

Dr. Steve Gallon III, Board Member

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SUBJECT: EXPLORATION OF DISTRICT TEACHER AND EMPLOYEE INFILL HOUSING PROGRAM

COMMITTEE: FISCAL ACCOUNTABILITY AND GOVERNMENT RELATIONS

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Miami-Dade County Public Schools (M-DCPS) stands at the epicenter of the community's stability, viability, and long-term success. In this posture, it must always remain fully cognizant and engaged in matters that will ultimately impact the education of students—the fulcrum of its mission as the nation's 3rd largest school district. The School Board has demonstrated a long-standing commitment to addressing, supporting, and partnering on issues and matters that not only impact its students, but that have an impact on the community at large. Issues that impact the safety, security, and stability of parents and families have always been of concern to the District and have provided both opportunities and obligations to lead—to serve. One of the most vexing issues facing Miami-Dade County, and quite frankly communities throughout the state and nation, is the issue of affordable housing.

Although the primary mission of M-DCPS, under the leadership of the School Board, is the education of students, continuously emerging issues regarding district owned property, and potential proposals for partnerships or sale regarding the same provide expanded opportunities for innovative approaches that are beneficial to the School Board, the community, employees, and remain aligned with its core mission. In doing so, the School Board must always be cognizant that Board-owned property was procured for the sole purpose of supporting the education of the community's children, and that any deviation in such use must be done in a prudent, public, procedural, and policy-driven manner.

The Constitutional, statutory and policy-based mission of the School Board “is to provide the highest quality education so that all students are empowered to lead productive and fulfilling lives as lifelong learners and responsible citizens.” This mission must always remain the fulcrum and the forefront of the School Board and District. This mission is implicated by the severe housing affordability crisis and increasing scarcity of land availability in Miami-Dade County, which directly impacts employees and their families, including M-DCPS students.

To address this issue, innovative approaches as those adopted and implemented by municipalities at the local, state, and national level should be considered and explored by the School Board. Presently, Miami-Dade County administers various affordable and workforce housing initiatives, including the County's Infill Housing Program, through the Miami-Dade County Department of Public Housing and Community Development. These initiatives are designed to expand affordable housing opportunities through the development of vacant or underutilized properties and partnerships intended to support income-eligible residents and

working families. Across the nation, school districts and local governments have increasingly explored workforce housing models and public-private partnerships to assist educators and essential employees in securing stable and affordable housing within the communities they serve, and this School Board continues to receive proposals for affordable housing projects.

The purpose of the Miami-Dade County Infill Housing Program is to expand affordable homeownership opportunities for working families and income-eligible residents while promoting neighborhood revitalization and long-term community stability. Through the strategic development of vacant and underutilized properties, the program seeks to increase the availability of affordable housing, strengthen existing communities, encourage economic development, and provide pathways to homeownership for very-low, low-, and moderate-income families throughout Miami-Dade County.

Under the program, Miami-Dade County identifies vacant parcels suitable for residential construction and collaborates with qualified developers to construct affordable single-family homes and town homes on those properties. The completed homes are then sold to eligible purchasers who occupy the residences as their primary homes. The program is designed not only to address housing affordability challenges, but also to return underutilized land to productive use, improve surrounding neighborhoods, and support broader community redevelopment efforts.

Additionally, the program includes long-term affordability protection intended to preserve affordable housing opportunities for future residents. Homes developed through the program are generally required to remain affordable for a minimum period of twenty years. Purchasers are required to execute an Affordable Housing Restrictive Covenant at closing, and resale restrictions apply during the affordability control period to ensure that the properties continue serving eligible homebuyers and advancing the public purpose of affordable workforce housing. Also, the program could utilize an infill housing model with pricing to qualify for second mortgage program support from the County, as well as downpayment assistance and FHA financing.

M-DCPS presently owns certain vacant and underutilized parcels of land throughout Miami-Dade County that may warrant further exploration for potential workforce and infill housing opportunities benefiting teachers and eligible district employees. While the District has recently explored opportunities associated with the development and utilization of certain district-owned properties, there remain parcels that are not currently being utilized for educational purposes, are not conducive or suitable for large-scale commercial or institutional development, and continue to generate ongoing maintenance, landscaping, security, and operational costs to the District.

Such properties may present an opportunity for the District to explore innovative and strategic infill housing models designed to support workforce stability, employee retention, affordable homeownership opportunities, and neighborhood revitalization. Infill housing development on appropriately identified district-owned parcels could provide a productive public use for otherwise underutilized land while assisting teachers and other eligible employees who continue to face increasing housing affordability challenges throughout Miami-Dade County. Accordingly, this item directs the Superintendent to explore this initiative.

This item has been reviewed and approved by the Office of the General Counsel as to form and legal sufficiency.

**ACTION PROPOSED BY
DR. STEVE GALLON III:**

That The School Board of Miami-Dade County, Florida directs the Superintendent to:

1. Review applicable constitutional provisions, state laws, School Board policies, and administrative procedures related to the use, lease, redevelopment, or disposition of district-owned property for potential workforce and infill housing initiatives.
2. Identify and assess vacant, underutilized, or non-instructional district-owned parcels that are not currently needed for present or anticipated educational purposes, are not conducive to large-scale institutional, residential, or commercial development, or continue to incur ongoing maintenance, landscaping, security, and operational costs to the District, and determine whether such parcels may be appropriate for an infill housing model.
3. Engage with Miami-Dade County, municipalities, affordable housing agencies, developers, nonprofit organizations and other strategic partners with a proven, successful track record and experience in infill housing to explore potential workforce housing partnerships and funding opportunities and develop a process for developing a list of prequalified firms to avoid a costly RFP process; .
4. Review the Miami-Dade County Infill Housing Program and similar workforce housing initiatives implemented by school districts and governmental entities to identify potential best practices and models for consideration.
5. Evaluate the legal, financial, operational, workforce, and community impacts associated with potential workforce and infill housing development on district-owned property.
6. Explore opportunities to support housing and homeownership access for eligible district employees, including teachers and essential support personnel.
7. Develop recommendations regarding any feasible partnership models, implementation strategies, affordability protections, eligibility criteria, and land use considerations associated with workforce housing initiatives.
8. Provide a report to the School Board at the Committee Meeting of September 2, 2026 outlining findings, feasibility considerations, partnership opportunities, challenges, and recommendations regarding potential workforce and infill housing initiatives.