

# **HOUSING STUDY**



## **REPLACEMENT HOUSING RESOURCES FOR MOBILE HOME OWNERS**

**SUNSET COLONY MOBILE HOME PARK**  
**400 Southwest 27<sup>th</sup> Avenue**  
**Fort Lauderdale, Florida 33312**

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FOR MOBILE HOME OWNERS  
AT  
SUNSET COLONY MOBILE HOME PARK  
FORT LAUDERDALE, FLORIDA**

**July 18, 2018**

**Prepared by  
The Urban Group, Inc.**

The information contained in this report was obtained from sources considered to be reliable. However, information of this nature is subject to change at any time without notice.

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**REPLACEMENT HOUSING RESOURCES FOR RESIDENTS OF  
SUNSET COLONY MOBILE HOME PARK  
FORT LAUDERDALE, FLORIDA**

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**Introduction**

Sunset Colony Mobile Home Park, ("Sunset Colony") is a mobile home community located at 400 Southwest 27<sup>th</sup> Avenue, Fort Lauderdale, Broward County, Florida. The 10.9 acre mobile home community is located north of Davie Boulevard, east of I-95, south of Broward Boulevard and west of Southwest 31<sup>st</sup> Avenue (See Figure 1). The park is owned by Clarkson-Bergman Family Partners, Ltd. According to the information provided by the owner's representative, the park contains 115 lease lots with 106 lots occupied by residents, 5 vacant lots and 3 lots used for park office, mail boxes and storage. The occupants of Sunset Colony were given notice that the mobile home park will be closing.

Established in 1984, The Urban Group, Inc. (The Urban Group) is a Real Estate Consultancy headquartered in South Florida. The Urban Group is a member of the Miami Association of Realtors®. They are experts in compliance with Chapter 723 of the Florida Statutes, also known as the "Florida Mobile Home Act".

The Urban Group was contracted to prepare this Housing Study by Morgan Group Development, LLC. The Urban Group has extensive experience managing and closing mobile home parks and preparing housing studies in compliance with F.S. 723, entitled "Mobile Home Park Lot Tenancies".

The Florida Mobile Home Relocation Corporation (FMHRC) and the Florida Mobile Home Relocation Trust Fund (Trust Fund) are governed by Florida statutes 723.0611, 723.06115, 723.06116, and 723.0612. The Trust Fund was established to provide a source of funds to compensate eligible manufactured home owners displaced from the mobile home park they occupy.

In South Florida region and as cited in numerous publications, mobile home parks are under pressure of redevelopment. The number of mobile home parks have shown a pattern of gradual decline, as market conditions that once attracted mobile home park living has changed. In recent years, many mobile home communities have closed and been replaced by conventional housing or commercial development. This change continues to be stimulated by increasing land values and several seasons of strong hurricane activity.

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## Executive Summary

At the time this report was prepared there were 106 mobile home occupants leasing lots at Sunset Colony. The Housing Study found that there are adequate existing mobile home park lease lots, and other suitable housing resources for the relocation of mobile home owners at Sunset Colony Mobile Home Park.

Based upon information gathered during this study, there are an adequate number of mobile home lease lots available, plus a supply of other suitable housing opportunities to find replacement homes for those occupants residing in Sunset Colony. Pertinent findings are summarized below:

- Many mobile home owners will likely meet the eligibility criteria for mobile home moving expenses or abandonment payments under the provisions of the FMHRC.
- The survey conducted of mobile home communities in Miami-Dade revealed 32 vacant sites. Researchers contacted 16 mobile home parks in Miami-Dade containing a total of 5,694 rental sites. Except for two parks, Goldcoaster Trailer Park in Homestead and Silver Palm Mobile Park in Country Lakes, those parks that responded reported that all their sites were occupied.
- The Broward County telephone survey revealed 188 vacant sites in 11 mobile home parks. Researchers contacted 25 mobile home parks in Broward County containing a total of 6,164 rental sites. Broward County may provide the greatest opportunity to relocate mobile homes where residents may remain close to family, friends, work and houses of worship.
- The Palm Beach County survey found 193 unoccupied mobile home lots. The survey contacted 34 mobile home communities that contained 8,091 lease lots.
- Mobile homes for rent by park owners and by individual owner/title holders are also a source of housing opportunities. The survey reported a total of 21 mobile homes available in the rent range from a low of \$957 per month to a high of \$1,895 per month in the Primary Counties. Several parks we contacted stated that there are some mobile homes within their parks for sale or rent by owner, but the park management office does not have a listing of these homes. A drive through the park is required to seek out mobile homes for sale or rent by owner.
- Local newspapers, the Multiple Listing Service and Internet websites were searched for conventional housing listed for rent. In the Primary Counties, the survey found 36 units with a rent range from less than \$800; 376 with rents ranging from \$801 to \$1000 per month; and 264 units with rents ranging from \$1,001 to \$1,100 per month.

