



# HOUSING FOR ALL

EXPANDING LARGO'S HOUSING OPTIONS

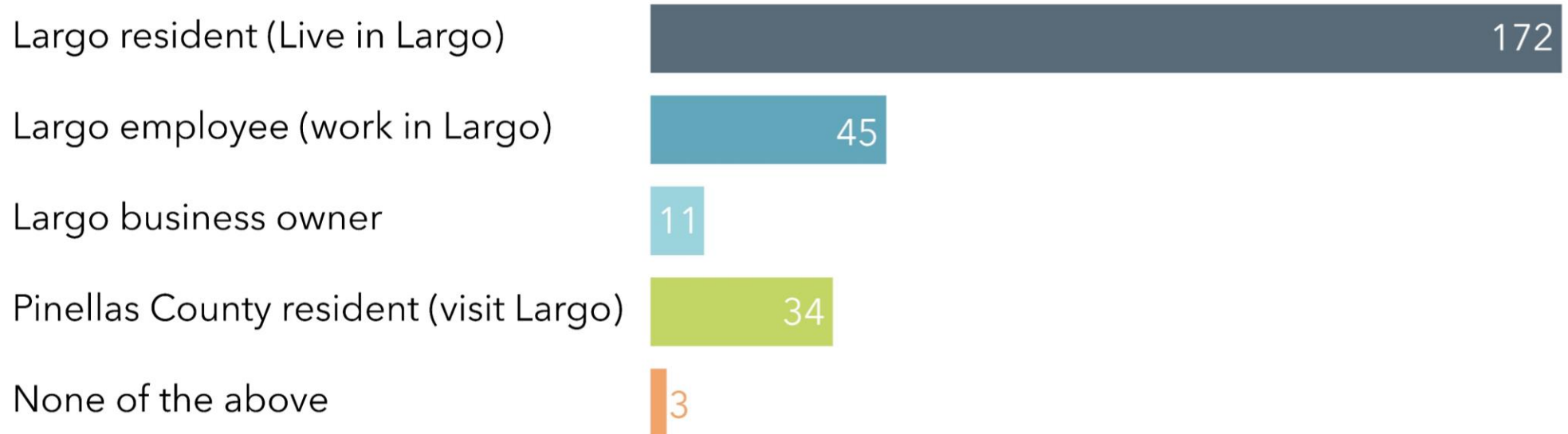
# ONLINE SURVEY RESULTS

JULY – SEPTEMBER 2023 | 202 RESPONSES

[Largo.com/HousingForAll](https://Largo.com/HousingForAll)

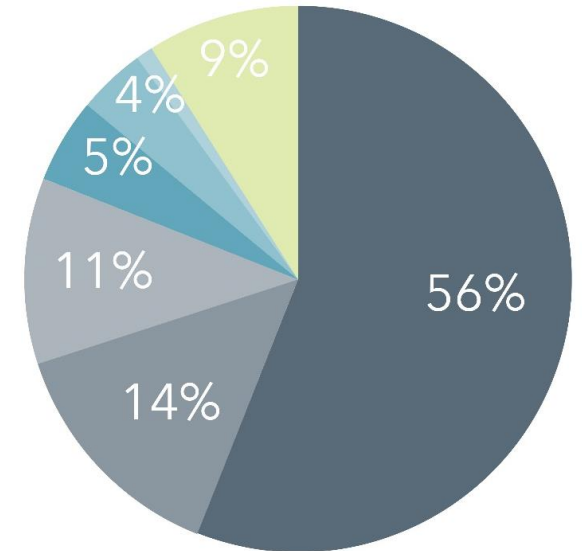
# What is your primary interest in Largo?

