

Housing Study Pan American Estates Mobile Home Park

150 NW 68th St, Fort Lauderdale, FL 33309

November 18th, 2023

Housing Study

A Housing Study is required to comply with Florida Statutes Title § 723.083. The statute concerns Governmental action affecting the removal of mobile homeowners and states, "No agency of municipal, local, county, or state government shall approve any application for rezoning, land use change, or take any other official action, which would result in the removal or relocation of mobile homeowners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile homeowners."

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PAN AMERICAN ESTATES MOBILE HOME PARK

Introduction

The Urban Group, Inc. is a South Florida Public Sector Real Estate Consulting firm that specializes in the closure of mobile home parks, ensuring that the process, and our clients, strictly adhere to Chapter 513, Mobile Home and Recreational Vehicle Parks, Chapter 723, Florida Statutes, also known as the "Florida Mobile Home Act," and Chapters 61B-29 through 32 and 35, Florida Administrative Code, as well as CDMP-HO7E for Miami-Dade County.

The Urban Group (TUG) has specialized in managing the operations of and closure of mobile home parks and preparing housing studies in compliance with the statute for over 30 years. This is in addition to our real estate acquisition, property management, relocation, and real estate brokerage services.

Cypress Development, LLC has contracted TUG to prepare a Housing Study in compliance with Florida Statutes Title § 723.083. The statute concerns Governmental action affecting the removal of mobile homeowners and states, "No agency of municipal, local, county, or state government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile homeowners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile homeowners."

Pan American Estates Mobile Home Park (PAN AM MHP) is an all-ages Mobile Home Park (MHP) consisting of 239 Mobile Home Lease Lots. This is according to data from the Florida Department of Health, the Broward County Property Appraiser website, and an analysis of the data aggregated yearly by DATACOMP on MHPs in Broward County, Florida.

There are currently 35 vacancies, with 204 occupied mobile home units at an 85% occupancy rate. The property consists of two parcels. Parcel #1 will be referred to as Folio Number: 494203000541, and Parcel #2 as Folio Number: 494210000040. Parcel #1 is situated on a total of 70,385 square feet. Parcel #2 is located on a total of 991,359 square feet. The park's total size is 1,061,744 square feet or 24.37 acres. Parcel #1 is separated from Parcel #2 by McNab Road to the North and accounts for a small handful of mobile homes in the park.

PAN AM MHP comprises 184 single and 20 double-wide units with two- and three-bedroom units. The residents currently pay \$775.00 monthly in lot rent, which includes trash at \$46.00 and lawn care at \$18.00 per month. All homeowners are responsible for paying their own electric, water, cable, and all other utility payments.

Executive Summary

The Urban Group used data from several sources for this Broward County, Florida, Housing Study. The data was collected from November 4th to November 16th, 2023; all references are cited below. The study found an adequate supply of suitable replacement housing available for the displaced residents of PAN AM MHP.

Excluding SFH & Mobile Home searches conducted for this report, we restricted our search to a maximum monthly rent of \$2,000 per month. Our researchers did this to identify suitable replacement housing for the displaced residents of PAN AM MHP. We based the maximum rent of \$2,000 per month on our analysis and understanding of the local rental housing market and our extensive relocation experience in Broward County. We then weighed all these factors against the demographic data we compiled from the census tract for PAN AM MHP.

Based on this study's findings, there is an adequate supply of suitable replacement housing available for all 204 PAN AM MHP displaced residents to secure replacement housing. The pertinent results are summarized below:

- A search of the MLS in Broward County, Florida, identified seventy-four (74) single-family homes for rent between \$1,050 and \$2,500 per month. We identified twenty-seven (27) 1-bedroom, thirty-three (33) 2-bedrooms, and fourteen (14) 3+ bedrooms available.
- A search of the MLS in Broward County, Florida, showed Eight Hundred Ninety-Eight (898) 1, 2, and 3+ bedroom apartment units currently available for rent between \$1,000 to \$2,000 per month. This includes five hundred seventy-five (575) 1-bedroom units, three hundred and seventeen (317) 2-bedroom units, and six (6) 3-bedroom units.
- Research outside the MLS showed thirty-eight (38) SFHs currently available for rent in Broward County, Florida, between \$1 and \$2,500 per month. We identified four (4) 1-bedroom SFHs, twenty-eight (28) 2-bedroom units, and six (6) 3-4-bedroom units.
- A search of the MLS in Broward County returned five (5) mobile homes offered for rent in Broward County, Florida, between \$1,800 to \$2,600. There were three (3) 2br/2bth units, one (1) 2br/1bth unit, and one (1) 4br/2bth mobile home unit available for rent.
- Research outside the MLS, for all other available property types for rent, excluding SFHs and Mobile Homes, identified one thousand three hundred sixty (1,360) units available for rent in Broward County, Florida, between \$1 and \$2,000 monthly. This included nine hundred one (901) 1-bedroom units, four hundred twenty-five (425) 2-bedroom units, and thirty-four (34) 3-4-bedroom units.
- In Broward County, Florida, we identified twenty-three (23) additional mobile home units for sale under \$65,000. This included nineteen (19) Two (2) bedroom units and Four (4) 3+ bedroom units.

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Purpose of the Study

The Urban Group prepared this study to identify vacant mobile homes, recreational vehicle lease lots, and other conventional replacement housing opportunities to relocate the displaced residents from PAN AM MHP. The information compiled for this report demonstrates housing opportunities for residents moving out of PAN AM MHP in Broward County, Florida.

This report is not an exhaustive study of available mobile home lease lots or other housing resources and does not consider household composition or income. This is because personal household surveys or direct interviews could not be conducted. Information collected on rental and sales prices was presumed to be prevailing market prices when the data was collected. Furthermore, the data collected is deemed to be accurate and valid.

Manufactured and conventional housing inside Florida markets are subject to constantly changing market conditions. Therefore, the information collected for the report represents data obtained in a specific period and is considered current but represents a limited study of the general Broward County housing market.

The study identifies housing resources at mobile home parks, recreation vehicle parks, subsidized rental apartment projects, and single-ownership housing units for sale or rent. Homes for sale include mobile homes, recreational, vehicles, single-family, duplex, multi-family, townhouse, villa, cooperative, and condominium ownership. In addition, the Urban Group's researchers considered age-restricted housing (over 55 years of age) and all-age mobile home and recreational vehicle park housing opportunities for this study.

Study Resources

The Urban Group researched available mobile home lease lots and identified other housing opportunities, including conventional housing units for rent and sale. The following information sources were used for this study:

- DATACOMP JLT Market Report for Broward County, FL, May 2023 - <https://reports.datacompusa.com/pages/market-reports>
- Miami Association of Realtors - Multiple Listing Services (MLS); Broward County, FL
- Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing, University of Florida.
- Popular websites listing mobile homes and recreational vehicles for sale and rent throughout the country are www.mhvillage.com, www.realtor.com, www.rvtrader.com, and www.zillow.com.
- Other websites listing all housing units for sale and rent include www.apartments.com, www.rent.com, and www.craigslist.com.

