Housing Market Analysis and
Needs Assessment
for
City of Largo, Florida


Prepared for:

City of Largo
Community Development Department


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PES
Partners for
Economic Solutions

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## Executive Summary

### *Largo's housing construction has not kept pace with demand.*

Largo has added an average of 152 new housing units annually over the last five years. The City is almost fully built out with few undeveloped parcels.  Largo's population is projected to reach 85,600 by 2033 – a 2.5-percent increase over the 2022 population – assuming that it maintains its historical share of county population growth.  The City would need to add 2,100 new units to accommodate that growth at a pace of 210 units per year, more than double the rate of the last five years.

### *Housing shortages have resulted in rapid price and rent increases.*

The median single-family house price increased 46 percent from 2020 to 2022 to reach $380,000.  Apartment rents are up 41 percent since 2020.  In 2021, vacancies dropped from 5.0 percent to 2.4 percent, which sparked a 23-percent increase in median rents in one year. There are reportedly 10 households seeking rental housing for every available unit.  Largo's household growth rate from 2010 to 2022 was slower than the Tampa Bay metro area and Pinellas County household growth rates.  Largo's household growth rate was less than 5 percent, while metro area grew by 16 percent and Pinellas County grew by 7 percent.

**Largo Multi-Family Vacancies versus Annual Rent Growth**
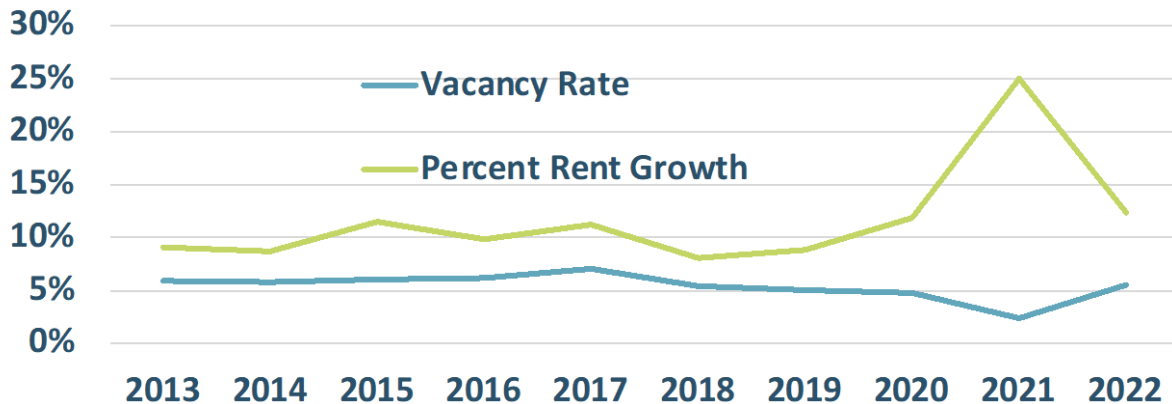


### *Many workers employed in Largo can't afford to live in the City.*

Less than one in 10 of workers in Largo live in the City.  St. Petersburg houses 31 percent of its workforce. This has adverse impacts on traffic congestion in Largo and commuting costs for its workforce.  Expanding the availability and price points of housing in Largo can help increase the amount of the community's workforce that could live in the City closer to their jobs.
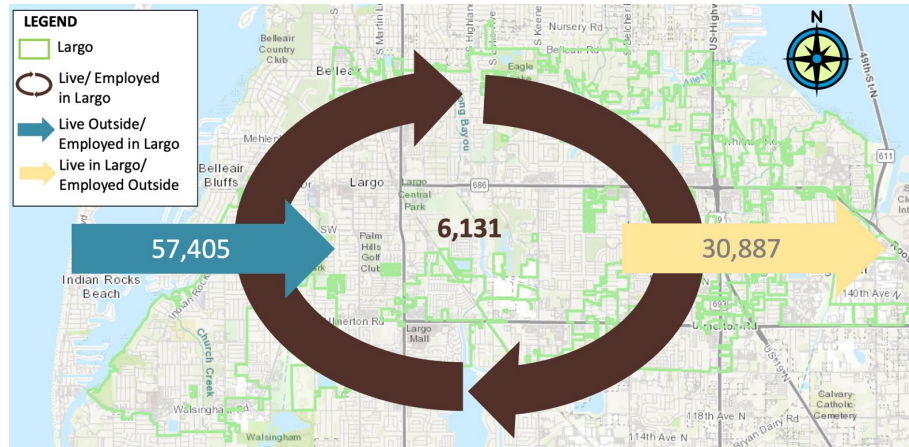
## Mobile homes – a critical source of affordable housing – are particularly vulnerable.

Mobile homes represent 27 percent of all housing units in Largo. Many older units are in poor condition and do not meet quality standards for safe and secure housing. Some older mobile home parks are struggling with stormwater and sewer line problems. Climate change is straining the limited stormwater capacity of many older parks, causing flooding, and older units are susceptible to wind damage in hurricanes and tropical storms. Investors are buying mobile home parks and rapidly increasing lot rents. Older parks are being targeted for redevelopment for new apartments.

## Housing costs impact large segments of Largo's households, especially at lower incomes.

Analyses of housing needs break households among income groups based on household size and the percent of the Area Median Family Income (AMI), which is $89,400 in the Tampa-St. Petersburg-Clearwater metro area. Fifty-two percent of Largo households fall into the Extremely Low Income, Very Low Income and Low Income categories.

| 2023 Household Income Level Definitions | | |
|---|---|---|
| Income Level | Percent of AMI | 3-Person Household |
| Extremely Low Income | 30% | $24,860 |
| Very Low Income | 50% | $39,150 |
| Low Income | 80% | $62,550 |
| Median Income | 100% | $78,260 |
| Note: AMI is Area Median Family Income. | | |
| Source: US Department of Housing and Urban Development, 2023; Florida Housing Finance, 2023. | | |

## Largo Households by Tenure and Household Income Level, 2015-2019
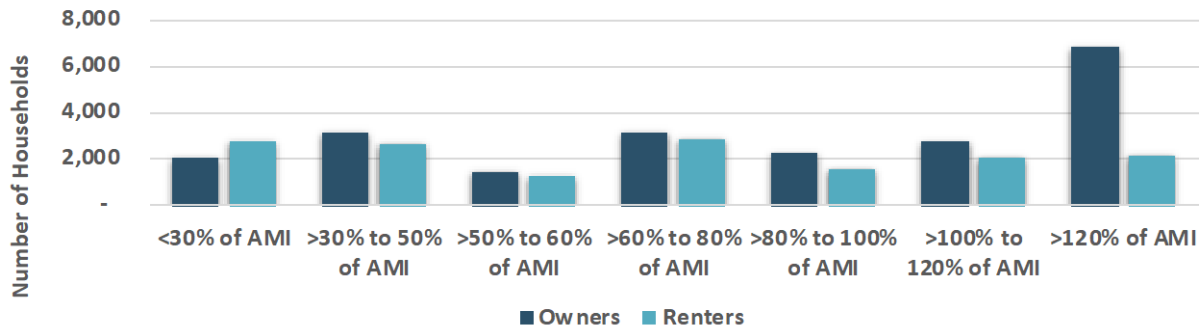
Source: American Community Survey, 2023.

The average retiree or person with disabilities living on Social Security Disability Income (SSDI) or Supplemental Security Income (SSI) has income below 30 percent of AMI. Following are examples of occupations associated with the different income levels. They assume a single earner with a family of three working full-time (40 hours per week, 52 weeks per year). However, often workers are unable to find full-time employment.

**Jobs by Income Level for Three-Person Households**

# JOBS BY INCOME CATEGORY



| Extremely Low Income (30% AMI) | Very Low Income (30% to 50% AMI) | Low Income (50% to 60% AMI) | (60% to 80% AMI) |
|---|---|---|---|
| Fast Food $25,880 | Nursing Assistant $34,770 | Locksmiths $43,560 | Firefighters $55,800 |
| Lifeguards $26,200 | Hairdresser $36,320 | Bus Drivers $45,190 | Postal Clerk $56,450 |
| 14% of Households | 17% of Households | 25% of Households | |

*Affordability is defined as spending not more than 30 percent of gross income on total housing costs, including utilities.*

Households spending more than 30 percent of their income are described as "cost burdened." Those spending more than half their income are "severely cost burdened."



| Affordable | Cost Burdened | Severely Cost Burdened |
| --- | --- | --- |
| <30% | >30% | >50% |
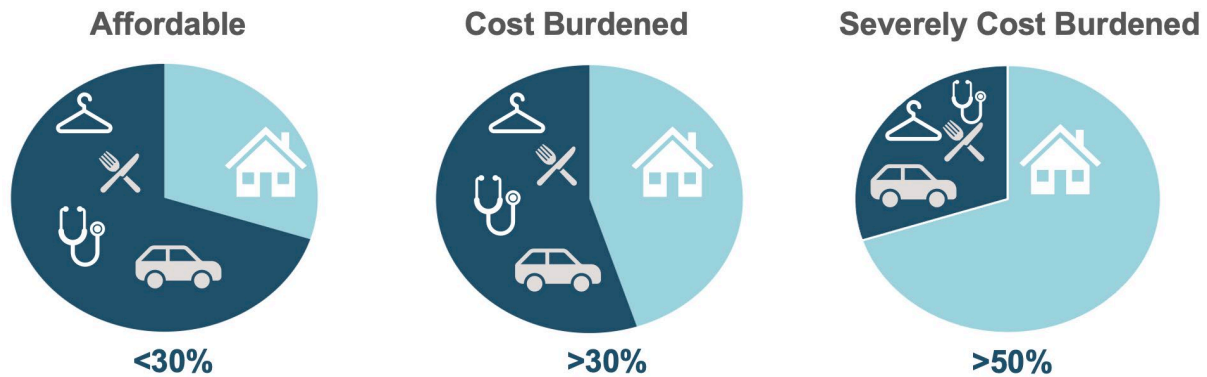
*Almost one-half of all renter households in Largo spend more than 30 percent of their income for housing with one-quarter of all households severely cost-burdened.*

Almost one out of four Largo renter households – 3,930 households at all income levels – spent more than 30 percent but less than 50 percent of their income for housing in 2022; they are termed "cost-burdened." Twenty-seven percent or 4,410 renter households are "severely cost-burdened," spending more than half of their income for housing. These ratios are much higher among lower-income households with incomes up to 80 percent of AMI. Projections to 2033 assume a growing share of households in lower-income groups (up to 80 percent of AMI) due to the aging of the population, lagging wage rates and higher-income households seeking larger homes outside of the City. The share of lower-income households experiencing cost burdens is also projected to increase with growing rents and sales prices. Based on those trends, the number of severely-cost-burdened renter households will reach 5,040 households, a 14-percent increase.

## Largo Renter Household Cost Burdens, 2022-2033



**2022**

**2033**

**Percent of AMI**

■ Severely Cost-Burdened (Spending >50% of Income)

■ Cost-Burdened (Spending >30% to 50% of Income)
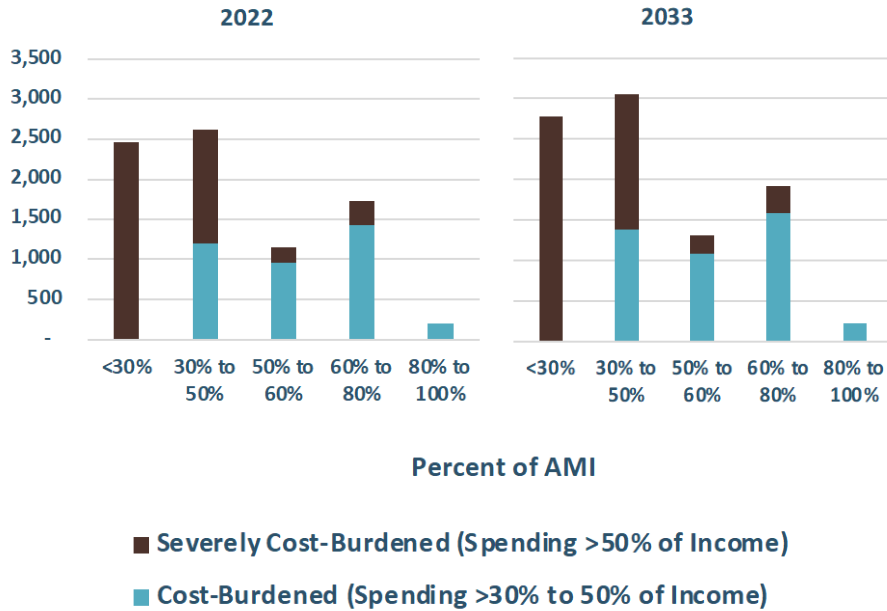
*Owner households are generally faring better than renters but their situation is worsening with major increases in insurance costs.* Fourteen percent of all owner households spend 30 to 50 percent of their income for housing and 12 percent spend more than half their income. Those who have owned their homes for a long time, especially those who have paid off their mortgages, typically spend a smaller share of their income for housing costs. More recent purchasers may be seeing greater cost burdens as they strain to cover higher mortgages. The statewide insurance crisis has restricted the availability of home policies that cover storm damage and caused substantial increases in premiums over the last two decades. These escalating costs are creating even greater affordability problems for many homeowners, particularly those on fixed incomes. With high mortgage interest rates and housing prices, first-time homebuyers are struggling to find a home they can afford to buy. By 2033, severe cost burdens are projected to impact 3,370 owner households – more than 13 percent of all Largo homeowners.

## Largo Owner Household Cost Burdens, 2022-2033

### 2022



### 2033



**Percent of AMI**

■ **Severely Cost-Burdened (Spending >50% of Income)**

■ **Cost-Burdened (Spending >30% to 50% of Income)**
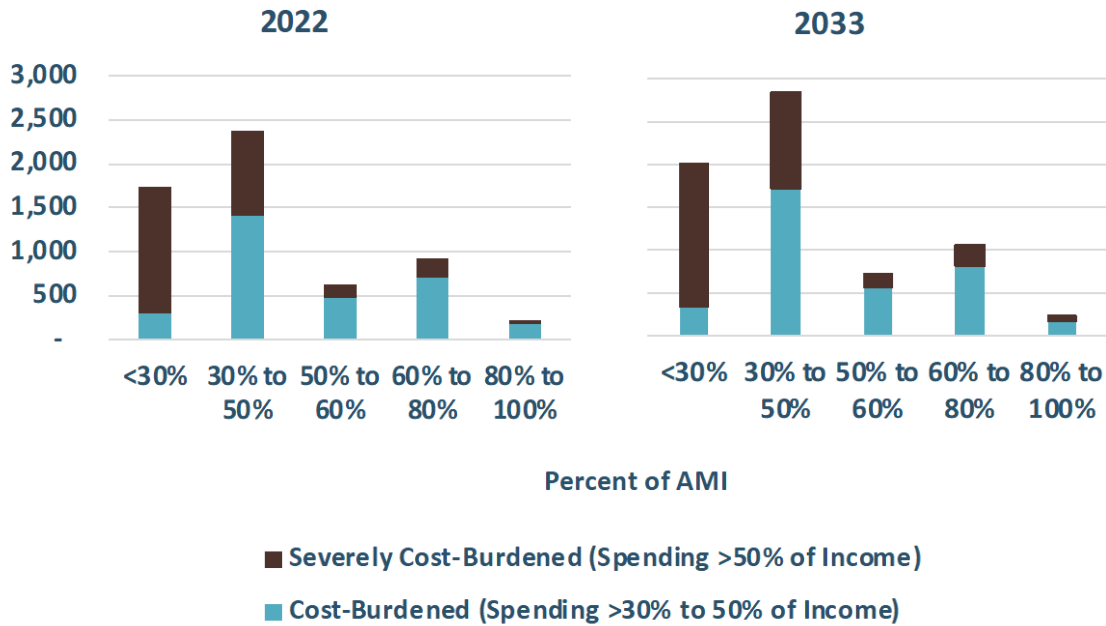
*Vulnerable populations with higher rates of cost burdens include seniors, Black households and households that include a person with a disability.* Black renter households bear cost burdens and severe cost burdens disproportionately to other racial and ethnic groups. While 24 percent of all Largo renter households have cost burdens and 26 percent have severe cost burdens, 30 percent of Black renter households have cost burdens with another 38 percent experiencing severe cost burdens. Cost burdens and other housing problems also impact seniors disproportionately. Roughly 80 percent of senior renter households with incomes up to 50 percent of AMI have one or more housing problems (cost burden, overcrowding, or lack of complete plumbing or kitchen facilities). Among senior owner households at that income level, 55 to 65 percent experience one or more housing problem.

Approximately 43 percent of Largo households include at least one member with a disability (overlapping the senior population). Of the 6,300 households with a member who had an ambulatory limitation, 43 percent had one or more housing problem, most likely cost burdens. The housing problem rate was highest at 51 percent among the 3,655 households with a member who had cognitive limitations. The City's limited supply of affordable housing accessible to individuals with limited mobility will become a growing problem as the senior population grows rapidly over the next decade.

*Roughly 1.1 percent of Largo housing units (100 ownership units and 435 rental units in the 2015-2019 period) did not have complete kitchen or plumbing facilities.* More than 600 units (1.3 percent of all units) were overcrowded with more than one

occupant per room, including 175 severely overcrowded rental units with more than 1.5 occupants per room.

**Over the next 10 years, Largo will need new housing and/or types of housing assistance** for:

- 2,100 new units to accommodate growth and replace demolished units;
- 4,450 severely-cost-burdened renter households up to 50% AMI; and
- 2,800 severely-cost-burdened owner households up to 50% AMI.

**Addressing housing affordability will require many different strategies, including increasing the City's supply of housing affordable at all income levels.** One strategy is to increase the supply of properties available for development and to allow more units of different sizes to be built on those properties. Later phases of this study will examine opportunities for "Missing Middle" housing, such as duplexes, triplexes, cottages and small multi-family buildings, to be built in neighborhoods currently zoned for single-family housing.

Other strategies could include:

- construction of more housing, particularly multi-family housing suitable for singles and small households, to free up existing housing for lower-income households;
- bonus densities for affordable housing development;
- City funding to leverage State and Federal housing subsidies;
- assistance to homeowners to build Accessory Dwelling Units;
- home repairs to preserve existing housing, and reduce energy and insurance costs, including mobile homes;
- energy and other improvements to reduce utility costs;
- community solar initiatives to reduce energy costs;
- education on/expansion of home sharing programs;
- development of publicly-owned land for affordable housing;
- co-location of affordable housing with City facilities (e.g., recreation center, fire station, etc.)
- down payment and closing cost assistance for low- and moderate-income homebuyers;
- regional stormwater facilities to reduce the burden of on-site stormwater retention;
- infrastructure cost sharing with developers of affordable housing;
- reductions in impact and permit fees for affordable housing units;
- expedited development approvals to reduce development costs; and
- workforce training, transit improvements and childcare support that would help workers to increase their incomes.

The City of Largo, Florida, along with cities across the country, faces the steep challenge of housing affordability.  The limited supply of undeveloped land in the City means that most new housing will require redevelopment, which is more difficult and typically more costly.  The dominance of single-family housing and homeownership in Largo reflects both the regulatory environment and private-market interest in offering single-family housing, which has limited potential to ease housing affordability challenges.  Without more varied housing products, particularly rental and first-time homebuyer ownership products, the housing market continues to suffer from an imbalance of housing supply and housing demand.  Based on population projections through 2033, and at the current rate of units being added each year, the housing shortage gap will continue to increase pricing on the existing housing stock.  Combined with increased land prices and construction costs, the housing shortage gap will also exacerbate housing unaffordability in the City.

To assess the systemic housing affordability issues, the City of Largo hired a consultant team led by Partners for Economic Solutions to prepare a detailed analysis of current and projected demand for housing that would be affordable to the different income levels in Largo's population and a comprehensive review of the regulatory environment.  This report provides the background review of the existing demographic conditions and assessment of the housing availability.

Demographic analysis serves as the foundation to understand a community and its market potentials.  It helps to express current conditions and address the ability to increase the housing mix while achieving a balanced and equitable housing stock.

The demographic profile explores population and household characteristics and trends for the City of Largo, Pinellas County and the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area[1] to understand the regional context.   These demographics merge data from multiple sources to provide an accurate measure of conditions and activity.

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[1] The Metro Area includes Hernando, Hillsborough, Pasco, and Pinellas counties.

## II. Demographic Profile

Housing issues relate directly to the overall economic conditions incorporating earnings and commuting patterns to understand the economic trends followed by a profile of demographic conditions for Largo residents and workers.

### Economic Base

The City of Largo's position in both Pinellas County and the Metro Area represents an employment base with steady growth over the last decade. Overall Largo's employment base grew by 5.3 percent from 2011 to 2020, adding 3,223 jobs, as estimated in the U.S. Census Longitudinal Employer-Household Dynamics (LEHD) data and shown in Table 1. In Pinellas County, total jobs grew much more rapidly, adding 62,191 jobs (16.8 percent) during the same time period. (See Appendix Table A-1.) More recent data from the Florida Department of Commerce showed that total county employment fell 4.5 percent from 2019 to 2020 in the initial phase of the pandemic. By 2022, employment had risen again to 2.2 percent over the 2019 level.

Although Largo's employment base has grown since 2011, its employment shrank 5.1 percent after a peak in 2017 with the most significant declines in professional and business services, education and health services, and manufacturing industries. While the Covid-19 pandemic was responsible for roughly 55 percent of the job loss, the decline began prior to the pandemic.

| Table 1. Employment Trends, City of Largo, 2011-2020 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | 2011-2020 Change | |
| Industry | 2011 | 2014 | 2017 | 2019 | 2020 | Number | Percent |
| Construction, Natural Resources and Mining | 1,877 | 1,567 | 1,659 | 1,967 | 2,284 | 407 | 21.7% |
| Manufacturing | 2,305 | 2,118 | 2,410 | 2,259 | 1,948 | (357) | -15.5% |
| Trade, Transportation and Utilities | 9,068 | 10,387 | 11,117 | 11,413 | 11,729 | 2,661 | 29.3% |
| Information | 390 | 317 | 367 | 316 | 228 | (162) | -41.5% |
| Financial Activities | 2,118 | 2,350 | 2,513 | 2,990 | 2,481 | 363 | 17.1% |
| Professional and Business Services | 7,667 | 10,892 | 11,805 | 10,381 | 8,667 | 1,000 | 13.0% |
| Education and Health Services | 29,431 | 28,748 | 28,548 | 27,526 | 27,978 | (1,453) | -4.9% |
| Leisure and Hospitality | 2,960 | 3,667 | 3,808 | 3,718 | 3,403 | 443 | 15.0% |
| Other Services | 1,012 | 1,131 | 1,207 | 1,376 | 1,257 | 245 | 24.2% |
| Public Administration | 3,485 | 3,523 | 3,548 | 3,502 | 3,561 | 76 | 2.2% |
| Total Private Employment | 60,313 | 64,700 | 66,982 | 65,448 | 63,536 | 3,223 | 5.3% |

Source: Longitudinal Employer-Houshold Dynamics (LEHD), Census; Partners for Economic Solutions, 2023.

The City's economy is dominated by trade, education services and health services. These three segments provide more than three out of five jobs in the City. Among Largo residents (regardless of where they work), the leading employers are trade, education and health services, professional and business services, and leisure and hospitality. (See Appendix

Table A-2.)  Many of the jobs in these sectors pay lower wages, which make it difficult to afford local housing.

Unemployment rates help to show the impact of the Covid-19 pandemic at the County level. In 2020, COVID-related business closures and unemployment impacted most US communities including Largo and Pinellas County.  Pinellas County's unemployment rate reached 14.1 percent in April 2020, but within a year had recovered to about 4 percent.  The unemployment rate has remained at 2.4 percent since September 2022 – a very low rate that indicates full employment.



Pinellas County Monthly Unemployment Rate (2020- March 2023)
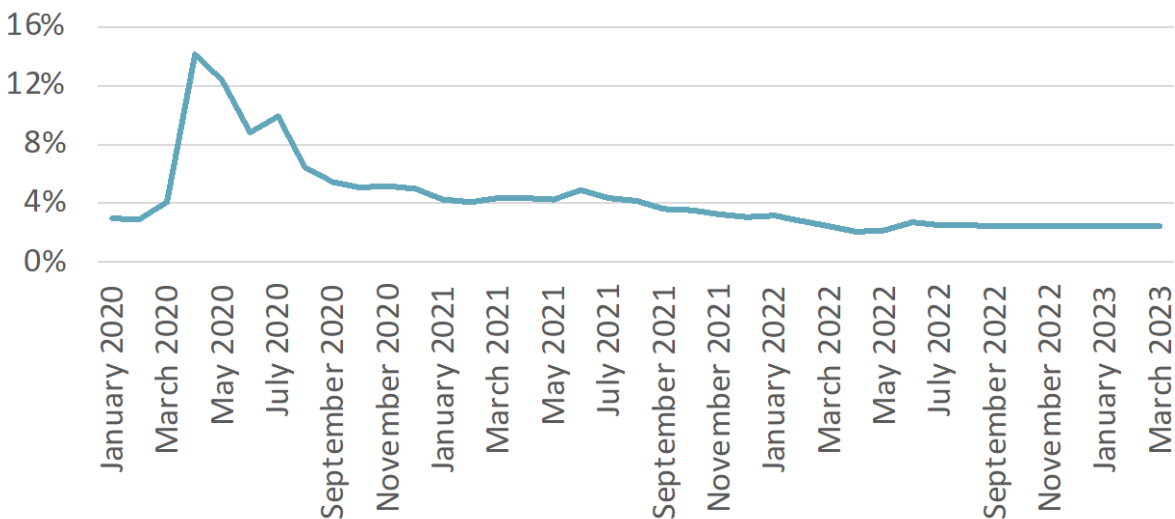
According to data from the US Census OnTheMap, roughly 30,900 Largo residents left the City each day to commute to other jurisdictions for work while an estimated 6,100 Largo residents worked within the City boundaries in 2020, the most recent year for which data are available.  More Largo workers commuted into the City for work with approximately 57,400 living outside the City's border, representing 90.4 percent of Largo's workforce. That means that less than one of 10 Largo workers live in the City.  By comparison, 31.0 percent of workers who work in St. Petersburg live in town as do 15.9 percent of workers who work in Clearwater.

**In-Commuter/Out-Commuter Counts in 2020**

LEGEND
- Largo
- Live/ Employed in Largo
- Live Outside/ Employed in Largo
- Live in Largo/ Employed Outside

57,405

6,131

30,887
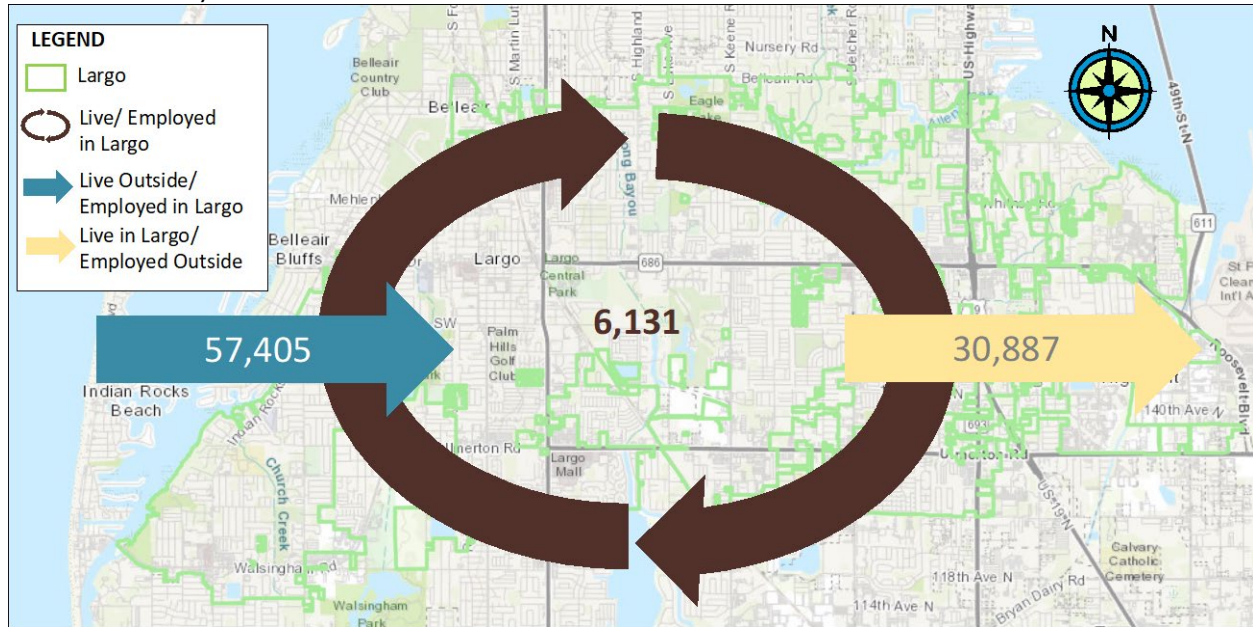
## Demographic Analysis

The demographic analysis profiles population and household characteristics and trends for the City of Largo, Pinellas County and the larger Metro Area to understand the regional context, beginning with a review of the City's residents and differential trends among the three jurisdictions. The following map highlights these distinct areas; comprehensive data tables appear in the appendix.

