME DEVELOPMENT CORP
UNITS CLOSED LAST YEAR	17	0	160
DOLLAR AMOUNT OF UNITS CLOSED IN LAST YEAR	\$5,000,000.00	No Response	No Response
LIST OF CURRENT INCENTIVES FOR TEACHERS	No Response	No Response	No Response
ADDITIONAL REDUCTION OR INCENTIVES	Closing Cost Assistance Reduction In Sales Price Upgrades	Mortgage Subsidy Reduction In Sales Price	Closing Cost Assistance Mortgage Subsidy Soft Second Mortgage Reduction In Sales Price Upgrades Rent to Own
DOLLAR VALUE PER UNIT SOLD FOR EACH REDUCTION	No Response	Up to \$ 35,000.	\$5000.00 - \$ 100,000.00
REDUCTION OR INCENTIVE APPLICABLE TO ALL UNITS	YES	YES	YES
COMPLAINTS FROM CONSTRUCTION TRADE QUALIFYING BOARD	NONE	NONE	NONE
REFERENCES FROM GOVERNMENTAL ENTITIES	1 REFERENCES	2 REFERENCES	2 REFERENCES
FIRST TIME HOMEOWNER TRAINING EXPERIENCE	YES	YES	YES
<b>ATTACHMENT A</b>			
NAME OF PROJECT	Sunset Palm Villas NEO Lofts NEO Vertika	Moody Drive Initiative	Miami River Tuscan Place Tuscan View Lafayette Square
TOTAL SELL OUT OF PROJECT	\$173,000,000.00	\$240,000.00	No Response
LOCATION	Northwest Miami Downtown Brickell	Homestead	Overtown Little Haiti
TOTAL UNITS CLOSED	950	2	N/A
TYPE OF UNITS	Townhouses Condos	Single Family Home	Affordable Rental Housing
BANKS INVOLVED IN FINANCING	Suntrust Bank Fannie Mae Wachovia Bank	N/A	Bank of America Fannie Mae
PRICE RANGE	\$ 29,000. - \$ 400,000.	\$ 117,000. - \$ 125,000.	No Response
AMOUNT OF BOND AND PROVIDER	\$ 110,000,000.00 Arch Insurance Co.	No Response	No Response
PRICE RANGE	\$ 29,000. - \$ 400,000.	\$ 117,000. - \$ 125,000.	\$ 117,000. - \$ 125,000.
NUMBER OF UNITS SOLD/CLOSED	937	2	2
SUBSIDIES PROVIDED	SHIP, SURTAX	SURTAX	Tax Credits SHIP HOME SAIL

8 A&B

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## RESPONSES FROM DEVELOPERS RFI/Q

	DEVELOPER	NEO MANAGER, LLC	NARANJA PRINCETON CDC	BAME DEVELOPMENT CORP
	<b>ATTACHMENT B:</b>			
1	NAME OF PROJECT	No Response	No Response	Miami Dade Infill Housing
2	TOTAL AMOUNT OF PROJECT	No Response	No Response	No Response
3	LOCATION	No Response	No Response	Miami
4	NUMBER OF UNITS SOLD/CLOSED	No Response	No Response	0
5	TYPES OF UNITS	No Response	No Response	Single Family Home
6	BANKS INVOLVED IN FINANCING UNITS	No Response	No Response	No Response
7	PRICE RANGE	No Response	No Response	\$ 100,000. - \$ 200,000.
7a	# OF UNITS AVAILABLE	No Response	No Response	4
7b	AVAILABLE CLOSING DATE	No Response	No Response	Mid February 2008
7c	# OF BED/BATHS	No Response	No Response	3/2
8a & b	PERFORMANCE BOND AMOUNT AND PROVIDER	No Response	No Response	None
9	SUBSIDIES PROVIDED	No Response	No Response	Miami Dade Infill Housing Program
	<b>ATTACHMENT C</b>			
1	NAME OF PROJECT	NEO Wind	No Response	No Response
2	TOTAL SELL OUT OF PROJECT	\$185,000,000.00	No Response	No Response
3	LOCATION	Brickell	No Response	No Response
4	NUMBER OF UNITS SOLD	400	No Response	No Response
5	TYPES OF UNITS	Condos	No Response	No Response
6	BANKS INVOLVED IN FINANCING UNITS	Wachovia Bank Countrywide Chase Bank of America	No Response	No Response
7	PRICE RANGE	\$ 200,000 - Over \$ 500,000.	No Response	No Response
7a	# OF UNITS AVAILABLE	58	No Response	No Response
7b	AVAILABLE CLOSING DATE	February 2008	No Response	No Response
7c	# OF BED/BATHS	1/1, 2/2 & 3/2	No Response	No Response
8a & b	PERFORMANCE BOND AMOUNT AND PROVIDER	\$ 90,000,000.00 Arch Insurance Company	No Response	No Response