Elements of the Report

The Miami Association of Realtors' Multiple Listing Service (MLS) catalogs privately owned properties for sale and rent in Broward County, Florida. TUG Research staff searched *The Multiple Listing Service for Broward County* for manufactured and conventional rental housing, including single-family apartments, condominiums, duplexes, tri-plexes, four-plexes, apartments, co-ops, etc. Researchers also searched the classified sections on rent.com and other local sites for one-bedroom to 3+ bedroom units with rents under \$2,000 per month for this study. Although many more rentals are available with rents greater than \$2,000 per month, sufficient rental units are available below that amount.

The website www.mhvillage.com lists mobile homes for sale and rent and mobile home communities nationwide. Our research revealed numerous mobile homes for sale and rent throughout Broward County, Florida. The websites www.realtor.com, and www.zillow.com, also include listings of mobile homes for sale and rent. The Urban Group also searched The Florida Housing Data Clearinghouse for subsidized rental housing opportunities in Broward County. This data resource is maintained by the "Shimberg Center for Affordable Housing" at the University of Florida.

Though not documented in this report, housing for rent and for sale by owners not advertised in newspapers or on the Internet is another source of housing. Neighborhood drive-by surveys or local social media networks are the best means to identify these housing opportunities. This can be an effective method for locating mobile homes for sale or rent.

Mobile Home Community Re-establishment Restrictions

Though industry-wide standards exist for mobile home re-establishment, some communities with park-based mobile home retail dealerships may require prospective residents to purchase a new or used home from the on-site dealer. Other Park owners have self-imposed reinstallation criteria. For example, some parks require newer homes, have size restrictions, and may require additional accessory structures to be added to the mobile home. Because standards vary with each park, mobile homeowners must ensure their mobile home meets the park's criteria before contracting to move an existing mobile home into another park.

Conventional Housing for Rent

This report examined various rental housing sources, including the Miami Board of Realtors' Multiple Listing Service for Broward County and several housing websites such as Zillow.com, realtor.com, rent.com, apartments.com, mhvillage.com. All are accepted resources for rental housing. In addition to those rentals listed in this report, there are also undocumented sources of residential units for rent "by owner." This housing source is difficult to quantify because some property owners don't advertise their rental units.

However, many "by owner" housing units are visible at <https://www.byowner.com/> or drive-by searches of neighborhoods and mobile home parks. Researchers looked at two and 3+ bedroom units for rent in multiple housing resources. The research encompassed single-family, duplex, triplex, townhouse, condominium, and small and large apartment rentals.

Radius Used & Scope of Study Regarding Available Housing

As per Florida Statute 723 (723.0612)

723.0612 Change in use; relocation expenses; payments by park owner. –

1. If a mobile homeowner is required to move due to a change in use of the land comprising the mobile home park as set forth in s. 723.061(1)(d) and complies with the requirements of this section, the mobile homeowner is entitled to payment from the Florida Mobile Home Relocation Corporation of:

- (a) The amount of actual moving expenses of relocating the mobile home to a new location within a 50-mile radius of the vacated park***
- (b) The amount of \$3,000 for a single-section mobile home or \$6,000 for a multi-section mobile home, whichever is less. Moving expenses include the cost of taking down, moving, and setting up the mobile home in a new location.***

In lieu of collecting payment from the Florida Mobile Home Relocation Corporation as set forth in subsection), a mobile home owner may abandon the mobile home in the mobile home park and collect \$1,375 for a single section and \$2,750 for a multi-section from the corporation as long as the mobile home owner delivers to the park owner the current title to the mobile home duly endorsed by the owner of record and valid releases of all liens shown on the title.

If a mobile homeowner chooses this option, the park owner shall make payment to the corporation in an amount equal to the amount the mobile homeowner is entitled to under this subsection. The mobile homeowner's application for funds under this subsection shall require the submission of a document signed by the park owner stating that the home has been abandoned under this subsection and that the park owner agrees to make payment to the corporation in the amount provided to the homeowner under this subsection. However, in the event that the required documents are not submitted with the application, the corporation may consider the facts and circumstances surrounding the abandonment of the home to determine whether the mobile homeowner is entitled to payment pursuant to this subsection. The mobile homeowner is not entitled to any compensation under this subsection if there is a pending eviction action for nonpayment of lot rental amount pursuant to s. 723.061(1)(a) which was filed against him or her prior to the mailing date of the notice of change in the use of the mobile home park given pursuant to s. 723.061(1)(d).

Also, as per Florida Statute 723.083

723.083 Governmental action affecting removal of mobile homeowners. —No agency of municipal, local, county, or state government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile homeowners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners.

Aerial View of PAN AM MHP

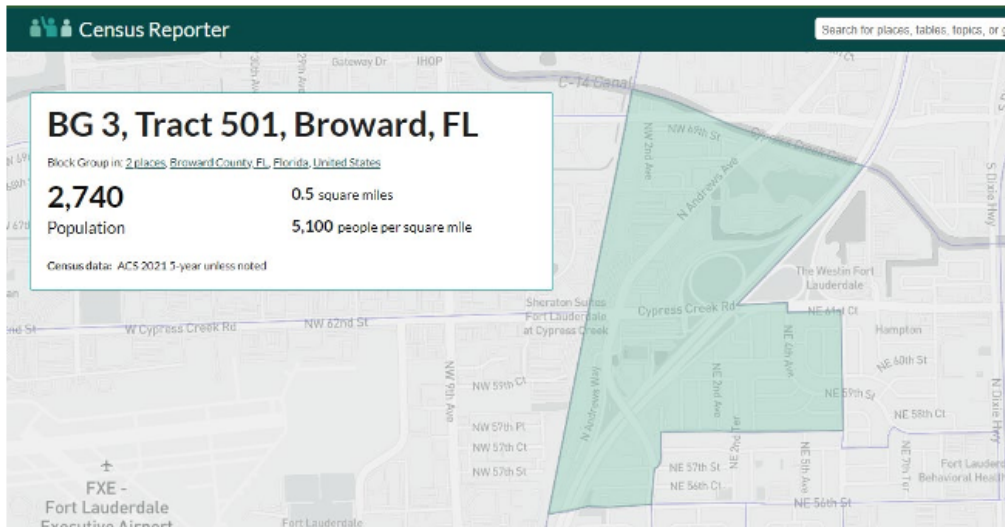


While aspects of this Housing Study will focus on affordability, affordability is not a statutory requirement. The statute clearly states that the study must show an adequate housing supply, including mobile home parks or other suitable facilities (apartments, townhomes, villas, condominiums, single-family homes, duplexes, etc.) for relocating displaced mobile homeowners. This study researched replacement mobile home lease lots and all other housing types for lease and sale in Broward County, Florida. The term mobile home, used in this report, includes manufactured homes and recreational vehicles used as residences as defined in the Code of Federal Regulations Title 49 - Transportation (Appendix A, 24.2(a)(17)).