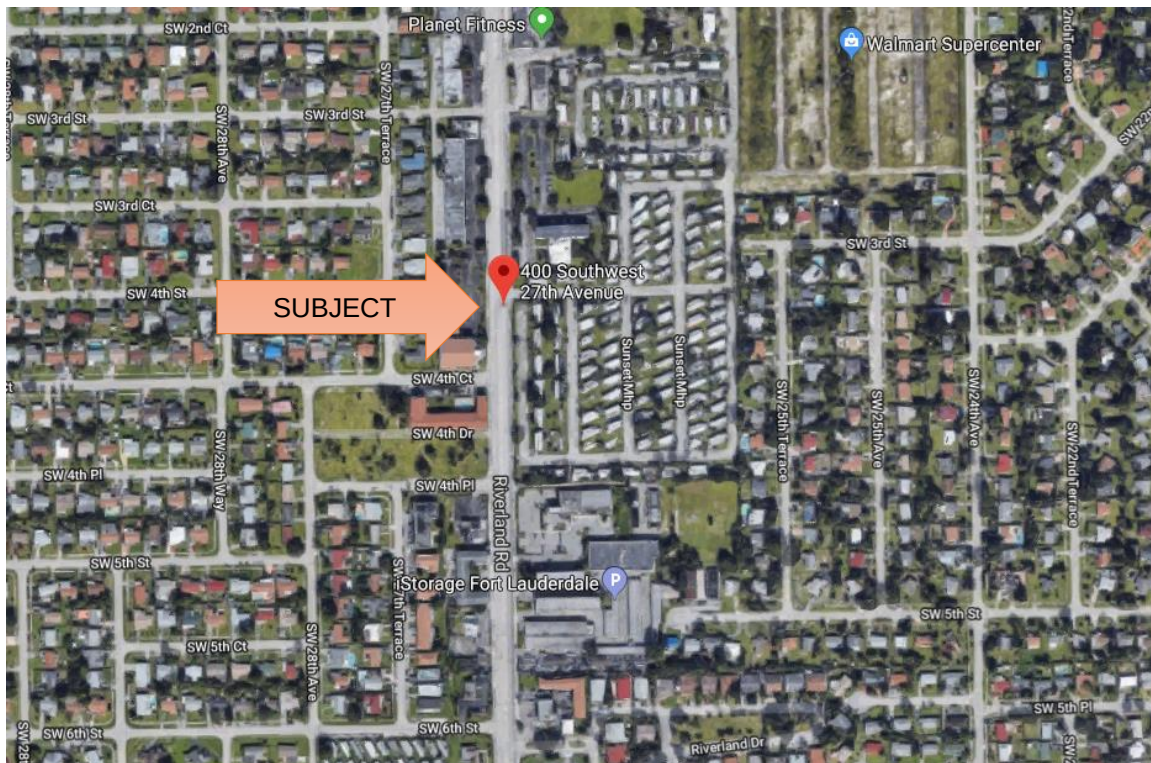
- Researchers compiled a list of 268 mobile homes for sale in parks that are comprised of both lease lot and lots where the mobile home owner also owns the land through a condominium or co-operative association.
- Homeownership opportunities are available to qualified Sunset Colony residents. Researchers considered single-family, condominium, co-operative, townhouse, villa and multi-family residences for sale in the Primary Counties. The report revealed 261 units listed for sale in the Multiple Listing Service on June 25, 2018 at a price of less than \$50,000.
- From the data gathered, it is reasonable to expect that the housing rental and sales market in the Primary Counties can absorb mobile home owners who do not move their mobile homes.

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## Overview

**Figure 1** shows the location of Sunset Colony Mobile Home Park, which is bounded by West Broward Boulevard to the north, Davie Boulevard to the south, I-95 to the east, and Southwest 27th Avenue to the west. **Figure 2** below, provides greater detail of the park.

**Figure 1**



**400 Southwest 27<sup>th</sup> Avenue, Fort Lauderdale 33312**



## Location Map

Figure 2



Sunset Colony Mobile Home Park (Detail)

