

MEMORANDUM

Amended
Agenda Item No. 7(F)

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

DATE: (Second Reading 7-7-22)
May 17, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance relating to impact
fees; amending chapter 33E of
the Code; providing impact fee
exemption for workforce housing
units up to 120 percent of area
median income, subject to
conditions; revising impact fee
deferral requirements; making
technical changes

Ordinance No. 22-80


The accompanying ordinance was prepared and placed on the agenda at the request of Co-Prime Sponsors Commissioner Jean Monestime and Commissioner Kionne L. McGhee, and Co-Sponsors Senator René García, Vice-Chairman Oliver G. Gilbert, III, Commissioner Keon Hardemon, Commissioner Danielle Cohen Higgins and Commissioner Eileen Higgins.


Geri Bonzon-Keenan
County Attorney

GBK/smm

Date: July 7, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Social Equity Statement and Fiscal Impact Statement for Ordinance Relating to Impact Fees Exemptions for Workforce Housing Developments

The proposed ordinance amends the Code of Miami-Dade County relating to impact fee exemptions for affordable and workforce housing development in the incorporated and unincorporated areas. The proposed ordinance expands the current impact fee exemption for affordable housing of up to 80% of the County’s Area Median Income (AMI) to now include housing developments targeted for housing for up to 120% of AMI.

Impact fees are commonly charged by local governments in connection with new development to mitigate the off-site impacts created by said development on services such as fire, police, parks and roadways. The fees vary based on the nature of the development and are used to fund capital improvements to ensure that adequate infrastructure exists to accommodate growth. County departments use impact fee revenue to fund projects to build new and/or improved roadways, parks, police and fire stations and to fund their eligible equipment. Although not subject to the proposed ordinance, the Water & Sewer Department assesses connection fees in relation to its services. The County also collects impact fees on behalf of the School Board for educational facilities. However, waiver of those fees in connection with this proposal would require the consent of the School Board pursuant to the applicable requirements of the Interlocal Agreement Between Dade County and The School Board of Dade County, Florida, related to Educational Facilities Impact Fee Monies dated September 28, 1995.

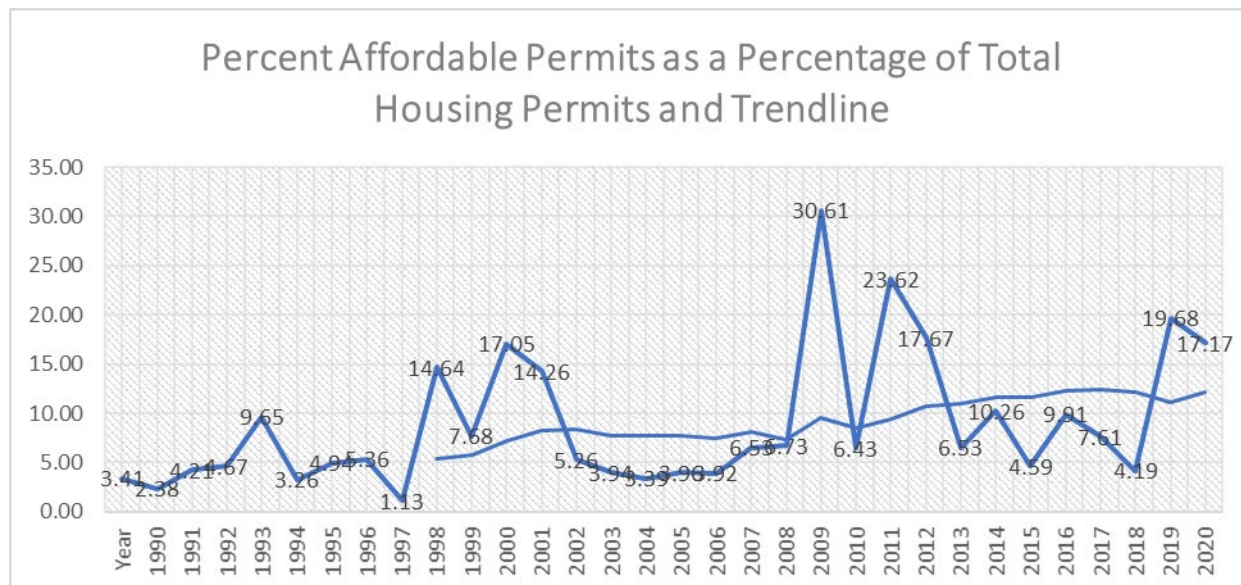
Currently, the Code allows for only the deferral of impact fees for workforce housing developments that target housing from 80% to 140% of AMI, but not a full exemption of the fees. Only housing for income ranges up to 80% of AMI qualifies for the exemptions. The proposed ordinance would broaden the ability to waive impact fees to housing projects up to 120% of AMI. Although the County’s workforce housing allowance is up to 140% of AMI, the Florida Legislature recently amended section 163.31801 of the Florida Statutes to authorize counties to provide for an exception or waiver of an impact fee up to 120% of the Area’s Median Income.