While park management did provide current rent rolls, TUG has not been granted access to the residents of PAN AM MHP to conduct personal/family interviews to determine demographics, income levels, family makeup, etc. In the absence of resident interviews, for this report, TUG analyzed demographic data, from various online sources, based on zip code and census tract to extract information regarding demographics, household income, household size, etc., to impute and utilize the most accurate data available.

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As a result of the land use change, all 204 residents of PAN AM MHP will be displaced; therefore, a need to identify suitable replacement housing exists under the statute. Based on census tract information obtained online, for this study, TUG assumes all mobile homes in PAN AM MHP consist of 2 to 4-person households. Therefore, we will focus on 2 to 3+ bedroom units as replacement housing for the displaced residents of PAN AM MHP. We also analyzed the availability of 1-bedroom units in Broward County, Florida, recognizing that in the absence of personal/family interviews, some of the residents of PAN AM MHP may be able to find adequate replacement housing for smaller households.



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For this housing study, based on online demographic information, we will consider all PAN AM MHP residents as "Very-Low Income households." This means their annual household incomes were 45% to 50% of the Area's Median Income. According to the United States Department of Housing and Urban Development, the Median Household income for Broward County, FL, in 2023 was \$88,500.

Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release: 5/15/2023

Effective: 5/15/2023

Implement on/before: 6/28/2023

2023 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

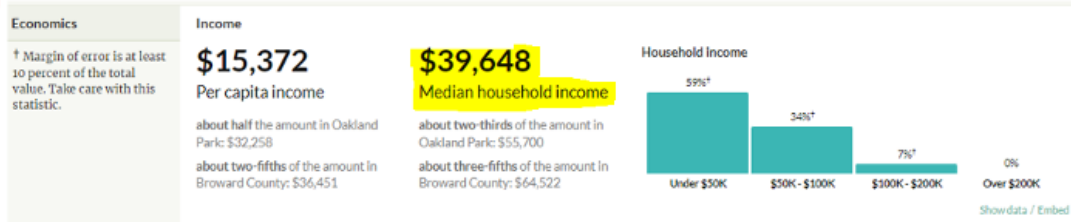
County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Broward County (Fort Lauderdale HMFA)	20%	13,440	15,360	17,280	19,200	20,740	22,280	23,820	25,360	26,880	28,416	336	360	432	499	557	614
	25%	16,800	19,200	21,600	24,000	25,925	27,850	29,775	31,700	33,600	35,520	420	450	540	624	696	768
	28%	18,816	21,504	24,192	26,880	29,036	31,192	33,348	35,504	37,632	39,782	470	504	604	696	779	860
	30%	20,160	23,040	25,920	28,800	31,110	33,420	35,730	38,040	40,320	42,624	504	540	648	748	835	922
	33%	22,176	25,344	28,512	31,680	34,221	36,762	39,303	41,844	44,385	46,886	554	594	712	823	919	1,014
	35%	23,520	26,880	30,240	33,600	36,295	38,990	41,685	44,380	47,040	49,728	588	630	756	873	974	1,075
	40%	26,880	30,720	34,560	38,400	41,480	44,560	47,640	50,720	53,760	56,832	672	720	864	996	1,114	1,229
	45%	30,240	34,960	39,880	43,200	46,665	50,130	53,595	57,060	60,480	63,936	756	810	972	1,123	1,253	1,383
	50%	33,600	38,400	43,200	48,000	51,850	55,700	59,550	63,400	67,200	71,040	840	900	1,080	1,248	1,392	1,536
	60%	40,320	46,080	51,840	57,600	62,220	66,840	71,460	76,080	80,640	85,248	1,008	1,080	1,296	1,497	1,671	1,844
70%	47,040	53,760	60,480	67,200	72,590	77,980	83,370	88,760	94,080	99,456	1,176	1,260	1,512	1,747	1,949	2,151	
80%	53,760	61,440	69,120	76,800	82,960	89,120	95,280	101,440	107,520	113,664	1,344	1,440	1,728	1,997	2,228	2,459	
120%	80,640	92,160	103,680	115,200	124,440	133,680	142,920	152,160	161,280	170,496	2,016	2,160	2,592	2,995	3,342	3,688	
140%	94,080	107,520	120,960	134,400	145,180	155,960	166,740	177,520	188,160	198,912	2,352	2,520	3,024	3,494	3,899	4,303	
Median: 88,500																	

2023 Income Limits and Rent Limits for Broward County (Fort Lauderdale HMFA)																	
Median Income: \$88,500																	
Source: Florida Housing Finance Corporation																	
Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit						
	1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5	
Extremely Low	20%	13,440	15,360	17,280	19,200	20,740	22,280	23,820	25,360	26,880	28,416	336	360	432	499	557	614
	30%	20,160	23,040	25,920	28,800	31,110	33,420	35,730	38,040	40,320	42,624	504	540	648	748	835	922
Very Low	50%	33,600	38,400	43,200	48,000	51,850	55,700	59,550	63,400	67,200	71,040	840	900	1,080	1,248	1,392	1,536
Low	80%	53,760	61,440	69,120	76,800	82,960	89,120	95,280	101,440	107,520	113,664	1,344	1,440	1,728	1,997	2,228	2,459
Moderate	120%	80,640	92,160	103,680	115,200	124,440	133,680	142,920	152,160	161,280	170,496	2,016	2,160	2,592	2,995	3,342	3,688

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.
HUD Release and Effective Date: 5/15/2023
<https://www.floridahousing.org/owners-and-managers/compliance/income-limits>

Source: <https://www.floridahousing.org/owners-and-managers/compliance/income-limits>

When we analyze the AMI for the census tract of our subject property, PAN AM MHP, we can see that the households in this census tract are 45% of AMI for Broward County, Florida.