**Map 1. Jurisdictions Map**

## Population and Household Trends

The City of Largo's 83,252 residents lived in roughly 40,765 households in 2022, based on data from Esri, a national demographic data provider. In comparison, 963,916 people lived in Pinellas County and 3.25 million in the Tampa Bay Metro Area. Largo's population increased 4.2 percent from 2010 to 2022 adding 3,378 new residents, slightly less than the 5.2 percent or 47,374 new residents added in Pinellas County. Population growth in the Metro Area from 2010 to 2022 reached 16.8 percent with 468,446 net new residents.

Largo's household growth of 4.7 percent (1,844 new households) did not keep pace with Pinellas County's growth trend of 7.2 percent from 2010 to 2022. The fact that the number of Largo households grew more quickly than population from 2010 to 2020 indicates that the City was attracting smaller households and more people were living alone. However, from 2020 to 2022, household growth slower than population growth suggests that more people were doubling up in response to rising housing costs.



LEGEND
Largo
Pinellas County
Metro Area
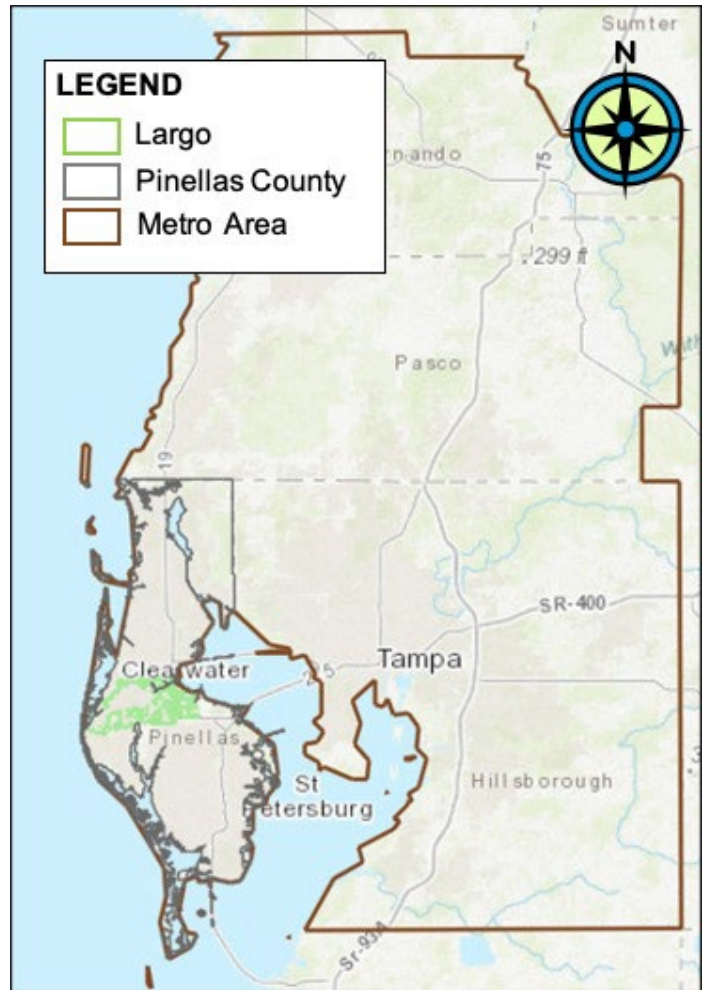
| Table 2. Population and Household Trends, 2000-2022 | | | | | | |
|---|---|---|---|---|---|---|
| | City of Largo | | Pinellas County | | Metro Area[1] | |
| | Number | Percent | Number | Percent | Number | Percent |
| **Population** | | | | | | |
| 2010 | 79,874 | | 916,542 | | 2,783,243 | |
| 2020 | 82,815 | | 959,107 | | 3,175,275 | |
| 2022 | 83,252 | | 963,916 | | 3,251,689 | |
| 2010-2022 Change | 3,378 | 4.2% | 47,374 | 5.2% | 468,446 | 16.8% |
| 2010-2020 Change | 2,941 | 3.7% | 42,565 | 4.6% | 392,032 | 14.1% |
| 2020-2022 Change | 437 | 0.5% | 4,809 | 0.5% | 76,414 | 2.4% |
| **Households** | | | | | | |
| 2010 | 38,921 | | 415,876 | | 1,151,263 | |
| 2020 | 40,595 | | 442,789 | | 1,307,725 | |
| 2022 | 40,765 | | 445,941 | | 1,338,278 | |
| 2010-2022 Change | 1,844 | 4.7% | 30,065 | 7.2% | 187,015 | 16.2% |
| 2010-2020 Change | 1,674 | 4.3% | 26,913 | 6.5% | 156,462 | 13.6% |
| 2020-2022 Change | 170 | 0.4% | 3,152 | 0.7% | 30,553 | 2.3% |

Notes: [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: Esri, 2023; Partners for Economic Solutions, 2023.

## Migration Patterns

The American Community Survey provides data on where each resident over the age of one year lived the year before. The data from 2017 to 2021 show that 82 percent of Largo residents did not move. Two-thirds of those that had moved stayed within Pinellas County with 20 percent relocated from another state or from abroad and 12 percent moved from a different Florida county. Appendix Table A-3 details characteristics of those who moved.

## Geographic Mobility of Largo Residents Aged 1 and Over, 2017-2021



- Within Pinellas County 12%
- From Different Florida County 2%
- From a Different State 3%
- From Abroad 1%
- Did Not Move 82%
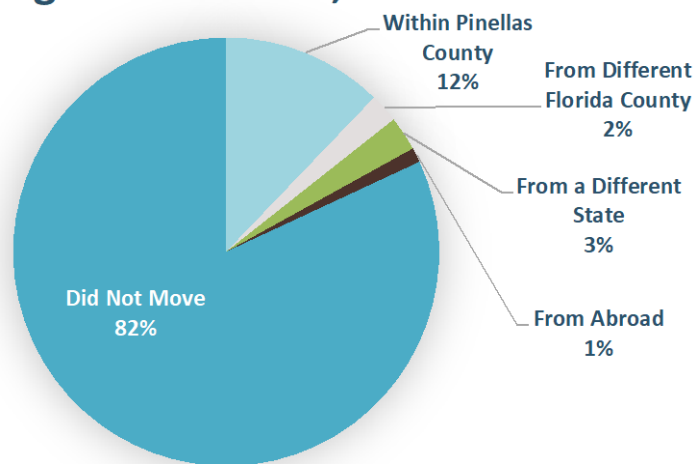
Pinellas County grew by roughly 60,000 people from 2010 to 2020. That net change was the combination of a 36,000-person natural decrease of deaths in excess of births and a

96,000-person net in-migration.  Twenty-three percent of the new residents moved internationally, and 77 percent moved from elsewhere in the United States.

## Race and Ethnicity

Largo's racial and ethnic diversity mirrors that of Pinellas County but differs from the Metro Area.  Largo's Caucasian population represents 74.3 percent of all residents in 2022 as compared with 63.4 percent of all Metro Area residents.  In Pinellas County, the Caucasian population represents 73.2 percent, down from 82.1 percent in 2010.  Reviewing data from 2010 shows that Largo's Caucasian population declined by an estimated 6,700 residents to 2022.  The total number of Largo's Black residents increased by just over 1,000 residents during the same time period (2010 to 2022), representing 6.8 percent of the total population in 2022.  Most significantly, persons self-identified as two or more races increased from 2.4 to 10.4 percent of Largo's population.  Race is based on self-identification with more people seeking to reflect their racial heritage.  Residents of Hispanic descent of all races represent 13.4 percent of residents in 2022, up from 9.1 percent in 2010 – an increase of approximately 3,900 people to a 2022 total of 11,134 residents.  (See Appendix Table A-4.)

### Largo Population by Race, 2010-2022



Legend: Caucasian, Black, Asian & Pacific Islander, Some other race, Two of more races
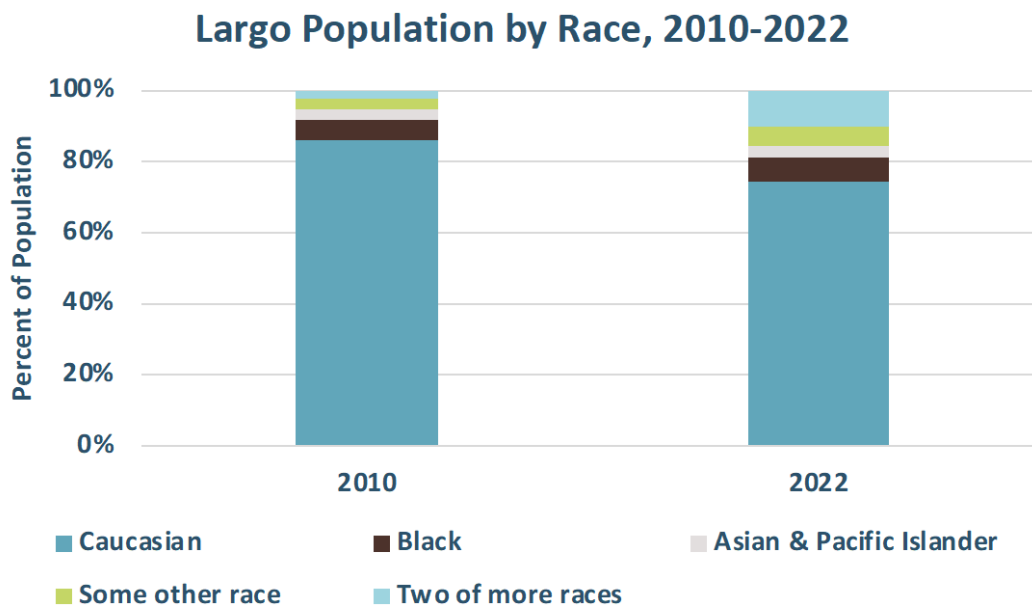
## Population by Age

Largo's population by age reflects an older overall median age of 51.7 years, just slightly older than the Pinellas County population with a median age of 50.1 years.  (See Appendix Table A-5.) In contrast, the Metro Area has a reported median age of 43.2 years with more than one in five residents under the age of 20. More than 31 percent of Largo residents are aged 65 and over, as compared to only 22 percent in the Metro Area.

## Largo Population by Age, 2022
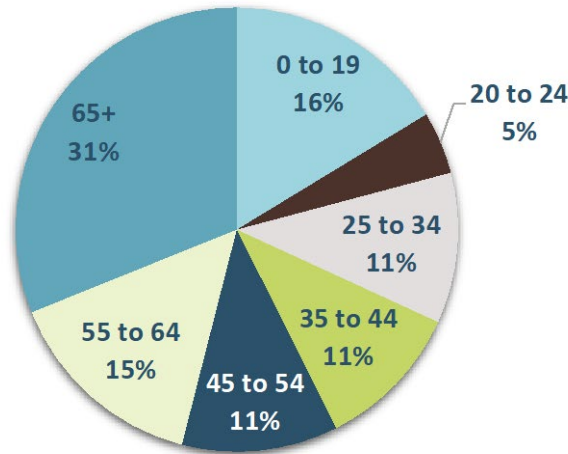


## Senior Population

In Largo, the number of residents aged 65 or older grew by 30 percent from 2010 to 2022, increasing by 6,000 residents. This reflects the large number of Baby Boomers reaching 65 and a continued in-migration of older people to Florida. By 2027, the number of older residents is projected to increase by more than eight percent with particular growth in the 65- to 74-year and 75- to 84-year age cohorts, as the Baby Boom generation ages. Appendix Table A-5 provides the breakdown by age group.

## Largo's Residents Aged 55+, 2010-2027
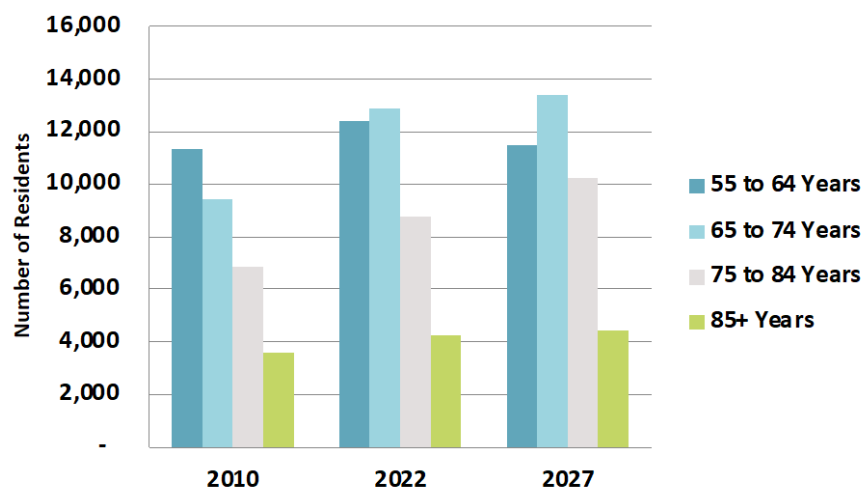


With its faster population growth, the Metro Area's population aged 65 or older grew by 49 percent from 2010 to 2022. Its share of residents aged 65 or older increased by 27 percent

from 17 percent in 2010 to 22 percent in 2022.  This compared with the 25-percent increase in Largo's share of seniors from 21 percent in 2010 to 28 percent in 2022.

## Householders by Age

As with the population age distribution, the age distribution of householders (e.g., heads of household) is also skewed with a large percentage aged 65 and over.  In 2021, 35 percent of Largo households were headed by a person aged 65 or older.  Another 20 percent were headed by a person aged 55 to 64.  Younger householders represented a much smaller share with those under 35 heading only 18 percent of Largo households.  Appendix Table A-6 provides data on householders by age and tenure.

### Largo Householders By Age, 2021

| Age | Percent |
|---|---|
| 85 years and over | 5% |
| 75 to 84 years | 13% |
| 65 to 74 years | 17% |
| 55 to 64 years | 20% |
| 45 to 54 years | 13% |
| 35 to 44 years | 15% |
| 25 to 34 years | 15% |
| 15 to 24 years | 3% |
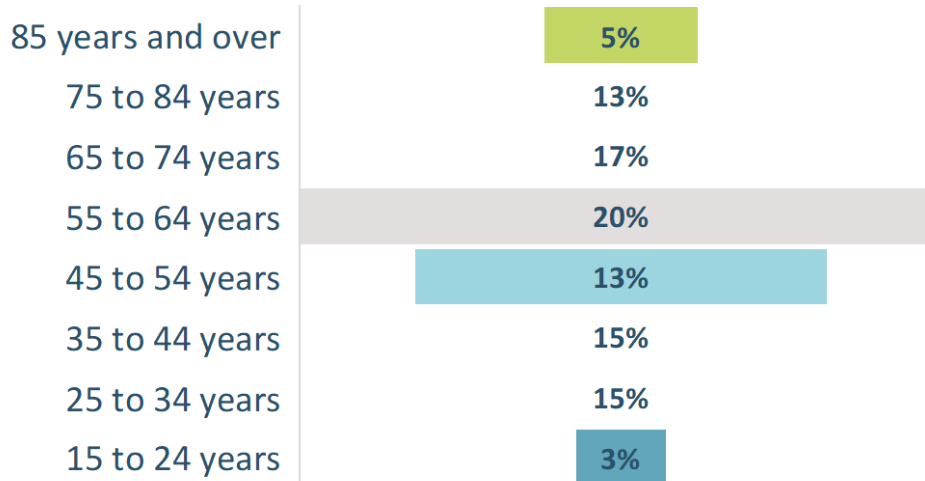
## Household Size

The average size of Largo households was 2.23 persons in 2020, up from 2.19 persons in 2010.  In comparison, Pinellas County's average household size remained at 2.23 persons per household during the same time period.  The Metro Area's average household size of 2.46 in 2010 declined to 2.42 persons per household with one-third of households having three or more people.  In comparison, only one-quarter of all Pinellas County and Largo's households have three or more persons.

Seventy-five percent of Largo households had only one or two people with 38 percent single person households.  This compares to 36 percent of the Pinellas County and 31 percent of Metro Area households consisting of persons living alone, as shown in Appendix Table A-7.  This fact underscores the need for smaller-sized housing units, such as efficiency and one-bedroom apartments and Accessory Dwelling Units.

A review of household size by tenure over the last two decades shows that renter households shrunk in size in both the region and County from 2010 to 2021 while

increasing in the City. The increase in the City average household size is likely attributable to greater doubling up as rents increased.

## Average Household Size By Tenure, 2010-2021
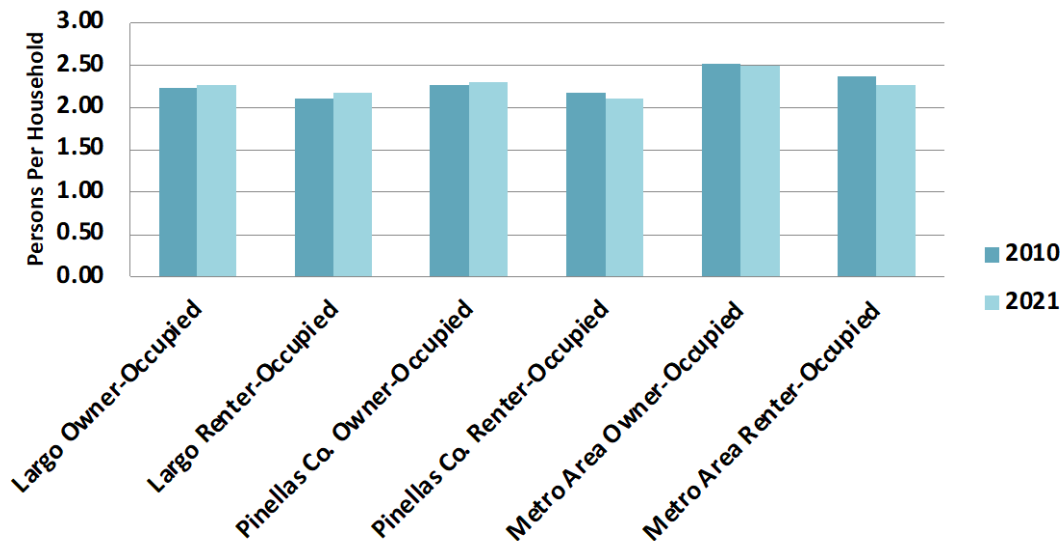


### Household Income

Largo's median household income[2] of $54,117 in 2022 was relatively low for the region – 19.5 percent lower than the $64,687 median for the Metro Area. Roughly eight percent of Largo households earn more than $150,000 annually, as compared to 14 percent in the Metro Area.

For the affordable housing market, the number of households at lower incomes is particularly important. In 2022, an estimated 18 percent of Largo households had incomes of less than $25,000, and 29 percent had incomes below $35,000, as shown in Table 4 below.

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[2] This reflects the median income among all households, including single people. It should not be concerned with the Area Median Family Income discussed later. Family income is higher because many families include multiple wage-earners.

| Table 3. Households by Income, 2022 | | | | | | |
|---|---|---|---|---|---|---|
| | City of Largo | | Pinellas County | | Metro Area[1] | |
| | Number | Percent | Number | Percent | Number | Percent |
| **Household Income** | | | | | | |
| Less than $25,000 | 7,329 | 18.0% | 72,241 | 16.2% | 214,356 | 16.0% |
| $25,000 to $34,999 | 4,374 | 10.7% | 37,894 | 8.5% | 111,694 | 8.3% |
| $35,000 to $49,999 | 6,926 | 17.0% | 60,208 | 13.5% | 175,000 | 13.1% |
| $50,000 to $74,999 | 7,634 | 18.7% | 78,857 | 17.7% | 248,903 | 18.6% |
| $75,000 to $99,999 | 6,660 | 16.3% | 65,458 | 14.7% | 184,103 | 13.8% |
| $100,000 to $149,999 | 4,766 | 11.7% | 67,783 | 15.2% | 215,375 | 16.1% |
| $150,000 or more | 3,076 | 7.5% | 63,491 | 14.2% | 188,829 | 14.1% |
| **Total** | **40,765** | **100.0%** | **445,932** | **100.0%** | **1,338,260** | **100.0%** |
| **Median Household Income** | **$54,117** | | **$62,452** | | **$64,687** | |

Notes: [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: Esri, 2023; Partners for Economic Solutions, 2023.

## Tenure by Householder Income, Race, Ethnicity and Age

The homeownership rate for Largo households was 60 percent[3] according to American Community Survey (2017-2021) estimates, trending down from 63 percent in 2010. At the same time, the homeownership rate increased from 67 to 70 percent in Pinellas County and from 67 to 68 percent in the Metro Area. Detailed breakdowns of income and tenure are shown in Appendix Table A-8.

Homeownership rates increased with incomes, ranging from 47 percent for households with incomes below $25,000, which likely reflects a large number of seniors, to 91 percent for households with incomes of $150,000 or more.



Ownership Rates for Largo Households by Income, 2021

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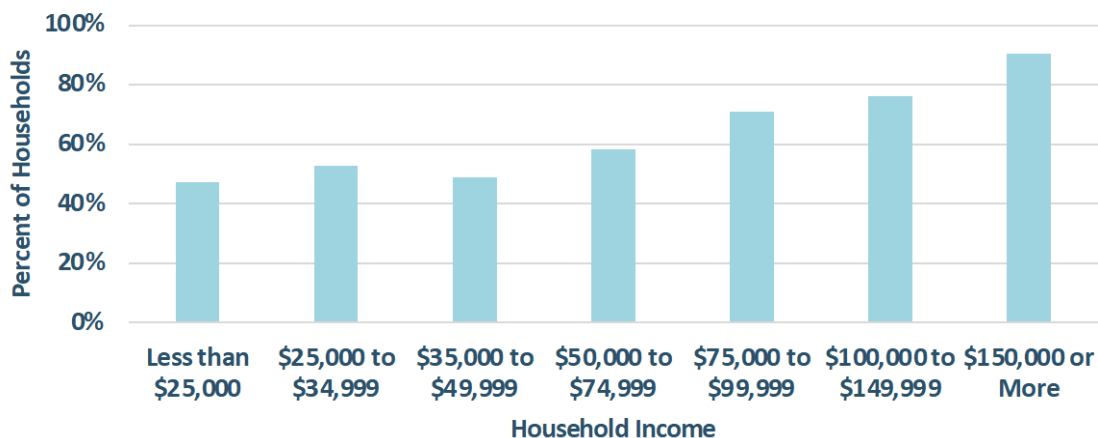
[3] Includes owners of mobile homes, even if they rent their lots.

Data from the Census ACS five-year estimates from 2017-2021 show homeownership by race and ethnicity. In Largo, two-thirds of White households' own their homes, but only 21 percent of Largo's Black households own their homes. Homeownership is much higher among Asian and Hispanic populations at 50 and 49 percent, respectively.

## Largo Homeownership By Race & Ethnicity, 2017-2021
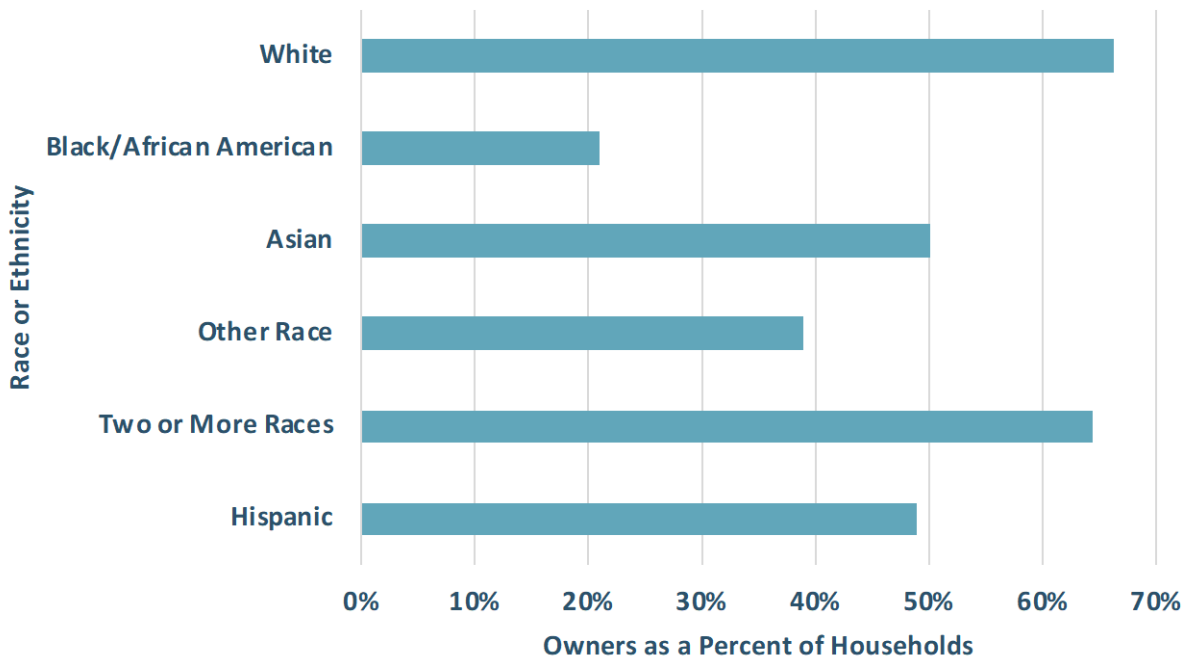


Focusing on the age of householders, Largo's renter householders are younger with 29 percent under the age of 35 compared to only 10 percent of the Largo's owner households, as one would expect. In comparison 32 percent of renter householders are under the age of 35. The rate of homeownership generally increases with age, peaking in the 65- to 74-year group at 81 percent before declining to 66 percent for persons aged 85 and over, who may live in a retirement community or nursing home. (See Appendix Table A-6.)