Social Equity Statement

Implementation of the proposed ordinance aligns with the County’s effort to provide incentives for the development of additional workforce housing units within Miami-Dade County. Currently the County provides density bonus and expedited reviews for projects that consist of workforce housing and/or affordable housing. Eliminating impact fees for workforce adds the same monetary incentive already provide for affordable units. The development industry has expressed that waiving impact fees for units in this range would further incentivize the production of more workforce housing and is also identified by the Florida Housing Finance Corporation in their 2017 “Affordable Housing Workgroup” Report. The 2017 State Legislature created the Affordable Housing Workgroup to review housing in Florida with respect to land use, building codes and other inclusionary practices as it relates to affordable housing. The Workgroup was also charged with hearing from the

development industry in developing strategies for low-income housing. The report indicates that one of the regulatory barriers to housing affordability are impact fees. The report studied over 80 local governments and found that approximately 25% of the jurisdictions do not levy any impact fees and nearly 30% of the ones that do provide mechanisms to waive fees, in part or in whole, for affordable housing.

The existing impact fee waiver for affordable units (80% of AMI and under) was introduced by the County for the first full year in 1990. The County can accurately identify the total number of affordable units at 80% or below of AMI, whether built in the municipalities or the unincorporated area because they must identify as such with the County to receive the exemption. Because the waiver of affordable impact fees began at the same time as when impact fees were first introduced and applied to permits, no prior data on the production of affordable units is available. Therefore, the County cannot determine conclusively whether the waiver facilitated or incentivized the production of additional affordable units. The 10-year moving average for the percent affordable units as a percentage of total housing units ranges from 5% to 12% today.



Unlike the above-described affordable units under 80% of AMI, development with units over 80% of AMI do not identify as workforce as the impact fee waiver does not pertain to those units. Although the County expedites workforce and affordable housing project permit submittals, this tracking does not identify the specific number of workforce housing units being produced, but rather only that the total project does contain some workforce housing (thus making the project plan eligible for expedited review). The County therefore cannot extrapolate the number of new units between 80-120% of AMI.

Furthermore, the County's Department of Public Housing and Community Development (PHCD) does not have complete historical records of the number of built workforce housing units for several reasons. Because of the wide range of housing programs and funding mechanisms, not all projects fall under PHCD's jurisdiction and workforce housing projects in the municipalities do not always fall under the County's authority. Notwithstanding, based on approved projects within the County or under the County's purview, PHCD estimates that over 3,000 housing units between 80-120% of

AMI will be built over the next 3 years. When factoring municipal and other projects, this could be as high as 5,000 units within next 3 years. Taking an average of the estimate, this would amount to approximately 1,300 units per year. Because there are a multitude of variables that determine housing costs, such as land value, materials, other regulatory and economic factors, and a wide range of workforce and/or inclusionary policies and incentives, the evaluation and measurement of the success of housing policy and implementation is difficult. Though many publications and reports do recommend impact fee waivers and adjustment as a part of a wide variety of implementing tools, it is not evident that waiving fees uniquely promotes more workforce housing units.

Fiscal Impact Statement

Waiving impact fees will have a fiscal impact to Departments assessing impact fees and will result in less revenue for the County. To estimate the potential fiscal impact if this ordinance is adopted, staff examined the last 5 years of impact fee revenue collected and averaged to a yearly amount and compared this figure to the amount waived for affordable housing for units less than 80% of AMI. Yearly, the County collected \$140.7 million in combined impact fee revenue (Roads, Fire, Police and Parks). A total of \$6.7 million was exempted based on a yearly average of 1,381 permitted affordable housing units. Please note that the total exempted for affordable housing in both the incorporated and unincorporated areas takes into consideration other existing credits and vested development rights, which lowers the total collection. On average, when factoring unit type, jurisdiction and vested rights, the average waived amount per unit is \$4,855. The chart below breaks down the impact fee revenue collected, and affordable housing exemptions by impact fee type.

