New Urban Communities

September 30, 2025

Mark Lubelski, City Manager
City of Sunrise
10770 W. Oakland Park Boulevard
Sunrise, Florida 33351

RE: **Applicant Request Letter Site Plan, Sunset Strip Square**
1577 Sunset Strip, Sunrise, Florida

Dear Mark,

On November 14, 2023, the City of Sunrise approved the site plan for the above referenced development (Resolution 23-168).

The approval cited above contained language requiring 25% or seven (7) of the homes to be affordable to households earning between 80% and 100% of the median household income for thirty (30) years, 25% or seven (7) of the homes to be restricted to households earning between 100% and 140% of the median household income for thirty (30) years, and 40% or twelve (12) of the homes to be restricted to households earning between 100% and 140% of the median household income for fifteen (15) years. The remaining three (3) homes were to have no restrictions.

As you know, since the project was initially conceived and approved, construction costs and interest rates have escalated dramatically. Those increases negatively impacted the economics of the project and called into question its financial feasibility. With the assistance of the City of Sunrise, we responded to a Broward County Request for Applications and were awarded a 0% loan for $1,305,000 to be used toward our development cost. This financing makes the project feasible and requires us to make all 29 homes affordable to households earning not more than 120% of the Broward County median household income for a period of fifteen (15) years.

We request the above-referenced document, (Site Plan Resolution), be amended to bring them into conformance with the County requirements, i.e., all 29 homes will be restricted to households earning not more than 120% of the Broward County median household income for a period of fifteen (15) years, which will allow us to receive the County financing. The change will lower the purchase price cap for over 75% of the homes in the community. The uniform fifteen (15) year restriction will make it easier for the units to be bought and sold in the future.

No other changes to the site plan or the project design are proposed other than the changes to the affordability requirements described above.

Perhaps the single most important goal of homeownership is to allow households to build equity over time. This allows households to better control their financial destiny than renting ever can. Overly long restrictions impede mobility, which is problematic because it locks owners into a home, deterring or preventing them from accepting new employment opportunities in different locations. It can also create a major hardship in the event of divorce or death, forcing households to find a buyer among a more limited pool of candidates in a short time. In these situations, the impact of a “forced” sale to another

income qualified buyer could result in a loss of whatever equity had been built up and would have been able to be captured if there was no time constraint on the sale. The shortest period Broward County will approve is 15 years and we request the City mirror that change.

Thank you for the opportunity to submit this request. Please advise if you need anything else. We are available to answer any questions you may have.

Sincerely,

New Urban Sunset Strip, LLC

Tim Hernandez
Digitally signed by Tim Hernandez
Date: 2025.09.30 16:26:37 -04'00'

Timothy L. Hernandez, AICP
Principal

C: Danielle Lima
Shannon Ley
Matthue Goldstein
John Primeau
Kevin Rickard
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