### Purpose of the Study

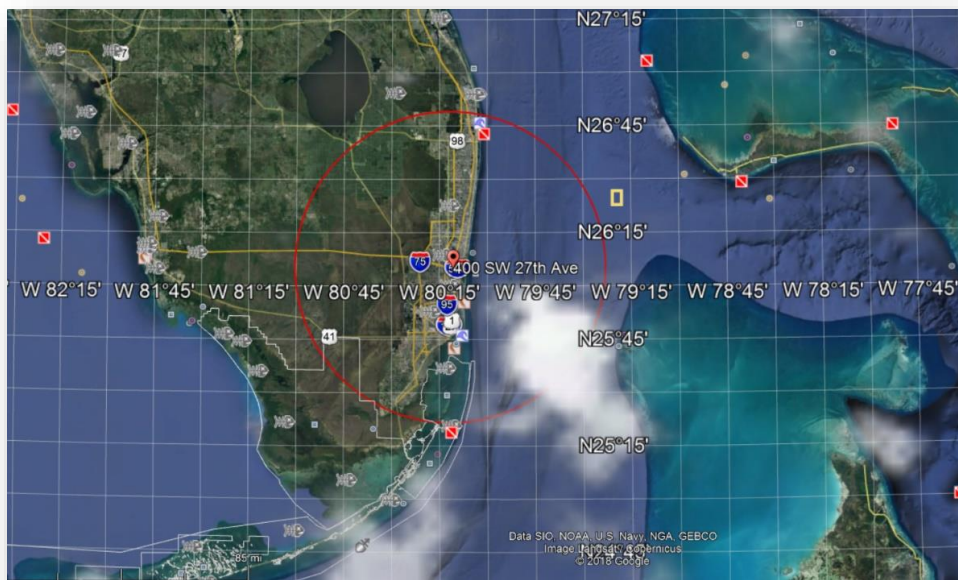
The Urban Group prepared this study to identify vacant mobile home lots and other replacement housing opportunities for the relocation of mobile home owners and tenants from Sunset Colony. The collected housing information offers mobile home occupants moving out of Sunset Colony, other housing options within the perimeters of the research area. This report is not an exhaustive study of available mobile home lease lots or other housing resources.

Florida Statutes Chapter 723 entitled Mobile Home Park Lot Tenancies, Section 723.083 Governmental action affecting removal of mobile home owners states: "*No agency or 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 home owners residing in a mobile home park without first determining that adequate mobile home park or other suitable facilities exist for the relocation of the mobile home owners.*"

### Study Criteria

This study researched replacement mobile home lease lots, and other types of housing for lease and sale located in the selected counties in South Florida of Miami-Dade, Broward, and Palm Beach Counties referred to as the "Tri-County." Figure 3 below illustrates the study area which is located within a 50-mile radius of Sunset Colony Mobile Home Park.

**Figure 3**



**Study Area Map**

The report was not influenced by household composition or income since personal household surveys or direct interviews were not conducted. Information collected on rental and sales prices was presumed to be prevailing market prices at the time the data was collected. Furthermore, the data collected is deemed to be accurate and valid.

Both manufactured housing and conventional housing fall inside very fluid markets that are subject to changing market conditions. The information collected for the report represents data obtained in a specific time period and is considered current but represents a limited study of the general South Florida housing market. The study identifies housing resources at mobile home parks, market and subsidized rental



apartment projects, and single-ownership housing units for sale or rent. Homes for sale include mobile homes, single-family, duplex, multifamily, townhouse, villa, cooperative and condominium ownerships.

Both age-restricted housing (over 55 years of age) and non-age-restricted housing opportunities were considered for this study. Sunset Colony is not listed on the web site of the Florida Commission on Human Relations (FCHR) as a provider of housing for persons 55 and older. FCHR accepts registrations as a provider of housing that registers all 55-and-older communities in Florida under the federal or Florida Fair Housing Act. A directory of these communities is available on their website on their website at <https://fchr.myflorida.com/55communities>.

## Sources

To corroborate availability of vacant lease lots in other mobile home communities, a telephone survey was conducted by The Urban Group over a three-week period, from June 11 through June 27, 2018. As a result, the survey collected responses from 74 mobile home parks.

In addition to the survey to collect data on available mobile home lease lots, The Urban Group conducted research to identify other types of housing opportunities including mobile home and conventional housing units for rent and sale. The following information sources were used for this study:

- 1) Miami Association of Realtors - Multiple Listing Services (MLS);
- 2) Regional newspapers with large circulation and classified sections:  
*The Miami Herald*, *The Palm Beach Post*, and *The South Florida Sun Sentinel*.
- 3) Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing, University of Florida.
- 4) Two popular websites that list mobile homes for sale and for rent throughout the country are [www.mhville.com](http://www.mhville.com) and [www.trulia.com](http://www.trulia.com).
- 5) Additional websites that lists all types of housing units for sale and/or for rent include: [www.realtor.com](http://www.realtor.com), [www.zillow.com](http://www.zillow.com), and [www.rent.com](http://www.rent.com).

## **Elements of the Report**

The Miami Association of Realtors Multiple Listing Service (MLS) catalogues privately owned properties listed for sale and for rent in Miami-Dade, Broward, and Palm Beach Counties. The MLS was searched to find available manufactured homes, apartments, condominiums, townhouses, duplex, triplex, quadruple and single-family homes for sale or rent.