## Largo Homeownership Rates by Householder Age, 2021



| Age | |
|-----|-----|
| 85+ | ~65% |
| 75 to 84 | ~77% |
| 65 to 74 | ~81% |
| 55 to 64 | ~65% |
| 45 to 54 | ~62% |
| 35 to 44 | ~43% |
| 25 to 34 | ~36% |
| 15 to 24 | ~33% |
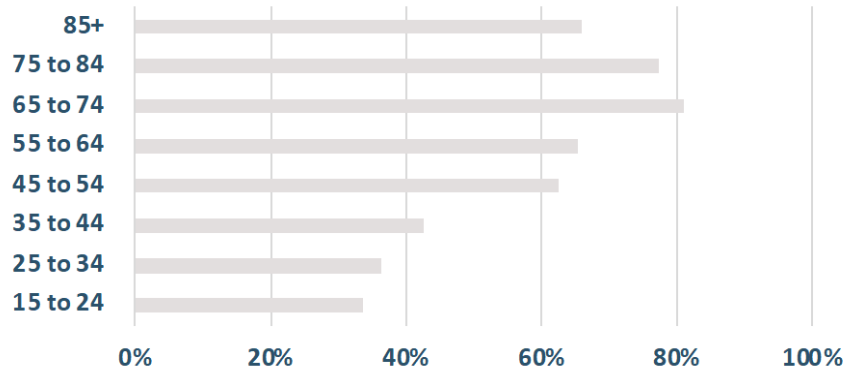
## Commuting

A significant share of Largo's resident workforce commutes long distances to work. Information from the Longitudinal Employer-Household Dynamics (LEHD) database shows that two of five of Largo's employed residents commuted 10 miles or more to work. One of five commuted 25 miles of more each way. (Additional commutation data were provided on pages 3-4.

## Vehicle Ownership

The limited transit options available to Largo residents offer few reliable and frequent commuting options beyond private vehicles. Reliance on private vehicles trends continues – 79 percent of employed residents drove alone to work while nine percent carpooled and eight percent worked from home in 2021.

Fifteen percent of renter households and four percent of owner households in the City had no access to a private vehicle, rates just slightly higher than those of Pinellas County households. (See Appendix Table A-9.)

## III. Housing Market Conditions

Supply conditions in the housing market and the mismatch between supply and demand contribute directly to the affordability problems experienced by Largo's residents. Mismatches in supply often exacerbate existing struggles for households to find sufficient housing, decreasing the overall quality of life as workers commute further to find more affordable housing. Failure to provide sufficient housing supply at varied price and rent levels affordable to the full range of Largo residents increases pressure on rents and prices.

The City's Comprehensive Development Code (CDC) limits the supply of new housing by restricting opportunities for smaller housing units than traditional single-family detached houses. A later phase of this study effort will evaluate CDC provisions and recommend revisions to allow "Missing Middle" housing, such as duplexes, triplexes, cottage courts and small multi-family dwellings, in single-family zones.

### Housing Supply

Pinellas County has roughly 35 percent of all the Metro Area's housing units with an estimated 514,700 units. This includes the City of Largo's 46,100 units, based on data provided by the Census ACS for 2017 to 2021.

### Housing Units by Type

In both the Metro Area and Pinellas County, the predominant housing type is single-family detached houses. Detached housing units represent 56 percent of the total stock, and attached housing (townhomes) accounts for six percent of Metro Area housing. In Pinellas, the share of single-family detached housing units sits below half at 48 percent with attached housing representing roughly the same percent of housing stock as the Metro Area. In comparison, only 28 percent of housing units consist of detached single-family homes in Largo. Furthermore, the City of Largo's housing supply does not mirror the trends in Pinellas County and the Metro Area with a significantly higher proportion of mobile homes which represent 27 percent of all housing units or approximately 12,400 units. The detailed breakdown is shown in Appendix Table A-10.

## Largo Housing by Number of Units in Structure, 2021
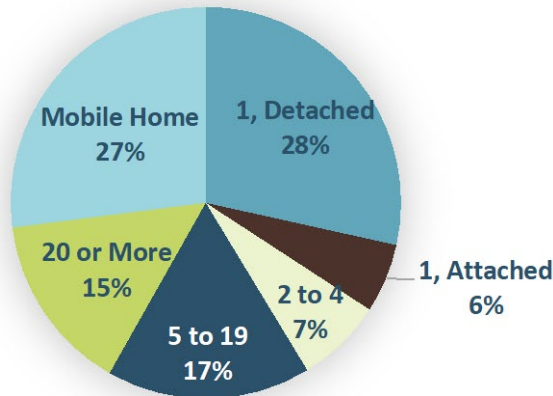


## Age of the Housing Stock

In Largo, roughly 23 percent of the housing stock was built prior to 1970 with the largest number of units built in the 1970s – 36.5 percent of the stock.  With the dwindling supply of developable properties, Largo's development pace has slowed.  Based on 2021 data, only 10 percent of the stock has been developed since 2000, including only four percent since 2010.  Overall 60 percent of Largo's housing stock was constructed prior to 1980.  (See Appendix Table A-11.).  The charts below provide a comparison between Largo and Pinellas County for years when the housing stock was built.
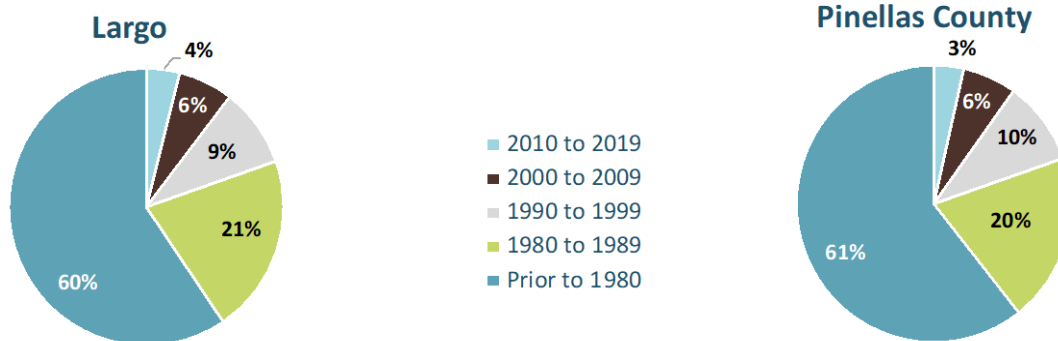


Based on the still existing housing stock as reported by the U.S. Census, the pace of housing construction over the last four decades has declined from an average of 963 units per year in the 1980s to 427 units per year in the 1990s to 180 units annually from 2010 to 2019, reflecting year placed in service.  The median year built of 1977 for Largo housing and 1983 for Metro Area housing indicate that other parts of the region did not experience the same level of construction slowdowns.

## Largo Housing Units Constructed Annually by Decade, 1980-2019
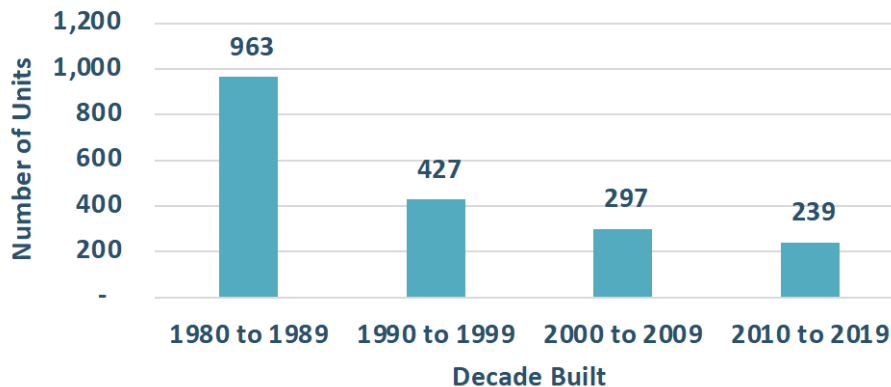


The mix of new construction by unit type has varied significantly from year to year over the 2012 to 2022 period. Overall, single-family construction accounted for 48.3 percent of all units authorized by building permit while multi-family development represented 51.7 percent. These data reflect the year of the permit rather than the year placed in service. They come from the City of Largo's permit system.

## Distribution of Largo Annual Units Authorized by Building Permit by Type, 2012-2022
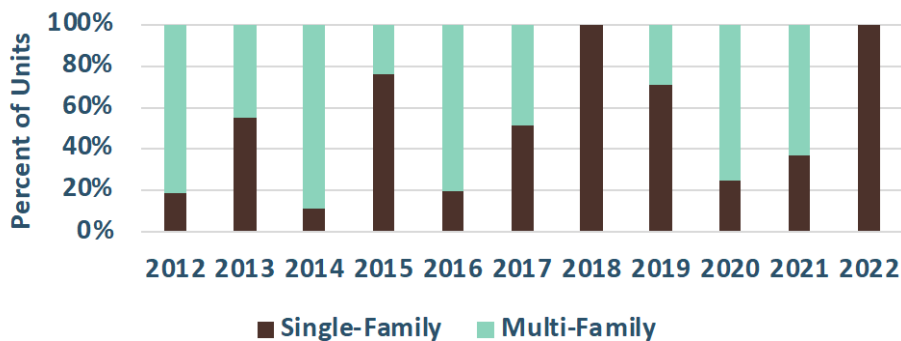


## Housing Vacancies

Esri estimates, based on ACS data from 2017 to 2021, that roughly 21 percent of Largo's housing units were vacant in 2021 – roughly 9,800 units not occupied by year-round residents (defined as more than half of each year). In fact, 60 percent or 5,900 of these

vacant units represent seasonal housing.  For a community with many seasonal residents and visitors and a large number of mobile homes, it is not surprising to see more than one in eight housing units (12.8 percent) held for seasonal use.  In comparison, 9.8 percent of Pinellas County housing and 5.9 percent of Metro Area housing could be categorized as seasonal or recreational housing. (See Appendix Table A-12.)

## Housing Units by Occupancy Status, 2021
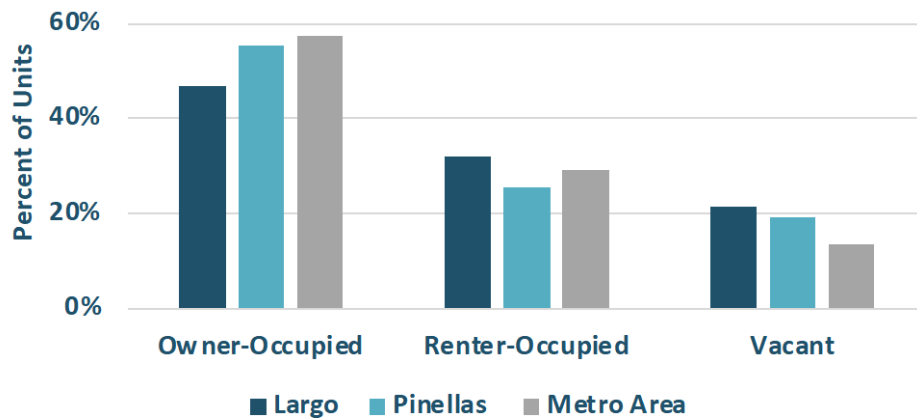


### Rental Housing

In Largo, the rental housing supply includes low- to mid-rise residential apartment buildings; a modest share of the existing base of single-family houses spread around the City; and a few second-story residential apartments in more dense historic sections of Largo near the downtown.  According to data provided by CoStar, a real estate data provider, Largo has 8,089 apartment rental units in 112 properties, as detailed in Appendix Table A-13.  These rental units have an overall vacancy rate of 5.7 percent, representing a healthy market that allows landlords to replace carpet and paint or upgrade interiors between tenants. Asking rents average $1,718 per month in 2023.   This compares to more than 261,300 apartment units in the Metro Area with a higher overall vacancy rate of 7.0 percent and asking rents of $1,699 per month.  (See Appendix Table A-14.)  Largo's lower vacancy rate limits the options available to households seeking rental housing.

Map 2. Multi-Family Developments
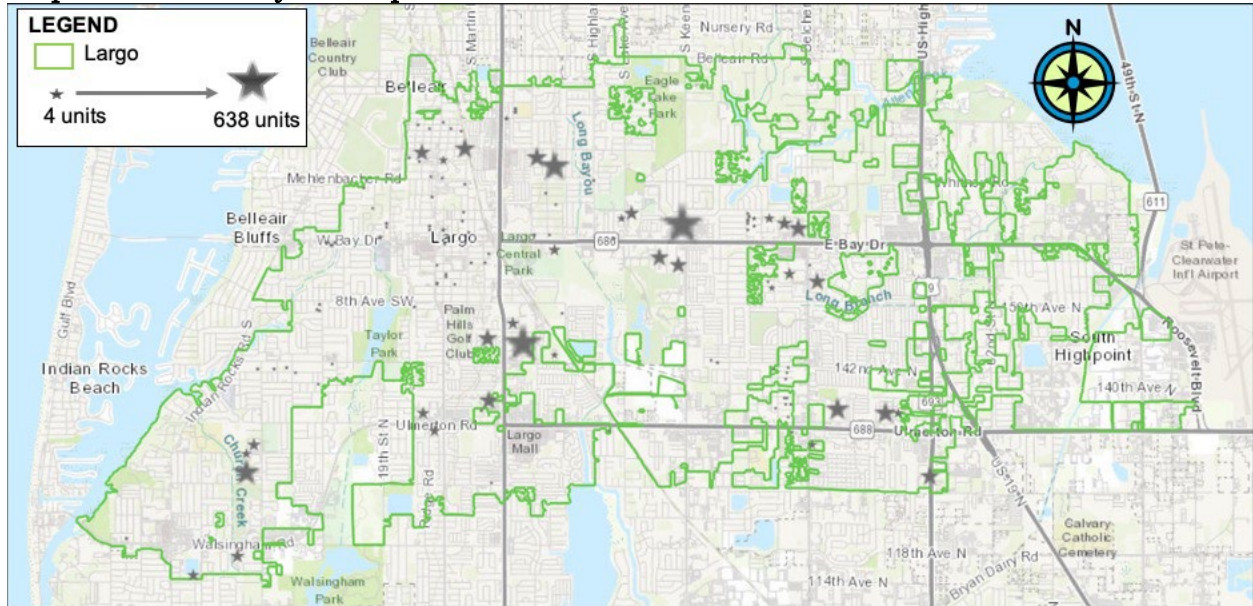
A breakdown of units by size shows 53 percent of all units have one bedroom and another 2 percent are studios, only able to support single individuals or couples. Thirty-eight percent have two bedrooms. Large units with three or more bedrooms constitute only four percent of the multi-family rental inventory. This mix is consistent with the fact that three-quarters of Largo households have only one or two people.



**Largo Apartment Units By Size, 2023**
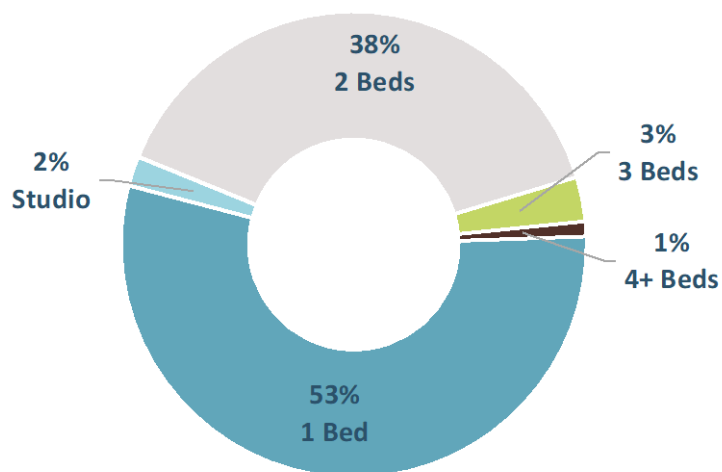
Average monthly rents range by number of bedrooms and size of apartments. CoStar reports studio apartments rent for an average of $3,263 per month in Largo due to the high demand

18

and supply representing only Class A or luxury options. One-bedroom units rent for $1,434 per month and two-bedroom units rent for an average of $1,864.

## Largo Multi-Family Rents By Size, 2013-2023
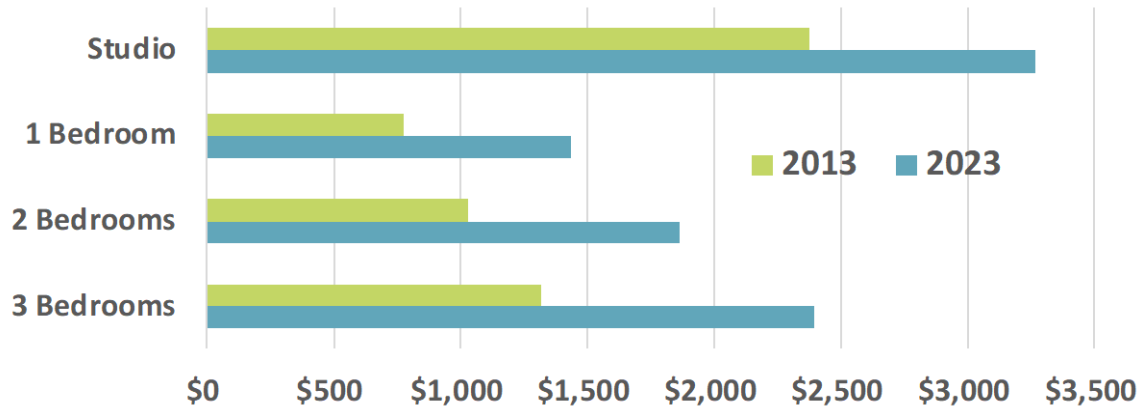


New multi-family construction added only 88 apartments in 2022 and 224 apartments in 2020. Over the 2010-2019 period, 1,167 units were built as households increased by 1,674. The slow pace of multi-family apartment development reflected not a slowdown in demand but rather the limited land supply and the impact of rising development costs and the higher rents required to support those costs.

## New Apartment Units By Year Built 2014-2022
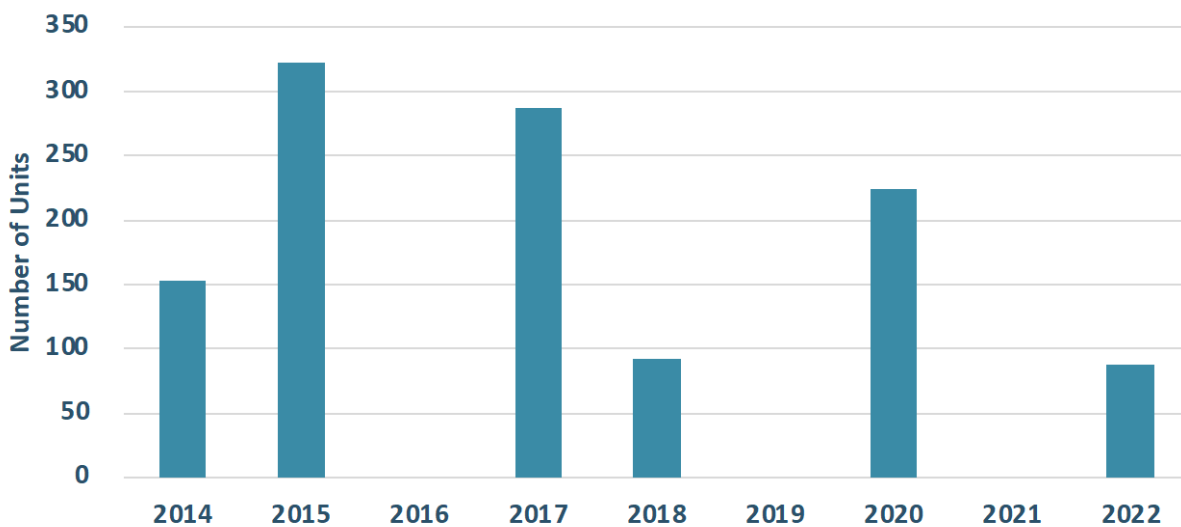
## Rent Trends

Rent increases are closely linked to vacancy rates as landlords adjust their rents frequently based on availability of units by size. The Covid-19 pandemic generated a surge in demand as remote workers moved to Florida. The Metro Area multi-family market had been absorbing (e.g., increasing the number of leased units) an annual average of 5,300 units from 2017 through 2019. In the first year of the pandemic, absorption grew to 7,500 units. Absorption then peaked at 10,600 units in 2021, driving down the vacancy rate from 5.6 percent in 2020 to 4.3 percent in 2021. Largo vacancies dipped to 2.4 percent in 2021.

With the surge in demand and the resulting tightness in the local housing markets, Largo apartment rents went from increasing 2.7 percent in 2018 and 4.2 percent in 2019 to 5.8 percent in 2020 and 22.6 percent in 2021, based on data from CoStar. Overall, Largo apartment rents increased 41 percent from 2019 to June 2023. This compares with a 33-percent increase in the Metro Area rents for the same period; the Metro Area rent increase was moderated somewhat by an 11-percent growth in its apartment inventory as compared with a growth of less than four percent in Largo. The markets also benefited by the financial aid provided to the nation's households during the pandemic, which increased available funds that could be used for housing.

The following graph shows that rents started to increase rapidly in 2019 as vacancies fell. The 23-percent spike in Largo rents in 2021 coincided with a fall in vacancies to only 2.4 percent. With the shortage of available units, landlords were able to boost rents well beyond the prevailing inflation rate.



Largo Annual Percent Rent Growth & Vacancy (2013-2022)
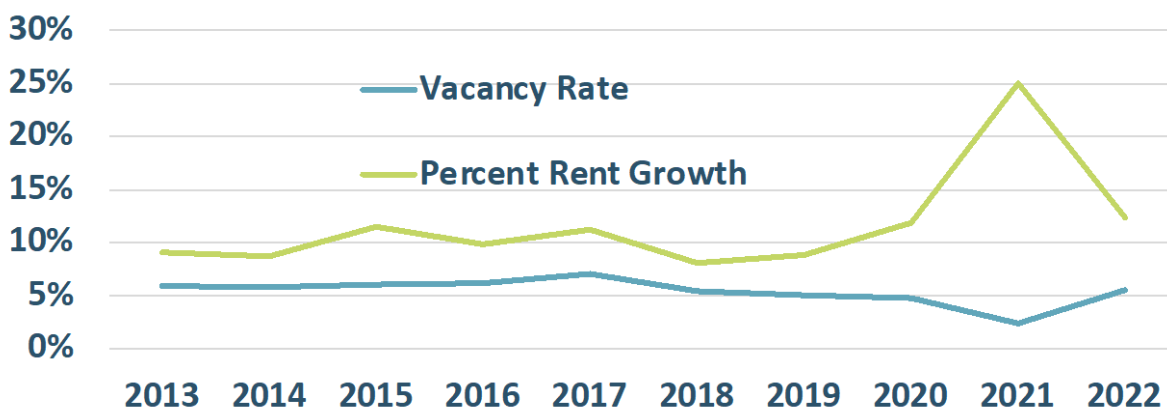
Recent apartment developments include:

- **The Rosery** – a 224-unit luxury apartment building built in 2020 on Clearwater-Largo Road. Included are 44 affordable units serving households up to 120% AMI committed through an affordable housing density bonus agreement.

- **Grand Oak Apartments** – Largo's newest apartment development with 88 units, including 5 affordable units serving households up to 80% AMI, and 12 units serving households up to 120% AMI, also located on Clearwater-Largo Road. The building opened in 2022 and is still leasing up.

- **Solano Belleair** (formerly Alta Belleair) – a 255-unit luxury apartment building built in 2022 on Clearwater-Largo Road. Included are 38 affordable housing units serving households up to 120% AMI committed through an affordable housing density bonus agreement.

At least seven additional developments are proposed or under construction:

- **Walsingham Apartments** – A new two-story apartment building planned for a small site of less than one acre.

- **West Bay Lofts** – Development review is in process on a 276-unit apartment complex in a mixed-use project along West Bay Drive in Largo. The residential developers Property Markets Group (PMG) will utilize additional density incentives to exceed the standard 30 units per acre by-right standard. The project includes 10 percent of gross project floor area for office, retail or service uses at ground level, and structured parking to serve the site.

- **Seminole Square Apartments** – Structured with a public-private partnership led by Pinellas County and the City of Largo, this 96-unit apartment building will offer one- and two-bedroom affordable apartments. The complex will target individuals and families earning between 30 to 80 percent of AMI.

- **Blue Sky (Everest) Apartments** – This new 90-unit multi-family apartment complex is replacing the Blue Skies mobile home park. The three-acre site located in the West Bay Drive Community Redevelopment District will offer 18 affordable units serving households up to 120% AMI created as a result of an affordable housing density bonus agreement. Construction has not yet started.

- **Lantower Apartments** – Proposed for development on Highway 19 N in the Tri-City Activity Center, this 272-unit project will incorporate sustainable design features.

- **Allora Largo** – Belleair Development Group has submitted a preliminary site plan to develop 336 units at Eighth Avenue SE and Donegan Road. To qualify under the Live Local Act, the project will need to include at least 134 workforce units affordable at 120 percent of AMI.

### Short-Term Rentals

One of the issues impacting the rental housing stock is the short-term transient leasing trend with Airbnb, VRBO and other listing services making it possible for homeowners and investors to reach a broad market of short-term guests. Leasing of single rooms in a family home does not generally detract from the local inventory and can even help homeowners generate income to meet their mortgages and maintain their homes. However, houses, guesthouses, condominiums and apartments are being diverted from full-time occupancy for local year-round residents.

Overall data from pre-pandemic levels indicate the Largo area has an estimated 955 active short-term rentals with an increase of 37 percent from 355 active rentals in the first quarter of 2020 prior to the pandemic. The loss of roughly 600 units (roughly 1.3 percent) from the 2019 year-round housing inventory as owners and investors diverted those units to short-term rentals has exacerbated the tight market conditions triggered by the pandemic. Data on the short-term-rental activity indicate that, on average, 40 percent of the units available are three-bedroom homes (354 units) with fewer large-scale rental properties than is typical in second-home markets. On average, most guests rent 2.7 bedrooms with an average of 7.1 guests per stay. The following chart shows the percentage of rentals by bedroom size.

**Largo Short-Term Rental Units By Size, 2023**



- 42% 3 Beds
- 16% 4+ Beds
- 13% 1 Bed
- 2% Studio
- 28% 2 Beds
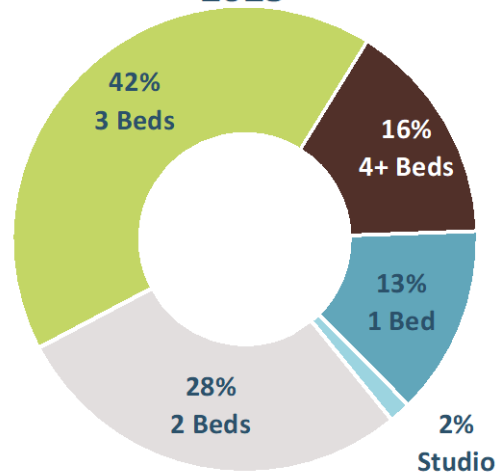
The following map highlights the clustering of short-term rentals, distinguishing between those rental options that allow rental of the entire housing unit and those that represent a private room within a larger residential housing unit.