**Blue Ribbon Committee on Workforce Housing  
Minutes of the January 23, 2008 Meeting**

Voting Members present:

Mr. A Buster Castiglia  
Mr. Zully Ruiz  
Ms. Sara Herald  
Mr. Erik Fresen  
Mr. Artie Leichner  
Mr. Humberto Alonso  
Mr. Gerald Silverman  
Dr. Grace Ali

School Board Members in attendance:

Ms. Evelyn Langlieb Greer  
Dr. Marta Perez  
Ms. Perla Tabares Hantman

Others in attendance:

Ms. Ofelia San Pedro  
Ms. Silvia R. Rojas  
Mr. Peter Shulman  
Dr. Jerome Levitt  
Ms. Ana Craft  
Ms. Hana Eskra

Mr. Zach Garvin  
Ms. Nadine Pierre-Louis  
Mr. Alberto Mijo, Jr.  
Ms. Susan Marie Kairalla  
Mr. Peter Ehrlich  
Ms. Bertha Valcancel

Ms. Libby Perez  
Ms. Ana Lara  
Ms. Denise Izquierdo  
Dr. Michael Krop  
(Former School Board Member)

**1. CALL TO ORDER**

The Blue Ribbon Committee Workforce Housing meeting convened in Conference Room 726 of the School Board Administration Building. The meeting was called to order at 2:16 p.m. by Mr. A. Buster Castiglia, Chair. Mr. Castiglia advised the Committee that newly appointed School Board Member, Dr. Wilbert "Tee" Holloway has selected Mr. Humberto Alonso as his appointee to the Committee.

**2. APPROVAL OF MINUTES**

The minutes of the Sub-Committee meeting on November 5, 2007 and the Committee meeting on December 12, 2007 were approved.

**3. TEACHER'S SURVEY**

Dr. Jerome Levitt provided the committee with an Executive Summary of the Teachers Survey. The results indicate that 12152 teachers responded to the survey, out of which 83% willing to make a commitment to the District in return for some housing incentives. There were 3900 comments received with the survey. The committee requested that the survey results be further analyzed to segregate the teachers who have been teaching in the District between 1 – 5 years.

Ms. Greer advised the Committee that she has spoken with two municipalities that are willing to contribute money to a program to provide affordable housing to teachers providing that the teachers agree to stay and work in their city.

**4. DEVELOPERS REQUEST FOR INFORMATION/QUALIFICATIONS**

The responses of the Developers RFI/Q were presented to the Committee in a summarized form. The Committee expressed the need for this information to be made available to teachers.

The Committee voted and unanimously approved the motion to recommend to the School Board that they:

- Allow a link on the District's website to both the County's Housing website and to the information received from the Developers Request For Information/Qualifications
- To communicate to all teachers advising them that this information will be available on the District's website.

**5. SCHOOL BOARD AGENDA ITEMS B-8 & H-13**

The Committee agrees with the concept of a Teacher's Loan Program and that the source of funding (other than public funds) should be further explored by the Committee and the School Board because the original concept of Bond financing is no longer available.

The Blue Ribbon Committee reviewed Attachment A of the H-13 Board Item and unanimously approved the motion to recommend that the School Board approve the revised Teacher Loan Program Guidelines.

**6. DEVELOPER SUBSIDY PROGRAM**

Due to unexpected circumstances Mayor Kevin Burns was not able to make it to this meeting. Staff will coordinate with Mayor Burns' office to reschedule his attendance at the next committee meeting.

**7. ADJOURNMENT**

Mr. Castiglia adjourned the meeting at 3.54 p.m.