*The Miami Herald*, *The South Florida Sun Sentinel*, and *The Palm Beach Post* newspapers' classified sections were searched for manufactured housing and conventional rental housing including single-family, apartments, condominiums, duplexes, tri-plexes and four-plexes in Miami-Dade, Broward, and Palm Beach Counties. The classified sections were searched for efficiency, studio, and one-bedroom to four-bedroom units with rents ranging from under \$800 to \$1,100 per

month. Although, there are many more rentals available with rents greater than \$1,100, there are sufficient rental units available below that amount.

The website [www.mhvillage.com](http://www.mhvillage.com) lists mobile homes for sale and rent as well as listing mobile home or manufactured home communities throughout the nation. Searches were conducted from June 11 through June 22, 2018, revealing numerous mobile homes for sale and for rent throughout the Primary Counties. The website [www.trulia.com](http://www.trulia.com) also includes listings of mobile homes for sale and for rent. The website [www.zillow.com](http://www.zillow.com) lists conventional housing units for sale and for rent and [www.rent.com](http://www.rent.com) lists housing units for rent.

The Urban Group also conducted research to identify subsidized rental housing opportunities in the Tr-County. To find these types of housing the *Florida Housing Data Clearinghouse* was searched. This data resource is maintained by the "Shimberg Center for Affordable Housing" at the University of Florida.

Sunset Colony is located in Broward County. Our researchers found the greatest number of vacant mobile home lots, mobile homes for sale, and conventional housing for sale or rent in Broward County compared to Miami Dade and Palm Beach Counties.

Though not documented in this report, housing for rent and sale by owner that is not advertised in newspapers or on the internet is another source of housing. Neighborhood "windshield surveys" or word of mouth networks are the best means to identify these housing opportunities. This is a very effective method for locating mobile homes for sale or for rent in many local mobile home parks. No windshield survey was attempted for this study.

#### Mobile Home Community Re-establishment Restrictions

Though there are industry-wide standards for mobile home reestablishment, 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. Some parks require newer homes, some have size restrictions, and some may require additional accessory structures to be added to the mobile home

Because standards vary with each park, mobile home owners must assure their mobile home meets the park's criteria before contracting to move an existing mobile home into another park.

#### Florida Mobile Home Relocation Corporation

The State of Florida helps with manufactured home owners who are displaced when their manufactured home communities close due to a change in the use of the land. The Florida Mobile Home Relocation Corporation (FMHRC) and the Florida Mobile Home Relocation Trust Fund (Trust Fund) are governed by Florida statutes 723.0611, 723.06115, 723.06116, and 723.0612. The Trust Fund was established to provide a source of funds to compensate eligible manufactured home owners.

The Trust Fund provides actual moving expenses for relocating a mobile home up to \$3,000 for a single-section home and up to \$6,000 for a multi-section home for a maximum distance of 50 miles. In lieu of filing for relocation expenses, a home owner may abandon the mobile home in the park. The home owner must be able to deliver a current title to the park owner with valid releases of all liens shown on the title. The owner of a single-section home will be eligible for **\$1,375**, and the owner of a multi-section home will be eligible for **\$2,750**.

Under the policies of the FMHRC to be eligible to receive moving expenses, or an abandonment payment, a mobile home owner must meet basic eligibility criteria including: Lot lease rent must be current; Owner must be the registered title holder to the mobile home in his/her name; and Mobile home owner must not be a party to a lawsuit against the mobile home park owner. Additional requirements are detailed on the FMHRC website [www.fmhrc.org](http://www.fmhrc.org).

## Mobile Home Park Housing Resources

### Mobile Home Vacant Lease Lots

This study reports on findings of 74 mobile home communities in Miami-Dade, Broward and Palm Beach Counties that responded to a survey. Other parks contacted were deemed non-responsive as they either declined to provide information or did not respond to phone calls. There are approximately 19,949 lots in the parks that responded to the survey. A total of 413 vacant sites are available.

The study reported on mobile home housing opportunities at both age-restricted parks and non-age restricted parks to expand available options to mobile home owners of all ages. Table 1 shows the breakdown of vacant mobile home lease lots in the Primary Counties, as compiled from survey results.