**Map 3. Transient Rental Properties, 2023**
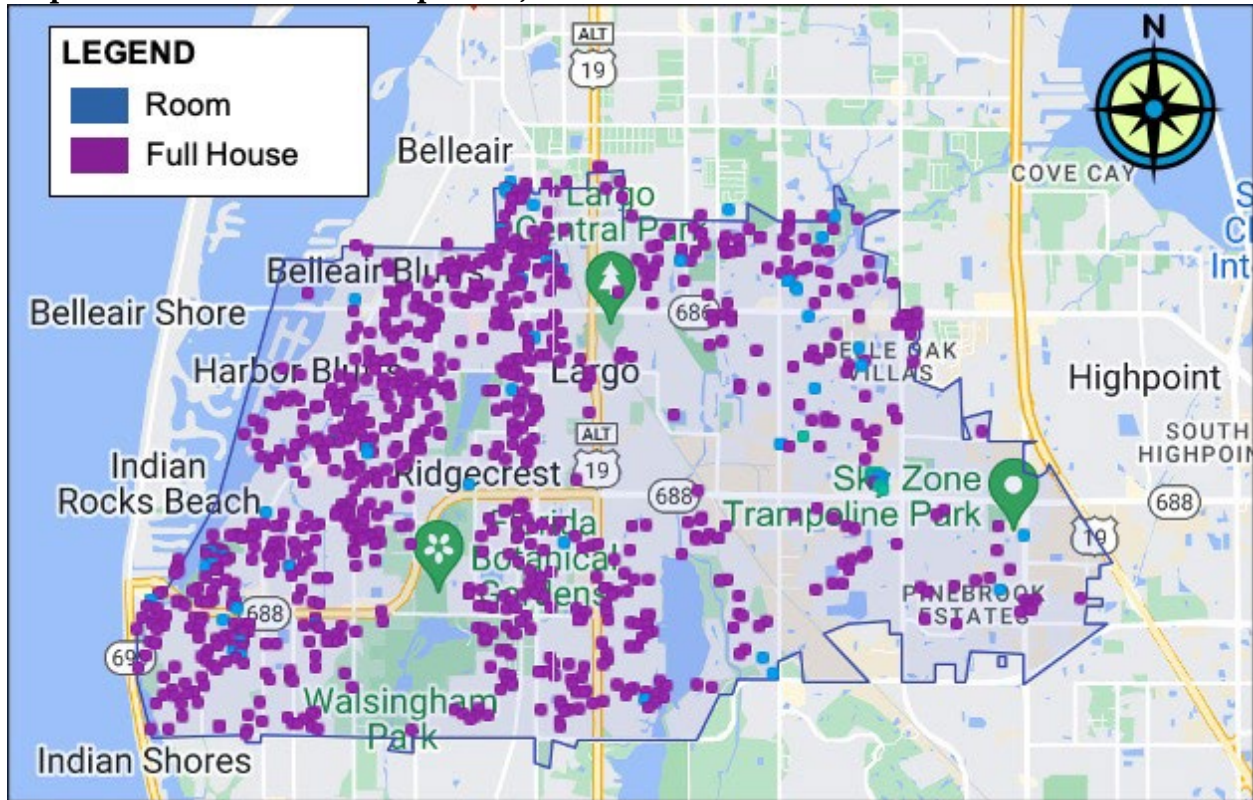


## For-Sale Housing

Housing construction in Largo has declined sharply from the rapid pace of the 1960s, 1970s and 1980s as the City has become more built-out as shown in the following graphic based on data from the Florida Department of Revenue. (See Appendix Table A-15.)

## Largo Housing Units by Type by Decade, 1960-2019
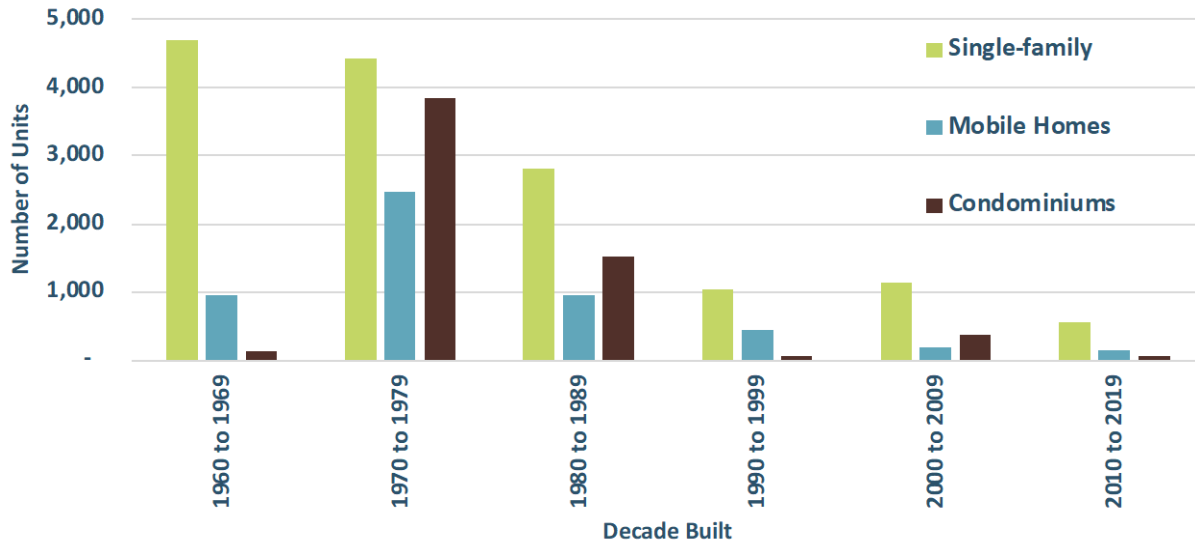


Over time, the median size of new housing units has increased.  Single-family houses got somewhat larger in the 2010-2019 decade, reaching 1,815 square feet.

## Median Unit Size (SF) by Type by Decade, Largo, 1960-2019
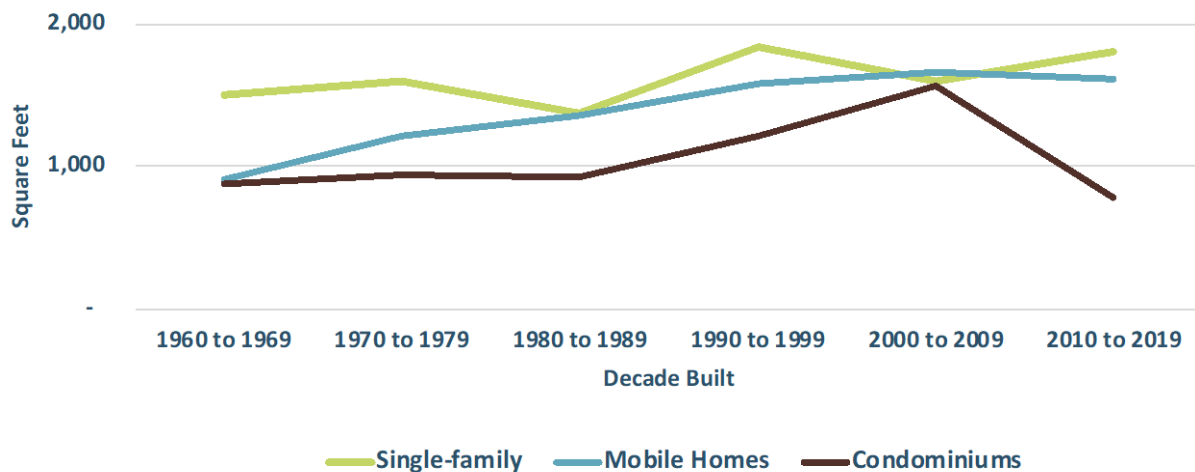


Over the course of the last 10 years, residential prices increased for all housing types; single-family homes more than doubled with the median sale price reaching $380,000 in Largo in 2022.  As the chart below shows, condominiums and mobile home median sale prices were relatively close in 2013 at $57,000 and $50,000, respectively.  However, condominium prices climbed more significantly, increasing by 69 percent to $185,000 in

2022.  This compares with a 60-percent increase in mobile home prices with a reported median sale price of $123,950 in 2022 based on data from the Florida Department of Revenue.

## Largo Median Sale Prices By Housing Type, 2013-2022
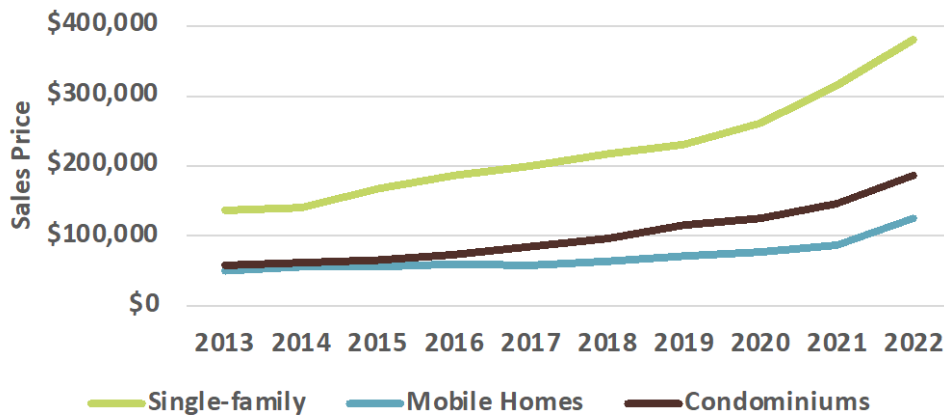


Data from the Multiple Listing Service data (reported by Redfin.com) show for-sale real estate activity with more than 2,200 residential units sold in the Largo area from September 2022 through August 2023.  These sales included mostly for-sale single-family homes, representing 65 percent of sales over the course of the year as compared to 27 percent for condominiums and only 6 percent for townhouses.  These sales represented a wide diversity in price, size, lot size and amenities.  Sales prices varied by unit size with higher prices generally associated with larger units, as one would expect.  Investors[4] accounted for a significant share of home purchases, ranging from 13 percent in ZIP code 33764 to 23 percent in ZIP code 33778, as shown in Map 4.  This compares with a range from 11 to 25 percent in 2021.  In the Tampa-St. Petersburg-Clearwater metropolitan area as a whole, 42 percent of all units sold were sold for cash, up from 39 percent in 2017.  .  Investor purchases in zip code 33770, which accounts for a large portion of the City's two Community Redevelopment Districts, accounted for 20 percent of the home purchases.

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[4] Redfin defines investors as buyers whose name included the keywords "LLC," "Inc," "Corp" or "Homes," or whose ownership code includes the keywords "association," "corporate trustee," "company," "joint venture" or "corporate trust."

**Map 4. Percentage of Home Purchases by Investors, 2022**
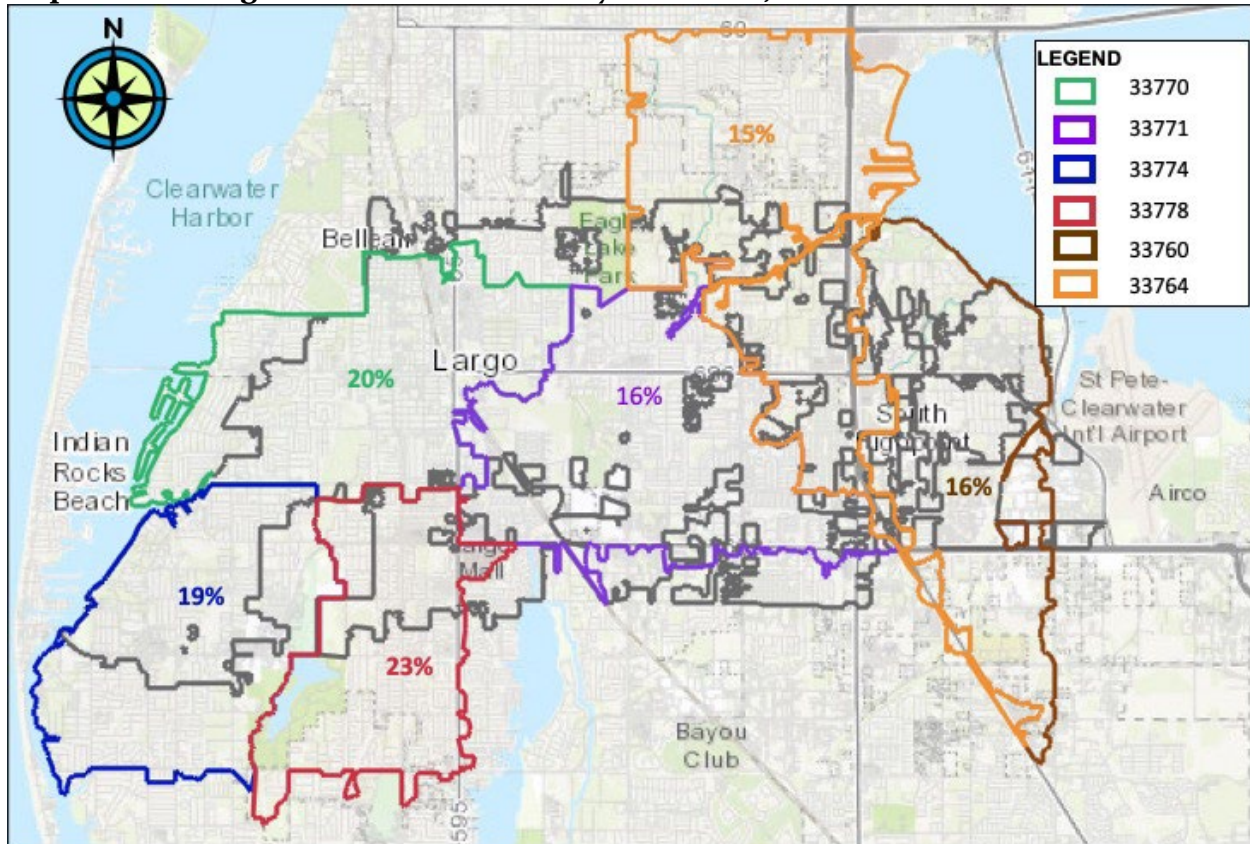


A closer review by the number of bedrooms, single-family houses sold over the last three months (March-May 2023) shows a split between two- and three-bedroom units. Two-bedroom single-family homes sold for a median price for $282,500 compared to $460,000 for three-bedroom houses.

Sales of newly-constructed housing, built since 2018, include 20 single-family unit sales from November 2022 through October 2023. These newly constructed homes sold for an average price of $468,500 for 1,681 square feet, showing the price premium for new construction.

## New For-Sale Developments

A number of residential developments were completed in the last three years in Largo, are currently underway or will be on-line over the next 12 months. Following are examples of projects recently completed or under construction:

- **Golf Lake Condominiums at East Bay** (960 Starkey Road) – a new luxury 40-unit condominium project that includes both two- and three-bedroom units. The two-bedroom units offer 1,460 to 1,576 square feet compared to three-bedroom units with

1,836 square feet.  Sales prices range from $445,000 to $630,00 with golf course views.

- **Pier Pointe** – a 25-unit single family home development that replaced a former 33-unit assisted living facility in 2022.  The three-bedroom, two-bath homes include 1,822 square feet of living space compared to 3,162 square feet for the five-bedroom, four-bath homes.  All homes are two stories with a covered lanai, front porch, and two-car garage.  Lot sizes average 4,800 square feet.  Sales prices range from $530,232 to $820,367.

- **Azalea Shores** (formerly known as Ulmerton Road Townhomes) (11800 Davis Drive) – a 58-unit, fee-simple townhome development on formerly vacant land.  Currently under construction, all units are two stories with three bedrooms and three baths with 1,673 to 1,758 square feet of living space.  All homes have a covered lanai, front porch, and one-car garage.  Sales prices have not yet been set.

- **Skyview Townhomes** (54 Ridge Road SW) – a 16-unit, fee-simple townhome development in Downtown in the West Bay Drive Community Redevelopment District (WBD-CRD) with a Mixed Use Corridor (MUC) character district.  This is a fully residential project under construction in 2023; it was approved with alternate design standards and a modification to the required 20-foot-wide pedestrian zone.  The development has multiple landscape areas, five-foot and seven-foot sidewalks, and overhanging canopies that provide a walkable site in scale with the residential development.  These four level townhomes have three bedrooms and three baths in 2,237 square feet of floor area; each unit has a 400 square-foot rooftop terrace, elevator that reaches all four floors and ground-level attached oversized two-car garage. The units sell for $690,000.

- **Woodbridge Townhomes** (2988 Mearshire Drive) – a 12-unit fee-simple townhome development (two-unit villas) constructed in 2023.  All units are two stories with three bedrooms, 2.5 baths and 1,733 to 2,104 square feet of living space.  All homes are two stories with a covered lanai, front porch, and one or two-car garages.  Sales prices range from $459,900 to $487,900.

- **Rosery Towns** (1510 Rosery Road, NE) – a 19-unit, fee-simple townhome development that was issued a Development Order in 2021.  An infrastructure permit was issued; however, no permit applications have been received yet for the townhomes.

Another development is in the site plan approval process:

- **Habitat Townhomes** –  54 affordable townhomes to be developed by  the non-profit Habitat for Humanity on roughly seven acres of land along Dr. Martin Luther King, Jr. Avenue.

## Mobile Homes/Manufactured Housing

Mobile homes are a large segment of the City's housing stock and an important component of the affordable housing inventory. They constitute 27 percent of the total housing stock with roughly 12,400 units estimated by the Census ACS data. Map 5 shows the locations of Largo's mobile home parks, and Appendix Table A-16 lists the parks. In many communities, mobile home parks are proving to be particularly vulnerable to lot rent increases and/or redevelopment. Investors have targeted acquisition of existing communities with the goal of squeezing out higher rents from mobile homeowners who have few alternatives. Older mobile homes are no longer mobile, so owners may be forced to abandon their homes and lose their equity if lot rents get too high. In other cases, mobile home parks are acquired by developers for redevelopment.

Some of the City's mobile home parks are well planned and well maintained with amenities and a deep sense of community. Others are dominated by mobile homes built before the HUD Code of 1976 imposed higher quality and safety standards on manufactured housing; these older units are often in conditions that do not meet quality standards for safe and secure housing. Most of the mobile home parks are in better condition, but many are suffering from water and sewer line problems as their infrastructure has outlived its useful life. Climate change is straining the limited stormwater management resources of many older parks, causing flooding. All mobile homes in Pinellas County are required to be evaluated for when properties in the Level A Evacuation Zone are required to evacuate for hurricanes/storms due to wind and water susceptibility.

The private sector demand for redevelopment sites is putting new pressures on the City's mobile home parks and displacing residents. State law provides some protections for mobile home owners but none for those who rent mobile homes. The City has seen redevelopment of multiple mobile home parks and is currently working with residents of a park purchased for redevelopment to connect them to housing resources. There is no formal assistance process for renters who are displaced by redevelopment, but the City does work with them to try to avoid having the residents become homeless.

**Map 5. Mobile Home Parks**
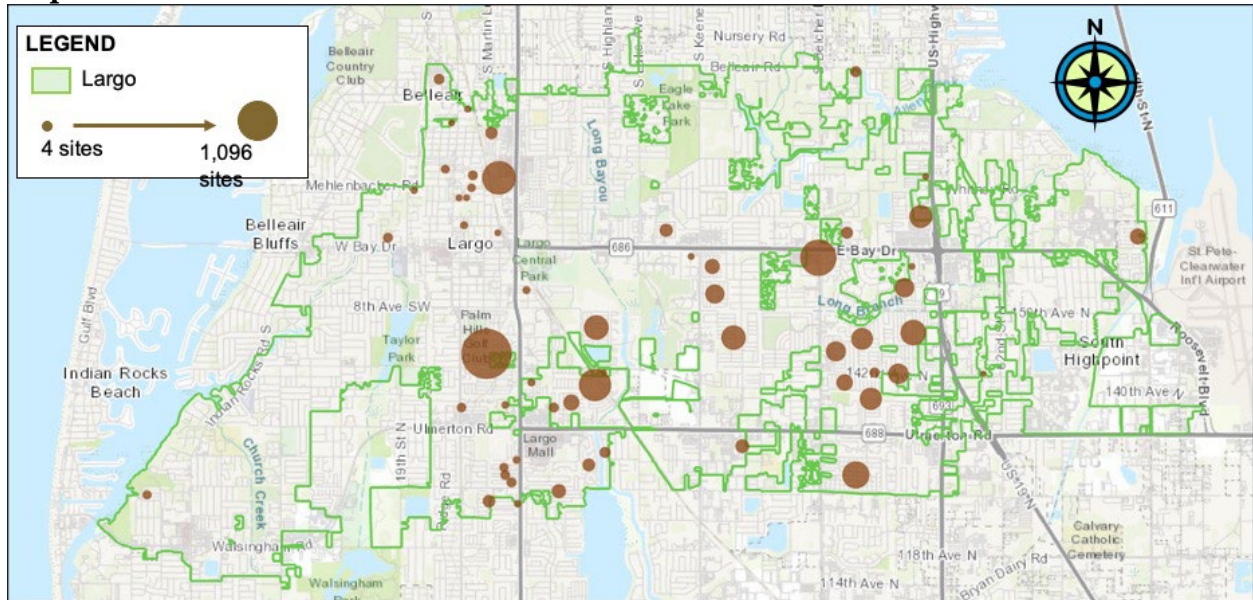


## Condominiums

Largo has just under 6,000 condominiums, according to Florida Department of Revenue data. Ninety percent were built in the 1970s and 1980s. For the 329 Largo condominiums sold in 2022, the median sales price was $185,000. Only 29 percent were purchased for year-round occupancy by the owner, eligible for a homestead exemption. Map 6 shows their geographic distribution. The costs of condo ownership have increased significantly with higher insurance costs, reserves for maintenance/repairs, and higher maintenance costs. Monthly condo fees for Largo units that averaged $300 in 2022 now average roughly $500 in 2023.

**Map 6. Condominium Developments by Size, 2023**
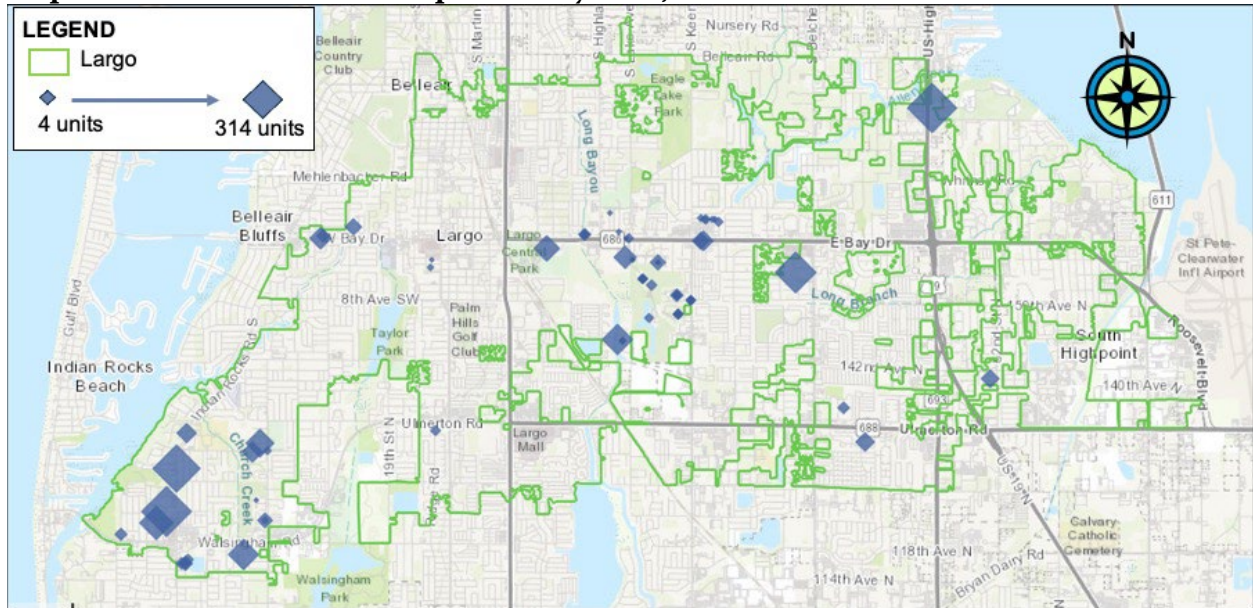


## Assisted Housing

Largo has 571 existing units of assisted housing with income-based rents to assure affordability, including units owned by the Pinellas County Housing Authority and units subsidized through various State and Federal programs, as shown in Table 4. The total includes 20 units in a series of scattered-site developments of two to four units. Another 114 units of assisted housing are currently under construction. Together, these units and mobile homes offer the greatest supply of affordable housing.

| Table 4. Largo Assisted Housing Inventory, 2023 | | | | | | |
|---|---|---|---|---|---|---|
| Project/Address | Unit Type | Mix | Size | Rents | Vacancy | Year Built |
| **Existing** | | | | | | |
| **Bayside Court** | 2 Bedrooms | 96 | 969 | $1,710 | 4.4% | 2011 |
| 1760 Clearwater Largo Road N | 3 Bedrooms | 48 | 1,236 | $2,071 | | |
| Clearwater, FL 33756 | Assisted Units | 58 | 29 at 50% AMI, | | | |
| | Total Units | 144 | 29 at 60% AMI | | | |
| | | | | | | |
| **Belleair Place** | 2 Bedrooms | 116 | | $1,620 | 0.5% | 2005 |
| 1704 Clearwater Largo Road N | 3 Bedrooms | 64 | | $1,822 | | |
| Clearwater, FL 33756 | Assisted Units | 130 | 24 at 30% AMI, | | | |
| | Total Units | 180 | 106 at 60% AMI | | | |
| | | | | | | |
| **Grand Oaks Apartments** | 1 Bedroom | 44 | 825 | $1,678 | 48.8% | 2022 |
| 1030 Clearwater Largo Road N | 2 Bedrooms | 44 | 846 | $1,981 | | |
| Largo FL 33770-4142 | Assisted Units | 17 | 5 at 80% AMI, 12 at 120% AMI | | | |
| | | | | | | |
| **Palms of Pinellas** | 1 Bedroom | 44 | 808 | $1,404 | 2.4% | 2018 |
| 13101 Belcher Road S | 2 Bedrooms | 40 | 1,102 | $1,713 | | |
| Largo, FL 33773 | 3 Bedrooms | 8 | 1,275 | $1,941 | | |
| | Assisted Units | 48 | 19 at 50% AMI, 10 at 80% | | | |
| | Total Units | 92 | AMI, 19 at 120% AMI | | | |
| | | | | | | |
| **Pinellas Heights Senior*** | 1 Bedroom | 126 | 553 | $952 | 1.4% | 2014 |
| 11411 Ulmerton Road | 2 Bedrooms | 27 | 835 | $1,202 | | |
| Largo, FL 33778 | Assisted Units | 153 | 132 at 50% AMI, 21 at 60% AMI | | | |
| | | | | | | |
| **Solano Belleair** | Studio | | 618 | $2,182 | N/A | 2022 |
| 1650 S Ft Harrison Avenue | 1 Bedroom | | 804 | $2,102 | | |
| Clearwater, FL 33756 | 2 Bedrooms | | 1,061 | | | |
| | 3 Bedrooms | | 1,323 | | | |
| | Assisted Units | 38 | 120% AMI | | | |
| | Total Units | 255 | | | | |
| | | | | | | |
| **The Rosery** | 1 Bedroom | 104 | 733 | $1,748 | 1.8% | 2020 |
| 12766 Seminole Boulevard | 2 Bedrooms | 107 | 995 | $2,187 | | |
| Largo, FL 33778 | 3 Bedrooms | 13 | 1,341 | $3,242 | | |
| | Assisted Units | **44** | 120% AMI | | | |
| | Total Units | **224** | | | | |
| | | | | | | |
| **Whispering Palms Apartments *** | 2 Bedrooms | 40 | 800 | $965 | 1.2% | 2015 |
| 601 16th Avenue SE | 3 Bedrooms | 23 | 1,052 | $1,104 | | |
| Largo, FL 33773 | Assisted Units | **63** | 8 at 40% AMI, | | | |
| | Total Units | **63** | 55 at 60% AMI | | | |
| | | | | | | |
| **Under Construction** | | | | | | |
| **Blue Skies Apartments** | | | | | | |
| 614 Woodrow Avenue | | | | | | Under |
| Largo, FL 33770 | Assisted Units | 18 | 120% AMI | | | Construction |
| | Total Units | **90** | | | | |
| | | | | | | |
| *Seminole Square Apartments* | | | | | | |
| **2075 Seminole Boulevard** | | | | | | Under |
| Largo, FL 33778 | Assisted Units | 96 | 30% to 80% AMI | | | Construction |
| | Total Units | **96** | | | | |

Note: This inventory only includes projects with 10 or more units. * Denotes all affordable projects with no market-rate units.

In addition, the Pinellas County Housing Authority administers roughly 3,200 Section 8 Housing Choice Vouchers countywide that pay the difference between fair market rents for private-market housing units and the 30 percent of household income that tenants can afford to pay.  The voucher waiting list of 3,000 households involves about a two-year wait with eligibility for the waiting list determined by lottery compared to about 10,000 households that applied to previous waiting lists.  Based on information from HUD, Largo has roughly 344 households using Housing Choice Vouchers.  Some of these are used in the assisted housing units listed above in Table 4 to serve households with lower incomes than those targeted by the individual developments.