1 Year Average Impact Fee Revenue (based on 5 year estimate Jan 2017-April 2022)			
Fee Type	Total Collected	Total Exempted (1,381 Affordable Housing Units Permitted)	Average waiver per unit
Roads	\$119,288,352	\$5,092,384	\$3,687
Fire	\$9,454,695	\$289,096	\$209
Police	\$3,384,137	\$315,586	\$228
Parks	\$8,591,639	\$1,010,430	\$731
Grand Total	\$140,718,823	\$6,707,496	\$4,855


Assuming 1,300 new workforce housing units at 80-120% of AMI are permitted next year and factoring the average waiver per unit noted above (which incorporates both jurisdictional and unit type variables) the County could expect a loss in impact fee revenue of approximately \$6.25 million. This would lower the total collected to \$134.5 million per year assuming an average year of development. The chart below illustrates the impact fee revenue collected after introducing the workforce housing exemption and new additional workforce housing exemptions by impact fee type.

1 Year Estimated Impact Fee Revenue Loss (based on estimated 1,300 workforce housing units between 80-120% AMI)			
Fee Type	Total Collected	Total Exempted (1,300 workforce Housing Units Permitted)	Average waiver per unit
Roads	\$114,532,952	\$4,793,100	\$3,687
Fire	\$9,186,895	\$271,700	\$209
Police	\$3,092,137	\$296,400	\$228
Parks	\$7,653,039	\$950,300	\$731
Grand Total	\$134,407,332	\$6,311,500	\$4,855

Nevertheless, exempting impact fees will reduce upfront development costs for eligible applicants. The chart below depicts the potential maximum costs savings for applicants by residential unit type without accounting for any existing credit or vested development right (which would lower the collected fee as illustrated by the first chart whose figures reflected permitted actuals). The proposed ordinance does not waive any impact fees that may be independently assessed and collected by municipalities for services provided by said jurisdictions. Those fees vary by municipality and are not reflected in the below.

Projected Exemption Amount Per Unit Type (Based on 2022 Impact Fee Rates -- Non-UIA -- Park District 1)				
Fee Type	Single-Family	Townhouse	Apartment	Hi-Rise Apartment/Condo
Road	\$9,895.76	\$6,058.50	\$6,948.97	\$4,343.52
Fire	\$429.82	\$429.82	\$429.82	\$429.82
Police	\$555.53	\$555.53	\$555.53	\$555.53
Parks	\$2,488.88	\$2,287.34	\$1,542.02	\$1,542.02
Total	\$13,369.99	\$9,331.19	\$9,476.34	\$6,870.89

County departments rely on impact fee revenue to offset the impacts of new development and maintain adequate service levels. To the extent that the true fiscal impact of this additional fee waiver is unknown and may serve to delay implementation of needed departmental capital improvements, the Board may wish to provide this exemption on a temporary basis to allow the County time to collect more concrete data on the actual foregone revenue associated with the waiver and to arrive at a more robust assessment of its impacts on capital programming. This community is experiencing an affordability crisis and any all means for incentivizing the production of affordable housing should be considered. It is recommended that a sunset review provision allow at least 3 years to ensure adequate time for the development of workforce units under the program.



 Jimmy Morales
 Chief Operations Officer




MEMORANDUM

(Revised)

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

DATE: July 7, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Amended
Agenda Item No. 7(F)

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 _____

Amended
Agenda Item No. 7(F)
7-7-22

ORDINANCE NO. **O-22-80**

ORDINANCE RELATING TO IMPACT FEES; AMENDING CHAPTER 33E OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING IMPACT FEE EXEMPTION FOR WORKFORCE HOUSING UNITS UP TO 120 PERCENT OF AREA MEDIAN INCOME, SUBJECT TO CONDITIONS; REVISING IMPACT FEE DEFERRAL REQUIREMENTS; MAKING TECHNICAL CHANGES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, the use of impact fees is an accepted method of paying for public improvements, including roadway improvements, that must be constructed to serve new growth; and

