

## THE URBAN GROUP PAST PERFORMANCE DATA SHEET



**Project:** Palma Nova Manufactured Housing Community  
Mobile Home Relocation and Residential Displacement  
Town of Davie, Florida

**Governance:** Manufactured Home Land Lease Community Landlord Tenant Act, Florida Statutes 723, and Town of Davie Ordinance.

Palma Nova Manufactured Housing Community (Park) is a privately owned and operated family mobile home community. The Park had 939 mobile lots, with 835 of the lots occupied on the date of issuance of the notice of park closure. Mobile home owners rented the lots where the mobile homes are situated. The Park owner sold the park, and petitioned the Town of Davie for a land use change. With the change in land use, residents who owned their mobile homes and leased their lots were given a "Notice of Park Closing." Tenants were required to vacate the Park, and under Florida Law, the residents had 6 months to relocate.

Florida Statute 723 compels mobile home park owners to conduct a housing study to determine locations of available replacement mobile home lease lots and other housing opportunities within a 50-mile radius of the Park. TUG conducted a Housing Replacement Study to establish the quantity, and location of other similar parks with available lease lots. The study also identified other types of available housing including rentals and homes for sale. The study found that there were sufficient replacement mobile home lease lots available.

The Urban Group, Inc. (TUG) was contracted to provide assistance to residents under a menu of relocation advisory services. One aspect of the TUG relocation program included individual interviews with all willing mobile home owners in an effort to help them find replacement housing opportunities. To facilitate residents' moves, TUG maintained a Housing Registry. This registry included contact information for mobile home parks willing to assist with the cost of moving a mobile home to their park, other parks located in the tri-county area, up-to-date listings of apartments and other replacement rental units, information on mobile homes for sale or lease in local parks, low-income and affordable housing units, and residential housing for sale. TUG staff performed individual searches for residents who provided specific criteria for replacement housing.

## THE URBAN GROUP PAST PERFORMANCE DATA SHEET

### Palma Nova Mobile Home Park Page Two

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In an effort to contact as many residents as possible, TUG initiated an outreach program that included newsletters, visits to home sites, and phone calls. A relocation office was set up in the park and staffed with 3 to 4 relocation specialists per day, including a Spanish-speaking relocation specialist. Office hours were extended to 7 pm one night per week and two Saturdays per month in order to reach more residents.

A rent rebate program was set up by the park owner to provide incentive move out assistance to mobile home owners who were able to contract to move their homes to another park within a two month time frame. TUG administered distribution of the funds.

Under the provisions of Florida Statutes 723, mobile home lot lease tenants displaced because of a land use change are eligible to receive benefits from the Florida Mobile Home Relocation Corporation (FMHRC) to move or abandon their mobile home. Mobile home owners can apply to the FMHRC for move costs of up to \$3,000 for a single-wide mobile home and up to \$6,000 to move a double-wide mobile home. TUG coordinated with mobile home movers, reviewed applications and forwarded them to FMHRC.

Approximately 35% of the total number of mobile home owners claimed an abandonment payment. TUG processed 293 claims for abandonment of mobile homes. Under Florida Statute 723, title holders are eligible for a payment of \$1,375 for abandonment of a single-wide mobile home and \$2,750 for abandonment of a double-wide mobile home.

Because of the magnitude of and number of households impacted by the park closing, the Town of Davie and Broward County provided financial assistance to eligible residents to enable residents to move. Affordable and attainable housing for low income residents who are displaced when mobile home parks close has caused heightened levels of concern in many cities because of higher costs of housing for households living in mobile homes with limited income, mobile home title or credit problems.

From the notice to Palma Nova residents that the park was closing, TUG had a six-month window to relocate residents. Within that timeframe, 93% of the residents relocated or abandoned their mobile homes. An achievement of the TUG relocation program was that 49% of mobile homes were relocated to other parks. In most cases, this was the most cost effective option for the mobile home owner. Another highlight of the TUG program was that the extensive outreach efforts resulted in meeting with or speaking to 831 of the 835 households in the park, and the ability to provide information and assistance to the overwhelming majority of residents to effectively facilitate their move.