**Table 1**  
**Mobile Home Lease Lot Vacancies**  
**Miami-Dade, Broward, and Palm Beach Counties**

| County            | Total Parks Contacted | Total Sites in Park | Number of Vacancies |
|-------------------|-----------------------|---------------------|---------------------|
| <b>Miami-Dade</b> | <b>16</b>             | <b>5,694</b>        | <b>32</b>           |
| <b>Broward</b>    | <b>25</b>             | <b>6,164</b>        | <b>188</b>          |
| <b>Palm Beach</b> | <b>34</b>             | <b>8,091</b>        | <b>193</b>          |
| <b>TOTALS</b>     | <b>75</b>             | <b>19,949</b>       | <b>413</b>          |

*(Source: The Urban Group, Inc. Telephone Survey conducted from June 11, 2018 to June 26, 2018).*

As evident from Table 1 with 188 reported available vacant lease lots, Broward County presents a better opportunity to relocate mobile homes. Also, Broward County is likely to be the more familiar area to Sunset Colony residents, possibly closer to employment, family and friends, and houses of worship. Although Palm

Beach County offers a greater number of vacancies, mobile home owners may wish to remain closer to their current location.

#### Mobile Homes For Rent

The following tables show information on mobile homes for rent at parks in the Primary Counties. Most mobile home parks contain unadvertised rental mobile homes that are rented by the individual owner. Frequently the park office does not have information on availability. Driving through each park is required to find most rental mobile homes.

Many mobile home rentals in Broward and Palm Beach Counties were located through the websites [www.mhvillage.com](http://www.mhvillage.com), [www.trulia.com](http://www.trulia.com) and the Miami Association of Realtors Association "Multiple Listing Service". Newspapers did not reveal any mobile home rentals in Miami-Dade. To locate rentals in Miami-Dade and additional rentals in Broward and Palm Beach Counties, it will be necessary to drive through a park and search for units rented by the owner of the unit.

Table 2 lists rental mobile homes revealed through a search of MLS, [www.mhvillage.com](http://www.mhvillage.com), and [www.trulia.com](http://www.trulia.com) websites. The homes vary in size and number of rooms. Lot rent is usually paid by the owner of the mobile home rather than by the mobile home tenant.

**Table 2**  
**Mobile Homes For Rent**  
**Miami-Dade, Broward and Palm Beach Counties**

| County        | Total Lots | Rent Range              |
|---------------|------------|-------------------------|
| Miami-Dade    | 0          | N/A                     |
| Broward       | 15         | \$1,000 to \$1,895      |
| Palm Beach    | 6          | \$957 to \$1,800        |
| <b>TOTALS</b> | <b>21</b>  | <b>\$957 to \$1,895</b> |

*(Source: Miami Realtors Association Multiple Listing Service;  
MH Village website [www.mhvillage.com](http://www.mhvillage.com); [www.trulia.com](http://www.trulia.com).  
Research conducted June 2018).*

#### Mobile Homes for Sale

In the Primary Counties, another housing resource available to Sunset Colony home owners is mobile homes for sale. These housing resources include re-sale or new manufactured homes. Homes listed for sale include those located in parks where the homeowner leases the lot and where the homeowner owns the lot through a condominium or co-operative association.

**Table 3**  
**Manufactured/Mobile Homes For Sale**  
**Miami-Dade, Broward and Palm Beach Counties**  
**Mobile Home Homeowner Leases the Lot**

| County        | Total Units | Price Range                                         |
|---------------|-------------|-----------------------------------------------------|
| Miami-Dade    | 23          | \$39,000 to \$49,900: 9<br>\$50,000 to \$99,900: 14 |
| Broward       | 47          | \$4,000 to \$49,900: 27<br>\$50,000 to \$97,000: 20 |
| Palm Beach    | 54          | \$1,500 to \$49,900: 31<br>\$50,000 to \$99,900: 23 |
| <b>TOTALS</b> | <b>124</b>  | <b>\$1,500 to \$99,900</b>                          |

(Source: Realtors Association Multiple Listing Service;  
MH Village website [www.mhvillage.com](http://www.mhvillage.com); Trulia website [www.trulia.com](http://www.trulia.com).  
Research conducted June 2018).

**Table 4**  
**Manufactured/Mobile Homes For Sale**  
**Miami-Dade, Broward and Palm Beach Counties**  
**Homeowner Owns the Lot through Condominium or Co-operative Associations**

| County        | Total Units | Price Range                                                                       |
|---------------|-------------|-----------------------------------------------------------------------------------|
| Miami-Dade    | 23          | \$50,000 to \$99,900: 17<br>\$100,000 to \$135,000: 6                             |
| Broward       | 70          | \$30,000 to \$49,900: 4<br>\$50,000 to \$99,900: 18<br>\$100,000 to \$389,900: 48 |
| Palm Beach    | 51          | \$43,500 to \$49,900: 3<br>\$50,000 to \$99,900: 24<br>\$100,000 to \$399,500: 24 |
| <b>TOTALS</b> | <b>144</b>  | <b>\$30,000 to \$399,500</b>                                                      |

(Source: Miami Realtors Association Multiple Listing Service;  
MH Village website [www.mhvillage.com](http://www.mhvillage.com); Trulia website [www.trulia.com](http://www.trulia.com).  
Research conducted June 2018).

