

BROWARD-by-the-NUMBERS

Mobile Homes in Broward County

Between 2000 and 2007, as the total number of housing units grew by 8.1%, mobile homes decreased by 22.1%. The Florida Department of Health (FDH) reported 28,466 mobile homes in 2000 and 22,172 in 2007.

Mobile Home Inventory, 1990-2007

Nationwide, the number of mobile homes increased from 7.3 million in 1990 to 8.8 million in 2000. According to the U.S. Bureau of the Census, 27,918 or 4.4% of Broward County's 638,961 total housing units were mobile homes in 1990. In 2000, the Census reported 26,834 or 3.6% of Broward County's 741,043 total housing units were mobile homes. According to the Census data, there was a loss of 1,084 mobile homes between 1990 and 2000. In 2007, while the total housing stock in Broward County increased, the number of mobile homes actually decreased.

According to the Florida Department of Health (FDH) data, the number of mobile homes dropped from 28,466 in 2000 to 22,172 in 2007, which represents less than 3% of the total housing stock. Additionally, the FDH data showed that, from 2000 to 2007, mobile homes declined by 6,294 -- nearly six times that of the previous decade.

Number of Mobile Homes, Select Years 1990-2007

Year	Florida Department Health	U.S. Bureau of the Census
1990	29,560	27,918
2000	28,466	26,834
2006	23,538	--
2007	22,172	--

Note: Data collected using two different processes, as explained in the shaded box on Page 2.

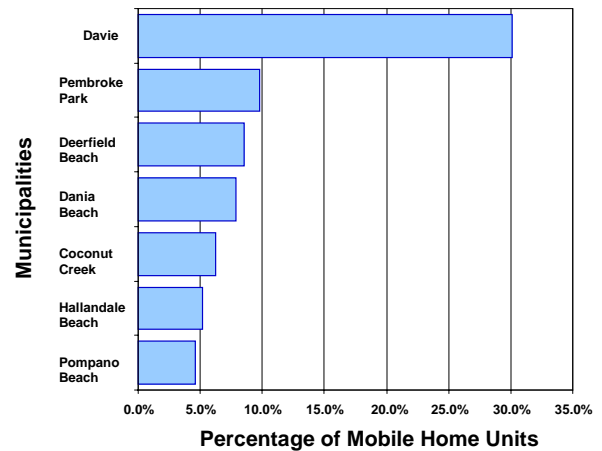
Sources: Florida Department of Health, Broward Health Unit, Environmental Health Section, 1990-2007; U.S. Bureau of the Census, 1990 and 2000

Mobile Home Locations

FDH data for 2007 showed that 30.1% of the 22,172 mobile homes in Broward County were located within the Town of Davie. Respective percentages for municipalities with more than 1,000 mobile homes are: Pembroke Park, 9.8%; Deerfield Beach, 8.5%; Dania

Beach, 7.9%; Coconut Creek, 6.2%; Hallandale Beach, 5.1%; and Pompano Beach, 4.6%.

Distribution of Broward County Mobile Homes
Select Municipalities, 2007



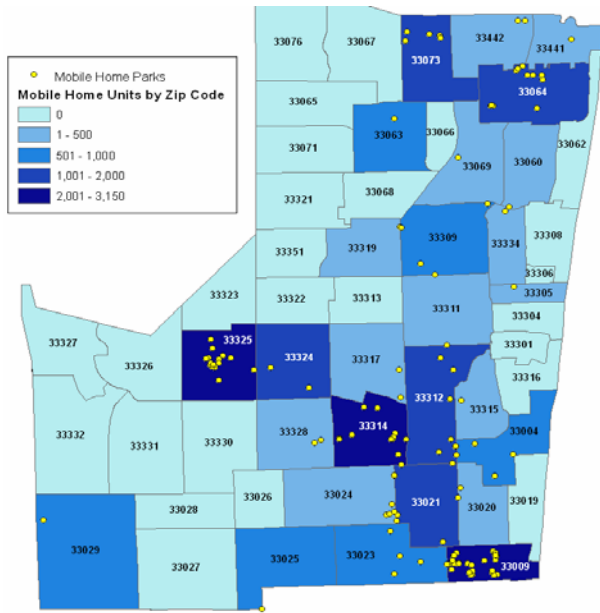
Source: Florida Department of Health, Broward Health Unit, Environmental Health Section, 2007; compiled by the Broward County Planning Services Division

As shown in Technical Appendix - Table 1, several municipalities have no mobile homes. Although somewhat distorted due to the variation in data sources presented in Table 1, municipal annexations resulted in large increases in the number of mobile homes in the annexing municipalities and corresponding declines in the Unincorporated Area. The municipal data are reflected in the map of Mobile Home Parks by Zip Code on Page 2.