WHEREAS, impact fees must not exceed a pro rata share of reasonably anticipated costs of public improvements, and the use of such funds must be limited to meeting the costs of the improvements necessitated by new development; and

WHEREAS, accordingly, there must be a reasonable connection, or rational nexus, between the need for public improvements and the growth in population generated by the new development, and a reasonable connection, or rational nexus, between the expenditure of the funds collected and the benefits accruing to the new development; and

WHEREAS, in accordance with this requirement, Miami-Dade County calculates and assesses impact fees upon new development pursuant to formulas that are based on the reasonably anticipated impact of new development on roadways, park and recreation facilities, police services, fire and emergency medical services, and educational facilities, and such funds are used for capital improvements to each service or facility necessitated by, and for the benefit of, that new development; and

WHEREAS, while impact fees are a necessary and important governmental tool used to pay for public improvements required by new development, they also are expensive to the development community; and

WHEREAS, as set forth in section 33-193.4 of the County Code, the County has long experienced a “shortage of housing affordable to individuals and families of moderate incomes, particularly those whose earnings range from 60 percent up to 140 percent of the County's median income, the ‘workforce target income group[,]’” which “includes many public employees and others employed in key occupations that support the local community,” and “the high cost and short supply of housing affordable to persons and families of moderate income mean that many employees in the workforce target income group cannot afford to live in Miami-Dade County”; and

WHEREAS, Miami-Dade County continues to experience a significant shortage of safe and stable affordable and workforce rental and homeownership units; and

WHEREAS, for buyers and renters alike, the coronavirus disease 19 pandemic has made housing significantly more expensive; and

WHEREAS, over the last two years, median home prices and rents across the United States have risen much faster than median incomes; and

WHEREAS, according to data compiled by the real estate listing aggregator RealtyHop, Miami is now the least affordable housing market in the United States; and

WHEREAS, in February 2022, RealtyHop reported that the median asking price for a home in Miami reached \$589,000.00, a 13.5 percent increase from the previous year; and

WHEREAS, according to RealtyHop’s analysis, a family in Miami earning the yearly median income of \$43,401.00 would need to spend nearly 80 percent of their household earnings on mortgage and property tax payments to afford the median home listed today; and

WHEREAS, according to another report from the real estate website Redfin, rents across the country increased by 14 percent at the end of 2021, which is the biggest jump in more than two years; and

WHEREAS, the Redfin report found that, in the past year, rents skyrocketed in South Florida and were the highest increases in the country; and

WHEREAS, according to Redfin, rents increased 36 percent in West Palm Beach, Fort Lauderdale, and Miami; and

WHEREAS, since the Redfin report was published, CBS News reported on May 2, 2022, that rents in South Florida have soared upwards to 57 percent since 2021; and

WHEREAS, further, based on currently available information, the Planning Division of Miami-Dade County's Department of Regulatory and Economic Resources projects that the available capacity for new single-family type housing units inside the Urban Development Boundary will be depleted by 2026; and

WHEREAS, on April 8, 2022, the County Mayor declared an affordability crisis in Miami-Dade County and has deployed the County's resources to expedite the production of affordable and workforce housing; and

WHEREAS, this affordability crisis has negatively impacted many households, including low-income and minority households, many of whom are cost-burdened or severely cost-burdened; and

WHEREAS, this Board has also adopted measures to address the affordability crisis, including the creation of the Workforce Housing Development Program of Miami-Dade County ("Workforce Housing Program"), Florida, codified in article XXIIA of chapter 33 of the County Code, which is one of many tools the County uses to provide incentives to increase the supply of workforce housing; and

WHEREAS, the Workforce Housing Program authorizes increases in development density and intensity to develop workforce housing to address the County’s great need; and

WHEREAS, developers consistently report that a significant impediment to development of workforce housing units, which is not offset by the incentives provided in the County’s Workforce Housing Development Program, is the high cost of impact fees, particularly for roadways; and

WHEREAS, the Florida Legislature recently amended section 163.31801, Florida Statutes, to expressly authorize counties to “provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in [section] 420.9071” without being “required to use any revenues to offset the impact” of such exception or waiver; and

WHEREAS, section 420.9071, Florida Statutes, sets the maximum threshold to qualify for incentives or programs for “housing that is affordable” at “120 percent of the area’s median income adjusted for family size”; and