The mobile homes found in The Urban Group's search ranged between one and three bedrooms. The greatest number of mobile homes listed for sale are in Palm Beach County which has a total of 105. Broward County has 117 listings, and Miami-Dade County has 46 mobile homes listed for sale.

Manufactured homes listed for sale that are located on lease lots are offered at a lower price than manufactured homes located in parks where the home owner also has an interest in the land.

## Conventional Housing Resources

### Housing for Rent

This report looked at various sources of rental housing that included 3 local newspapers, the Board of Realtor's Multiple Listing Service and two websites. All are accepted resources for rental housing. Researchers investigated the availability of rental housing for a short period of time from June 11 to June 22, 2018.

In addition to those rentals listed in this report, there are also undocumented sources of residential units for rent "by owner." This is a source of housing that is difficult to quantify because some property owners do not advertise their rental units. Many "by owner" housing units are visible mostly by drive-by searches of neighborhoods and mobile home parks.

Researchers looked at efficiency, studio, one, two and three-bedroom units for rent in the classified sections of each of three commonly read regional newspapers: *The Miami-Herald*, *The South Florida Sun-Sentinel*, and *The Palm Beach Post*. The search encompassed residential units including single-family, duplex, triplex, townhouse, condominium, and small and large apartment house rentals. An upper limit of \$1,100 per month rent was utilized for the search. Furnished rooms without cooking facilities and roommate rentals were not included in this report.

The Tables 5 to 8 depict findings from searches for rental apartments in newspaper classified sections, two websites: [www.trulia.com](http://www.trulia.com) and [www.zillow.com](http://www.zillow.com); and the Miami Association of Realtors Multiple Listing Service. Table 5 shows available rentals in Miami-Dade County, Table 6 lists rentals in Broward County, Table 7 lists rentals in Palm Beach County, and Table 8 lists the total of all rentals in the Primary Counties.

**Table 5**  
**For Rent Residential Properties**  
**Apartments, Condominium, Single-Family, Duplex and Triplex Rentals**  
**Miami-Dade County**

| Rent Range      | Number of Units |
|-----------------|-----------------|
| \$800 or less   | 18              |
| \$801-\$1000    | 79              |
| \$1,001-\$1,100 | 72              |
| Total           | 169             |

(Source: *The Miami-Herald* website, [www.Trulia.com](http://www.Trulia.com), [www.zillow.com](http://www.zillow.com), the Miami Association of Realtors Multiple Listing Service)



**Table 6**  
**For Rent Residential Properties**  
**Apartments, Condominium, Single-Family, Duplex and Triplex Rentals**  
**Broward County**

| Rent Range        | Number of Units |
|-------------------|-----------------|
| \$800 or less     | 19              |
| \$801-\$1000      | 148             |
| • \$1,001-\$1,100 | 117             |
| <b>Total</b>      | <b>273</b>      |

(Source: *The Sun-Sentinel* website, [www.Trulia.com](http://www.Trulia.com), [www.zillow.com](http://www.zillow.com), the Miami Association of Realtors Multiple Listing Service)

**Table 7**  
**For Rent Residential Properties**  
**Apartments, Condominium, Single-Family, Duplex and Triplex Rentals**  
**Palm Beach County**

| Rent Range      | Number of Units |
|-----------------|-----------------|
| \$800 or less   | 10              |
| \$801-\$1000    | 149             |
| \$1,001-\$1,100 | 75              |
| <b>Total</b>    | <b>234</b>      |

(Source: *The Palm Beach Post* website, [www.Trulia.com](http://www.Trulia.com), [www.zillow.com](http://www.zillow.com), the Miami Association of Realtors Multiple Listing Service)

**Table 8**  
**For Rent Residential Properties**  
**Apartments, Condominium, Single-Family, Duplex and Triplex Rentals**  
**Selected Counties**  
**Totals**

| Rent Range      | Number of Units |
|-----------------|-----------------|
| \$800 or less   | 36              |
| \$801-\$1000    | 376             |
| \$1,001-\$1,100 | 264             |
| <b>Total</b>    | <b>676</b>      |

(Source: *The Miami-Herald*, *The Sun-Sentinel*, *The Palm Beach Post* websites, [www.Trulia.com](http://www.Trulia.com), [www.zillow.com](http://www.zillow.com), the Miami Association of Realtors' Multiple Listing Service)

Researchers found 18 of the 36 rentals priced at less than \$800 per month in Miami-Dade County. Although overall there are fewer rentals within the price limits of the study, a greater percentage of the less expensive rentals are in Miami-Dade.