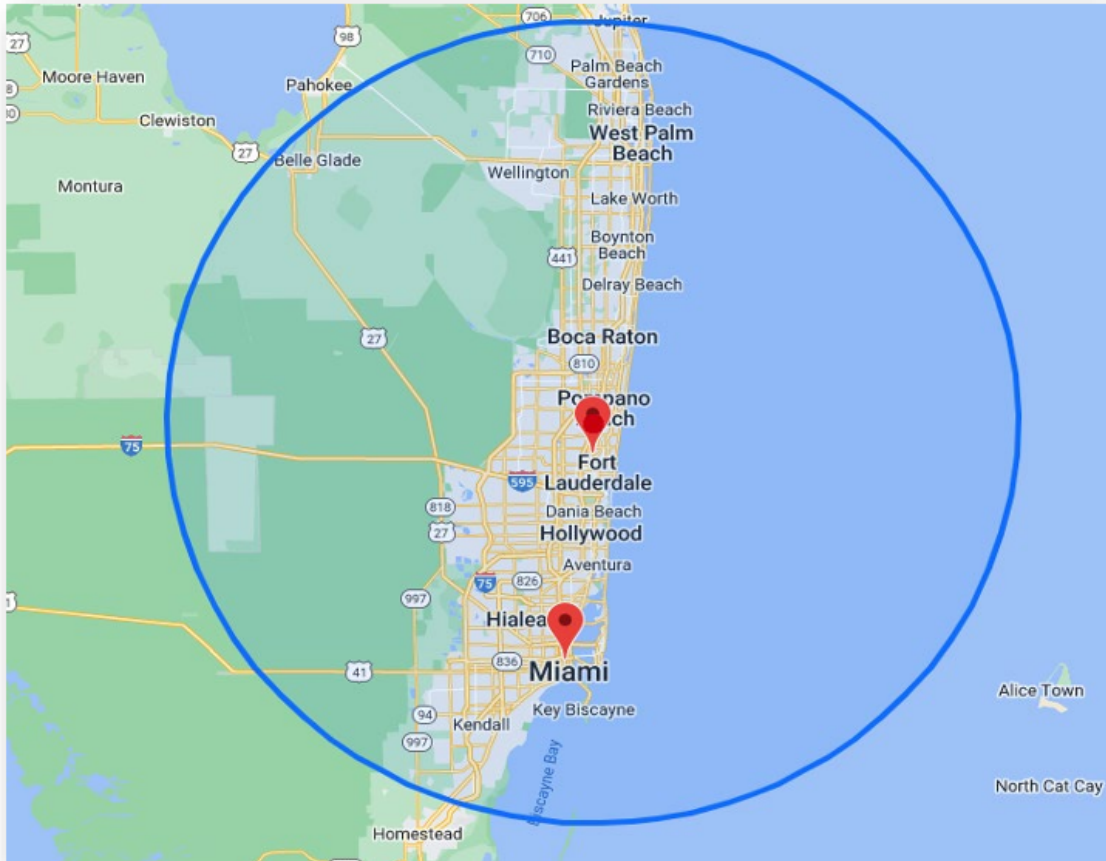
Mobile home parks and recreational vehicle parks have attracted low-income residents and part-time occupants. In Broward County, these property types are under immense pressure for redevelopment due to increasing land values and the scarcity of developable land.

Recently, many parks have gradually declined and closed, replaced by conventional housing or commercial development. Many homes in these parks typically show severe signs of aging and extensive deterioration. The vast majority do not meet the current zoning and building code requirements to be accepted into other area parks, making relocating these mobile homes nearly impossible due to age and condition.

Our initial general assessment of the units in PAN AM MHP, as of November 7th, 2023, is that many, if not most, of the units in the park will fall into this category of mobile homes that cannot be relocated/moved due to their age, condition, year of manufacture, etc.

The statute covers a portion of the costs for any mobile homeowner who can relocate their home to another home park within a 50-mile radius of their unit's current location. If relocating a single-wide trailer within a 50-mile radius, the statute will cover up to \$3,000 of the cost to relocate the trailer to another mobile home park. If relocating a double-wide trailer within a 50-mile radius, the statute will cover up to \$6,000 of the cost to relocate the trailer to another mobile home park.

50-Mile Radius of PAN AM MHP



In the past six months, TUG has completed Housing Studies in both Miami-Dade and Palm Beach County for other mobile home parks that are closing and are in the process of going through land use changes, and the analysis of both those reports identified zero (0) mobile home lease lots currently available for relocation. Another study of available mobile home lease lots for the displaced mobile homeowners of PAN AM MHP, performed on November 14th, 2023, identified zero (0) vacant mobile home lease lots available for relocation within a 50-mile radius of PAN AM MHP. While the mobile homeowners of PAN AM MHP can undoubtedly look for alternative mobile home parks to relocate their trailers outside of this 50-mile radius, the statute will only provide for costs related to the first 50 miles.

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Available Property for Rent (MLS)

In identifying Single Family Homes (SFH) for rent, we restricted our search to SFHs available for rent between \$1 and \$2,500 per month. The maximum monthly rental amount of \$2,500 was imputed for our research into available SFHs for rent because we understand where the current bottom line entry point for two and 3+ bedroom SFHs is in the current rental market for Broward County, Florida, as the data will show.

Excluding SFH & Mobile Home searches conducted for this report, we restricted our search regarding maximum monthly rent to between \$1 and \$2,000 per month when searching for all other conventional real estate types. Our researchers did this to identify suitable replacement housing for the displaced residents of PAN AM MHP. We based the maximum rent of \$2,000 per month on our analysis and understanding of the local rental housing market and our extensive experience in Broward County. We then weighed all these factors against the demographic data we compiled for the census tract for PAN AM MHP.

Single Family Homes for Rent (MLS)

A search of the MLS in Broward County, Florida, identified seventy-four (74) single-family homes for rent between \$1 and \$2,500 per month. As illustrated in Table #1 below, we identified twenty-seven (27) 1-bedroom SFHs with monthly rents ranging from \$1,050 to \$1,950. Thirty-three (33) 2-bedroom SFHs are currently available, with monthly rents ranging from \$2,000 to \$2,500. Fourteen (14) 3+ bedroom SFHs are available, with monthly rents ranging from \$2,350 to \$2,500.

Table #1
Single Family Homes for Rent (In MLS)

Broward County	Total Units Available	Monthly Rent Range
1 Bedroom	27	\$ 1,050 – \$1,950
2 Bedrooms	33	\$ 2,000 – \$2,500
3+ Bedrooms	14	\$ 1,050 – \$1,950
Totals	74	\$1,050 – \$2,500

Condo, Apartment, Villa, Twnhs, Multi-Family for Rent (MLS)

A search of the MLS in Broward County, Florida, showed eight hundred ninety-eight (898) 1, 2, and 3+ bedroom units available for rent between \$1 and \$2,000 per month, illustrated below in Table #2. Five Hundred Seventy-Five (575) 1-bedroom units are available for rent, with monthly rents between \$1,200 and \$2,000. Three Hundred and Seventeen (317) 2-bedroom units, with monthly rents ranging from \$1,500 to \$2,000. There were six (6) 3-bedroom units, with monthly rents ranging from \$1,000 to \$2,000.

Table #2
Condo, Apartment, Villa, Twnhs, Multi-Family for Rent (In MLS)

Broward County	Total Units Available	Monthly Rent Range
1 Bedroom	575	\$1,200 - \$2,000
2 Bedrooms	317	\$1,500 - \$2,000
3+ Bedrooms	6	\$1,000 - \$2,000
Totals	898	\$1,000 - \$2,000

Available Property for Rent (Outside MLS)

Mobile Home Lease Lots & Mobile Homes For Rent

Research outside the MLS shows zero (0) Mobile Home Lease Lots & zero (0) Mobile Homes currently available for rent in Broward County, Florida, between \$1 and \$2,500 per month.