Mobile Home Park Distribution

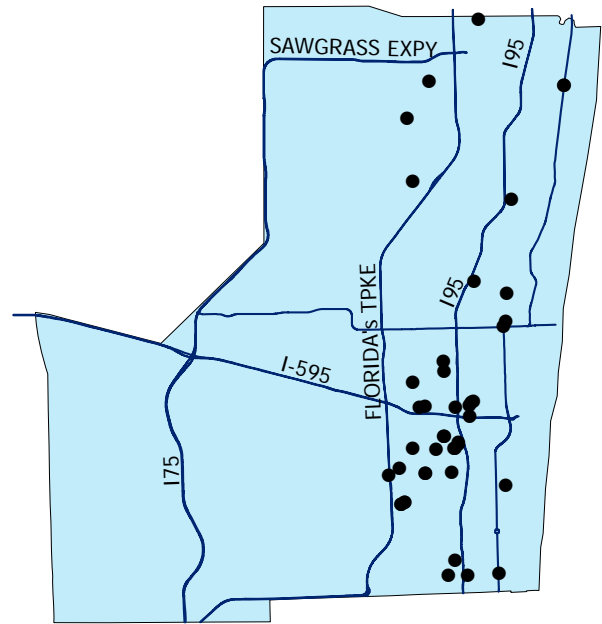
Mobile home parks are unevenly distributed and generally clustered. The map on Page 2 shows the distribution of Mobile Home Parks in Broward County by Zip Code. The yellow dots indicate mobile home park locations and the color gradient indicates the number of mobile homes in each zip code, based on the FDH data. Technical Appendix - Table 2 provides greater detail regarding the number and location of mobile homes.

Mobile Home Parks in Broward County by Zip Code, 2007



Source: Florida Department of Health, Broward Health Unit, Environmental Health Section, 2007; compiled by the Broward County Planning Services Division

Mobile Home Park Closures, 1990 - 2007



Source: Florida Department of Health, Broward Health Unit, Environmental Health Section, 2007; compiled by the Broward County Planning Services Division

Mobile Home Park Closures

The FDH annually licenses mobile home parks. Reports generated by the FDH licensing process provide information to monitor changes in the distribution of mobile home parks. According to the FDH, from 1990 to 2007, 45 mobile home parks closed. A majority of closed mobile home parks are located east of Florida’s Turnpike.

Mobile home parks closed for a variety of reasons. Several have been developed as residential projects, others as commercial developments. Six mobile home parks closed in 1995 when the Broward County Aviation Department purchased the parks, and the mobile homes within, as part of the Fort Lauderdale-Hollywood International Airport Land Acquisition Program. Acquired lands were located west of the airport adjacent to the east-west flight path.

Data Collection

Variations in the number of mobile homes provided by the Florida Department of Health (FDH) and the U.S. Bureau of the Census result from different data collection processes. The FDH inventory represents total capacity, or the total number of mobile home units allowed within mobile home parks. Assuming there are some vacant sites within the park, using the FDH data tends to overestimate the number of mobile homes. The Census data rely on individual households to accurately complete and return survey forms. Occasionally, returned forms misidentify mobile homes as single-family homes. This could result in an undercount of mobile homes by the Census.

