

BROWARD-by-the-NUMBERS

Mobile Homes in Broward County

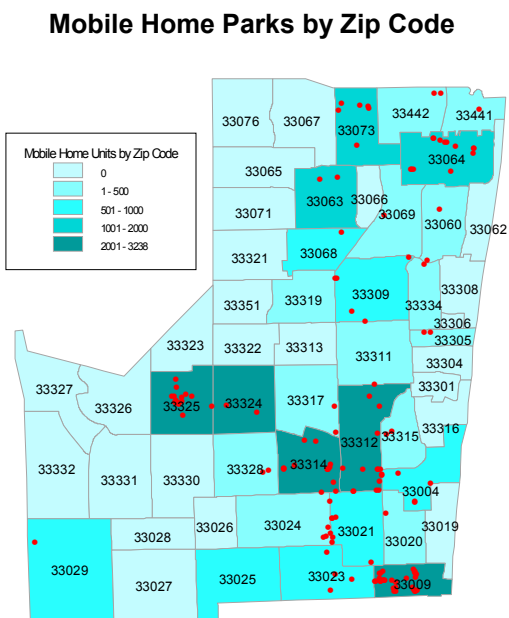
According to the 2000 U.S. Census, there were 26,834 mobile homes in Broward County, compared with 27,918 in 1990. Mobile homes decreased over this period by 3.9% while total housing units grew by 15.1%

Mobile Homes Inventory, 1980-2000

In the 1980 Census, 21,493 of Broward County's 486,138 housing units were mobile homes. This represented 4.4% of the total housing stock. In the 1990 Census, the number of mobile homes rose to 27,918 out of 638,961 total housing units. Although the number of mobile homes increased over this period, the percentage of total housing units remained relatively stable at 4.3%. In the 2000 Census, a slightly lower number of mobile homes were reported representing 3.6% of all housing units.

Mobile Home Park Locations

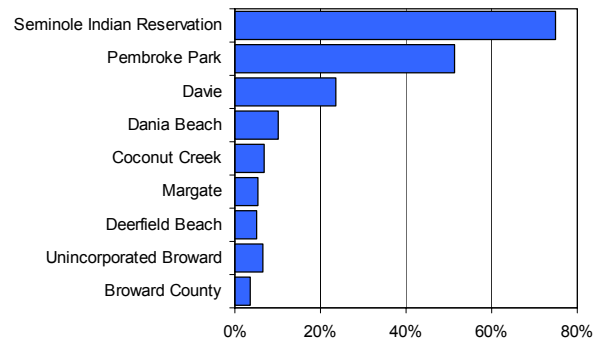
As shown in the map below, there is a concentration of mobile homes in the central and southeastern parts of the County. Red dots on the map indicate where mobile home parks are located.



Source: Florida Department of Health, 2002

According to the 2000 Census, 75% of the Seminole Indian Reservation's housing stock are mobile homes. The communities of Pembroke Park (51%) and Davie (23.6%) have high percentages as well. Other municipalities with a notable percentage of mobile homes include: Dania Beach (10%), Coconut Creek (7%), Margate (5%), and Deerfield Beach (5%). 3,092 or 6% of all housing units in Broward's unincorporated areas are mobile homes, which is higher than the countywide percentage of 3.6%. Mobile homes are found in 24 of Broward's 30 municipalities.

Largest Percentage of Mobile Homes



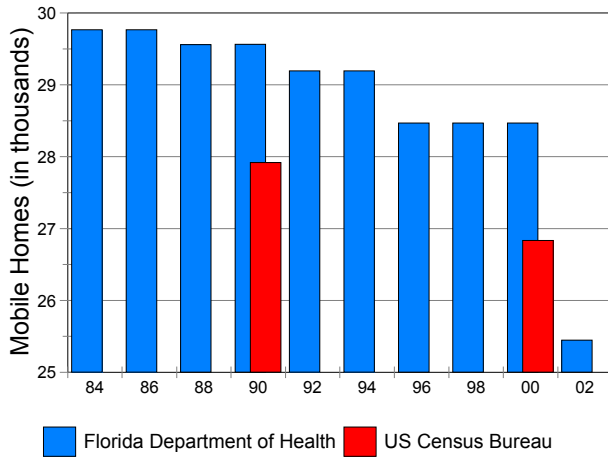
Source: 2000 U.S. Census

Mobile homes are constructed either on individually-owned plats (housing lots) or on land leased or rented from the owner of the mobile home park. Of the 147 mobile home parks in Broward County, 134 mobile home parks provide rental lots to residents while 13 are comprised of individually-owned lots. Seven of these 13 parks are located in Davie, 3 in Dania Beach, 3 in Deerfield Beach and one park each in Hallandale Beach and Pembroke Pines.