Single Family Homes for Rent

Research outside of the MLS shows thirty-eight (38) SFHs currently available for rent in Broward County, Florida, between \$1 and \$2,500 per month. As table #3 below will show, we identified Four (4) 1-bedroom SFHs currently available with rents ranging between \$1225 and \$2,500 per month. Twenty-Eight (28) 2-bedroom units are available, with rents between \$1,425 and \$2,500 per month. Six (6) 3-4-bedroom units were available, with monthly rents between \$1,650 and \$2,500.

Mobile Home Lease Lots & Mobile Homes For Rent (In MLS)

A search of the MLS in Broward County returned zero (0) results for vacant mobile home lease lots available for rent. We identified five (5) mobile homes offered for rent in Broward County, Florida. There is a total of three (3) 2br/2bth units, one (1) 2br/1bth unit, and one (1) 4br/2bth mobile home unit available for rent. The 2br units ranged monthly from \$1,800 to \$2,500, and the 4br unit was offered at \$2,600.

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<input type="checkbox"/>				ML #	St ↓	Area ↓	Address		LP\$ ↓	PER			
<input type="checkbox"/>	1			A11405098	A	3780	5035 SW 29TH STREET Unit#50		\$1,800	Month			
<input type="checkbox"/>	2			A11432091	A	3880	10550 W State Road 84 Unit#1		\$2,300	Month			
<input type="checkbox"/>	3			A11427483	A	3550	1000 NW 38th St Unit#c11	↑	\$2,400	Month			
<input type="checkbox"/>	4			A11389016	A	3020	107 Ocean Waterway Blvd Unit:		\$2,500	Year			
<input type="checkbox"/>	5			R10910558	A	3860	340 NW 135th Avenue	↓	\$2,600				

SOURCE: sef.mlsmatrix.com - MLS Broward County

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Table #3
Single Family Homes for Rent (Outside MLS)

Broward County	Total Units Available	Monthly Rent Range
1 Bedroom	4	\$1,225 - \$2,500
2 Bedrooms	28	\$1,425 - \$2,500
3+ Bedrooms	6	\$1,650 - \$2,500
Totals	38	\$1,225 - \$2,500

Condo, Apt, Villa, Twnhs, Multi-Family for Rent (Outside MLS)

Table #4 below shows that our research outside of the MLS identifies *one thousand three hundred sixty (1,360)* other conventional real estate units available for rent in Broward County, Florida, between \$1 and \$2,000 monthly. This includes all other available property types for rent, excluding SFHs and Mobile Homes, which are also advertised outside of and not included in the MLS. Nine Hundred One (901) 1-bedroom units were identified with monthly rents ranging from \$775 to \$2,000. Four Hundred Twenty-Five (425) 2-bedroom units are available, with monthly rents between \$1,105 and \$2,000. Thirty-Four (34) 3-4-bedroom units were available, with monthly rents ranging between \$1,150 and \$2,500.

Table #4
Condo, Apt, Villa, Twnhs, Multi-Family for Rent (Outside MLS)

Broward County	Total Units Available	Monthly Rent Range
1 Bedroom	901	\$ 775 - \$2,000
2 Bedrooms	425	\$1,105 - \$2,000
3+ Bedrooms	34	\$1,150 - \$2,500
Totals	1,360	\$ 775 - \$2,500

Available Property for Sale (In MLS)

Assuming at least some of the residents of PAN AM MHP should be able to purchase a single-family home or condo, it is prudent for us to determine a maximum purchase price for the average household currently residing in PAN AM MHP.

With an average household income of \$39,648, utilizing a \$5,000 down payment, imputing 6% on a 30-year FHA mortgage, and assuming \$4,500/year for property taxes and \$2,000/year for property insurance, we can attribute an average maximum purchase price of about \$60,356. For this report concerning property for sale, we only analyzed properties currently offered for sale in Broward County, Florida, under \$65,000.

Mobile Homes for Sale

Research of the MLS shows zero (0) mobile homes currently listed for sale in Broward County, Florida, under \$65,000.

Single Family Homes for Sale

Research of the MLS shows zero (0) single-family homes currently listed for sale in Broward County, Florida, under \$65,000.

Condo, CO-OP, Villa, Townhouse for Sale

Research of the MLS shows there are currently zero (0) condos, Coop's, townhouses, or villas currently listed for sale in Broward County, Florida, under \$65,000.

Available Property for Sale (Outside MLS)

Mobile Homes For Sale Outside MLS

In Broward County, Florida, we identified twenty-three (23) additional mobile home units for sale, shown below in table #5. There are nineteen (19) two (2) bedroom units under \$65,000, and there are four (4) units currently listed for sale under \$65,000 in Broward County, Florida.

SOURCE: https://www.mhville.com_realtor.com

Broward County	Total Units Available	For Sale <\$65,000
1 Bedroom	0	0
2 Bedrooms	19	< \$65,000
3+ Bedrooms	4	< \$65,000
Totals	23	< \$65,000

Single Family Homes for Sale (Outside MLS)

Research outside the MLS shows that zero (0) Single Family Homes are listed for sale in Broward County, Florida, under \$65,000.

Condo, CO-OP, Villa, Townhouse (In MLS)

Research outside the MLS shows there are currently zero (0) condos, Coop's, townhouses, or villas listed for sale in Broward County, Florida, under \$65,000.

The survey was conducted of mobile home communities in Broward County, Florida, for both 55+ and all ages mobile home communities. Research shows 22 parks in Broward County, Florida, registered as 55+, and 25 mobile home parks in Broward County, Florida, registered as all-ages parks. There are 5,183, 55+ units, and 6,083 all-ages units for 11,266 mobile home sites. The most recent reporting shows 11,040 currently occupied for a 98% occupancy rate in Broward County, Florida. The average lot rent is \$856 for 55+ communities and \$886 for all-age communities for mobile home lease lots in Broward County, Florida.

Broward County, Florida JLT Market Report - May 2023

Summary

Type	# of Communities	# of Homesites	Occ*	% Occ	Average # of Homesites	Average Market Rent**
All Communities						
55+	22	5,183	5,082	98%	236	\$856
All Ages	25	6,083	5,958	98%	243	\$886
Total	47	11,266	11,040	98%	240	\$872

The Urban Group utilizes various online resources to identify available housing listed for sale but not on the MLS. Some of these resources include but are not limited to www.mhvillage.com, www.zillow.com, www.realtor.com, www.apartments.com, www.craigslist.com, www.trulia.com, www.rent.com, <http://www.shimberg.ufl.edu/>, DATACOMP JTL Report for Broward County May 2023 <https://reports.datacompusa.com/pages/market-reports>, and all other reputable online resources for locating available property for sale outside the MLS.

Conclusion

This report's objective was to identify available mobile home lots for lease or purchase, mobile homes for rent or purchase, and all other suitable replacement housing to accommodate the relocation of the displaced mobile homeowners moving from PAN AM MHP in Broward County, Florida. The study identified vacant lease lots, mobile homes for rent and sale, and conventional housing for rent and sale. The search area covers Broward County, Florida.