#### Housing for Sale

A one-day sample search of properties listed for sale on the MLS was conducted by The Urban Group on June 25, 2018. The tables below show a breakdown by county and number of bedrooms for single-family, condominium, co-operative, villas and townhomes listed for sale. The search was limited to the Primary Counties and to a maximum asking price of \$99,000. Each of the Primary Counties had many more listings at an asking price greater than \$99,000. Those listings that require an equity payment or country club membership were excluded from the tables below.

**Table 9**  
**Market For Sale Property Listings**  
**Condominium, Co-operative, Townhouse, Villa and Single-Family Houses**  
**Miami-Dade County**

| <b>Purchase Price</b> | <b>0<br/>Bedrooms</b> | <b>1<br/>Bedrooms</b> | <b>2<br/>Bedrooms</b> | <b>3 or more<br/>Bedrooms</b> | <b>Total</b> |
|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------------|--------------|
| Under \$50,000        | 0                     | 4                     | 2                     | 0                             | 6            |
| \$50,001 to \$79,000  | 7                     | 32                    | 7                     | 0                             | 46           |
| \$80,000 to \$99,000  | 8                     | 69                    | 25                    | 3                             | 105          |
| <b>TOTAL</b>          | <b>15</b>             | <b>105</b>            | <b>34</b>             | <b>3</b>                      | <b>157</b>   |

(Source: Miami Association of Realtors' Multiple Listing Service. Research conducted June 25, 2018)

**Table 10**  
**Market For Sale Property Listings**  
**Condominium, Co-operative, Townhouse, Villa and Single-Family Houses**  
**Broward County**

| <b>Purchase Price</b> | <b>0<br/>Bedrooms</b> | <b>1<br/>Bedrooms</b> | <b>2<br/>Bedrooms</b> | <b>3 or more<br/>Bedrooms</b> | <b>Total</b> |
|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------------|--------------|
| Under \$50,000        | 0                     | 99                    | 19                    | 1                             | 119          |
| \$50,001 to \$79,000  | 0                     | 259                   | 291                   | 2                             | 552          |
| \$80,000 to \$99,000  | 0                     | 216                   | 186                   | 5                             | 407          |
| <b>TOTAL</b>          | <b>0</b>              | <b>574</b>            | <b>496</b>            | <b>8</b>                      | <b>1,078</b> |

(Source: Miami Association of Realtors' Multiple Listing Service. Research conducted June 25, 2018)

**Table 11**  
**Market For Sale Property Listings**  
**Condominium, Co-operative, Townhouse, Villa and Single-Family Houses**  
**Palm Beach County**

| <b>Purchase Price</b> | <b>0<br/>Bedrooms</b> | <b>1<br/>Bedrooms</b> | <b>2<br/>Bedrooms</b> | <b>3 or more<br/>Bedrooms</b> | <b>TOTAL</b> |
|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------------|--------------|
| Under \$50,000        | <b>0</b>              | <b>135</b>            | <b>1</b>              | <b>0</b>                      | <b>136</b>   |
| \$50,001 to \$79,000  | <b>0</b>              | <b>227</b>            | <b>172</b>            | <b>0</b>                      | <b>399</b>   |
| \$80,000 to \$99,000  | <b>3</b>              | <b>102</b>            | <b>266</b>            | <b>11</b>                     | <b>382</b>   |
| <b>TOTAL</b>          | <b>3</b>              | <b>464</b>            | <b>439</b>            | <b>11</b>                     | <b>917</b>   |

(Source: Miami Association of Realtors Multiple Listing Service. Research conducted June 25, 2018)

**Table 12**  
**Market for Sale Property Listings**  
**Condominium, Co-operative, Townhouse, Villa and Single-Family Houses**

**Totals from Selected Counties**

| <b>Purchase Price</b> | <b>Miami-Dade</b> | <b>Broward</b> | <b>Palm<br/>Beach</b> | <b>Totals</b> |
|-----------------------|-------------------|----------------|-----------------------|---------------|
| Under \$50,000        | <b>6</b>          | <b>119</b>     | <b>136</b>            | <b>261</b>    |
| \$50,001 to \$79,000  | <b>46</b>         | <b>552</b>     | <b>399</b>            | <b>997</b>    |
| \$80,000 to \$99,000  | <b>105</b>        | <b>407</b>     | <b>382</b>            | <b>894</b>    |
| <b>TOTAL</b>          | <b>157</b>        | <b>1,078</b>   | <b>917</b>            | <b>2,152</b>  |

(Source: Miami Association of Realtors' Multiple Listing Service. Research conducted June 25, 2018)

Subsidized Housing

Table 13 shows a breakdown of financially subsidized housing units by type of development, and county. The list was compiled from information obtained from the Florida Housing Data Clearinghouse, Shimberg Center, and University of Florida. The housing data was collected for projects in Monroe, Miami-Dade, Broward and Palm Beach Counties.