# IV. Housing Gaps and Needs Assessment and Projections

The comparison of prevailing rents with the rents households can afford to pay underscores the serious gaps in the housing supply.  A three-person household at 30 percent of AMI could afford to spend no more than $587 per month for a two-bedroom housing unit.  A single person could afford no more than $456.  Reviewing the inventory of rental apartments, there are only four units listed at rents below $700, and they are fully leased.  At 50 percent of AMI, three-person households are able to spend no more than $815, and Largo has one unit available at $848.

To afford the average monthly rent of $1,653, a household would need an income of about $66,000.  Someone working for minimum wage ($12/hour) would need to work 106 hours per week to afford the average-priced rental unit.

The Center for Neighborhood Technology (CNT) estimates the total cost of housing and transportation as a share of household income by neighborhood – the H+T Index.  Ideally, households should spend no more than 45 percent of their income for housing and transportation.  In Largo, CNT estimates that households spend roughly 26 percent on housing and 20 percent on transportation, showing a moderate cost burden for typical households earning approximately $55,000.  For lower-income households earning $44,200 annually, the spending on housing increases to one-third or 33% to total income and transportation cost reach 24 percent, resulting in 56 percent of total income spent on both.

**Map 7. Largo Housing + Transportation Index Map**



Housing + Transportation Costs % Income

< 24%  |  24-36%  |  36-45%  |  45-54%  |  54-66%  |  66-78%  |  78-87%  |  87%+
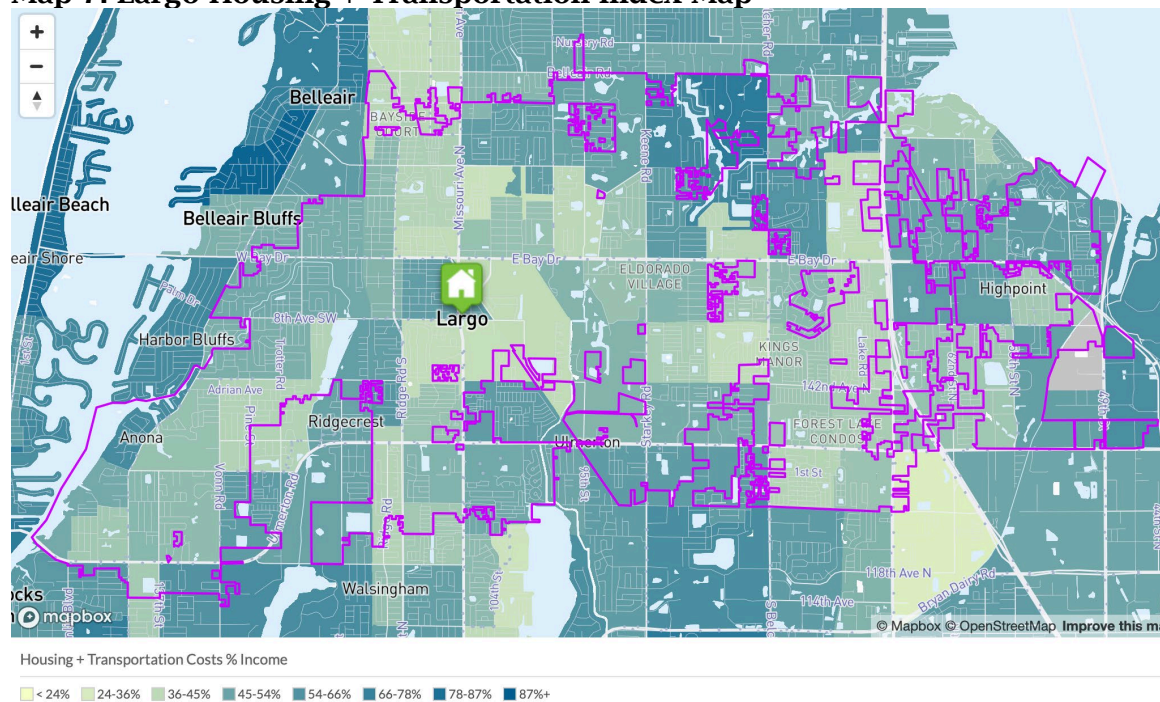
In discussing housing problems, we refer to household groups based on their share of the Area Median Family Income (AMI).  Relating incomes to local conditions allows the U.S. Department of Housing and Urban Development (HUD) to compare across jurisdictions and adjust programs to meet local needs.  Areas with higher incomes tend to have higher housing costs as well, so standards for eligibility for housing assistance, such as Section 8 Housing Choice Vouchers, are established based on relative income levels rather than a single set of national numbers.   In 2023, HUD has estimated the AMI for the Tampa-St.Petersburg-Clearwater Metro Area at $89,400 for a family of four.

Shown in Table 5, Extremely Low Income is defined as not more than 30 of AMI – $24,860 for a family of three or $18,250 for a single person.  Very Low Income includes households with incomes of 30 to 50 percent of income – $39,150 for a family of three or $30,450 for a single person.  Low-Income households have incomes up to 80 percent of income – $62,550 for a family of three and $48,650 for a single person.

| Table 5. Household Income Level Definitions for Rental Housing, Tampa-St.Petersburg-Clearwater MSA[1], 2023 | | | | | |
|---|---|---|---|---|---|
| | | Household Size | | | |
| Income Level | Percent of AMI | 1 Person | 2 Persons | 3 Persons | 4 Persons |
| Base Calculation | | | | | |
| Extremely Low Income | 30 percent | $18,250 | $20,850 | $24,860 | $30,000 |
| Very Low Income | 50 percent | $30,450 | $34,800 | $39,150 | $43,450 |
| Low Income | 60 percent | $36,540 | $41,760 | $46,980 | $52,140 |
| Low Income | 80 percent | $48,650 | $55,600 | $62,550 | $69,500 |
| Median Income | 100 percent | $60,870 | $69,560 | $78,260 | $89,400 |
| Moderate Income | 120 percent | $73,080 | $83,520 | $93,960 | $104,280 |
| Note: AMI is Area Median Family Income. | | | | | |
| [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties. | | | | | |
| Source: US Department of Housing and Urban Development, 2023; Florida Housing Finance Corporation, 2023; Partners for Economic Solutions, 2023. | | | | | |

The US Census Bureau and HUD collaborate on a detailed Comprehensive Housing Affordability Strategy (CHAS) database that describes housing conditions for discrete sets of households separated by income level.  Appendix Table A-17 estimates the number of households by tenure and income category up to 100 percent of AMI.  Households up to 100 percent of AMI represent 63 percent of all Largo households.

## Largo Households by Tenure and Income Level, 2015-2019
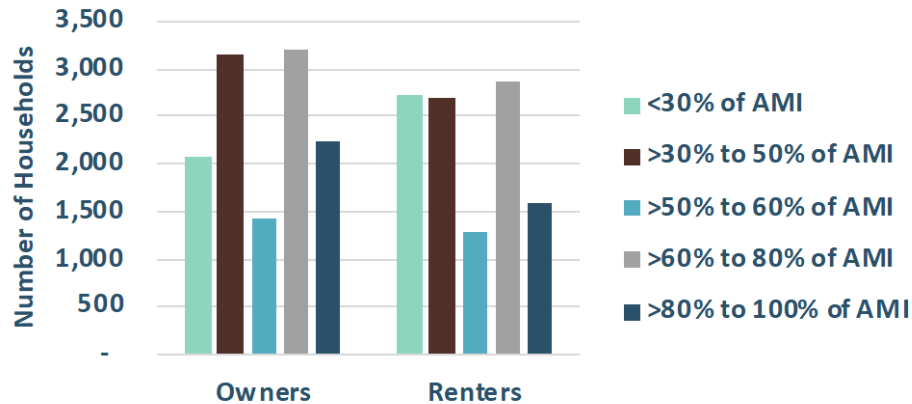


Includes 63 percent of Largo households

For context, following are a few illustrative occupations by income level assuming the mean annual wages[5] for the Tampa Bay region.  The illustration is based on a three-person households assumed to include one income earner (single person with two kids).  However, many individuals in the following occupations live in households with two earners and higher income levels.

---

[5] Note that these mean annual wages assume full-time employment (40 hours per week for 52 weeks annually); many workers are not able to work full-time due to scheduling and other hiring practices.

# JOBS BY INCOME CATEGORY

| **Extremely Low Income (30% AMI)** | **Very Low Income (30% to 50% AMI)** | **Low Income (50% to 60% AMI)** | **(60% to 80% AMI)** |
|---|---|---|---|
| Fast Food $25,880 | Nursing Assistant $34,770 | Locksmiths $43,560 | Firefighters $55,800 |
| Lifeguards $26,200 | Hairdresser $36,320 | Bus Drivers $45,190 | Postal Clerk $56,450 |
| 14% of Households | 17% of Households | 25% of Households | |

## Housing Problems

HUD and the U.S. Census Bureau report on four key housing problems:

- units that lack complete kitchen facilities;
- units that lack complete plumbing facilities;
- overcrowding with more than one person per room; and
- cost burdens.

The detailed database from 2015 to 2019 provides insights into the prevalence of housing problems and the impacted households. Given the 41-percent increase in average rents since 2019, the number of impacted households is likely much higher than the data reveal.

In the 2015-2019 period, 100 ownership units and 435 rental units (including mobile homes) in Largo did not have complete kitchen or plumbing facilities – a key indicator of housing quality. More than 600 units were overcrowded with more than one occupant per room, including 175 severely overcrowded rental units with more than 1.5 occupants per room. (See Appendix Table A-18.)

The 3,550 or 23 percent of all Largo renter households who spent more than 30 percent but less than 50 percent of their income for housing are termed "cost-burdened." Twenty-four percent or 3,740 renter households were "severely cost-burdened" spending more than half

of their income for housing.  Spending more than 50 percent of income for housing leaves little left for food, transportation, health care and other essential expenditures.  These ratios are much higher among lower-income households with incomes up to 50 percent of AMI:

| Income Group | Percent of Renters With Severe Cost Burdens |
| --- | --- |
| <30 percent of AMI | 74.7% |
| 30 to 50 Percent of AMI | 45.8% |
| 50 to 60 Percent of AMI | 6.2% |
| 60 to 80 Percent of AMI | 9.3% |
| 80 to 100 Percent of AMI | 0.0% |
| 100 to 120 Percent of AMI | 0.6% |
| 120 Percent of AMI or Higher | 0.1% |

## Largo Renter Households with Housing Cost Burdens by Income Group, 2015-2019
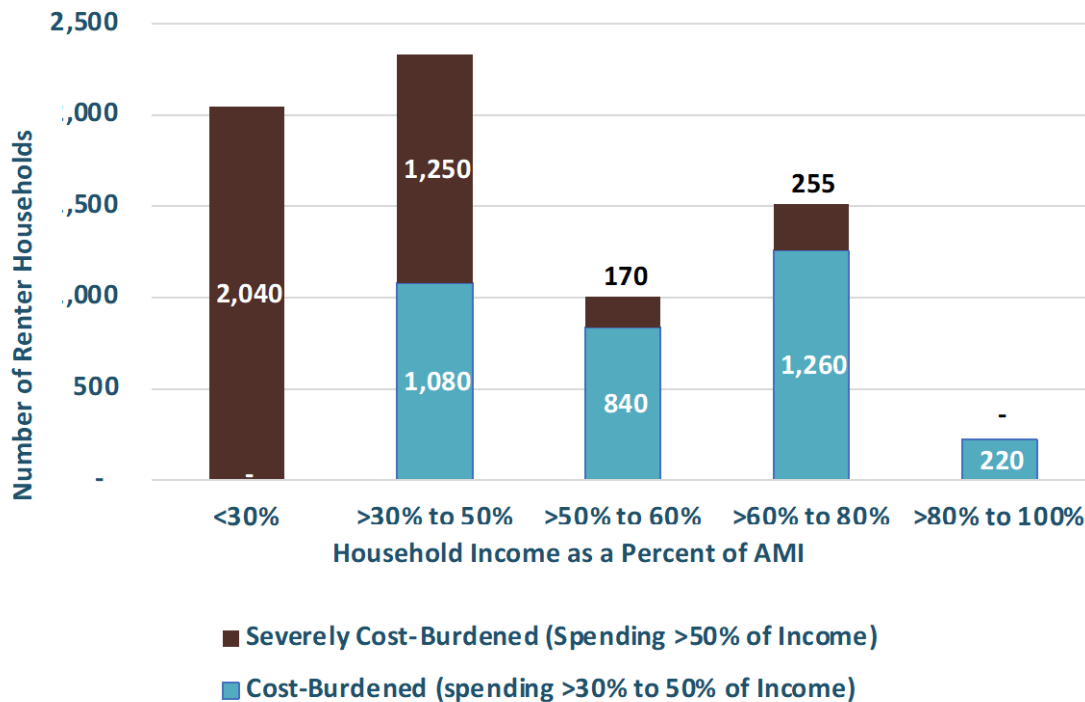


The picture is somewhat different for homeowners.  Those who have owned their homes for a long time, especially those who have paid off their mortgages, typically spend a smaller share of their income for housing costs.  More recent purchasers may be seeing higher levels of cost burdens as they strain to cover higher mortgages.  Twelve percent of all Largo homeowners spent more than 30 percent but less than 50 percent of their income for housing costs in 2015 to 2019; severe cost burdens were experienced by 11 percent of all

Largo homeowners. The lower-income households had much higher rates of severe cost burdens:

| Income Group | Percent of Owners With Severe Cost Burdens |
|---|---|
| <30 percent of AMI | 56.3% |
| 30 to 50 Percent of AMI | 22.0% |
| 50 to 60 Percent of AMI | 8.4% |
| 60 to 80 Percent of AMI | 5.6% |
| 80 to 100 Percent of AMI | 2.0% |
| 100 to 120 Percent of AMI | 1.6% |
| 120 Percent of AMI or Higher | 0.7% |

## Largo Owner Households with Housing Cost Burdens by Income Group, 2015-2019
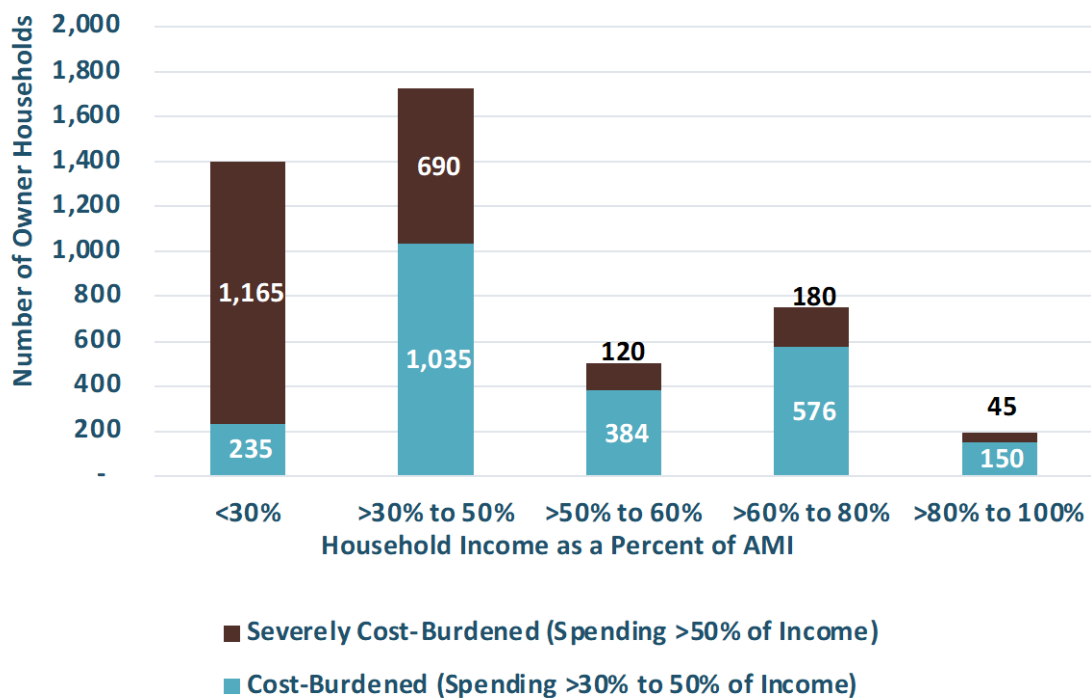


At today's interest rates, a prospective homebuyer with closing costs and a $20,000 down payment would need an income of $131,000 to afford a home at the median price of $380,000 while paying 30 percent of income for all housing costs. Even spending 40 percent of income, the prospective homebuyer would need an income of $99,000.

Breaking down the households experiencing housing problems in more detail indicates the burdens are not equally distributed among different segments of the population.

The following graphic and Appendix Table A-21 and A-22 show the disproportionate share of housing problems experienced by households with at least one senior age 62 and over.

## Largo Households with Individuals Age 62+ with One or More Housing Problems, 2015-2019
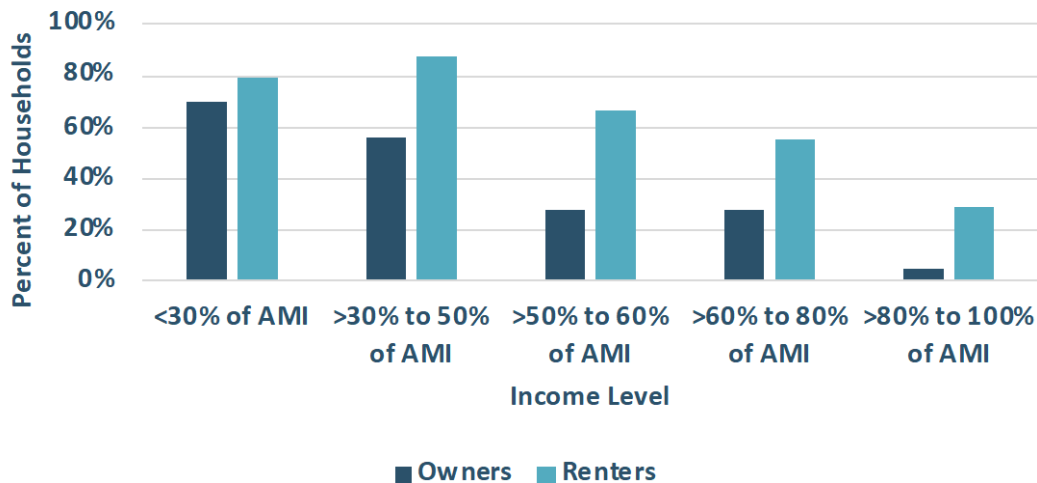


The 2015-2019 data reveal that Largo had 1,810 renter households led by a senior spending more than half of their income on rent and utilities. (See Appendix Table A-21.) Among Extremely-Low-Income households, 79 percent had severe cost burdens; most were seniors living alone or in other types of households other than families with two seniors. While some of these households may be tapping savings or receiving financial support from their children, this is a major problem. Locally and nationally, there is an increase in the number of homeless seniors as rents escalate faster than Social Security and pension payments.

## Largo Elderly Renters with Cost Burdens by Income Group, 2014-2018



Number of Households (y-axis): 1,000, 900, 800, 700, 600, 500, 400, 300, 200, 100, -

Data labels shown: 895, 126, 84, 15

Household Income as a Percent of AMI (x-axis): <30% of AMI, >30% to 50% of AMI, >50% to 60% of AMI, >60% to 80% of AMI, >80% to 100% of AMI

Legend:
- Severely Cost-Burdened (Spending >50% of Income)
- Cost-Burdened (Spending >30% to <50% of Income)
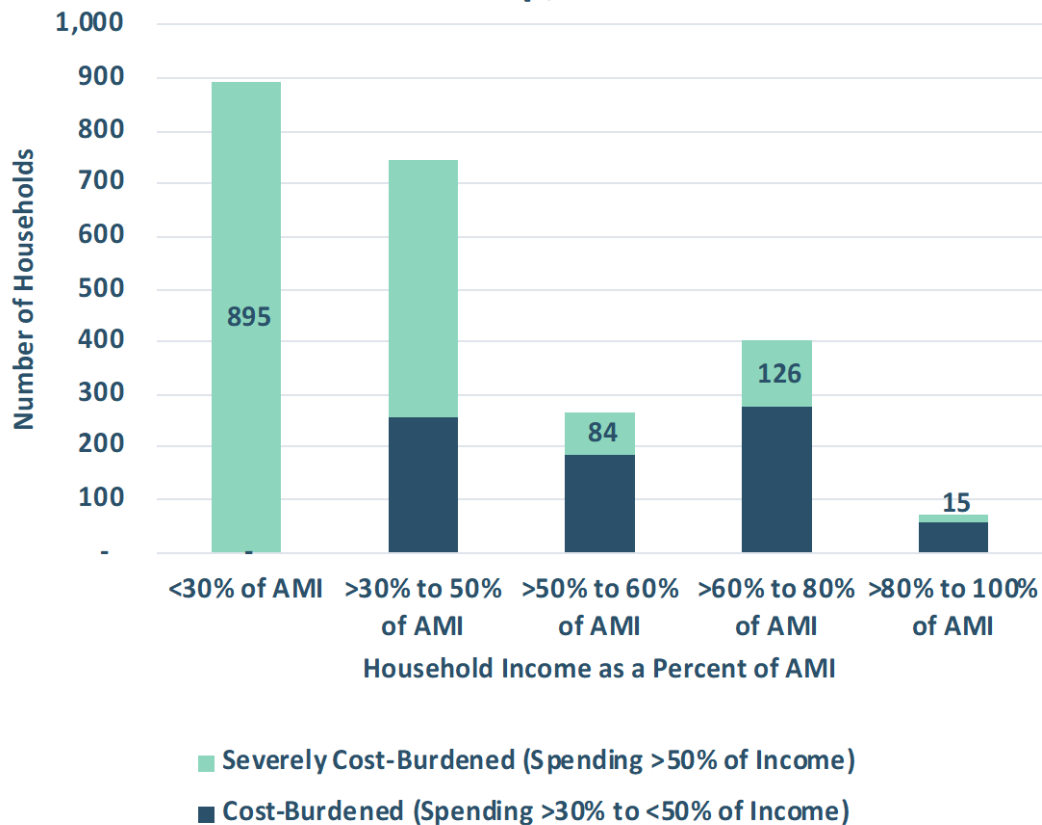
Among senior homeowners, severe cost burdens also are most common among lower-income households – 57 percent of those with incomes below 30 percent of AMI and 20 percent of those with incomes between 30 and 50 percent of AMI (Appendix Table A-22).

The statewide insurance crisis has restricted the availability of home policies that cover storm damage and caused substantial increases in premiums over the last two decades. These escalating costs are creating even greater affordability problems for many homeowners, particularly those on fixed incomes. Social Security Disability Income (SSDI) depends on the recipient's income history. Nationally, SSDI averages $1,483 per month. Supplemental Security Income (SSI) is available for persons and households with low income and limited assets. Florida provides a monthly State SSI supplement, which brings the average to $1,134 per month. Households living on SSDI or SSI would qualify as Extremely-Low-Income households with incomes below 30 percent of AMI.

## Largo Elderly Homeowners with Cost Burdens by Income Group, 2015-2019



**Number of Households** (y-axis, values: 1,400; 1,200; 1,000; 800; 600; 400; 200; -)

Bar values:
- <30% of AMI: 785
- >30% to 50% of AMI: 455
- >50% to 60% of AMI: 70
- >50% to 80% of AMI: 105
- >80% to 100% of AMI: 34
- >100% to 120% of AMI: 28

**Household Income as a Percent of AMI**

■ Severely Cost-Burdened (Spending >50% of Income)

■ Cost-Burdened (Spending >30% to <50% of Income)
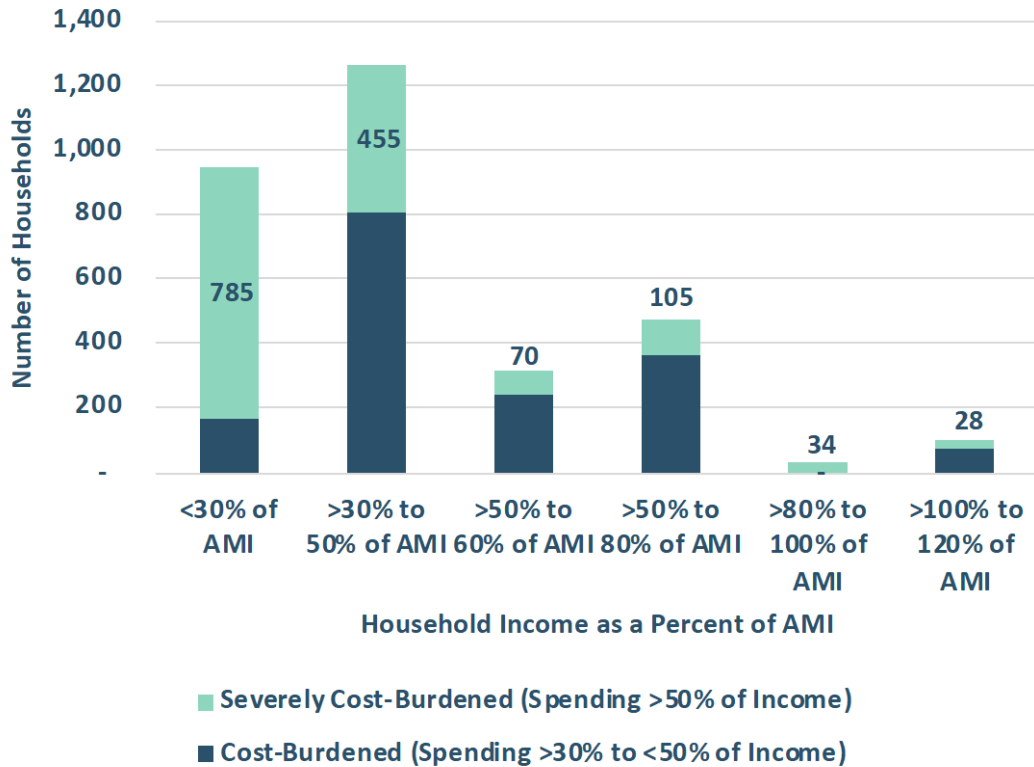
Black renter households bore cost burdens and severe cost burdens disproportionately to other racial and ethnic groups.  Thirty percent had cost burdens with another 38 percent experiencing severe cost burdens.  Appendix Table A-23 shows cost burdens by race and ethnicity.

## Percent of Largo Cost-Burdened Renter Households by Race, 2015-2019
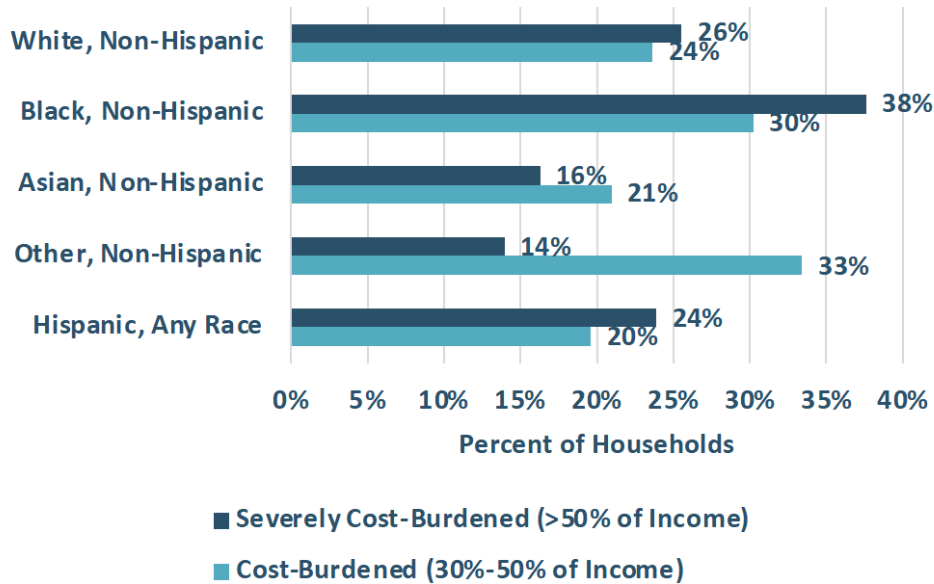


Cost burdens among homeowners are highest among White homeowners with 13 percent spending 30 to 50 percent of their income on housing and 11 percent spending more than half their income.