WHEREAS, enactments of the Florida Legislature enjoy a presumption of constitutionality under the law; and

WHEREAS, in addition, the County is entitled to rely on a presumptively valid state statute, such as section 163.31801, that is enacted in good faith and by no means plainly unlawful; and

WHEREAS, since the adoption of Ordinance No. 89-130, shortly after the initial adoption of the original roadway impact fee legislation, the County has provided a limited impact fee exemption for “affordable housing,” which the County Code defines as housing for persons making up to 80 percent of area median income; and

WHEREAS, based on the Florida Legislature's express authorization, the County wishes to extend an impact fee exemption, similar to its existing affordable housing exemption, to workforce housing units for persons making up to 120 percent of area median income, which is the maximum threshold authorized by the Florida Legislature; and

WHEREAS, providing such an exemption reflects and furthers the legitimate legislative objective of incentivizing, encouraging, and facilitating the development of more affordable and workforce housing units in Miami-Dade County to combat the housing crisis and meet current demand; and

WHEREAS, in addition, providing this targeted impact fee exemption to the extent authorized by the Florida Legislature for affordable and workforce housing developments does not negatively affect developments that remain obligated to pay such fees, because the fee payers are only assessed impact fees calculated for the anticipated impact of their new developments, and they will continue to directly receive the benefits of their fee payments in the form of public improvements constructed to offset their developments' impacts; and

WHEREAS, the County defines workforce housing as housing for persons making between 60 and 140 percent of area median income, which is slightly higher than the definition used by the Florida Legislature; and

WHEREAS, section 33E-18 of the County Code currently provides for deferral of impact fees for all workforce housing developments, and that deferral program would remain available for workforce housing developments that serve between 120 and 140 percent of the area median income and are thus not eligible for the statutory exemption; and

WHEREAS, given the dire need for affordable and workforce housing units in this community, these exemptions and deferrals should also be available to any workforce housing units that are subject to the County's standard declaration of restrictive covenants for workforce housing units, regardless of whether those units are developed pursuant to a formal County or municipal program,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing recitals are incorporated herein and are approved.

Section 2. Chapter 33E of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Chapter 33E - ROAD IMPACT FEE ORDINANCE

* * *

Sec. 33E-14. - Exemptions and credits.

* * *

(d) *Additional exemptions.* Notwithstanding any other provisions of this chapter, development activity shall be exempt from the requirement of payment of impact fees upon a determination by the County Zoning Director that such activity is consistent with the Comprehensive Development Master Plan (CDMP) and conforms to one of the following:

(1) *Affordable housing.* Any portion of a residential development activity, which provides affordable housing as defined in sections 33E-5 provided that:

(i) *Exclusions.* There shall be no affordable housing exemption for:

a. a housing unit priced at more than \$75,000 unless approved by a governmental assistance program for a higher amount;

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

- b. a housing unit occupied by persons, families or households having total household assets (excluding pensions, annuities and the like) exceeding \$50,000 unless a governmental assistance program has approved a different amount; and
 - c. payment of educational facilities except pursuant to the applicable requirements of the Interlocal Agreement Between Dade County and The School Board of Dade County, Florida, related to Educational Facilities Impact Fee Monies dated September 28, 1995.
- (ii) Applicant must obtain such third party approvals as may be required by the County Zoning Director; and
 - (iii) Applicant must covenant with the County that the housing unit will remain affordable as defined in section 33E-5 for a period of 15 years.
 - a. Other such covenants and agreements may be required as provided in the road impact fee manual or by the County Zoning Department Director to insure that affordable housing purpose of the exemption is maintained.
 - b. Housing units that lose their affordable housing status prior to the expiration of five years from the date the exemption was granted shall be subject to payment of the impact fee in effect at the time said affordable status was lost and the County Zoning Director shall be authorized to lien the property if necessary to secure payment of the fee.

* * *

>>(8) Workforce housing. Any portion of a residential development activity that provides workforce housing units on site in accordance with the following:

- (i) For purpose of this exemption, “workforce housing unit” shall be as defined in article XIIA of chapter 33, except that the workforce housing target income range shall not exceed

120 percent of the most recent area median income for the County, adjusted for household size, reported by the United States Department of Housing and Urban Development or the Florida Housing Finance Corporation, as maintained by the Department.