**Table 13**  
**Subsidized Housing Units**  
**By Type and County**

| <b>County</b>     | <b>Assisted<br/>Housing Units</b> | <b>Public Housing<br/>Units</b> | <b>Total</b>  |
|-------------------|-----------------------------------|---------------------------------|---------------|
| <b>Miami-Dade</b> | <b>45,023</b>                     | <b>10,928</b>                   | <b>55,951</b> |
| <b>Broward</b>    | <b>18,901</b>                     | <b>500</b>                      | <b>19,401</b> |
| <b>Palm Beach</b> | <b>12,539</b>                     | <b>1,164</b>                    | <b>13,703</b> |
| <b>Totals</b>     | <b>76,463</b>                     | <b>12,592</b>                   | <b>89,055</b> |

Source: Florida Housing Data Clearinghouse, Shimberg Center, and University of Florida

**Table 14**  
**Assisted Housing Properties**

| County        | Number of Properties |
|---------------|----------------------|
| Miami-Dade    | 414                  |
| Broward       | 152                  |
| Palm Beach    | 110                  |
| <b>Totals</b> | <b>676</b>           |

Source: Florida Housing Data Clearinghouse, Shimberg Center, and University of Florida

There is a wait list for most assisted properties, and for other financial assistance for housing. Mobile home owners can contact their local Housing Authority for assistance in registering and finding when the wait lists are open for applications.

### **Conclusion**

The intent of this report was to identify vacant lease lots at mobile home parks, or other available suitable housing facilities to accommodate the relocation of mobile home owners moving from Sunset Colony Mobile Home Park. The study identified vacant lease lots, mobile homes for rent and for sale, and conventional housing for rent and for sale. The search area stretches in a 50-mile radius from Fort Lauderdale and extends 124 miles within Miami-Dade, Broward and Palm Beach Counties.

*The report established that there are adequate existing mobile home park lease lots, and other suitable housing resources for the relocation of mobile home owners at Sunset Colony.* This study revealed totals of the following housing resources:

- 413 vacant mobile home lots;
- 21 mobile homes listed for rent;
- 278 mobile homes listed for sale;
- 36 conventional housing units for rent for less than \$800 per month;
- 376 conventional housing units for rent for \$800 to \$1,000 per month;
- 264 conventional housing units for rent for \$1,001 to \$1,100 per month;
- 261 conventional housing units for sale for less than \$50,000;
- 997 conventional housing units for sale for \$51,000 to \$79,000;
- 894 conventional housing units for sale for \$80,000 - \$99,000.

The Sunset Colony Mobile Home Park property owner stated that there were 106 occupied lease lots at the mobile home park. The Urban Group's drive by inspections of the park showed that the mobile homes are placed very close together with appurtenances attached. The mobile homes appear to be mostly older models. It seems therefore unlikely that many mobile homes will be moved out of the park and relocated to other parks. It is reasonable to conclude that the best options for relocation of mobile home owners would be to rent or purchase another mobile home, or to rent or purchase conventional housing types.

Those homeowners who desire and can relocate their mobile homes may be able to receive assistance from the Florida Mobile Home Relocation Corporation. This study found 413 vacant lease lots in the subject Counties studied, with 188 located in Broward County.

For mobile home owners who will not relocate their mobile home, but desire to live in mobile home communities, this study found an adequate number of available mobile homes listed for sale. The Urban Group's researchers found 89 mobile homes for sale listed at less than \$100,000, with 16 of that number at less than \$50,000. Additional mobile homes for sale are likely to be found by driving through the multitude of South Florida mobile home parks to identify unadvertised homes for sale. Mobile homes for rent are also available. Our researchers found it necessary to drive through mobile home parks to search for "rental signs" since many units are often not advertised on the Internet or in newspapers.

For those mobile home owners who want to live in conventional housing, this study found 36 units for rent for less than \$800 per month and 376 units for \$800 to \$100 per month. The study also revealed listings for sale in all the Selected Counties. Researchers found six conventional units listed for less than \$50,000 in Miami-Dade, 119 units in Broward County and 261 units in Palm Beach County.

Although there are numerous public housing buildings and other subsidized housing units in existence in the Tri- County area, most have waiting lists. It would be in the mobile home owners best interest to register with their local housing authority's and apply to get on waiting lists as soon as possible. As reported from research gathered about subsidized housing, there are 77,603 assisted housing units and 13,180 public housing units located in the Selected Counties.

From the Base information gathered for this report, it is apparent that there are sufficient existing housing opportunities to provide replacement housing for the mobile home occupants residing in Sunset Colony Mobile Home Park.



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