

Memorandum



Date: February 25, 2021

To: J.D. Patterson
Chief Public Safety Officer

From: Daniella Levine Cava
Mayor

Subject: Memo Regarding Evictions

A handwritten signature in blue ink that reads "Daniella Levine Cava".

As I stated on February 8, 2021, Miami-Dade County shall continue to afford residents the federal protections from eviction and foreclosure provided by the Centers for Disease Control (CDC) and the Federal Housing Administration (FHA).

Renters facing eviction may qualify for protection by filing with the court a CDC declaration for a temporary halt in evictions. Renters may obtain a copy of the CDC declaration from any Miami-Dade branch library or Miami-Dade County Community Action Center. The declaration is available at www.axishelps.org and in English, Spanish and Haitian Creole at <https://www.miamidade.gov/global/initiatives/coronavirus/assistance/housing.page>.

Homeowners who have federally-backed mortgages are protected from foreclosure and do not need to take additional steps to access the foreclosure moratorium. The federal foreclosure moratorium was extended until March 31, 2021 by the U.S. Department of Housing and Urban Development. This FHA foreclosure moratorium does not apply to private mortgages. Similarly, the CDC eviction moratorium does not apply to squatters or commercial properties.

As I stated on February 8, the Miami-Dade Police Department (MDPD) shall resume the execution of writs of possession for commercial property beginning March 5, 2021. It was also announced that MDPD shall continue to effectuate removal of non-tenants who are identified as squatters, including those identified as squatters through legal actions of ejectment or unlawful detainer. Calls to MDPD regarding squatters shall be immediately referred to the Economic Crimes Bureau for prompt investigation.

My predecessor's policy withholding the service of all other writs of possession for cases filed after March 12, 2020, shall remain in effect to ensure that police resources are available to address the community's most pressing challenges. Writs of possession for cases filed on or before March 12, 2020, shall continue to be processed, as was the policy of my predecessor. Writs of possession are issued after a final judgment has been rendered by the courts.

On Wednesday, February 17, 2021, the Board of County Commissioners approved my administration's plan to use \$60 million in federal funds to assist property owners and tenants impacted by the pandemic. This program will provide residential landlords with up to 12 months of back-rent, up to \$3,000 per month per tenant. Tenants must show that they were negatively impacted by the pandemic and meet federal income requirements of 80 percent area median income (with priority given those who are at 50 percent and below). This program will provide thousands of landlords with needed financial assistance and will keep tenants in their homes during this pandemic. The rental assistance program will be administered by the Public Housing and Community Development Department (PHCD). Additional federal funds granted to the Community Action and Human Services Department will also be used to supplement the County's

rental assistance program. PHCD is working to expeditiously begin accepting applications with priority given to those landlords who have writs pending with MDPD.

My administration is committed to directly and compassionately addressing the compelling housing challenges facing our County during this public health emergency. The policies and programs outlined in this memo continue the County's policy of respecting the rights of property owners and law-abiding tenants impacted by the COVID-19 pandemic, while ensuring that vital police services are directed to addressing our community's most pressing needs during a public health crisis and providing new financial help to residential property owners and tenants.

c: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners
Geri Bonzon-Keenan, Successor County Attorney
Office of the Mayor Senior Staff
Alfredo "Freddy" Ramirez III, Director, Miami-Dade Police Department
Michael Liu, Director, Public Housing and Community Development Department
Annika Holder, Interim Director, Community Action and Human Services Department
Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
Yinka Majekodunmi, Commission Auditor
Melissa Adames, Director, Clerk of the Board