(ii) To be eligible for this exemption, the workforce housing units must be: provided in accordance with chapter 33, article XIIA, an interlocal agreement adopted pursuant to that article, or a municipal workforce housing ordinance that imposes substantially similar requirements to obtain density or intensity bonuses as those provided in that article; or otherwise subject to a declaration of restrictive covenants that satisfies the requirements of section 33-193.13 and chapter 17, article IX.<<

(e) *Process for affordable >>or workforce<< housing, enterprise zone, and tax increment financing exemptions.*

(1) If an exemption is sought pursuant to paragraphs (1), (2), ~~[[33E-14]]~~ (3)>>, or (8)<< of subsection (d):

(i) Impact fees shall be paid prior to the issuance of the building permit. However, the feepayer shall be entitled to a refund pursuant to this chapter upon submitting a formal application for a refund to and receiving approval from the County Zoning Director, on a form acceptable to the Director.

(ii) In the alternative to paying the fee and applying for a refund, where a complete application is approved in accordance with this subsection prior to issuance of the building permit, the impact fees may be deemed to have been paid to the extent approved in the application.

(2) Application for a refund under >>this<< section ~~[[33E-14]]~~ shall be made within one year of the issuance of a certificate of completion, certificate of occupancy, or certificate of use for the building, whichever is later.

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*

(3) *Additional exemptions related to affordable >>or
workforce<< housing.*

- (i) Notwithstanding any other provision to the contrary, if an affordable >>>or workforce<< housing exemption is sought pursuant to ~~[[paragraph (1) of]]~~ subsection (d), community development corporations as defined in section 290.033(2), Florida Statutes, and community-based organizations as defined in section 420.602(4), Florida Statutes, that have received assistance from Miami-Dade County or the State of Florida in funding predevelopment costs to provide affordable housing to low and very low income families >>or for workforce housing as defined therein<< shall have the option of executing a covenant running with the land, in a form approved by the County Zoning Director, in lieu of payment of impact fees prior to the issuance of the building permit.
 - (ii) Joint ventures of either a community development corporation or a community based organization with a for-profit developer for the purpose of affordable >>or workforce<< housing development shall also have the right to execute the aforementioned covenant provided that the proposed ~~[[affordable]]~~ housing development for which an exemption is being sought has been approved by the applicable Miami-Dade County department.
- (f) The applicant shall supply all documentation necessary to validate the requested exemption along with any additional documentation that may be required by the County Zoning Director.

* * *

Sec. 33E-18. - Road Impact Fee Deferral For Certain Land Use Types.

- (A) Notwithstanding anything in the Code to the contrary, (i) an applicant for a building permit requiring payment of a road impact fee that exceeds \$25,000.00 may request a deferral of road impact fee payment for one-half of the assessed road

impact fee for a period of up to 3 years, or (ii) an applicant for a building permit for workforce housing units provided in accordance with chapter 33, article XIIA, an interlocal agreement adopted pursuant to that article, or a municipal workforce housing ordinance that >>imposes<< ~~[[provides]]~~ substantially similar requirements to obtain density or intensity bonuses as those provided in that article>>, or that is otherwise subject to a declaration of restrictive covenants that satisfies the requirements of section 33-193.13 and chapter 17, article IX<<, may request a deferral of 90 percent of the road impact fees assessed for those units for a period of up to five years, subject to the following terms, conditions, requirements and limitations:

* * *

Section 3. *Delayed implementation.* The provisions of section 33E-14(d)(8) providing an exemption from impact fees for workforce housing units shall not be implemented or otherwise deemed to apply until August 8, 2022. It is provided, however, that any feepayer who obtains a building permit after the effective date of this ordinance shall, upon application pursuant to section 33E-13, be entitled to a refund of any fees that would qualify for the exemption.

Section 4. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 5. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 6. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

July 7, 2022

Approved by County Attorney as
to form and legal sufficiency:

GKS for GBK

Prepared by:



Dennis A. Kerbel
James Eddie Kirtley
Terrence A. Smith

Co-Prime Sponsors: Commissioner Jean Monestime
Commissioner Kionne L. McGhee

Co-Sponsors: Senator René García
Vice-Chairman Oliver G. Gilbert, III
Commissioner Keon Hardemon
Commissioner Danielle Cohen Higgins
Commissioner Eileen Higgins