The report's findings demonstrate an adequate supply of suitable replacement housing for relocating the displaced mobile homeowners at PAN AM MHP. In addition, The Urban Group provides displaced homeowners and tenants with a Housing Resource Guide to assist residents with further housing options and resources.



HOUSING RESOURCE GUIDE

*This guide is being provided to you by **The Urban Group, Inc.** All information provided is deemed reliable, but is not guaranteed and should be independently verified.*

Emergency Rental Assistance Programs

Rental & Utility Assistance (Palm Beach County) Call Center 561.355.4792
<https://www.rentalassistancepb.org/>

Emergency Rental Program 2.4 (ERAP 2.4) (Miami-Dade County) Public Housing And Community Development 786.469.4100
<https://www.miamidade.gov/global/housing/emergency-rental-assistance-program.page>

Emergency Rental Assistance Program (Broward County) 954.831.ERAP (3727)
<https://www.broward.org/rentassistance/pages/default.aspx>

Affordable Housing Finder
<https://www.affordablehousing.com/>

The largest and most trusted source for all Affordable Housing properties and programs in the United States.

HUD Resource Locator
<https://resources.hud.gov/>

Find real-time HUD housing information and connect with building managers, public housing authority representatives, and property management companies about housing availability.

Miami-Dade Housing Finance Authority
<https://www.hfamiami.com/renters>

List of affordable rental housing through HFA's Multifamily Rental Program. Rents are at affordable rates for persons of low and moderate income.

"Providing integrity and accountability in private and public sector real estate since 1984"

HAND Program- Rental Assistance 877.994.4357

<http://www.citrushealth.org/programs-services/housing/HAND>

Citrus Health Network is the lead agency in the Housing Assistance Network of Dade (HAND) Program, a multi-agency partnership with Miami-Dade County and local municipalities making an effort to prevent homelessness by providing temporary rental assistance for eligible low-income individuals and families who are currently homeless or are at risk of becoming homeless.

Affordable Rental Units 305.416.2080

<https://www.miamigov.com/Housing-Assistance-Recovery/Housing-Assistance/Affordable-rental-units-in-the-City>

The City of Miami provides funding to developers to build and/or rehabilitate affordable rental housing for low- and moderate-income City residents. The owners of these private properties maintain their own waiting list and application requirements. Interested persons can access that list of affordable rental buildings within City limits.

Florida Housing Search.org 877.428.8844

<https://www.floridahousingsearch.org/>

Free, state resource for renters in Florida to help you find available rental housing that fit your needs and income.

Housing Options Program 900 NW 31 Avenue Ft Lauderdale, FL 33311 | 954.357.5099

<https://www.broward.org/FamilySuccess/Pages/HousingOptionsPrograms.aspx>

Assist Broward County resident individuals or families experiencing homelessness with temporary rental subsidies, intensive case management, and placement and referral services.

Family Reunification Program 954.357.6367

<https://rb.gy/4x1xq>

Provides a one-way bus ticket anywhere Greyhound travels to be reunified with family.

Housing First 954.563.4357

<https://bphi.org/get-help/>

Provides intensive case management for persons experiencing homelessness who need temporary subsidized rental assistance while promoting a savings plan and asset building option to help ensure self-sufficiency. Assists in developing skills for budgeting and life management.

Monroe County Housing Authority 1400 Kennedy Drive, Key West, FL 33040 | 305.296.5621

<https://www.kwha.org/mcha/>

The Monroe County Housing Authority owns, manages, develops, and administers Federal, State, and local affordable workforce housing programs and grants for our community's very low-income to moderate-income families. The Monroe County Housing Authority owns 50 public housing units, 130 multi-family project-based units, 45 affordable housing units, and 200 Housing Choice Vouchers (Section 8).

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Key West Housing Authority 1400 Kennedy Drive, Key West, FL 33040 | 305.296.5621
<https://www.kwha.org/kwha/>

The Housing Authority of the City of Key West, Florida owns, manages, develops, and administers federal, state, and local affordable workforce housing programs for very low-income to moderate-income families in our community. The Housing Authority manages five low-income communities with 590 units, 7 affordable housing communities with 371 units, 254 Housing Choice Vouchers (Section 8), in addition to operating 225 units and 200 Housing Choice Vouchers for the Monroe County Housing Authority and administering several federal and state programs and grants for local governments throughout Monroe County, totaling millions of dollars.

The latest addition to the Housing Authority's property portfolio is the Poinciana Gardens Senior Living Complex, a 3-tiered senior living community with 29 independent living apartments on the first floor and 31 fully-supported apartments on the second, and 46 licensed assisted living units on the third floor.

AFFORDABLE WORKFORCE HOUSING FOR THE FLORIDA KEYS
<https://www.affordablekeys.org/>

AFFORDABLE HOUSING RESOURCES | ISLAMORADA
https://www.islamorada.fl.us/departments/planning/affordable_housing_resources/index.php

Broward County Housing Authority 4780 N State Road 7, Lauderdale Lakes, FL 33319
954.739.1114
www.bchaf1.org

English, Spanish, Creole M-F: 7:30 a.m.-5:00 p.m.

Provides affordable housing opportunities to Broward County residents through its leasing, management, and maintenance of an owned portfolio of housing, administration of various rental subsidy programs, provision of professional counseling services to homeowners and prospective owners, or contract management of affordable housing properties.

Housing Choice Voucher Program (Section 8)
https://www.hud.gov/topics/housing_choice_voucher_program_section_8

Provides rental assistance to low-income families in the private rental market. Funded at the federal level through the Department of Housing and Urban Development (HUD), rent subsidies (vouchers) allow families to pay a reasonable share of their income toward rent while the program, within specific limits, makes up the difference.

Hallandale Beach Current Housing Resources
<https://www.cohb.org/1449/Local-and-County-Housing-Authorities>

Housing Authorities in Tri-County Area
<https://www.hallandalebeachfl.gov/DocumentCenter/View/25079/Housing-Authorities-in-Tri-County-Area>

Multifamily Housing - Housing Authorities - 800.955.2232
<https://www.benefits.gov/benefit/863#>

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Serves as the currently contracted Management Agent for HUD-subsidized multi-family properties providing rental housing for the elderly, elderly/disabled, and families. The subsidy allows the properties to keep rents affordable to the tenants, who pay 30% of their income towards their rent. Families may only apply to the community where they would like to live when the waiting list for that property is open.