## Percent of Largo Cost-Burdened Owner Households by Race, 2015-2019

| Race | Severely Cost-Burdened (>50% of Income) | Cost-Burdened (30%-50% of Income) |
|---|---|---|
| White, Non-Hispanic | 11% | 13% |
| Black, Non-Hispanic | 3% | 10% |
| Asian, Non-Hispanic | 3% | 14% |
| Other, Non-Hispanic | 9% | 12% |
| Hispanic, Any Race | 8% | 7% |

**Percent of Households**

■ Severely Cost-Burdened (>50% of Income)
■ Cost-Burdened (30%-50% of Income)
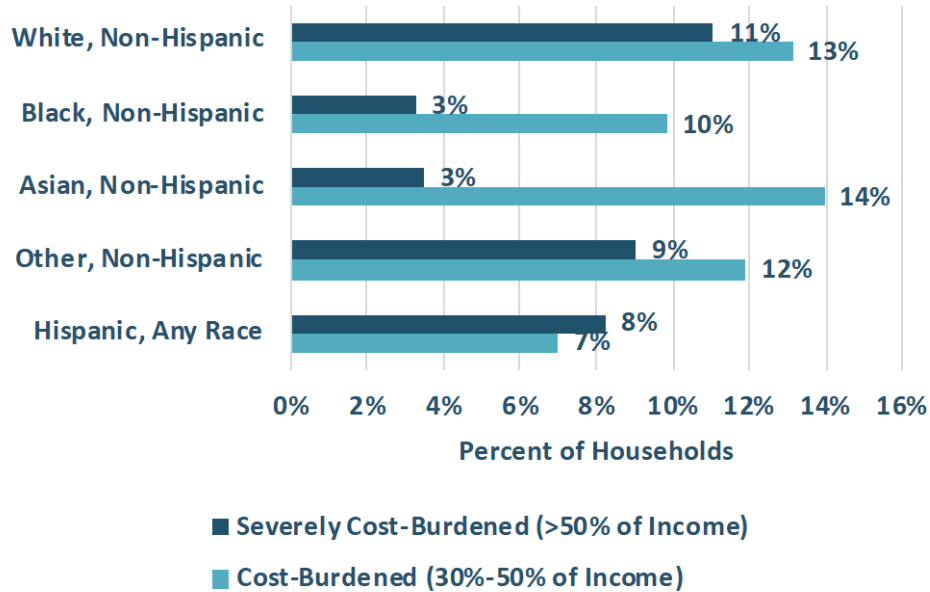
Largo had a significant population with disabilities in the 2015-2019 period. Approximately 43 percent of Largo households include at least one member with a disability. Of the 6,300 households with a member who had an ambulatory limitation, 43 percent had one or more housing problem, most likely cost burdens. For the 4,445 households with a member who had self-care or independent living limitations, 47 percent reported one or more housing problem. The housing problem rate was highest at 51 percent among the 3,655 households with a member who had cognitive limitations.

## Largo Households with a Household Member with Disabilities, 2015-2019

**Percent with Housing Problem(s)**

| Category | Percent |
|---|---|
| Hearing or Vision Impairment | 34% |
| Ambulatory Limitation | 43% |
| Cognitive Limitation | 51% |
| Self-Care or Independent Living Limitation | 47% |
| None of the Listed Limitations | 34% |
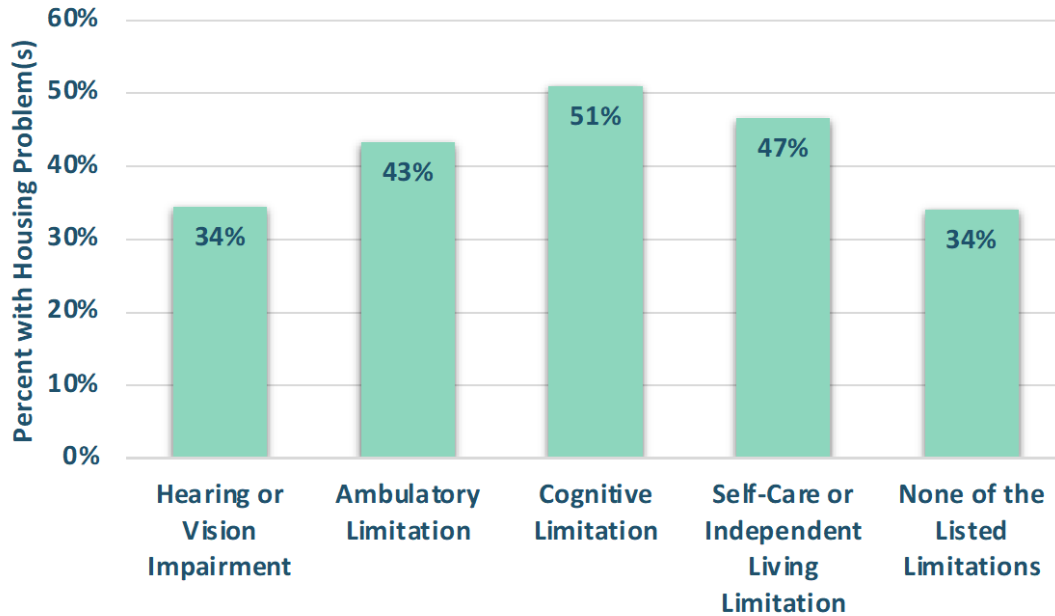
### Homelessness

The City of Largo is a partner in the Homeless Leadership Alliance of Pinellas, a 501(c)(3) which serves as the Pinellas Continuum of Care Lead Agency. The Point-in-Time survey, which is a one-day census of the homeless population in Pinellas County, identified a total of 2,144 homeless individuals countywide in January 2023. Roughly 99 people identified themselves as coming from the Largo area.

### Housing Need Projections

The following analysis updates the housing need estimates in 2022 and projects future needs to 2033. These projections reflect trends over the last decade and assume continuation of existing housing programs. The share of households in lower-income groups (up to 80 percent of AMI) is projected to continue to grow with the aging of the population, lagging wage rates and higher-income households seeking larger-lot homes outside of the City.

Cost burdens are the single best indicator of the gap in the housing market between demand and supply at affordable rents. Shown in the following graphic and detailed in Table 6, Largo had 6,330 owner households who spent more than 30 percent of their income on total housing costs in 2022 – more than one-quarter of all homeowners. Most significantly, 2,910 owner households or 12 percent experienced severe cost burdens –

spending more than one-half of their income for housing costs.  The share of lower-income households experiencing cost burdens is projected to increase to 2033 with the growing rents and sales prices.  Needs are greatest among households with incomes below 50 percent of AMI with 59 percent of those households with incomes below 30 percent of AMI and 23 percent of those with incomes between 30 and 50 percent of AMI bearing severe cost burdens.

## Largo Owner Household Cost Burdens, 2022-2033

**2022**                                                    **2033**



Number of Households

Percent of AMI

■ 2033 Severely Cost-Burdened (Spending >50% of Income)

■ 2033 Cost-Burdened (Spending >30% to 50% of Income)
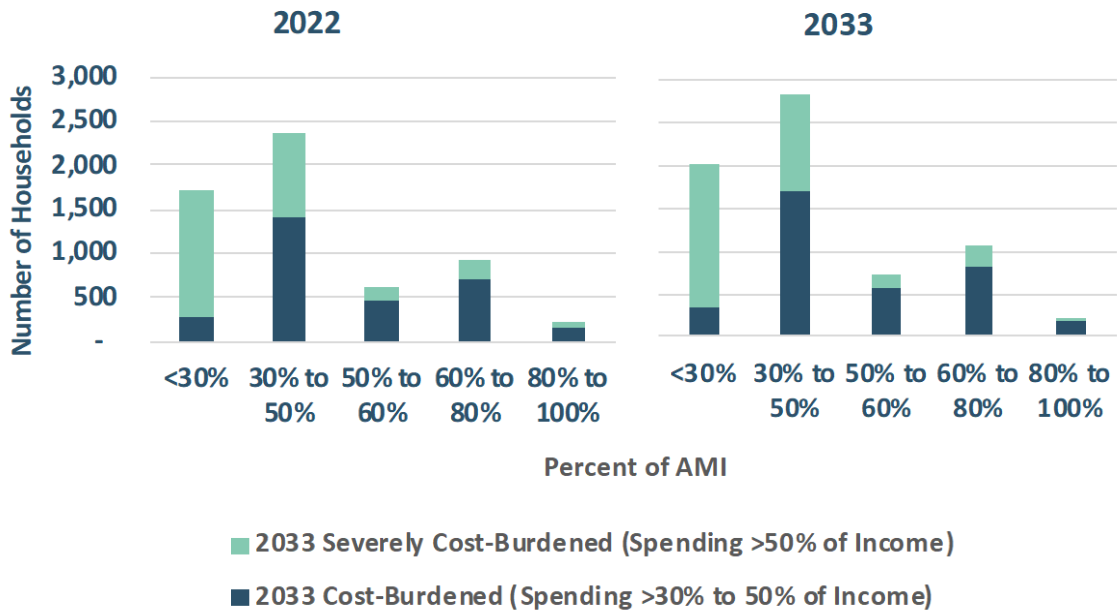
By 2033, the extent of these severe cost burdens is projected to reach 3,370 owner households – more than 13 percent of all owner homeowners.

| Table 6. Projections of Largo Households with Housing Problems, 2019-2033 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Total Households | | | 2022 Households | | 2033 Households | |
| Income Level | 2015-2019 | 2022 | 2033 | With Cost Burden | With Severe Cost Burden | With Cost Burden | With Severe Cost Burden |
| **Owner Households** | | | | | | | |
| <30% of AMI | 2,070 | 2,430 | 2,670 | 290 | 1,440 | 340 | 1,670 |
| >30% to 50% of AMI | 3,140 | 4,110 | 4,610 | 1,420 | 950 | 1,710 | 1,130 |
| >50% to 60% of AMI | 1,430 | 1,690 | 1,850 | 480 | 150 | 560 | 170 |
| >60% to 80% of AMI | 3,190 | 3,770 | 4,010 | 710 | 220 | 810 | 250 |
| >80% to 100% of AMI | 2,235 | 2,470 | 2,430 | 170 | 50 | 180 | 50 |
| >100% to 120% of AMI | 2,780 | 2,930 | 2,720 | 170 | 50 | 170 | 50 |
| >120% of AMI | 6,800 | 7,235 | 6,770 | 180 | 50 | 180 | 50 |
| **Total** | **21,635** | **24,635** | **25,060** | **3,420** | **2,910** | **3,950** | **3,370** |
| **Renter Households** | | | | | | | |
| <30% of AMI | 2,730 | 3,075 | 3,300 | - | 2,460 | - | 2,770 |
| >30% to 50% of AMI | 2,680 | 2,860 | 3,200 | 1,190 | 1,430 | 1,380 | 1,680 |
| >50% to 60% of AMI | 1,280 | 1,410 | 1,530 | 950 | 200 | 1,080 | 230 |
| >60% to 80% of AMI | 2,860 | 3,160 | 3,350 | 1,430 | 300 | 1,580 | 340 |
| >80% to 100% of AMI | 1,585 | 1,480 | 1,460 | 210 | - | 220 | - |
| >100% to 120% of AMI | 2,010 | 2,000 | 1,880 | 120 | 20 | 120 | 20 |
| >120% of AMI | 2,180 | 2,145 | 2,020 | 30 | - | 30 | - |
| **Total** | **15,335** | **16,130** | **16,740** | **3,930** | **4,410** | **4,410** | **5,040** |
| **Total Households** | | | | | | | |
| <30% of AMI | 4,800 | 5,505 | 5,970 | 290 | 3,900 | 340 | 4,440 |
| >30% to 50% of AMI | 5,820 | 6,970 | 7,810 | 2,610 | 2,380 | 3,090 | 2,810 |
| >50% to 60% of AMI | 2,710 | 3,100 | 3,380 | 1,430 | 350 | 1,640 | 400 |
| >60% to 80% of AMI | 6,050 | 6,930 | 7,360 | 2,140 | 520 | 2,390 | 590 |
| >80% to 100% of AMI | 3,820 | 3,950 | 3,890 | 380 | 50 | 400 | 50 |
| >100% to 120% of AMI | 4,790 | 4,930 | 4,600 | 290 | 70 | 290 | 70 |
| >120% of AMI | 8,980 | 9,380 | 8,790 | 210 | 50 | 210 | 50 |
| **Total** | **36,970** | **40,765** | **41,800** | **7,350** | **7,320** | **8,360** | **8,410** |

Source: CHAS Dataset 2015-2019, 2023; Partners for Economic Solutions, 2023.

Housing cost burdens are more prevalent and severe among renter households who do not have the advantage of a fixed-rate mortgage, and Homestead property tax exemptions to stabilize their housing costs. In 2022, an estimated 8,340 renter households – 52 percent of all Largo renters – were paying more than 30 percent of their income for housing. Among renter households with incomes less than 30 percent of AMI, four out of five are spending more than half their income on housing ; half of very-low-income households between 30 and 50 percent of AMI have severe cost burdens. Above 50 percent, cost burdens are still prevalent but more households are spending 30 to 50 percent of their income for housing rather than more than 50 percent, including 82 percent of those between 50 and 60 percent of AMI and 55 percent of renters with incomes between 60 and 80 percent of AMI.

# Largo Renter Household Cost Burdens, 2022-2033

**2033 Severely Cost-Burdened (Spending >50% of Income)**

**2033 Cost-Burdened (Spending >30% to 50% of Income)**
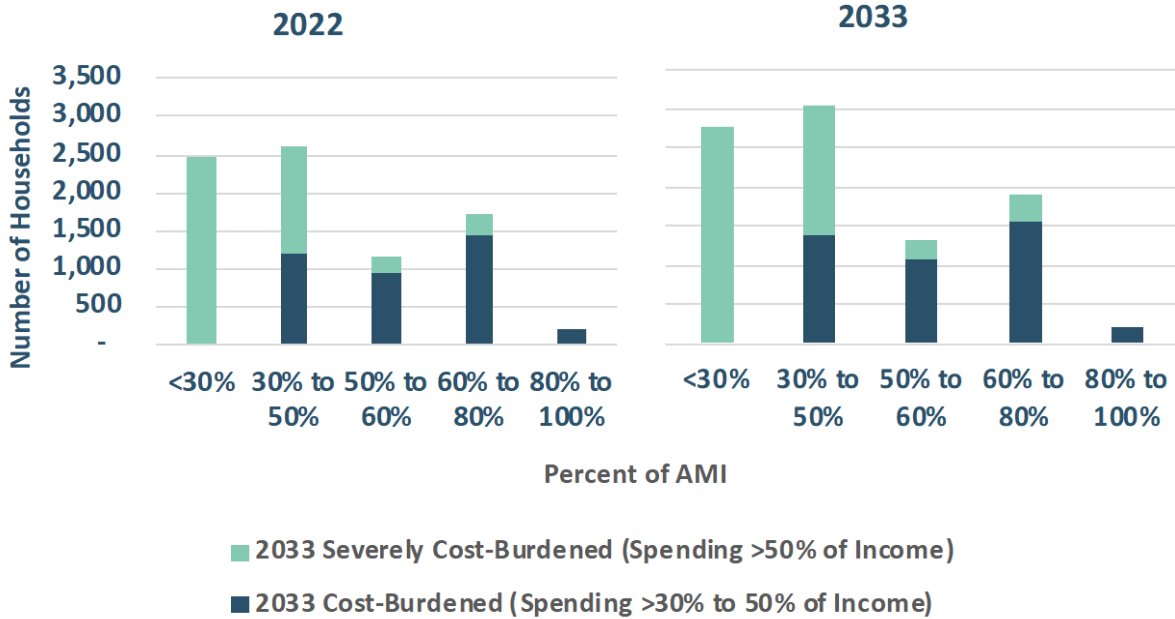
By 2033, the number of cost-burdened households (spending 30 to 50 percent of income) is projected to increase by 12 percent or 480 households, while the number of severely-cost-burdened households grows by 14 percent or 570 households.

## Housing Production and Preservation Goals

Largo has added an average of 253 new housing units annually over the last five years (including mobile homes). Over the same period, 249 units were demolished or removed – 50 units per year – also including mobile homes. The City is almost fully built out with few undeveloped parcels. Largo's population is projected to reach 85,600 residents by 2033 assuming that it maintains its historical share of county population growth. With a slight reduction in average household size to 2033, Largo would need 1,235 net new units for year-round occupancy. The 2021 ratio of housing units to households was 127 percent, which accounted for seasonal units, short-term rentals and vacant units. Using that ratio, the City would need to add 2,100 new units to accommodate the household growth and replace demolished units at a pace of 210 units per year.

The cost burden data indicate a 2033 need for new housing units or other assistance for:

- 4,450 severely-cost-burdened renter households up to 50% AMI
- 2,800 severely-cost-burdened owner households up to 50% AMI.

Aiding these households will require a variety of strategies, including:

- construction of more housing, particularly multi-family housing suitable for singles and small households, to free up existing housing for lower-income households;
- bonus densities for affordable housing development;
- City funding to leverage State and Federal housing subsidies;
- assistance to homeowners to build Accessory Dwelling Units;
- home repairs to preserve existing housing, including mobile homes;
- energy and other improvements to reduce utility costs;
- community solar initiatives to reduce energy costs;
- home sharing;
- development of publicly-owned land for affordable housing;
- co-location of affordable housing with City facilities (e.g., recreation center, fire station, etc.)
- down payment and closing cost assistance for first-time homebuyers;
- regional stormwater facilities to reduce the burden of on-site stormwater retention;
- infrastructure cost sharing with developers of affordable housing;
- reductions in impact and permit fees for affordable housing units;
- expedited development approvals to reduce development costs; and
- workforce training, transit improvements and childcare support that would help workers to increase their incomes.

# Appendix Tables

| Table A-1. Total Employment Trends, Pinellas County, 2011-2020 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | 2011-2020 Change | |
| Industry | 2011 | 2014 | 2017 | 2019 | 2020 | Number | Percent |
| Construction, Natural Resources and Mining | 16,377 | 18,827 | 23,280 | 26,595 | 27,628 | 11,251 | 68.7% |
| Manufacturing | 32,079 | 30,296 | 32,878 | 33,758 | 33,143 | 1,064 | 3.3% |
| Trade, Transportation and Utilities | 66,520 | 72,488 | 76,163 | 78,850 | 76,895 | 10,375 | 15.6% |
| Information | 7,591 | 7,247 | 5,909 | 7,813 | 7,188 | (403) | -5.3% |
| Financial Activities | 29,345 | 29,113 | 31,683 | 33,163 | 34,063 | 4,718 | 16.1% |
| Professional and Business Services | 62,935 | 75,327 | 81,022 | 83,628 | 83,461 | 20,526 | 32.6% |
| Education and Health Services | 99,053 | 100,389 | 105,786 | 106,158 | 104,360 | 5,307 | 5.4% |
| Leisure and Hospitality | 44,997 | 52,236 | 59,052 | 60,082 | 51,926 | 6,929 | 15.4% |
| Other Services | 11,504 | 12,248 | 13,311 | 14,537 | 13,928 | 2,424 | 21.1% |
| **Total Private Employment** | **370,401** | **398,171** | **429,084** | **444,584** | **432,592** | **62,191** | **16.8%** |

Source: Longitudinal Employer-Houshold Dynamics (LEHD), Census; Partners for Economic Solutions, 2023.

| Table A-2. Total Employment Trends, City of Largo Residents, 2011-2020 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | 2011-2020 Change | |
| Industry | 2011 | 2014 | 2017 | 2019 | 2020 | Number | Percent |
| Construction, Natural Resources and Mining | 1,607 | 1,817 | 2,084 | 2,361 | 2,506 | 899 | 55.9% |
| Manufacturing | 2,608 | 2,482 | 2,554 | 2,751 | 2,631 | 23 | 0.9% |
| Trade, Transportation and Utilities | 6,641 | 6,918 | 7,226 | 7,250 | 7,123 | 482 | 7.3% |
| Information | 579 | 575 | 509 | 597 | 574 | (5) | -0.9% |
| Financial Activities | 2,431 | 2,426 | 2,571 | 2,659 | 2,764 | 333 | 13.7% |
| Professional and Business Services | 5,505 | 6,115 | 6,496 | 6,586 | 6,528 | 1,023 | 18.6% |
| Education and Health Services | 7,672 | 7,841 | 8,208 | 7,983 | 8,080 | 408 | 5.3% |
| Leisure and Hospitality | 3,837 | 4,280 | 5,024 | 4,845 | 4,424 | 587 | 15.3% |
| Other Services | 1,005 | 1,077 | 1,083 | 1,113 | 1,063 | 58 | 5.8% |
| Public Administration | 1,264 | 1,227 | 1,327 | 1,296 | 1,325 | 61 | 4.8% |
| **Total Private Employment** | **33,149** | **34,758** | **37,082** | **37,441** | **37,018** | **3,869** | **11.7%** |

Source: Longitudinal Employer-Houshold Dynamics (LEHD), Census; Partners for Economic Solutions, 2023.

| Table A-3. Geographic Mobility of Largo Residents, 2017-2021 | | | | | |
|---|---|---|---|---|---|
| | Total Residents | Moved; within same county | Moved; from different county, same state | Moved; from different state | Moved; from abroad |
| Population 1 year and over | 81,860 | 12.2% | 2.2% | 2.6% | 1.1% |
| **Age** | | | | | |
| 1 to 4 years | 2,518 | 17.8% | 2.1% | 0.0% | 5.0% |
| 5 to 17 years | 9,983 | 11.5% | 2.0% | 3.0% | 0.8% |
| 18 to 24 years | 5,844 | 22.8% | 3.3% | 2.3% | 2.2% |
| 25 to 34 years | 10,512 | 20.9% | 5.7% | 2.9% | 1.0% |
| 35 to 44 years | 9,222 | 13.4% | 1.4% | 1.1% | 0.6% |
| 45 to 54 years | 10,129 | 11.5% | 0.9% | 2.4% | 0.4% |
| 55 to 64 years | 12,566 | 9.2% | 1.2% | 3.8% | 2.0% |
| 65 to 74 years | 11,013 | 5.9% | 1.5% | 4.3% | 0.5% |
| 75 years and over | 10,073 | 6.2% | 1.9% | 0.9% | 0.3% |
| Median age (years) | 48.2 | 33.7 | 33.8 | 54.1 | 33.9 |
| **Sex** | | | | | |
| Male | 39,168 | 12.3% | 1.9% | 2.9% | 0.9% |
| Female | 42,692 | 12.0% | 2.4% | 2.3% | 1.3% |
| **Race and Hispanic or Latino Origin** | | | | | |
| One race | 76,514 | 11.6% | 2.2% | 2.7% | 0.9% |
| White | 64,510 | 10.7% | 1.9% | 2.8% | 0.9% |
| Black or African American | 7,224 | 16.6% | 4.3% | 1.0% | 1.0% |
| American Indian and Alaska Native | 92 | 0.0% | 0.0% | 0.0% | 0.0% |
| Asian | 2,789 | 15.9% | 2.3% | 3.4% | 2.4% |
| Native Hawaiian and Other Pacific | 228 | 0.0% | 0.0% | 0.0% | 0.0% |
| Some other race | 1,671 | 19.3% | 5.1% | 7.2% | 0.0% |
| Two or more races | 5,346 | 19.9% | 1.9% | 0.4% | 3.0% |
| Hispanic or Latino origin (of any race) | 10,430 | 16.0% | 2.9% | 2.0% | 5.1% |
| White alone, not Hispanic or Latino | 58,801 | 11.0% | 1.7% | 2.9% | 0.4% |
| **Nativity and Citizenship Status** | | | | | |
| Native | 70,873 | 11.6% | 2.2% | 2.8% | 0.4% |
| Foreign born | 10,987 | 15.8% | 2.0% | 1.5% | 5.4% |
| Naturalized U.S. citizen | 6,273 | 16.1% | 2.3% | 2.0% | 1.0% |
| Not a U.S. citizen | 4,714 | 15.3% | 1.7% | 0.9% | 11.2% |
| **Educational Attainment** | | | | | |
| Population 25 years and over | 63,515 | 11.0% | 2.1% | 2.7% | 0.9% |
| Less than high school graduate | 5,703 | 9.2% | 2.0% | 1.6% | 1.8% |
| High school graduate (includes equivalency) | 19,938 | 7.6% | 2.5% | 2.2% | 0.0% |
| Some college or associate's degree | 21,713 | 13.2% | 1.3% | 3.0% | 0.6% |
| Bachelor's degree | 10,854 | 13.7% | 3.4% | 3.1% | 1.3% |
| Graduate or professional degree | 5,307 | 11.9% | 1.0% | 3.1% | 3.2% |

| Table A-3. Geographic Mobility of Largo Residents, 2017-2021 (Continued) | | | | | |
|---|---|---|---|---|---|
| | Total Residents | Moved; within same county | Moved; from different county, same state | Moved; from different state | Moved; from abroad |
| **Individual Income in the Past 12 Months (in 2021 Inflation-Adjusted Dollars)** | | | | | |
| Population 15 years and over | 71,555 | 12.1% | 2.1% | 2.7% | 0.9% |
| $1 to $9,999 or loss | 9,264 | 15.4% | 1.6% | 4.2% | 2.6% |
| $10,000 to $14,999 | 6,204 | 9.0% | 2.1% | 1.0% | 0.8% |
| $15,000 to $24,999 | 11,074 | 11.7% | 1.6% | 2.4% | 1.2% |
| $25,000 to $34,999 | 10,417 | 9.8% | 1.6% | 3.3% | 0.5% |
| $35,000 to $49,999 | 10,828 | 14.0% | 2.2% | 1.7% | 0.0% |
| $50,000 to $64,999 | 7,129 | 12.4% | 1.9% | 2.9% | 0.6% |
| $65,000 to $74,999 | 2,924 | 8.8% | 2.5% | 4.2% | 0.0% |
| $75,000 or more | 6,457 | 11.1% | 2.7% | 2.6% | 0.6% |
| Median income (dollars) | $30,408 | $29,988 | $34,904 | $30,453 | $14,314 |
| **Poverty Status in the Past 12 Months** | | | | | |
| Population 1 year and over for whom poverty status is determined | 80,697 | 11.9% | 2.1% | 2.6% | 1.0% |
| Below 100 percent of the poverty level | 9,734 | 15.4% | 1.9% | 3.7% | 1.8% |
| 100 to 149 percent of the poverty level | 8,188 | 9.3% | 1.6% | 2.1% | 1.1% |
| At or above 150 percent of the poverty level | 62,775 | 11.7% | 2.2% | 2.5% | 0.8% |
| **Housing Tenure** | | | | | |
| Population 1 year and over in housing units | 80,990 | 12.1% | 2.1% | 2.6% | 1.1% |
| Householder lived in owner-occupied housing units | 47,197 | 8.2% | 0.9% | 2.0% | 0.8% |
| Householder lived in renter-occupied housing units | 33,793 | 17.5% | 3.7% | 3.4% | 1.5% |

Source: US Census American Community Survey 2017-2021, 2023; Partners for Economic Solutions, 2023.