Please select all that apply to you:

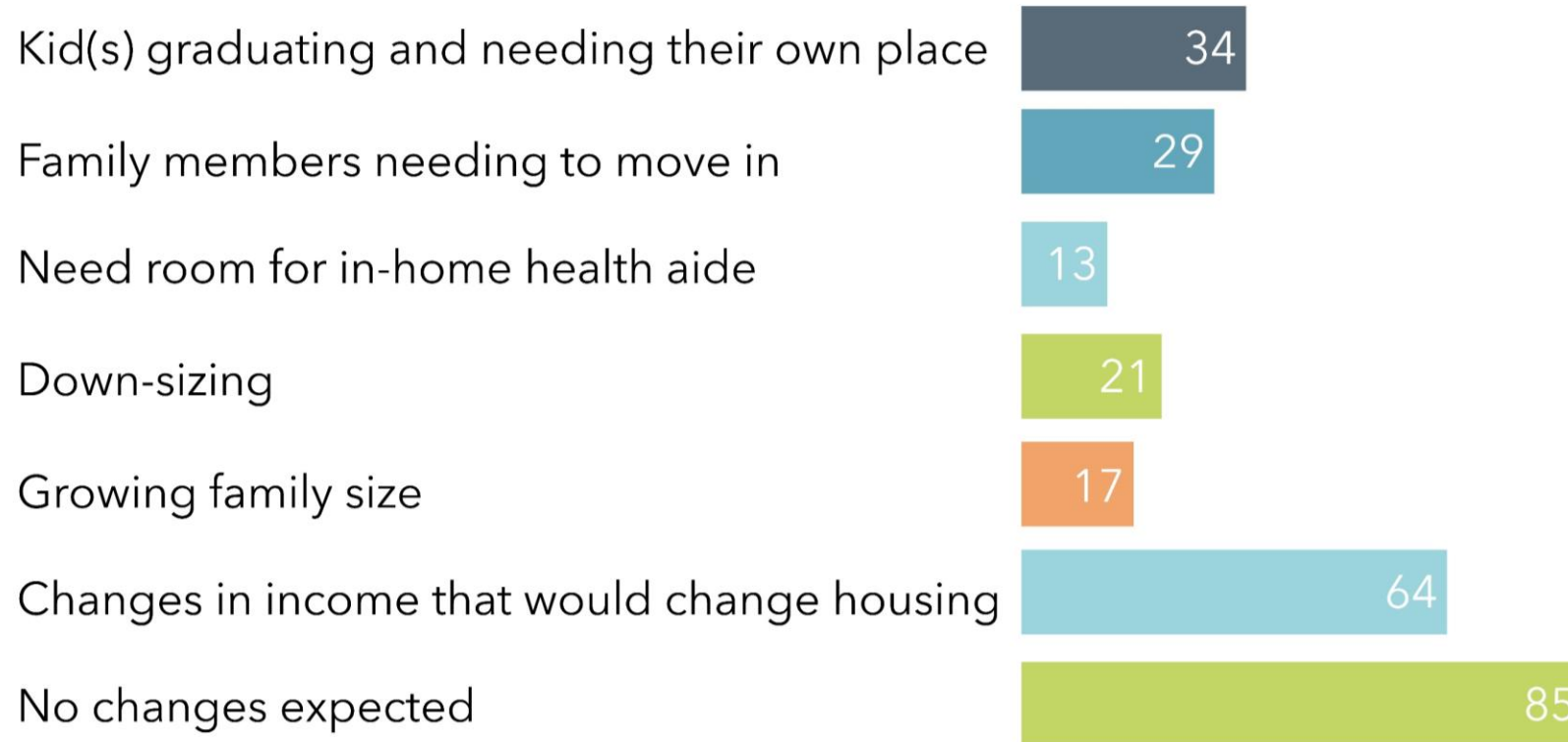


# What type of home do you live in?

- Single-family Home
- Apartment
- Mobile home/Manufactured home
- Duplex or Triplex
- Townhome
- Small Multi-Unit Complex (Up to 6 units)
- Garage Apartment/Mother-in-law Suite (Accessory Dwelling Unit)
- Other