Dania Beach Housing Authority

<https://www.daniabeachhousing.org/>

715 W. Dania Beach Blvd., Dania Beach, FL 33004
954.920.9662

Deerfield Beach Housing Authority

<https://dbhaonline.org/>

533 S. Dixie Highway #201, Deerfield Beach, FL 33441
954.428.0678

Fort Lauderdale Housing Authority

<https://www.fortlauderdale.gov/government/departments-i-z/office-of-management-and-budget/budget-cip-and-grants-division/dependent-special-districts/housing-authority-of-the-city-of-fort-lauderdale>

437 SW 4th Avenue, Ft. Lauderdale, FL 33315
954.525.6444

Hollywood Housing Authority

<https://www.hollywoodhousingauthority.com/>

7300 N. Davie Road Extension, Hollywood, FL 33024
954.989.4691 | TDD: 954.981.8264

Pompano Beach Housing Authority

<http://www.hapb.org/>

321 W. Atlantic Blvd., Pompano Beach, FL 33060
954.785.7200

Broward Housing Solutions

305 SE 18 Court Ft Lauderdale, FL 33316
954.764.2800

www.browardhousingolutions.org

Provides affordable housing opportunities for low-income adults, youth, and older adults with severe and persistent mental illness who can live independently. Must receive case management services from Archways, Broward Elderly, and Veterans Services, Henderson Behavioral Health, or SOS Children's Village. Offers subsidized rents to each tenant and his/her family, based on 30% of the gross monthly income, or rental subsidy for individuals who experience a sudden change in life situation necessitating rental assistance. Candidates must be approved by the Department of Children and Families (DCF). It also offers a lease-to-buy program that enables low-to-moderate income individuals with mental illness to lease affordable rental housing for up to two years and then qualifies for a mortgage to become a homeowner. Also offers affordable and permanent housing for young adults 18-23 years who battle mental illness and have aged out of the foster care system.

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Home for the Brave

<https://browardhousingsolutions.org/programs/home-for-the-brave/>

Provides returning veterans with affordable, safe, and permanent housing, prioritizing veterans with severe and persistent mental illness.

Broward Outreach Centers

<https://www.browardoutreachcenter.org/>

South 2056 Scott Street, Hollywood, FL 33020

954.926.7417

North 1700 Blount Road, Pompano Beach, FL 33069

954.979.6365

Miami Rescue Mission

www.miamirescuemission.com/boc.htm

Provides food, shelter, substance abuse treatment, education, computer literacy, job placement, healthcare, and spiritual development in a drug and alcohol-free environment. Accommodates men, women, and children.

Broward Partnership (formerly Broward Partnership for the Homeless)

www.bphi.org

920 NW 7 Avenue Ft Lauderdale, FL 33311

954.779.3990

English, Spanish, French, Creole 24/7. Provides emergency homeless shelter for men, women, and families with children. Current residents receive meals; primary medical and dental care; mental health diagnosis, treatment, and psychiatric services; and substance abuse education, prevention, intervention, and treatment, including 12-Step programs. Access to childcare, parenting education, support groups, family therapy, and educational services, including GED classes, vocational assessment, job readiness, job training, and placement services, life skills, and computer classes. Referrals for emergency shelter services must be received via the Homeless Helpline at 954.563.4357 (954.563.HELP).

Broward Re-Entry Coalition

<https://www.saferbroward.org/>

4200 NW 16th Street, Lauderhill, FL 33313 No Fee 24/7

954.868.7532

An alliance of social service providers and government agencies that offer support and assistance to ex-offenders during incarceration and after release, including employment, housing, identification, and healthcare.

Catholic Charities of the Archdiocese of Miami

www.ccadm.org

1079 SE 22nd Avenue, Pompano Beach, FL 33062

954.332.6640

Sliding Scale, Spanish, Creole

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Provides social services, including behavioral health, adult daycare centers, transitional housing, and emergency financial assistance.

Broward Sheriff's Homeless Resource Guide

<https://floridaactioncommittee.org/wp-content/uploads/2014/07/BrowardHomeless.pdf>

TransitionalHousing.Org

https://www.transitionalhousing.org/li/Catholic_Charities_Providence_Place_Pompano_Beach

Emergency Services 954.568.6610 Provides rent/mortgage assistance for people facing eviction and food vouchers.

Coalition to End Homelessness

<http://fchonline.org/>

924 NW 1st Street, Fort Lauderdale, FL 33311 no fee
m-f: 9:00 a.m. - 4:00 p.m. Yellow House
954.792.4000

Advocates and educates to address the needs of the homeless. Offers clothing, crisis response, phones, computers, laundry, hygiene needs, showers, and mail service.

Gulf Coast Jewish Family & Community Services 954.630.4181

201 NE 40th Court, Oakland Park, FL 33334
www.gcjfccs.org

Insurance, Medicare, Medicaid, Sliding Scale Spanish, French, Creole 24/7 ARTS (Adult Residential Treatment and Stabilization) (formerly EGRTS) Provides a home environment for adults 30+ years with severe and persistent mental illness to stabilize psychiatric symptoms in a 3-4 month length of stay.

Young Adult Transition Program (YATP) Provides youth and young adults 16-24 years who have serious emotional/behavioral difficulties or serious mental illness with the support and assistance to make a successful transition to adulthood.

Alternative Family Program (AFP) 954.809.4758 Offers supportive community placement for adults with severe and persistent mental illness upon return from a mental health facility.

Older Adult Support Team (OAST) 954.649.3955

Provides in-home assessment, crisis intervention counseling, follow-up, and case management for older adults, 60+ years, at risk of suicide. Works in coordination with the state Adult Protective Services.

Adult Housing Services 954.735.4331

4700 N State Road 7 #208 Lauderdale Lakes, FL 33319

- **Chalet Apartments** 954.735.1901
5700 NW 27th Court Fort Lauderdale, FL 33312
- **Parkside House** 954.925.3353
746 N 19th Avenue Hollywood, FL 33020

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- **Rainbow Villas / Court Project** 954.731.2835
5800-5810 NW 27th Court Fort Lauderdale, FL 33312
- **The Summit Apartments** 954.785.4079
868 SW 10th Street Pompano Beach, FL 33060

Henderson Behavioral Health

<https://www.hendersonbh.org/services/housing/>

Henderson offers an array of housing options designed to assist people in reaching their full potential

Homeless Helpline

<http://www.broward.org/homeless>

Mon - Fri: 8:00 a.m. to 6 p.m. Sat-Sun: 8 a.m. to Noon
954.563.HELP (4357)

A friendly voice can help you get the information, service, or assistance you need to get back on your feet.

Pines Point 954.450.6960

501 NW 103rd Avenue, Pembroke Pines, FL 33025

Offers affordable, independent living for adults, 50+ years.

Susan B Anthony Recovery Center 954.733.6068

1633 Poinciana Drive Pembroke Pines, FL 33025

www.susanbanthonycenter.org

Medicaid, Private Pay, Sliding Scale 24/7

Provides residential substance abuse and co-occurring treatment for women with children. Women and children live on campus in transitional housing. Integrated services include addiction, trauma, parenting, developmental interventions, educational and vocational services, and case management. Offers aftercare and outpatient services for men and women, including case management and relapse prevention, and educational/ vocational services.

Task Force For Ending Homelessness

<https://www.taskforceoutreach.org/>

No Fee Mon-Sun: 6:30 a.m. - 6:30 p.m.
954.563.4357

Provides street outreach, education, and advocacy to Broward's homeless population, including housing/shelter, basic needs (hygiene kits, clothing, water, bus passes, etc.), and referrals/linkages to primary healthcare, family reunification, behavioral healthcare, and legal services.