| Table A-4. Race and Ethnicity, 2010- 2022 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | City of Largo | | | | Metro Area[1] | | | |
| | 2010 | | 2022 | | 2010 | | 2022 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| **Race and Ethncity** | | | | | | | | |
| Caucasian | 68,602 | 85.9% | 61,894 | 74.3% | 2,193,411 | 78.8% | 2,060,229 | 63.4% |
| Black | 4,561 | 5.7% | 5,624 | 6.8% | 329,334 | 11.8% | 384,152 | 11.8% |
| American Indian/Alaska Native | 264 | 0.3% | 377 | 0.5% | 9,930 | 0.4% | 14,248 | 0.4% |
| Asian & Pacific Islander | 2,361 | 3.0% | 2,762 | 3.3% | 82,958 | 3.0% | 132,847 | 4.1% |
| Some other race | 2,157 | 2.7% | 3,925 | 4.7% | 94,965 | 3.4% | 208,664 | 6.4% |
| Two of more races | 1,929 | 2.4% | 8,670 | 10.4% | 72,645 | 2.6% | 451,549 | 13.9% |
| **Total** | **79,874** | **100.0%** | **83,252** | **100.0%** | **2,783,243** | **100.0%** | **3,251,689** | **100.0%** |
| Hispanic | 7,232 | 9.1% | 11,134 | 13.4% | 452,208 | 16.2% | 690,927 | 21.2% |

Notes: [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: ACS reported by Esri, 2023; Partners for Economic Solutions, 2023.

| Table A-5. Population by Age, 2010-2027 | | | | | | |
|---|---|---|---|---|---|---|
| | **2010** | | **2022** | | **2027** | |
| **Age** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** |
| **City of Largo** | | | | | | |
| 0 to 19 Years | 14,547 | 18.2% | 13,600 | 16.3% | 13,624 | 16.3% |
| 20 to 24 Years | 4,161 | 5.2% | 3,773 | 4.5% | 3,783 | 4.5% |
| 25 to 34 Years | 8,998 | 11.3% | 9,133 | 11.0% | 8,511 | 10.2% |
| 35 to 44 Years | 9,128 | 11.4% | 8,947 | 10.7% | 9,219 | 11.0% |
| 45 to 54 Years | 11,846 | 14.8% | 9,501 | 11.4% | 9,048 | 10.8% |
| 55 to 64 Years | 11,354 | 14.2% | 12,425 | 14.9% | 11,475 | 13.7% |
| 65 to 74 Years | 9,439 | 11.8% | 12,887 | 15.5% | 13,426 | 16.0% |
| 75 to 84 Years | 6,836 | 8.6% | 8,749 | 10.5% | 10,236 | 12.2% |
| 85 Years and Over | 3,565 | 4.5% | 4,236 | 5.1% | 4,434 | 5.3% |
| Total Population | 79,874 | 100.0% | 83,251 | 100.0% | 83,756 | 100.0% |
| **Median Age** | **47.6** | | **51.7** | | **52.4** | |
| **Pinellas County** | | | | | | |
| 0 to 19 Years | 182,613 | 19.9% | 166,612 | 17.3% | 162,745 | 16.9% |
| 20 to 24 Years | 47,098 | 5.1% | 46,473 | 4.8% | 43,727 | 4.5% |
| 25 to 34 Years | 99,379 | 10.8% | 107,716 | 11.2% | 104,799 | 10.9% |
| 35 to 44 Years | 111,363 | 12.2% | 104,481 | 10.8% | 107,045 | 11.1% |
| 45 to 54 Years | 147,591 | 16.1% | 118,924 | 12.3% | 109,762 | 11.4% |
| 55 to 64 Years | 134,399 | 14.7% | 151,744 | 15.7% | 138,049 | 14.3% |
| 65 to 74 Years | 95,294 | 10.4% | 142,044 | 14.7% | 150,194 | 15.6% |
| 75 to 84 Years | 66,970 | 7.3% | 85,759 | 8.9% | 103,888 | 10.8% |
| 85 Years and Over | 31,835 | 3.5% | 40,163 | 4.2% | 41,959 | 4.4% |
| Total Population | 916,542 | 100.0% | 963,916 | 100.0% | 962,168 | 100.0% |
| **Median Age** | **46.2** | | **50.1** | | **50.8** | |
| **Metro Area[1]** | | | | | | |
| 0 to 19 Years | 660,593 | 23.7% | 692,639 | 21.3% | 707,238 | 21.1% |
| 20 to 24 Years | 168,965 | 6.1% | 191,392 | 5.9% | 185,731 | 5.6% |
| 25 to 34 Years | 337,822 | 12.1% | 421,729 | 13.0% | 426,482 | 12.8% |
| 35 to 44 Years | 365,509 | 13.1% | 390,470 | 12.0% | 417,182 | 12.5% |
| 45 to 54 Years | 415,956 | 14.9% | 396,240 | 12.2% | 382,000 | 11.4% |
| 55 to 64 Years | 354,294 | 12.7% | 444,516 | 13.7% | 422,665 | 12.6% |
| 65 to 74 Years | 249,169 | 9.0% | 393,193 | 12.1% | 423,060 | 12.6% |
| 75 to 84 Years | 162,472 | 5.8% | 226,791 | 7.0% | 277,719 | 8.3% |
| 85 Years and Over | 68,463 | 2.5% | 94,719 | 2.9% | 102,317 | 3.1% |
| Total Population | 2,783,243 | 100.0% | 3,251,689 | 100.0% | 3,344,394 | 100.0% |
| **Median Age** | **41.3** | | **50.1** | | **50.8** | |

Notes: [1] Tampa-St. Petersburg- Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: ESRI, Demographic and Income Profile, 2023; Partners for Economic Solutions, 2023.

| Table A-6. Tenure by Age of Householder, 2021 | Owner | | Renter | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| **City of Largo** | | | | |
| 15 to 24 years | 341 | 1.5% | 673 | 4.7% |
| 25 to 34 years | 2,009 | 9.1% | 3,534 | 24.5% |
| 35 to 44 years | 2,397 | 10.9% | 3,240 | 22.4% |
| 45 to 54 years | 2,859 | 13.0% | 1,709 | 11.8% |
| 55 to 64 years | 4,665 | 21.2% | 2,458 | 17.0% |
| 65 to 74 years | 4,956 | 22.5% | 1,163 | 8.1% |
| 75 to 84 years | 3,693 | 16.7% | 1,080 | 7.5% |
| 85 years and over | 1,133 | 5.1% | 583 | 4.0% |
| Total | **22,053** | **100.0%** | **14,440** | **100.0%** |
| **Pinellas County** | | | | |
| 15 to 24 years | 1,406 | 0.5% | 5,825 | 4.7% |
| 25 to 34 years | 20,461 | 6.9% | 25,352 | 20.4% |
| 35 to 44 years | 32,161 | 10.9% | 22,218 | 17.9% |
| 45 to 54 years | 46,861 | 15.8% | 17,847 | 14.4% |
| 55 to 64 years | 70,606 | 23.9% | 21,521 | 17.3% |
| 65 to 74 years | 68,056 | 23.0% | 16,146 | 13.0% |
| 75 to 84 years | 43,364 | 14.7% | 10,705 | 8.6% |
| 85 years and over | 12,754 | 4.3% | 4,515 | 3.6% |
| Total | **295,669** | **100.0%** | **124,129** | **100.0%** |
| **Metro Area[1]** | | | | |
| 15 to 24 years | 5,475 | 0.6% | 27,966 | 6.6% |
| 25 to 34 years | 75,969 | 8.6% | 108,385 | 25.7% |
| 35 to 44 years | 130,314 | 14.7% | 86,472 | 20.5% |
| 45 to 54 years | 157,480 | 17.7% | 65,558 | 15.5% |
| 55 to 64 years | 198,386 | 22.3% | 60,863 | 14.4% |
| 65 to 74 years | 183,690 | 20.7% | 40,943 | 9.7% |
| 75 to 84 years | 106,271 | 12.0% | 22,597 | 5.4% |
| 85 years and over | 30,095 | 3.4% | 9,150 | 2.2% |
| Total | **887,680** | **100.0%** | **421,934** | **100.0%** |

Notes: [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: U.S. Census 2010 & ACS 2017-2021, 2023; Partners for Economic Solutions, 2023.

| Table A-7. Households by Size, 2021 | | | | | | |
|---|---|---|---|---|---|---|
| | City of Largo | | Pinellas County | | Metro Area[1] | |
| | Number | Percent | Number | Percent | Number | Percent |
| **Households by Size** | | | | | | |
| 1 Person | 13,949 | 38.4% | 147,758 | 35.5% | 386,592 | 30.7% |
| 2 People | 13,238 | 36.5% | 164,079 | 39.5% | 458,081 | 36.4% |
| 3 People | 4,651 | 12.8% | 51,431 | 12.4% | 188,729 | 15.0% |
| 4 People | 2,888 | 8.0% | 34,072 | 8.2% | 136,869 | 10.9% |
| 5 People | 939 | 2.6% | 12,398 | 3.0% | 58,064 | 4.6% |
| 6 People | 492 | 1.4% | 4,309 | 1.0% | 19,592 | 1.6% |
| 7+ People | 122 | 0.3% | 1,683 | 0.4% | 10,740 | 0.9% |
| **Total Households** | **36,279** | **100.0%** | **415,730** | **100.0%** | **1,258,667** | **100.0%** |
| **Average Household Size** | | | | | | |
| 2010 | 2.19 | | 2.23 | | 2.46 | |
| 2021 | 2.23 | | 2.23 | | 2.42 | |

Notes: [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: Esri, 2023; Partners for Economic Solutions, 2023.

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Partners for
Economic Solutions

| Table A-8. Housing Tenure by Household Income, 2021 | | | | | | |
|---|---|---|---|---|---|---|
| | City of Largo | | Pinellas County | | Metro Area[1] | |
| Income Level | Number | Percent | Number | Percent | Number | Percent |
| **Owner Households** | | | | | | |
| Less than $5,000 | 630 | 2.9% | 10,237 | 3.5% | 27,562 | 3.1% |
| $5,000 to $9,999 | 680 | 3.1% | 4,434 | 1.5% | 12,334 | 1.4% |
| $10,000 to $14,999 | 739 | 3.4% | 9,688 | 3.3% | 27,280 | 3.1% |
| $15,000 to $19,999 | 317 | 1.4% | 9,477 | 3.2% | 27,863 | 3.1% |
| $20,000 to $24,999 | 1,090 | 4.9% | 11,949 | 4.0% | 30,549 | 3.4% |
| $25,000 to $34,999 | 2,205 | 10.0% | 22,968 | 7.8% | 62,683 | 7.1% |
| $35,000 to $49,999 | 2,552 | 11.6% | 32,158 | 10.9% | 98,019 | 11.0% |
| $50,000 to $74,999 | 3,975 | 18.0% | 47,208 | 16.0% | 147,252 | 16.6% |
| $75,000 to $99,999 | 4,290 | 19.5% | 41,736 | 14.1% | 123,593 | 13.9% |
| $100,000 to $149,999 | 3,821 | 17.3% | 51,624 | 17.5% | 161,212 | 18.2% |
| $150,000 or more | 1,754 | 8.0% | 54,190 | 18.3% | 169,333 | 19.1% |
| **Total Owner** | **22,053** | **100.0%** | **295,669** | **100.0%** | **887,680** | **100.0%** |
| **Renter Households** | | | | | | |
| Less than $5,000 | 704 | 4.9% | 7,716 | 6.2% | 29,012 | 6.9% |
| $5,000 to $9,999 | 675 | 4.7% | 5,525 | 4.5% | 18,314 | 4.3% |
| $10,000 to $14,999 | 767 | 5.3% | 8,034 | 6.5% | 23,867 | 5.7% |
| $15,000 to $19,999 | 1,232 | 8.5% | 5,907 | 4.8% | 21,030 | 5.0% |
| $20,000 to $24,999 | 466 | 3.2% | 7,009 | 5.6% | 26,984 | 6.4% |
| $25,000 to $34,999 | 1,972 | 13.7% | 13,494 | 10.9% | 49,432 | 11.7% |
| $35,000 to $49,999 | 2,672 | 18.5% | 20,671 | 16.7% | 62,282 | 14.8% |
| $50,000 to $74,999 | 2,852 | 19.8% | 28,261 | 22.8% | 90,049 | 21.3% |
| $75,000 to $99,999 | 1,734 | 12.0% | 12,075 | 9.7% | 43,234 | 10.2% |
| $100,000 to $149,999 | 1,186 | 8.2% | 9,688 | 7.8% | 35,770 | 8.5% |
| $150,000 or more | 180 | 1.2% | 5,749 | 4.6% | 21,960 | 5.2% |
| **Total Renter Households** | **14,440** | **100.0%** | **124,129** | **100.0%** | **421,934** | **100.0%** |

Note: [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: American Community Survey, 2017-2021, 2023; Partners for Economic Solutions, 2023.

| Table A-9. Vehicle Availability, 2015-2019 | | | | | | |
|---|---|---|---|---|---|---|
| | Owner Households | | Renter Households | | Total | |
| **Vehicles Available** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** |
| **City of Largo** | | | | | | |
| No vehicle available | 904 | 4.2% | 2,220 | 15.1% | 3,124 | 8.6% |
| 1 vehicle available | 10,828 | 50.1% | 7,476 | 50.9% | 18,304 | 50.5% |
| 2 vehicles available | 7,144 | 33.1% | 4,404 | 30.0% | 11,548 | 31.8% |
| 3 vehicles available | 1,886 | 8.7% | 486 | 3.3% | 2,372 | 6.5% |
| 4 vehicles available | 718 | 3.3% | 82 | 0.6% | 800 | 2.2% |
| 5 or more vehicles available | 123 | 0.6% | 8 | 0.1% | 131 | 0.4% |
| **Total Households** | **21,603** | **100%** | **14,676** | **100%** | **36,279** | **100%** |
| **Pinellas County** | | | | | | |
| No vehicle available | 11,537 | 4.0% | 19,106 | 14.7% | 30,643 | 7.4% |
| 1 vehicle available | 113,595 | 39.8% | 69,740 | 53.5% | 183,335 | 44.1% |
| 2 vehicles available | 116,140 | 40.7% | 34,511 | 26.5% | 150,651 | 36.2% |
| 3 vehicles available | 33,069 | 11.6% | 5,792 | 4.4% | 38,861 | 9.3% |
| 4 vehicles available | 8,737 | 3.1% | 972 | 0.7% | 9,709 | 2.3% |
| 5 or more vehicles available | 2,319 | 0.8% | 212 | 0.2% | 2,531 | 0.6% |
| **Total Households** | **285,397** | **100%** | **130,333** | **100%** | **415,730** | **100%** |
| **Metro Area[1]** | | | | | | |
| No vehicle available | 74 | 0.8% | 107 | 4.8% | 181 | 1.6% |
| 1 vehicle available | 1,581 | 17.1% | 814 | 36.5% | 2,395 | 20.9% |
| 2 vehicles available | 4,452 | 48.3% | 980 | 43.9% | 5,432 | 47.4% |
| 3 vehicles available | 1,864 | 20.2% | 238 | 10.7% | 2,102 | 18.4% |
| 4 vehicles available | 823 | 8.9% | 67 | 3.0% | 890 | 7.8% |
| 5 or more vehicles available | 426 | 4.6% | 26 | 1.2% | 452 | 3.9% |
| **Total Households** | **9,220** | **100%** | **2,232** | **100%** | **11,452** | **100%** |

Note: [1]Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco and Pinellas counties.

Source: ACS 2017-2021 provided by Esri, 2023; Partners for Economic Solutions, 2023.

| Table A-10. Housing Units by Number of Units in Structure, 2021 | | | | | | |
|---|---|---|---|---|---|---|
| | City of Largo | | Pinellas County | | Metro Area[1] | |
| | Number | Percent | Number | Percent | Number | Percent |
| **Units in Structure** | | | | | | |
| 1, Detached | 13,091 | 28.4% | 249,071 | 48.4% | 814,149 | 56.0% |
| 1, Attached | 2,623 | 5.7% | 28,094 | 5.5% | 88,685 | 6.1% |
| 2 | 1,161 | 2.5% | 13,607 | 2.6% | 27,935 | 1.9% |
| 3 to 4 | 2,122 | 4.6% | 24,301 | 4.7% | 56,432 | 3.9% |
| 5 to 9 | 3,598 | 7.8% | 28,516 | 5.5% | 69,914 | 4.8% |
| 10 to 19 | 4,182 | 9.1% | 32,606 | 6.3% | 78,603 | 5.4% |
| 20 to 49 | 3,184 | 6.9% | 38,833 | 7.5% | 67,640 | 4.7% |
| 50 or more | 3,601 | 7.8% | 52,698 | 10.2% | 99,974 | 6.9% |
| Mobile Home | 12,429 | 27.0% | 46,520 | 9.0% | 147,016 | 10.1% |
| Other | 121 | 0.3% | 420 | 0.1% | 2,275 | 0.2% |
| **Total** | **46,112** | **100.0%** | **514,666** | **100.0%** | **1,452,623** | **100.0%** |

Notes: [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: ACS reported by Esri, 2023; Partners for Economic Solutions, 2023.

| Table A-11. Housing Units by Year Built, 2021 | | | | | | |
|---|---|---|---|---|---|---|
| | City of Largo | | Pinellas County | | Metro Area[1] | |
| | Number | Percent | Number | Percent | Number | Percent |
| **Year Built** | | | | | | |
| 2020 or later | 66 | 0.1% | 471 | 0.1% | 3,828 | 0.3% |
| 2010 to 2019 | 1,809 | 3.9% | 17,996 | 3.5% | 119,790 | 8.2% |
| 2000 to 2009 | 2,968 | 6.4% | 32,648 | 6.3% | 228,856 | 15.8% |
| 1990 to 1999 | 4,268 | 9.3% | 50,408 | 9.8% | 202,856 | 14.0% |
| 1980 to 1989 | 9,625 | 20.9% | 101,462 | 19.7% | 289,434 | 19.9% |
| 1970 to 1979 | 16,844 | 36.5% | 134,431 | 26.1% | 289,182 | 19.9% |
| 1960 to 1969 | 6,000 | 13.0% | 70,337 | 13.7% | 132,299 | 9.1% |
| 1950 to 1959 | 3,591 | 7.8% | 73,941 | 14.4% | 120,131 | 8.3% |
| 1940 to 1949 | 646 | 1.4% | 14,485 | 2.8% | 28,332 | 2.0% |
| 1939 or Earlier | 295 | 0.6% | 18,487 | 3.6% | 37,915 | 2.6% |
| Total | **46,112** | **100.0%** | **514,666** | **100.0%** | **1,452,623** | **100.0%** |
| **Median Year Built** | 1977 | | 1976 | | 1984 | |

Notes: [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: ACS 2017-2021 provided by Esri, 2023; Partners for Economic Solutions, 2023.

| Table A-12. Housing by Tenure and Vacancy Status, 2021 | | | | | | |
|---|---|---|---|---|---|---|
| | City of Largo | | Pinellas County | | Metro Area[1] | |
| | Number | Percent | Number | Percent | Number | Percent |
| **Occupied Units** | | | | | | |
| Owner-Occupied Units | 21,603 | 46.8% | 285,397 | 55.5% | 834,658 | 57.5% |
| Renter-Occupied Units | 14,676 | 31.8% | 130,333 | 25.3% | 424,009 | 29.2% |
| **Vacant Units** | | | | | | |
| Vacant Units | 9,833 | 21.3% | 98,936 | 19.2% | 193,956 | 13.4% |
| For rent | 1,304 | 2.8% | 13,369 | 2.6% | 31,925 | 2.2% |
| Rented, not occupied | 205 | 0.4% | 1,975 | 0.4% | 5,123 | 0.4% |
| For sale only | 366 | 0.8% | 5,306 | 1.0% | 13,858 | 1.0% |
| Sold, not occupied | 254 | 0.6% | 3,340 | 0.6% | 7,773 | 0.5% |
| Seasonal, recreation use | 5,910 | 12.8% | 50,503 | 9.8% | 85,618 | 5.9% |
| For seasonal workers | - | 0.0% | 92 | 0.0% | 280 | 0.0% |
| Other vacant | 1,794 | 3.9% | 24,351 | 4.7% | 49,379 | 3.4% |
| **Total Units** | **46,112** | **100.0%** | **514,666** | **100.0%** | **1,452,623** | **100.0%** |

Notes: [1] Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.

Source: ACS reported by Esri, 2023; Partners for Economic Solutions, 2023.

| Table A-13. Multifamily Housing Trends, 2010 to June 2023 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Units | | | | | Asking Rent | |
| Year | Total Buildings | Total | Average Square Feet | Percent Vacant | Net Absorption | Deliveries | Per Unit | Per Square Foot |
| 2010 | 106 | 6,964 | 839 | 9.5% | 1 | - | $906 | $1.05 |
| 2011 | 106 | 6,964 | 839 | 8.6% | 62 | - | $915 | $1.06 |
| 2012 | 106 | 6,964 | 839 | 7.0% | 111 | - | $940 | $1.09 |
| 2013 | 106 | 6,964 | 839 | 5.1% | 133 | - | $969 | $1.13 |
| 2014 | 107 | 7,117 | 834 | 5.3% | 133 | 153 | $994 | $1.16 |
| 2015 | 109 | 7,440 | 844 | 5.8% | 264 | 323 | $1,050 | $1.22 |
| 2016 | 109 | 7,440 | 844 | 5.5% | 22 | - | $1,093 | $1.27 |
| 2017 | 111 | 7,727 | 856 | 9.1% | - 1 | 287 | $1,135 | $1.32 |
| 2018 | 111 | 7,807 | 858 | 6.0% | 315 | 92 | $1,165 | $1.35 |
| 2019 | 111 | 7,807 | 858 | 5.7% | 19 | - | $1,214 | $1.41 |
| 2020 | 112 | 8,031 | 859 | 6.1% | 181 | 224 | $1,284 | $1.49 |
| 2021 | 111 | 8,001 | 859 | 2.4% | 270 | - | $1,572 | $1.83 |
| 2022 | 112 | 8,089 | 859 | 6.4% | - 234 | 88 | $1,691 | $1.97 |
| Jun-23 | 112 | 8,089 | 859 | 5.7% | 55 | - | $1,718 | $2.00 |
| **2012-2022 Change** | | | | | | | | |
| Number | 6 | 1,125 | 20 | -0.6% | 1,213 | 1,167 | $751 | $0.88 |
| Percent | 5.4% | 13.9% | 2.3% | -8.6% | | | 44.4% | 44.7% |

Source: CoStar, 2023; Partners for Economic Solutions, 2023.

| Table A-14. Metro Area [1] Multifamily Housing Trends, 2010 to June 2023 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Units | | | | | Asking Rent | |
| Year | Total Buildings | Total | Average Square Feet | Percent Vacant | Net Absorption | Deliveries | Per Unit | Per Square Foot |
| 2010 | 3,400 | 200,770 | 898 | 8.7% | 2,941 | 2,114 | $960 | $1.04 |
| 2011 | 3,410 | 202,674 | 898 | 8.6% | 1,910 | 2,399 | $972 | $1.06 |
| 2012 | 3,411 | 204,154 | 899 | 7.1% | 4,429 | 2,010 | $995 | $1.08 |
| 2013 | 3,425 | 206,464 | 900 | 6.6% | 3,334 | 2,543 | $1,019 | $1.11 |
| 2014 | 3,447 | 211,809 | 902 | 6.6% | 4,866 | 5,566 | $1,048 | $1.14 |
| 2015 | 3,459 | 214,947 | 903 | 5.7% | 4,944 | 3,354 | $1,105 | $1.20 |
| 2016 | 3,475 | 218,350 | 905 | 6.3% | 1,857 | 3,596 | $1,148 | $1.25 |
| 2017 | 3,493 | 222,408 | 906 | 6.1% | 4,148 | 5,074 | $1,189 | $1.29 |
| 2018 | 3,530 | 230,401 | 909 | 6.8% | 6,110 | 8,029 | $1,235 | $1.34 |
| 2019 | 3,549 | 234,939 | 913 | 6.1% | 5,704 | 4,607 | $1,273 | $1.38 |
| 2020 | 3,580 | 241,566 | 914 | 5.6% | 7,505 | 6,661 | $1,328 | $1.44 |
| 2021 | 3,610 | 249,456 | 920 | 4.3% | 10,569 | 7,955 | $1,602 | $1.74 |
| 2022 | 3,652 | 257,936 | 923 | 6.8% | 1,760 | 9,006 | $1,669 | $1.81 |
| Jun-23 | 3,670 | 261,330 | 925 | 7.0% | 2,737 | 3,394 | $1,699 | $1.85 |
| 2012-2022 Change | | | | | | | | |
| Number | 241 | 53,782 | 24 | -0.3% | 55,226 | 58,401 | $674 | $0.73 |
| Percent | 6.6% | 20.9% | 2.6% | -4.2% | | | 40.4% | 40.3% |

Note: [1]Tampa-St. Petersburg-Clearwater MSA includes Hernando, Hillsborough, Pasco, and Pinellas counties.
Source: CoStar, 2023; Partners for Economic Solutions, 2023.

| Table A-15. For-Sale Homes Developed in Largo by Type and Size, 1960-2019 | | | | |
|---|---|---|---|---|
| | Single-Family | Mobile Homes | Condominiums | Total Units |
| Units Built | | | | |
| 1960 to 1969 | 4,696 | 950 | 131 | 5,777 |
| 1970 to 1979 | 4,431 | 2,478 | 3,850 | 10,759 |
| 1980 to 1989 | 2,809 | 955 | 1,508 | 5,272 |
| 1990 to 1999 | 1,031 | 446 | 57 | 1,534 |
| 2000 to 2009 | 1,139 | 196 | 368 | 1,703 |
| 2010 to 2019 | 550 | 147 | 60 | 757 |
| 1960-2019 Total | 14,656 | 5,172 | 5,974 | 25,802 |
| Median Unit Size | | | | |
| 1960 to 1969 | 1,507 | 917 | 885 | |
| 1970 to 1979 | 1,609 | 1,220 | 938 | |
| 1980 to 1989 | 1,381 | 1,352 | 932 | |
| 1990 to 1999 | 1,834 | 1,590 | 1,218 | |
| 2000 to 2009 | 1,600 | 1,666 | 1,575 | |
| 2010 to 2019 | 1,815 | 1,620 | 788 | |

Source: Florida Department of Revenue, 2023; Partners for Economic Solutions, 2023.