Number of Mobile Home Parks

Data for this report was gathered from two locations, the US Bureau of the Census and the Florida Department of Health. The mobile home housing unit count for each decennial census is generally less than the actual number of units, as some mobile home residents misidentify their homes as single-family units. (This is shown in the chart below.)

Number of Mobile Home Parks 1984-2002



Source: Florida Department of Health, 2002 & the U.S. Census Bureau

The Florida Department of Health regulates and licenses mobile home parks in the County. Since each park must be licensed, data from the Florida Department of Health most accurately depicts the number of mobile homes.

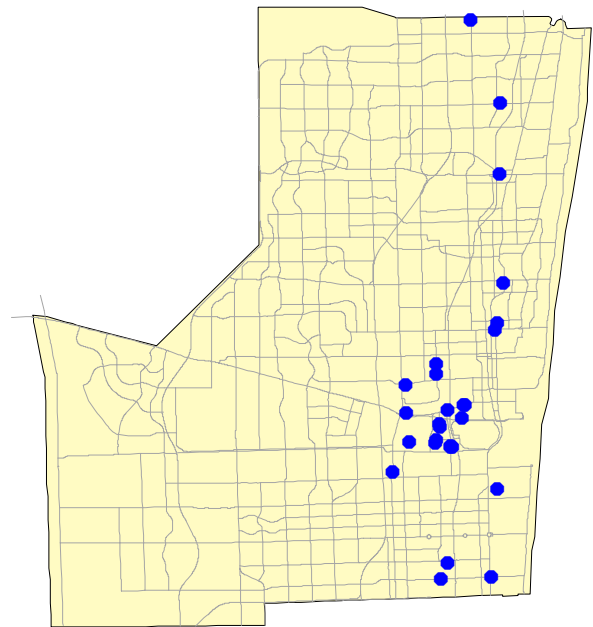
Nationwide, the number of mobile homes has increased to 8.8 million according to the 2000 Census. Florida leads the nation with 800,000 mobile homes or 9.1% of the U.S. total.

Mobile Home Park Closings since 1990

As the chart shows, mobile homes have been decreasing in number since 1984. Between 1990 and 2002, 30 mobile home parks have closed (containing 2,323 mobile home units). Of these, six parks (20%) of all parks closed were purchased by the Broward County Aviation Department in 1995 as part of the Fort Lauderdale-Hollywood International Airport's Land Acquisition Program. Most of these were generally located to the west of the airport along the east-west flight path.

All of these closed mobile home parks are located east of Florida's Turnpike. Several have been developed as permanent residential projects while others have been developed commercially. Some former parks are in the runway protection zone and will remain undeveloped.

Mobile Home Parks Closed since 1990



Source: Florida Department of Health, 1990-2002

Florida Mobile Home Relocation Trust Fund

In 2001, The Florida Legislature created a state program that pays up to \$10,000 in relocation costs for mobile home residents displaced by new development. This program is funded by the state, and mobile home park owners contribute as well, generally paying \$2,000 - \$2,500 for each mobile home displaced.

