

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, October 24, 2007 and November 28, 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 and a sub-committee meeting on Subsidy Programs of December 4, 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 November 28, 2007 meeting and the Minutes of the December 12, 2007 meeting.

REVISED

The next meeting of the Blue Ribbon Committee is scheduled for January 23, 2008 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.

**REVISED  
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**Blue Ribbon Committee on Workforce Housing  
Minutes of the November 21, 2007 Meeting**

Voting Members present:

Mr. A. Buster Castiglia  
Mr. Zully Ruiz  
Mr. Andres Asion  
Mr. Gerald Silverman  
Mr. Erik Fresen  
Mr. Artie Leichner  
Dr. Grace Ali

School Board Members in attendance:

Ms. Evelyn Langlieb Greer  
Dr. Marta Perez

Others in attendance:

Ms. Ofelia San Pedro  
Ms. Ana Craft  
Mr. Ruben Bertran  
Ms. Jannette Reyes  
Mr. Jaime Torrens  
Ms. Susan M. Kairalla

Ms. Silvia R. Rojas  
Ms. Libby Perez  
Mr. Fernando Martinez  
Ms. Luis Garcia  
Mr. Alex Khourn

Mr. Marvin Armstrong  
Ms. Bertha Valcarcel  
Mr. Alberto Milton, Jr.  
Ms. Aninely Mayoral  
Mr. Peter Shulman

**1. CALL TO ORDER**

The initial meeting of the Blue Ribbon Committee on Workforce Housing convened in conference Room 726 of the School Board Administration Building. The meeting was called to order at 10:09 a.m. by Mr. Castiglia, Chair. Dr. Grace Ali, Chief Financial Officer, was welcomed to the committee as the Superintendent's appointee.

**2. APPROVAL OF MINUTES**

The minutes of the October 24, 2007 meeting were approved.

**3. FINALIZE TEACHER'S SURVEY**

Mr. Shulman presented the Committee with the finalized Teacher's survey. The survey was scheduled to be distributed, to all teachers via an email directly from School Operations, on November 26, 2007. The committee requested the following changes be made to the Teacher's Survey prior to distribution:

- Add the question – What is the price of the home you would be looking to purchase?
- Add "Total Monthly Payment" and "Other" as options for the question – What is the greatest barrier to home ownership for you?

**4. UPDATE ON RFI/Q FOR DEVELOPERS**

Ms. Rojas informed the Committee that the Developers RFI/Q had been sent out to:

Ms. Truly Burton – Builders Association of South Florida  
Ms. Barbie Rodriguez – Latin Builders Association  
Mr. Arden Shank – Neighborhood Housing Services

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The RFI/Q was forwarded to all agencies that are listed with the Miami-Dade Community Development Corporation and subsequently by the Builders Association(s) to their network of builders. Mr. Bertran, of Vitran Homes, Corp., advised the Committee that it would be beneficial to have a section on the RFI/Q for the builders to provide contact information. Ms. Rojas advised the Committee that an additional form will be sent out requesting that information. In addition, Ms. Rojas informed the Committee that the responses of the Developers RFI/Q are due on December 13, 2007 to Procurement Management Services and the compiled information will be presented to the Committee at the January meeting.

**5. SCHEDULE OF SUBSIDY PROGRAMS**

Mrs. Rojas presented the Committee with a matrix of the subsidy programs which are available in Miami-Dade. Ms. Greer requested that the matrix be updated to include the general program offered by Miami Metro Action Plan in addition to the District 3 Teacher's Initiative, which was already listed. Ms. Sara Herald suggested that this matrix be updated by replacing acronyms with their full names, after which it should be made available to the teachers via a link on the website. Ms. Zully Ruiz noted that some of the programs on the matrix may be closed and suggested that staff verify programs are open before making the matrix available to teachers. Ms. Rojas noted that contacting these agencies directly may not be advisable for teachers to do directly. An updated schedule will be provided at the next committee.

**6. COMPLETION OF REMAINING TASK WITH TIMELINES**

The Committee agreed to have various financial institutions attend a Sub-Committee meeting on December 4, in order to provide the Committee with some insight as to the different programs which are available from the financial institutions. Mr. Castiglia will provide staff with a draft of the letter to be sent out to the financial institutions inviting them to the Sub-Committee meeting on December 4.

