

MEMORANDUM

Agenda Item No. 11(A)(1)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: March 1, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to evaluate the feasibility of and provide recommendations for developing a Miami-Dade County employee first-time homebuyer assistance program through which County employees may utilize accrued annual leave time to pay closing costs, or down payment, or both associated with the purchase of a home; and requiring a report

Resolution No. R-219-22

This item was amended at the 2-10-22 County Infrastructure, Operations and Innovations Committee to permit County employees, as part of the proposed County employee first-time homebuyer assistance program, to utilize accrued annual leave time to help pay for the down payment, in addition to the closing costs, associated with the purchase of a new home, and to clarify that the funds do not need to be used on a reimbursement basis but may be used at closing and makes conforming changes to the title.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairman Jose "Pepe" Diaz.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: March 1, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(1)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(1)
3-1-22

RESOLUTION NO. _____ R-219-22

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EVALUATE THE FEASIBILITY OF AND PROVIDE RECOMMENDATIONS FOR DEVELOPING A MIAMI-DADE COUNTY EMPLOYEE FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM THROUGH WHICH COUNTY EMPLOYEES MAY UTILIZE ACCRUED ANNUAL LEAVE TIME TO PAY CLOSING COSTS, OR DOWN PAYMENT, OR BOTH ASSOCIATED WITH THE PURCHASE OF A HOME; AND REQUIRING A REPORT

WHEREAS, this Board values the vast and important contributions of Miami-Dade County employees; and

WHEREAS, homeownership has a weighty social and personal impact, contributing to the building of communities and familial wealth; and

WHEREAS, this Board desires to assist County employees in their efforts to purchase their first homes; and

WHEREAS, this Board desires to create a program through which County employees would have the opportunity to utilize accrued annual leave time and use such funds to cover the closing costs >>, or down payment, or both<<¹ associated with the purchase of a new home,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Directs the County Mayor or County Mayor's designee to evaluate the feasibility of and provide recommendations for developing a Miami-Dade County employee first-time homebuyer assistance program through which County employees may utilize accrued annual

¹ Committee amendments are indicated as follows: Words stricken through and/or [[double bracketed]] are deleted, words underscored and/or >>double arrowed<< are added.

leave time to pay closing costs >>, or down payment, or both<< associated with the purchase of a new home. The County Mayor or County Mayor's designee is further directed to incorporate the following terms into the proposed program: (1) County employees may only participate in the program once, contemporaneous with the purchase of their first home; (2) County employees must be employed with the County for a minimum of three years in order to participate and must leave a minimum of 80 hours in their annual leave bank; (3) funds must be used exclusively to ~~[[reimburse the payment of]]~~ >>pay<< closing costs, >>or down payment, or both,<< with proof of such verified by the County's Human Resources Department or other department as designated by the County Mayor or County Mayor's designee; and (4) the program must establish a maximum amount of accrued annual leave time eligible for use to ~~[[reimburse]]~~ >>pay<< closing costs >>, down payment, or both<<. The definition of first-time homebuyer shall be the same definition used in the County's Homebuyer Loan Program, codified in Article XII of the Code. However, there shall be no income requirements for County employees to participate in the program. The County Mayor or County Mayor's designee is directed to include in any recommended program a process for ensuring that funds made available by this program are used for their intended purpose.

Section 2. Directs the County Mayor or County Mayor's designee to provide a report to this Board within 90 days of the effective date of this resolution regarding the directive in section 1, above. Such report shall provide a recommended outline of this program and a fiscal impact analysis of the recommended program as set forth in section 1 as well as alternative or additional terms the County Mayor or County Mayor's designee may propose. The completed report shall be placed on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Chairman Jose “Pepe” Diaz. It was offered by Commissioner **Sen. Rene Garcia**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

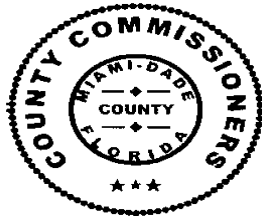
	Jose “Pepe” Diaz, Chairman	aye	
	Oliver G. Gilbert, III, Vice-Chairman	absent	
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of March, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Basia Pruna
Deputy Clerk



Approved by County Attorney as to form and legal sufficiency. Blaw

Brenda Kuhns Neuman