Broward-by-the-Numbers is a publication from

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TECHNICAL APPENDIX

Table 1 – Mobile Homes by Municipality - 1990 and 2000

Municipality	2000			1990			1990-2000	
	Mobile Homes	Housing Units	% Mobile Homes	Mobile Homes	Housing Units	% Mobile Homes	Number Change ¹	Percent Change
Coconut Creek	1,506	22,144	6.8%	1,404	15,773	8.9%	102	7.3%
Cooper City	9	9,229	0.1%	515	7,348	7.0%	-506	-98.3%
Coral Springs	20	41,309	0.0%	11	29,785	0.0%	9	81.8%
Dania Beach	1,092	10,875	10.0%	918	7,699	11.9%	174	19.0%
Davie	7,370	31,203	23.6%	3,291	19,889	16.5%	4,079	123.9%
Deerfield Beach	1,855	37,337	5.0%	502	28,796	1.7%	1,353	269.5%
Fort Lauderdale	1,313	80,780	1.6%	1,646	81,268	2.0%	-333	-20.2%
Hallandale Beach	1,018	25,098	4.1%	1,063	24,798	4.3%	-45	-4.2%
Hillsboro Beach	0	2,131	0.0%	0	2,024	0.0%	0	0.0%
Hollywood	1,246	68,413	1.8%	1,399	63,303	2.2%	-153	-10.9%
Lauderdale by-the-Sea	0	2,344	0.0%	0	3,345	0.0%	0	0.0%
Lauderdale Lakes	153	14,351	1.1%	162	13,921	1.2%	-9	-5.6%
Lauderhill	41	25,667	0.2%	7	26,274	0.0%	34	485.7%
Lazy Lake	0	12	0.0%	0	16	0.0%	0	0.0%
Lighthouse Point	73	5,863	1.2%	62	5,757	1.1%	11	17.7%
Margate	1,348	24,731	5.5%	1,692	21,647	7.8%	-344	-20.3%
Miramar	518	25,898	2.0%	340	15,243	2.2%	178	52.4%
North Lauderdale	10	11,481	0.1%	5	9,800	0.1%	5	100.0%
Oakland Park	305	14,540	2.1%	394	13,875	2.8%	-89	-22.6%
Parkland	0	4,546	0.0%	4	1,115	0.4%	-4	-100.0%
Pembroke Park	2,256	4,401	51.3%	2,334	3,467	67.3%	-78	-3.3%
Pembroke Pines	547	55,293	1.0%	534	29,546	1.8%	13	2.4%
Plantation	541	35,088	1.5%	552	29,399	1.9%	-11	-2.0%
Pompano Beach	1,052	44,393	2.4%	945	42,719	2.2%	107	11.3%
Sea Ranch Lakes	0	1,350	0.0%	0	334	0.0%	0	0.0%
Southwest Ranches	0	0	0.0%	0	0	0.0%	0	0.0%
Sunrise	34	34,647	0.1%	8	29,295	0.0%	26	325.0%
Tamarac	65	29,732	0.2%	13	26,141	0.0%	52	400.0%
Weston	17	18,920	0.1%	0	0	0.0%	17	0.0%
Wilton Manors	124	6,322	2.0%	158	5,983	2.6%	-34	-21.5%
Seminole Indian Res. Unincorporated Area ¹	1,129	1,504	75.1%	561	805	69.7%	568	101.0%
	3,092	51,441	6.0%	9,398	75,596	12.4%	-6,306	-67.1%
Total	26,834	741,043	3.6%	27,918	638,961	4.4%	-1,084	-3.9%

Note: 1. Some changes in the number of mobile home units between 1990 and 2000 are due to annexation.

Source: 1990 & 2000 U.S. Bureau of the Census

Table 2 – Number of Mobile Homes 1984-2002

Year	Broward Health Department	U.S. Census
1984	29,764	
1986	29,764	
1988	29,559	
1990	29,560	27,918
1992	29,195	
1994	29,195	
1996	28,467	
1998	28,466	
2000	28,466	26,834
2002	25,450	

Source: Florida Department of Health, Broward Health Unit, Environmental Health Section, 1984-2002
1990 & 2000 U.S. Bureau of the Census.

Table 3 – Number of Mobile Homes by Zip Code

Zip Code	Licensed ¹	Real Property ²	Other ³	Total
33004	504	0	0	504
33009	2,891	73	15	2,979
33020	211	0	0	211
33021	430	0	338	768
33023	550	0	0	550
33024	221	0	753	974
33025	520	0	0	520
33029	0	579	0	579
33060	319	0	0	319
33063	1,064	0	0	1,064
33064	1,240	398	169	1,807
33068	645	0	0	645
33069	414	0	0	414
33073	1,615	0	0	1,615
33305	158	0	0	158
33309	712	0	0	712
33311	402	0	0	402
33312	1,428	1,354	58	2,840
33314	2,138	0	0	2,138
33315	268	0	0	268
33317	142	0	0	142
33319	261	0	0	261
33324	363	1,199	0	1,562
33325	2,928	310	0	3,238
33328	153	0	0	153
33334	156	0	0	156
33441	28	0	0	28
33442	443	0	0	443

Notes:

- 1 Units in licensed mobile home parks (who lease or rent land from mobile home park owner)
- 2 Units located on individually owned lots (may be located within mobile home park or as individual parcel)
- 3 Mobile home units in unlicensed mobile home parks (parks containing five or less units are not required to be licensed.)

Source: Florida Department of Health, Broward Health Unit, Environmental Health Section, 2002