## Table A-16. Largo Mobile Home Inventory, 2023

| Property Name | Street Address | City | Zip Code | Sites |
|---|---|---|---|---|
| American Way Mobile Home Estates | 730 14TH ST NW | Largo | 33770 | 40 |
| Avalon RV Resort | 16860 US Highway 19 N | Clearwater | 34624 | 25 |
| Bay Ranch Mobile Village | 7349 ULMERTON RD | Largo | 33771 | 404 |
| Bel Aire Mobile Village | 11300 124th Avenue N | Largo | 33778 | 166 |
| Belleair Village Mobile Home Park | 1025 CLEARWATER-LARGO RD | Largo | 33770 | 72 |
| Blue Horizon MHP | 5145 East Bay Drive | Clearwater | 33770 | 25 |
| Blue Skies Mobile Home Park | 614 WOODROW AVE NW LOT 25 | Largo | 33770 | 52 |
| Braginton MHP | 605 Braginton Street | Clearwater | 33770 | 25 |
| Briarwood Travel Villa | 2098 Seminole Boulevard | Largo | 27770 | 45 |
| Buckeye Trailer Court | 1100 DONEGAN ROAD | Largo | 33771 | 12 |
| Campers Cove | 12976 Seminole Boulevard | Largo | 33778 | 45 |
| Churchills MHP | 726 New Jersey Street | Clearwater | 33756 | 25 |
| Colonial Village MHP | 2000 East Bay Drive | Largo | 33771 | 181 |
| Country Park | 2331 Belleair Road | Clearwater | 33764 | 129 |
| Down Yonder | 7001 142 AVE N | Largo | 33771 | 362 |
| East Bay Oaks | 601 STARKEY RD | Largo | 33771 | 329 |
| Eldorado Village | 2505 EAST BAY DR | Largo | 33771 | 227 |
| Embassy Mobile Home Park | 16416 US Highway 19 N | Clearwater | 33764 | 419 |
| Fairway Village | 100 S Blecher Road | Largo | 33761 | 751 |
| Four Seasons Estates Resident Owned Comm | 13225 101 STREET | Largo | 33773 | 171 |
| Golden Triangle MHP | 2291 East Bay Drive | Largo | 33771 | 25 |
| Green Meadows Mobile Home Park | 1799 SEMINOLE BLVD | Largo | 34648 | 50 |
| Grosse Pointe Estates | 9900 ULMERTON RD | Largo | 33771 | 126 |
| Heritage Village & Inn | 12840 SEMINOLE BLVD | Largo | 33778 | 81 |
| Holiday Ranch MHP | 4300 East Bay Drive | Clearwater | 33764 | 150 |
| Honeyvine Mobile Home Park | 10365 ULMERTON ROAD | Largo | 33771 | 101 |
| Kakusha MHP | 1654 Clearwater Largo Road | Largo | 33770 | 116 |
| Keystone Tp | 620 CLEARWATER LARGO RD | Largo | 33770 | 28 |
| King's Manor Estates | 1399 S BELCHER RD | Largo | 33771 | 350 |
| La Plaza Mobile Hoe Park | 6700 150th Avenue N | Largo | 33764 | 335 |
| Lake Placide Park | 980 7th Street NW | Largo | 33770 | 99 |
| Lincolnshire Est Mobile Home Park | 1071 DONEGAN RD | Largo | 33771 | 464 |
| Louis Palms Mhp | 621 STREMMA RD | Largo | 33770 | 21 |
| Midway AM/ Can Homeowners | 12674 Seminole Boulevard | Largo | 33760 | 103 |
| Oak Crest/acorn Manufactured Home Comm | 9925 ULMERTON RD | Largo | 33771 | 654 |
| Oak Park | 6303 142nd Avenue N | Largo | 33760 | 4 |
| Oasis Park | 12766 SEMINOLE BLVD | Largo | 33778 | 96 |
| Orange Lake Mobile Home Park | 12344 SEMINOLE BLVD | Largo | 33774 | 36 |
| Palm Hill Country Club | 1800 Seminole Boulevard | Largo | 33770 | 1096 |
| Paradise Island | 1001 STARKEY RD | Largo | 33771 | 460 |
| Paradise Park | 7111 142ND AVE N | Largo | 33771 | 108 |
| Pointe West Resident Owned Community | 12651 SEMINOLE BLVD LOT 5L | Largo | 33778 | 206 |
| Ranch Mobile | 6800 150th Avenue N | Clearwater | 33764 | 488 |
| Ranchero Village Mobile Home Park | 7100 ULMERTON RD | Largo | 33771 | 527 |
| Regal Park Inc | 2141 RIDGE RD SW | Largo | 33778 | 92 |
| Shady Dell Tp | 263 1ST ST NW | Largo | 33770 | 20 |
| Shady Lane Oaks | 15777 Bolesta Road | Clearwater | 33760 | 250 |
| Shangri-la Mobile Home Park | 249 JASPER ST | Largo | 33770 | 160 |
| Southern Skies Manor | 540 SEMINOLE BLVD | Largo | 33770 | 50 |
| Sugar Creek Mh Community | 10265 ULMERTON ROAD | Largo | 33771 | 250 |
| Teakwood Village | 801 MISSOURI AVENUE | Largo | 33770 | 686 |
| West Bay Oaks Mobile Home And Rv Park | 1610 W BAY DR | Largo | 33770 | 99 |
| Westgate Community | 14099 BELCHER RD | Largo | 33771 | 263 |
| Whispering Pines Mh Village | 701 8TH AVE NW | Largo | 33770 | 68 |
| Whispering Pines Mobile Home Park | 7501 142ND AVE | Largo | 33771 | 392 |
| Yachthaven Estates | 14454 Valentine Drive | Largo | 33774 | 80 |
| Yankee Travel Trailer Park | 8500 Ulmerton Road | Largo | 33771 | 200 |

Source: City of Largo; Florida Housing Data Clearinghouse; CoStar: Partners for Economic Solutions, 2023.

| Table A-17. Largo Households by Tenure and Income, 2015-2019 | | | | | | |
|---|---|---|---|---|---|---|
| | Owners | | Renters | | Total | |
| Income Level | Number | Percent | Number | Percent | Number | Percent |
| **Largo** | | | | | | |
| <30% of AMI | 2,070 | 9.6% | 2,730 | 17.8% | 4,800 | 13.0% |
| >30% to 50% of AMI | 3,140 | 14.5% | 2,680 | 17.5% | 5,820 | 15.7% |
| >50% to 60% of AMI | 1,430 | 6.6% | 1,280 | 8.3% | 2,710 | 7.3% |
| >60% to 80% of AMI | 3,190 | 14.7% | 2,860 | 18.7% | 6,050 | 16.4% |
| >80% to 100% of AMI | 2,235 | 10.3% | 1,585 | 10.3% | 3,820 | 10.3% |
| >100% to 120% of AMI | 2,780 | 12.8% | 2,010 | 13.1% | 4,790 | 13.0% |
| >120% of AMI | 6,800 | 31.4% | 2,180 | 14.2% | 8,980 | 24.3% |
| **Total** | **21,635** | **100.0%** | **15,335** | **99.9%** | **36,970** | **100.0%** |

Note: Data do not add to the totals due to rounding.

Source: HUDUser.gov, CHAS Dataset 2023; Partners for Economic Solutions, 2023.

| A-18. Largo Households by Severity of Housing Problems, 2015-2019 | | | | | |
|---|---|---|---|---|---|
| | Lacking Complete Plumbing or Kitchen | Overcrowding (persons per room) | | Cost Burden (Percent of income for gross costs) | |
| Income Level | | 1.0 to 1.5 Persons | >1.5 Persons | >30% to <50% of Income | >50% of Income |
| **Owner Households** | | | | | |
| <30% of AMI | - | 4 | - | 235 | 1,165 |
| >30% to 50% of AMI | 15 | 10 | - | 1,035 | 690 |
| >50% to 60% of AMI | 32 | 10 | - | 384 | 120 |
| >60% to 80% of AMI | 48 | 15 | - | 576 | 180 |
| >80% to 100% of AMI | 10 | - | - | 150 | 45 |
| >100% to 120% of AMI | - | 40 | - | 158 | 45 |
| >120% of AMI | - | 40 | - | 157 | 45 |
| **Total** | **100** | **120** | **-** | **2,690** | **2,285** |
| **Renter Households** | | | | | |
| <30% of AMI | 180 | - | 10 | - | 2,040 |
| >30% to 50% of AMI | 70 | 10 | 45 | 1,080 | 1,250 |
| >50% to 60% of AMI | 54 | 84 | 14 | 840 | 170 |
| >60% to 80% of AMI | 81 | 126 | 21 | 1,260 | 255 |
| >80% to 100% of AMI | 15 | 50 | 75 | 220 | - |
| >100% to 120% of AMI | 28 | 40 | 8 | 120 | 16 |
| >120% of AMI | 7 | 10 | 2 | 30 | 4 |
| **Total** | **435** | **320** | **175** | **3,550** | **3,740** |

Note: Columns may not total due to rounding in source data.

Source: HUDUser.gov CHAS Dataset, 2023; Partners for Economic Solutions, 2023.

| Tenure/Income Level | One or More Housing Problems | | No Housing Problems | Cost Burden Not Calculated |
|---|---|---|---|---|
| **Table A-19. Largo Owner Households by Tenure, Housing Problems and Presence of Elderly Persons, 2015-2019** | | | | |
| | Number | Percent | | |
| **Owner Households** | | | | |
| **<30% of AMI** | | | - | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 660 | 74.2% | 120 | 110 |
| Includes at least 1 person age 75+ | 310 | 60.2% | 85 | 120 |
| Includes no one age 62+ | 445 | 66.9% | 80 | 140 |
| Subtotal | **1,410** | **68.3%** | **285** | **370** |
| **>30% to 50% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 815 | 62.7% | 485 | 0 |
| Includes at least 1 person age 75+ | 480 | 47.5% | 530 | 0 |
| Includes no one age 62+ | 450 | 54.9% | 370 | 0 |
| Subtotal | **1,750** | **55.7%** | **1,390** | **0** |
| **>50% to 60% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 212 | 29.9% | 498 | 0 |
| Includes at least 1 person age 75+ | 142 | 23.8% | 454 | 0 |
| Includes no one age 62+ | 192 | 35.2% | 354 | 0 |
| Subtotal | **544** | **29.4%** | **1,304** | **0** |
| **>60% to 80% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 318 | 29.9% | 747 | 0 |
| Includes at least 1 person age 75+ | 213 | 23.8% | 681 | 0 |
| Includes no one age 62+ | 288 | 35.2% | 531 | 0 |
| Subtotal | **816** | **29.4%** | **1,956** | **0** |
| **>80% to 100% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 35 | 4.1% | 820 | 0 |
| Includes at least 1 person age 75+ | 25 | 5.2% | 455 | 0 |
| Includes no one age 62+ | 140 | 15.6% | 760 | 0 |
| Subtotal | **200** | **8.9%** | **2,035** | **0** |
| **>100% to 120% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 60 | 3.7% | 1,583 | 0 |
| Includes at least 1 person age 75+ | 10 | 1.8% | 550 | 0 |
| Includes no one age 62+ | 170 | 6.6% | 2,415 | 0 |
| Subtotal | **240** | **5.0%** | **4,548** | **0** |
| **>120% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 60 | 3.7% | 1,582 | 0 |
| Includes at least 1 person age 75+ | 10 | 1.8% | 550 | 0 |
| Includes no one age 62+ | 170 | 6.6% | 2,415 | 0 |
| Subtotal | **240** | **5.0%** | **4,547** | **0** |
| **All Incomes** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 2,160 | 26.7% | 5,835 | 110 |
| Includes at least 1 person age 75+ | 1,190 | 25.8% | 3,305 | 120 |
| Includes no one age 62+ | 1,855 | 20.8% | 6,925 | 140 |
| Total | **5,195** | **24.0%** | **16,065** | **370** |

Note: Housing problems include housing unit that lacks complete kitchen facilities; unit that lacks complete plumbing facilities; household is overcrowded; and household is cost burdened (spending more than 30 percent of income for gross housing costs).

Source: HUDUser.gov CHAS Dataset, 2023; Partners for Economic Solutions, 2023.

| Table A-20. Largo Renter Households by Tenure, Housing Problems and Presence of Elderly Persons, 2015-2019 | | | | |
|---|---|---|---|---|
| | One or More Housing Problems | | No Housing | Cost Burden |
| Tenure/Income Level | Number | Percent | Problems | Not Calculated |
| **Renter Households** | | | | |
| **<30% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 580 | 80.6% | 110 | 30 |
| Includes at least 1 person age 75+ | 315 | 76.8% | 55 | 40 |
| Includes no one age 62+ | 1,335 | 83.7% | 75 | 185 |
| Subtotal | **2,230** | **81.7%** | **245** | **255** |
| **>30% to 50% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 470 | 97.9% | 10 | - |
| Includes at least 1 person age 75+ | 335 | 75.3% | 110 | - |
| Includes no one age 62+ | 1,650 | 93.8% | 110 | - |
| Subtotal | **2,450** | **91.4%** | **230** | **-** |
| **>50% to 60% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 142 | 57.7% | 104 | - |
| Includes at least 1 person age 75+ | 182 | 75.8% | 58 | - |
| Includes no one age 62+ | 836 | 71.3% | 336 | - |
| Subtotal | **1,160** | **70.0%** | **496** | **-** |
| **>60% to 80% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 213 | 57.7% | 156 | - |
| Includes at least 1 person age 75+ | 273 | 75.8% | 87 | - |
| Includes no one age 62+ | 1,254 | 71.3% | 504 | - |
| Subtotal | **1,740** | **70.0%** | **744** | **-** |
| **>80% to 100% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 55 | 21.6% | 200 | - |
| Includes at least 1 person age 75+ | 30 | 66.7% | 15 | - |
| Includes no one age 62+ | 275 | 21.5% | 1,005 | - |
| Subtotal | **360** | **22.7%** | **1,225** | **-** |
| **>100% to 120% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 33 | 11.1% | 263 | - |
| Includes at least 1 person age 75+ | 28 | 18.3% | 125 | - |
| Includes no one age 62+ | 73 | 4.4% | 1,575 | - |
| Subtotal | **135** | **6.4%** | **1,963** | **-** |
| **>120% of AMI** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 32 | 10.9% | 262 | - |
| Includes at least 1 person age 75+ | 27 | -27.6% | (125) | - |
| Includes no one age 62+ | 72 | -4.8% | (1,575) | - |
| Subtotal | **135** | **6.4%** | **1,962** | **-** |
| **All Incomes** | | | | |
| Includes at least 1 Person Age 62-74 but no one age 75+ | 1,525 | 57.3% | 1,105 | 30 |
| Includes at least 1 person age 75+ | 1,190 | 76.5% | 325 | 40 |
| Includes no one age 62+ | 5,495 | 71.3% | 2,030 | 185 |
| **Total** | **8,215** | **53.6%** | **6,865** | **255** |

Note: Housing problems include housing unit that lacks complete kitchen facilities; unit that lacks complete plumbing facilities; household is overcrowded; and household is cost burdened (spending more than 30 percent of income for gross housing costs).

Source: HUDUser.gov CHAS Dataset, 2023; Partners for Economic Solutions, 2023.

## Table A-21. Largo Renter Household Cost Burden by Household Type, 2015-2019

| Income Level | All Households | <30% of Income | Cost Burden | | | | Cost Burden Not Calculated |
|---|---|---|---|---|---|---|---|
| | | | >30% to 50% of Income | | >50% of Income | | |
| | | | Number | Percent | Number | Percent | |
| **Elderly Family (Two persons with either or both age 62+)** | | | | | | | |
| <30% of AMI | 95 | - | - | 0.0% | 80 | 84.2% | 15 |
| >30% to 50% of AMI | 200 | 75 | 40 | 20.0% | 90 | 45.0% | - |
| >50% to 60% of AMI | 160 | 96 | 58 | 36.3% | 6 | 3.8% | - |
| >60% to 80% of AMI | 240 | 144 | 87 | 36.3% | 9 | 3.8% | - |
| >80% to 100% of AMI | 50 | 20 | 30 | 60.0% | - | 0.0% | - |
| >100% to 120% of AMI | 155 | 138 | 13 | 8.4% | 5 | 3.2% | - |
| >120% of AMI | 155 | 137 | 12 | 7.7% | 5 | 3.2% | 1 |
| **Total** | **1,055** | **610** | **240** | **22.7%** | **195** | **18.5%** | **15** |
| **Small Family (2 persons, neither age 62+, or 3 or 4 persons)** | | | | | | | |
| <30% of AMI | 640 | 45 | - | 0.0% | 485 | 75.8% | 110 |
| >30% to 50% of AMI | 930 | 60 | 505 | 54.3% | 360 | 38.7% | 5 |
| >50% to 60% of AMI | 602 | 240 | 310 | 51.5% | 50 | 8.3% | 2 |
| >60% to 80% of AMI | 903 | 360 | 465 | 51.5% | 75 | 8.3% | 3 |
| >80% to 100% of AMI | 610 | 535 | 70 | 11.5% | - | 0.0% | 5 |
| >100% to 120% of AMI | 868 | 858 | 8 | 0.9% | - | 0.0% | 2 |
| >120% of AMI | 867 | 857 | 7 | 0.8% | - | 0.0% | 3 |
| **Total** | **5,420** | **2,955** | **1,365** | **25.2%** | **970** | **17.9%** | **130** |
| **Large Family (5 or more persons)** | | | | | | | |
| <30% of AMI | 25 | - | - | 0.0% | 25 | 100.0% | - |
| >30% to 50% of AMI | 25 | - | 10 | 40.0% | 15 | 60.0% | - |
| >50% to 60% of AMI | 66 | 56 | 10 | 15.2% | - | 0.0% | - |
| >60% to 80% of AMI | 99 | 84 | 15 | 15.2% | - | 0.0% | - |
| >80% to 100% of AMI | 80 | 80 | - | 0.0% | - | 0.0% | - |
| >100% to 120% of AMI | 85 | 68 | 20 | 23.5% | - | 0.0% | - |
| >120% of AMI | 85 | 67 | 20 | 23.5% | - | 0.0% | - |
| **Total** | **465** | **355** | **75** | **16.1%** | **40** | **8.6%** | **-** |
| **Elderly Non-Family** | | | | | | | |
| <30% of AMI | 1,035 | 170 | - | 0.0% | 815 | 78.7% | 50 |
| >30% to 50% of AMI | 660 | 45 | 215 | 32.6% | 400 | 60.6% | - |
| >50% to 60% of AMI | 254 | 50 | 126 | 49.6% | 78 | 30.7% | - |
| >60% to 80% of AMI | 381 | 75 | 189 | 49.6% | 117 | 30.7% | - |
| >80% to 100% of AMI | 150 | 110 | 25 | 16.7% | 15 | 10.0% | - |
| >100% to 120% of AMI | 240 | 220 | 13 | 5.4% | 8 | 3.3% | - |
| >120% of AMI | 240 | 220 | 12 | 5.0% | 7 | 2.9% | 1 |
| **Total** | **2,960** | **890** | **580** | **19.6%** | **1,440** | **48.6%** | **51** |
| **Other (non-elderly, non-family)** | | | | | | | |
| <30% of AMI | 930 | 60 | - | 0.0% | 780 | 83.9% | 90 |
| >30% to 50% of AMI | 870 | 50 | 385 | 44.3% | 435 | 50.0% | - |
| >50% to 60% of AMI | 576 | 164 | 354 | 61.5% | 56 | 9.7% | 2 |
| >60% to 80% of AMI | 864 | 246 | 531 | 61.5% | 84 | 9.7% | 3 |
| >80% to 100% of AMI | 695 | 600 | 95 | 13.7% | - | 0.0% | - |
| >100% to 120% of AMI | 750 | 728 | 23 | 3.1% | - | 0.0% | - |
| >120% of AMI | 750 | 727 | 22 | 2.9% | - | 0.0% | 1 |
| **Total** | **5,435** | **2,575** | **1,410** | **25.9%** | **1,355** | **24.9%** | **96** |

Note: Columns may not total due to rounding in source data.

Source: HUDUser.gov CHAS Dataset, 2023; Partners for Economic Solutions, 2023.

| A-22. Largo Owner Household Cost Burden by Household Type, 2015-2019 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Cost Burden** | | | | | **Cost Burden Not Calculated** |
| | **All Households** | **<30% of Income** | **>30% to 50% of Income** | | **>50% of Income** | | |
| **Income Level** | | | **Number** | **Percent** | **Number** | **Percent** | |
| **Elderly Family (Two persons with either or both age 62+)** | | | | | | | |
| <30% of AMI | 260 | 20 | 25 | 9.6% | 85 | 32.7% | 130 |
| >30% to 50% of AMI | 485 | 270 | 145 | 29.9% | 70 | 14.4% | - |
| >50% to 60% of AMI | 522 | 410 | 86 | 16.5% | 24 | 4.6% | 2 |
| >60% to 80% of AMI | 783 | 615 | 129 | 16.5% | 36 | | 3 |
| >80% to 100% of AMI | 750 | 720 | - | 0.0% | 30 | 4.0% | - |
| >100% to 120% of AMI | 1,293 | 1,248 | 25 | 1.9% | 23 | | - |
| >120% of AMI | 1,292 | 1,247 | 25 | 1.9% | 22 | | - |
| **Total** | **5,385** | **4,530** | **435** | **8.1%** | **290** | **5.4%** | **135** |
| **Small Family (2 persons, neither age 62+, or 3 or 4 persons)** | | | | | | | |
| <30% of AMI | 205 | 10 | 35 | 17.1% | 130 | 63.4% | 30 |
| >30% to 50% of AMI | 470 | 280 | 80 | 17.0% | 110 | 23.4% | - |
| >50% to 60% of AMI | 330 | 224 | 78 | 23.6% | 28 | 8.5% | - |
| >60% to 80% of AMI | 495 | 336 | 117 | 23.6% | 42 | 8.5% | - |
| >80% to 100% of AMI | 715 | 625 | 85 | 11.9% | 20 | 2.8% | - |
| >100% to 120% of AMI | 2,040 | 1,963 | 68 | 3.3% | 10 | 0.5% | - |
| >120% of AMI | 2,040 | 1,962 | 67 | 3.3% | 10 | 0.5% | 1 |
| **Total** | **6,295** | **5,400** | **530** | **8.4%** | **350** | **5.6%** | **31** |
| **Large Family (5 or more persons)** | | | | | | | |
| <30% of AMI | 25 | - | - | 0.0% | 25 | 0.0% | - |
| >30% to 50% of AMI | 10 | 10 | - | 0.0% | - | 0.0% | - |
| >50% to 60% of AMI | 14 | 8 | 6 | 42.9% | - | 0.0% | - |
| >60% to 80% of AMI | 21 | 12 | 9 | 42.9% | - | 0.0% | - |
| >80% to 100% of AMI | 20 | 20 | - | 0.0% | - | 0.0% | - |
| >100% to 120% of AMI | 238 | 230 | 8 | 3.4% | - | 0.0% | - |
| >120% of AMI | 237 | 230 | 7 | 3.0% | - | 0.0% | - |
| **Total** | **90** | **50** | **15** | **16.7%** | **25** | **27.8%** | **-** |
| **Elderly Non-Family** | | | | | | | |
| <30% of AMI | 1,125 | 185 | 140 | 12.4% | 700 | 62.2% | 100 |
| >30% to 50% of AMI | 1,755 | 710 | 660 | 37.6% | 385 | 21.9% | - |
| >50% to 60% of AMI | 714 | 508 | 158 | 22.1% | 46 | 6.4% | 2 |
| >60% to 80% of AMI | 1,071 | 762 | 237 | 22.1% | 69 | 6.4% | 3 |
| >80% to 100% of AMI | 465 | 455 | - | 0.0% | 4 | 0.9% | 6 |
| >100% to 120% of AMI | 640 | 583 | 50 | 7.8% | 5 | 0.8% | 2 |
| >120% of AMI | 640 | 582 | 50 | 7.8% | 5 | 0.8% | 3 |
| **Total** | **5,130** | **2,620** | **1,195** | **23.3%** | **1,204** | **23.5%** | **111** |
| **Other (non-elderly, non-family)** | | | | | | | |
| <30% of AMI | 450 | 70 | 40 | 8.9% | 235 | 52.2% | 105 |
| >30% to 50% of AMI | 415 | 145 | 145 | 34.9% | 120 | 28.9% | 5 |
| >50% to 60% of AMI | 270 | 168 | 80 | 29.6% | 22 | 8.1% | - |
| >60% to 80% of AMI | 405 | 252 | 120 | 29.6% | 33 | 8.1% | - |
| >80% to 100% of AMI | 280 | 220 | 60 | 21.4% | - | 0.0% | - |
| >100% to 120% of AMI | 578 | 563 | 8 | 1.4% | 8 | 1.4% | - |
| >120% of AMI | 577 | 562 | 7 | 1.2% | 7 | 1.2% | 1 |
| **Total** | **1,820** | **855** | **445** | **24.5%** | **410** | **22.5%** | **110** |

Note: Columns may not total due to rounding in source data.

Source: HUDUser.gov CHAS Dataset, 2023; Partners for Economic Solutions, 2023.

| A-23. Largo Households by Severity of Housing Problems by Tenure and Race, 2015-2019 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Cost Burden | | | | | Cost Burden Not Calculated |
| | | ≤30% of Income | >30% to 50% of Income | | >50% of Income | | |
| Income Level | All Households | | Number | Percent | Number | Percent | |
| **Owner Households** | | | | | | | |
| White alone, non-Hispanic | 19,480 | 14,435 | 2,555 | 13.1% | 2,155 | 11.1% | 340 |
| Black or African American alone, non-Hispanic | 305 | 265 | 30 | 9.8% | 10 | 3.3% | - |
| Asian alone, non-Hispanic | 430 | 330 | 60 | 14.0% | 15 | 3.5% | 25 |
| Other, non-Hispanic | 210 | 155 | 25 | 11.9% | 19 | 9.0% | 4 |
| Hispanic, any race | 1,215 | 1,030 | 85 | 7.0% | 100 | 8.2% | - |
| Total | 21,635 | 16,215 | 2,755 | 12.7% | 2,299 | 10.6% | 369 |
| **Renter Households** | | | | | | | |
| White alone, non-Hispanic | 11,280 | 5,625 | 2,665 | 23.6% | 2,880 | 25.5% | 105 |
| Black or African American alone, non-Hispanic | 1,490 | 440 | 450 | 30.2% | 560 | 37.6% | 40 |
| Asian alone, non-Hispanic | 215 | 100 | 45 | 20.9% | 35 | 16.3% | 35 |
| Other, non-Hispanic | 359 | 159 | 120 | 33.4% | 50 | 13.9% | 35 |
| Hispanic, any race | 1,990 | 1,065 | 390 | 19.6% | 475 | 23.9% | 55 |
| Total | 15,335 | 7,389 | 3,670 | 23.9% | 4,000 | 26.1% | 270 |

Note: Columns may not total due to rounding in source data.

Source: HUDUser.gov, 2023; Partners for Economic Solutions, 2023.

| Table A-24. Largo Households by Disability and Housing Problems, 2015-2019 | | | |
|---|---|---|---|
| **Income Level** | **All Households** | **One or More Housing Problems** | **No Housing Problems** |
| Household Member has a Hearing or Vision Impairment | | | |
| ≤30% of AMI | 795 | 615 | 110 |
| >30% to 50% of AMI | 875 | 515 | 360 |
| >50% to 60% of AMI | 612 | 222 | 390 |
| >60% to 80% of AMI | 918 | 333 | 585 |
| >80% of AMI | 2,190 | 170 | 2,020 |
| **Total** | **5,390** | **1,855** | **3,465** |
| Household Member has an Ambulatory Limitation | | | |
| ≤30% of AMI | 1,120 | 915 | 205 |
| >30% to 50% of AMI | 1,340 | 980 | 360 |
| >50% to 60% of AMI | 670 | 264 | 404 |
| >60% to 80% of AMI | 1,005 | 396 | 606 |
| >80% of AMI | 2,165 | 165 | 2,005 |
| **Total** | **6,300** | **2,720** | **3,580** |
| Household Member has a Cognitive Limitation | | | |
| ≤30% of AMI | 680 | 610 | 70 |
| >30% to 50% of AMI | 745 | 545 | 200 |
| >50% to 60% of AMI | 458 | 248 | 210 |
| >60% to 80% of AMI | 687 | 372 | 315 |
| >80% of AMI | 1,090 | 90 | 1,000 |
| **Total** | **3,655** | **1,865** | **1,795** |
| Household Member has a Self-Care or Independent Living Limitation | | | |
| ≤30% of AMI | 920 | 765 | 155 |
| >30% to 50% of AMI | 830 | 645 | 185 |
| >50% to 60% of AMI | 432 | 200 | 232 |
| >60% to 80% of AMI | 648 | 300 | 348 |
| >80% of AMI | 1,615 | 160 | 1,455 |
| **Total** | **4,445** | **2,070** | **2,375** |
| Household Member has None of the Above Limitations | | | |
| ≤30% of AMI | 2,830 | 2,055 | 775 |
| >30% to 50% of AMI | 3,695 | 2,775 | 920 |
| >50% to 60% of AMI | 2,330 | 1,180 | 1,148 |
| >60% to 80% of AMI | 3,495 | 1,770 | 1,722 |
| >80% of AMI | 13,455 | 1,010 | 12,445 |
| **Total** | **25,800** | **8,790** | **17,010** |

Note: Columns may not total due to rounding in source data.

Source: HUDUser.gov CHAS Dataset, 2023; Partners for Economic Solutions, 2023.

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