Broward-by-the-Numbers is a publication of:

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TECHNICAL APPENDIX

Table 1 – Mobile Homes by Jurisdiction: 2000 and 2007

Municipality	2000 ¹			2007 ¹		
	Mobile Homes	Housing Units	% Mobile Homes	Mobile Homes	Housing Units	% Mobile Homes
Coconut Creek	1,506	22,144	6.8%	1,378	24,725	5.6%
Cooper City	9	9,229	0.1%	0	10,133	0.0%
Coral Springs	20	41,309	0.0%	0	46,097	0.0%
Dania Beach ²	1,092	10,875	10.0%	1,752	15,136	11.6%
Davie ²	7,370	31,203	23.6%	6,676	38,133	17.5%
Deerfield Beach ²	1,855	37,337	5.0%	1,888	42,117	4.5%
Fort Lauderdale	1,313	80,780	1.6%	766	93,791	0.8%
Hallandale Beach	1,018	25,098	4.1%	1,139	25,507	4.5%
Hillsboro Beach	0	2,131	0.0%	0	2,234	0.0%
Hollywood	1,246	68,413	1.8%	883	71,484	1.2%
Lauderdale-by-the-Sea	0	2,344	0.0%	0	6,646	0.0%
Lauderdale Lakes	153	14,351	1.1%	166	15,145	1.1%
Lauderhill	41	25,667	0.2%	0	29,015	0.0%
Lazy Lake	0	12	0.0%	0	29	0.0%
Lighthouse Point	73	5,863	1.2%	0	6,188	0.0%
Margate	1,348	24,731	5.5%	819	25,002	3.3%
Miramar	518	25,898	2.0%	544	38,895	1.4%
North Lauderdale ²	10	11,481	0.1%	568	14,735	3.9%
Oakland Park	305	14,540	2.1%	402	19,305	2.1%
Parkland	0	4,546	0.0%	0	7,776	0.0%
Pembroke Park ²	2,256	4,401	51.3%	2,169	4,442	48.8%
Pembroke Pines	547	55,293	1.0%	579	60,632	1.0%
Plantation	541	35,088	1.5%	237	36,343	0.7%
Pompano Beach ²	1,052	44,393	2.4%	1,026	55,960	1.8%
Sea Ranch Lakes	0	1,350	0.0%	0	464	0.0%
Southwest Ranches	0	0	0.0%	0	2,681	0.0%
Sunrise	34	34,647	0.1%	0	36,931	0.0%
Tamarac	65	29,732	0.2%	0	30,613	0.0%
West Park ²	--	--	--	52	4,641	1.1%
Weston	17	18,920	0.1%	0	23,226	0.0%
Wilton Manors	124	6,322	2.0%	78	6,448	1.2%
Seminole Reservation	1,129	1,504	75.1%	936	1,462	64.0%
Unincorporated Area ³	3,092	51,441	6.0%	114	4,790	2.4%
Total	26,834	741,043	3.6%	22,172	800,725	2.8%

¹ Data for 2000 and 2007 are not strictly comparable because the data were collected using two different processes, as explained in the shaded box on Page 2.

² Annexing municipalities: Dania Beach (2001); Davie (1998); Deerfield Beach (1999, 2004); North Lauderdale (2003, 2004); Pembroke Park (prior to 1996); Pompano Beach (2000, 2004); and West Park (new city formed 2005)

³ The large decline in the number of mobile homes in the Unincorporated Area results from municipal annexations.

Sources: U.S. Bureau of the Census 2000; Florida Department of Health, Broward Health Unit, Environmental Health Section, 2007; compiled by the Broward County Planning Services Division

TECHNICAL APPENDIX

Table 2 – Number of Mobile Homes by Zip Code, 2007

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	329	0	185	1,267
33023	550	0	0	550
33024	196	0	753	196
33025	520	0	0	520
33029	0	579	0	579
33060	206	0	0	206
33063	819	0	0	819
33064	1,083	571	169	1,823
33069	414	0	0	414
33073	1,378	0	0	1,378
33305	78	0	0	78
33309	712	0	0	712
33311	402	0	0	402
33312	550	879	0	1,429
33314	2,063	0	37	2,100
33315	107	0	0	107
33317	142	0	0	142
33319	261	0	0	261
33324	363	1,202	0	1,565
33325	2,840	310	0	3,150
33328	153	0	0	153
33334	156	0	0	156
33441	28	0	0	28
33442	443	0	0	443
Total	17,399	3,614	1,159	22,172

¹Units in licensed mobile home parks (land lease or rental from mobile home park owner).

²Units located on lots owned by individuals (located within mobile home parks or as individual parcels).

³“Other” includes mobile homes within the Seminole Reservation and mobile homes within parks that have a combination of mobile home and recreational vehicle spaces.

Source: Florida Department of Health, Broward Health Unit, Environmental Health Section, 2007; compiled by the Broward County Planning Services Division