Mr. Shulman will work with the marketing department on ideas to communicate the actions of the Committee to the teachers.

**7. NEW BUSINESS**

Ms. Greer advised the Committee that she updates the Board on the progress of the Committee via a Board Item every month. It was suggested that the items include cost associated with the Blue Ribbon Committee Workforce Housing to the Board.

**8. ADJOURNMENT**

With no further actions the meeting was adjourned at 11:34 a.m.

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**Blue Ribbon Committee on Workforce Housing  
Minutes of the December 12, 2007 Meeting**

Voting Members present:

Ms. Zully Ruiz, Vice Chair  
Ms. Sara Herald  
Mr. Gerald Silverman  
Mr. Artie Leichner  
Mr. Andres Asion

School Board Members in attendance:

Ms. Evelyn Langlieb Greer  
Dr. Marta Perez

Others in attendance:

Ms. Silvia R. Rojas  
Ms. Ana R. Craft  
Mr. Peter Shulman  
Mr. Bernie Torra  
Mr. Ruben Bertran  
Mr. Tony E. Crapp, Sr.

Mr. David Westcott  
Mr. Peter Ehrlich  
Mr. William Wallace IV  
Ms. Susan Marie Kairalla  
Mr. Mike Baldwin  
Mr. Ken Fairman

Mr. Zach Garvin  
Ms. Patricia Braynon  
Ms. Barbara Jones  
Ms. Ana Lara

**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 2:01 p.m. by Ms. Zully Ruiz, Vice Chair.

**2. APPROVAL OF MINUTES**

The minutes of the November 21, 2007 meeting were approved.

**3. HOMEOWNERSHIP PROGRAMS**

Mr. David Westcott presented the committee with several different programs which are available through Florida Housing Finance Corporation. Mr. Westcott will provide an electronic version of information on these programs so that it may be circulated to our teachers via the website.

**4. DEVELOPER SUBSIDY PROGRAM**

Mr. William Wallace IV of Biscayne Landings addressed the Committee on a current workforce housing project called Pioneer Gardens. This a joint project with the City of North Miami and the Community Redevelopment Agency (CRA), whereby the CRA will be providing \$50,000 subsidy for each unit sold. The project is located 3 blocks from the North Miami Senior High School Replacement Project. The Mayor and the CRA Director will address the Committee at the next scheduled meeting. They are seeking to target professionals such as teachers in the North Miami Senior feeder pattern. Mr. Wallace will provide the Committee with an electronic version of information on this project.

**5. ECONOMIC UPDATE**

Mr. Mike Baldwin of Citigroup provided an economic update to the Committee. Due to weakening financial conditions related to the sub-prime mortgage crises there has been in the last few months a significant negative impact on the municipal market place. Mr. Baldwin noted that Duval County Schools has a pending Certificates of Participation

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(COPs) sale, a conventional school financing being underwritten by another bank. The sale has been pending since early November and has been impacted by the bond insurer's credit concerns. Citigroup considers that non-conventional financing such as they had previously proposed under the Opportunity Fund proposal are problematic at this time and should continue to be so for at least several months. The Opportunity Fund proposal would utilize School Board property as collateral for a bond financing program. The Committee discussed the Board directives for using School Board property as collateral for this type of bond financing program.

**6. WEBSITE**

Ms. Silvia Rojas advised the Committee that there have been some preliminary discussions with the County in utilizing their website to build a specific page for teachers. The web page would be linked from the School District's web site and the Blue Ribbon Committee would provide the content. The Committee approved the plan to partner with the County as proposed.

**7. UPDATE TEACHER SURVEY/ MARKETING PLAN/ DEVELOPERS RFI/ SUBSIDY SCHEDULE**

Mr. Peter Shulman presented the Committee with preliminary results of the Teacher's Survey. There were 8668 respondents to the survey. The final results will be presented to the committee at the January meeting.

**8. NEW BUSINESS**

- a. Organization of a Housing Fair in a minimum of 4 sites and at the new teacher orientation
- b. Request assistance of the Educational fund to work with a sub-committee of the Blue Ribbon Committee Workforce Housing to organize the Housing fair
- c. Recommend to the School Board that they allocate resources to create the teacher specific interface for the County's website.

**9. ADJOURNMENT**

Ms. Ruiz adjourned the meeting at 4.01 p.m.

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