Volunteers of America Florida

www.voaflorida.org

Broward Office 2713 N. Andrews Avenue, Wilton Manors, FL 33311
954.735.5068

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No Fee Provides supportive housing to adults, families, and veterans experiencing homelessness, individuals with mental illness and substance abuse, and persons with limited financial resources. Offers assistance with behavioral health care, supportive housing, education, training, and employment.

Broward House 1726 SE 3rd Avenue, Ft. Lauderdale, FL 33316 | 954.522.4749
www.browardhouse.org

Serves individuals living with or at risk for HIV and other health issues. Offers assisted living and independent living, medical respite, case management, HIV testing and counseling, education and prevention programs, substance abuse treatment, mental health therapy, and support groups, including substance abuse aftercare.

Other Services

Broward County Minority Builders Coalition (No Fee)
www.minoritybuilders.org
665 SW 27th Avenue, #16 Ft. Lauderdale, FL 33312
954.792.1121

Better Way of Miami Permanent Housing Program
betterwaymiami.org
800 NW 28th St | Miami, FL 33127
(305) 634.3409

Housing is reserved for individuals and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters or transitional housing (with prior homelessness). The programs allow for a variety of housing choices and a range of supportive services funded by Better Way and other sources in response to the needs of the hard-to-reach homeless population with disabilities.

Camillus House
camillus.org
(305) 374.1065

Centro Campesino Farmworker Center Self-Help Housing Program
centrocampesino.org
35801 SW 186 Ave | Florida City, FL 33034
305.245.7738

Centro Campesino Farmworker Center, Inc. is a not-for-profit development corporation dedicated to improving the quality of life and self-sufficiency of farmworkers and their dependents and other South and Central Florida residents of low to moderate-income through community building and economic development, provision of affordable housing and related services and educational programs for people of all ages.

Citrus Health Network / Supported Housing Services
citrushealth.org
Main Center: 4175 West 20th Ave | Hialeah, FL 33012 | 305.825.0300

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Housing services provided through Citrus are for adults and families with a disability, often due to a chronic mental illness or a co-occurring disorder, victims of domestic violence, people living with HIV/AIDS, veterans, and the chronically homeless.

Coconut Grove 3628 Grand Ave | Coconut Grove, Florida 33133 | 305.446.3095
<http://www.cdc-florida.org/category/affordable-housing/>
3628 Grand Ave | Coconut Grove, Florida 33133

Plans, coordinates, and executes neighborhood revitalization projects, expands affordable housing availability, and increases business and employment opportunities in South Florida.

East Little Havana Community Development Corporation
<http://www.eastlittlehavanacdc.com/5801.html>
1699 Coral Way | Coral Gables, FL 33145
305.856.2547

Provides affordable low-income housing in the form of homeownership units and rental units.

Fellowship House / Residential Services
fellowshiphouse.org
5711 South Dixie Hwy | Miami, FL 33143
305.667.1036

Assists adults with severe and persistent psychiatric disabilities and individuals that also have co-occurring substance abuse disorders, achieve the maximum level of community integration and self-reliance. This is accomplished by providing a comprehensive continuum of programs and services offering supportive opportunities for vocational and social rehabilitation as well as residential options, psychiatric and case management services.

Habitat for Humanity
miamihabitat.org
3800 NW 22nd Ave | Miami, FL 33142 8:00 a.m. - 4:30 p.m. | Mon - Fri
305.634.3628

Provides access to improved shelter through its' products and services. Hialeah Housing Program 305.888.9744 75 East 6th St | Hialeah, FL 33010 hialeahhousing.org The Hialeah Housing Authority is dedicated to providing eligible, low-income families in its' community with quality, affordable housing that is decent and safe. Hope Center / Community Apartments South 305.545.7572 hopecenterhc.org

Hialeah Housing Program
hialeahhousing.org
75 East 6th St | Hialeah, FL 33010
305.888.9744

The Hialeah Housing Authority is dedicated to providing eligible, low-income families in its' community with quality, affordable housing that is decent and safe.

Hope Center / Community Apartments South 305.545.7572
hopecenterhc.org

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Housing Opportunities Project for Excellence Housing Discrimination Assistance

hopefhc.com

305.651.HOPE

Little Haiti Housing Association

<http://www.haitianamericancdc.org/>

305.759.2542

HACDC provides decent affordable housing, educational and business enterprise opportunities through programs that create and sustain economic advancement in Haitian American communities.

Lutheran Services Florida / Housing Ministries

lsfnet.org

305.969.8700

Mentor Florida / Developmental Service Program

thementornetwork.com

305.670.0729

Miami Behavioral Health Center / Housing

mbhc.org

305.643.7800

Miami-Dade Department of Human Services Emergency Housing Boarding

https://www.miamidade.gov/global/service.page?Mduid_service=ser1497555806798351

305.446.3311

Emergency Housing Opportunities for People with AIDS (HOPWA)

305.416.2080

ci.miami.fl.us

United States Department Of Veterans Affairs

<http://www.va.gov/homeless/>

1201 NW 16th St | Miami, FL 33125

877.424.3838 | Hotline 1.877.4AID.VET

DCF/Access

www.floridahousingsearch.org

Florida Housing Locator Services provides a web-based housing locator service linking people with affordable and available rental housing throughout Florida. FloridaHousingSearch.org allows landlords, including providers of critically needed affordable and special needs housing, to advertise their properties FREE of charge, while helping renters to find a property and that fits their needs, including accessibility. Through a partnership with the Florida Department of Elder Affairs, FloridaHousingSearch.org also includes a separate search engine for locating assisted living facilities and adult family care homes.

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The public can also search for properties with AVAILABLE units by contacting the toll-free, bilingual search support call center at [1.877.428.8844](tel:18774288844) (TTD/TTY: 7-1-1) Monday through Friday, 9 a.m. to 8 p.m. EST. The call center staff assists persons with conducting searches, as well as providing affordable housing resources information and referral services. The Web site and call-center serves English and Spanish speaking persons.

Adopt-A-Family' Palm Beach

<https://www.aafpb.org/program-reach/>
561.253.1361

The Lord's Place

info@thelordsplace.org
2808 N. Australian Ave, West Palm Beach, FL 33407
561.494.0125

The Lord's Place is dedicated to breaking the cycle of homelessness by providing innovative, compassionate and effective services to men, women and children in our community. We offer comprehensive services designed to end homelessness once and for all. Our aim is to provide programs that assist our clients in finding their unique path, which leads to a place called home.

Housing – Home & Apartment Websites

Realtor.com

<https://www.realtor.com/>

Apartments.com

<https://www.apartments.com>

Over 1 million apartments, houses, condos, and townhomes for rent.

Rent.com

<https://www.rent.com/>

Zillow.com

<https://www.zillow.com/>