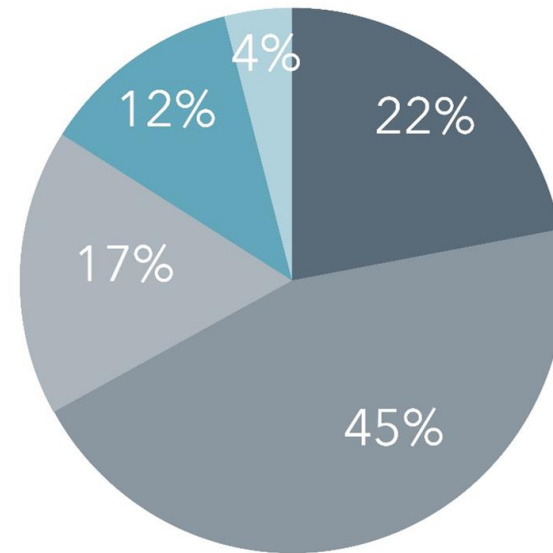


# Do you expect any of these changes in your housing needs in the next 5 years (select all that apply)?



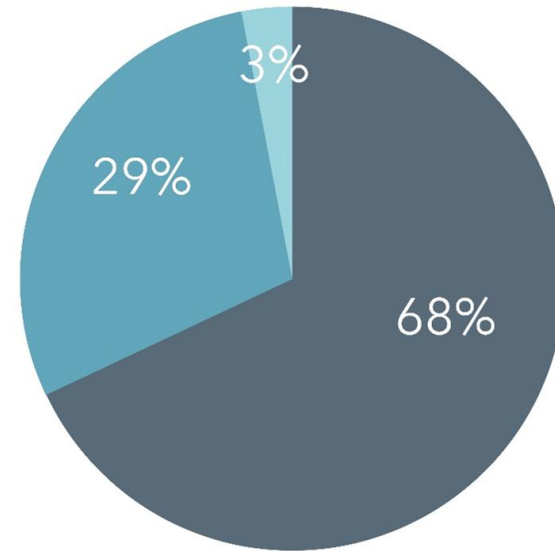
# Including yourself, how many people currently live in your household?

- 1
- 2
- 3
- 4
- More than 4



# Do you own or rent?

- Own
- Rent
- Other





# TOWNHOME OPTIONS



Townhome Option 1



Townhome Option 2



Townhome Option 3



Townhome Option 4



Townhome Option 5



Townhome Option 6



Townhome Option 7





## Which of these examples would you like to see in Largo (select all that apply) :

Townhome Option 1

48

Townhome Option 2

62

Townhome Option 3

60

Townhome Option 4

79

Townhome Option 5

58

Townhome Option 6

61

Townhome Option 7

52





Townhome  
Option 1



Townhome  
Option 2



Townhome  
Option 3



Townhome  
Option 4



Townhome  
Option 5



Townhome  
Option 6



Townhome  
Option 7

## Are there any specific features that you **LIKE** or **DISLIKE** about the above examples?

I like the townhomes that have balconies, porches, and yards so the liveable space is extended outdoors

If it's senior living it's great you have close neighbors to chat with

Consider ground level access to bedrooms for the aging population

Coastal for sure, keeps the vibe of a coastal community. Balconies are always nice. Prefer parking in the rear of the building

Combining live/work option will create parking tensions

Option 4 seems the least intrusive for the neighborhood and maintains a neighborhood feel, and the architecture works

I'm not crazy about the visual aesthetic of the more modern options for Largo

# COTTAGE & TINY HOUSE OPTIONS



Cottage Option 1



Cottage Option 2



Cottage Option 3



Tiny House Option 4





Cottage Option 1



Cottage Option 2



Cottage Option 3



Tiny Home Option 4

**Which of these examples would you like to see in Largo  
(select all that apply) :**

Cottage Option 1

95

Cottage Option 2

71

Cottage Option 3

98

Tiny Home Option 4

117



Cottage Option 1



Cottage Option 2



Cottage Option 3



Tiny Home Option 4

## Are there any specific features that you **LIKE** or **DISLIKE** about the above examples?

I like that they are detached and have some traditional features, like a front porch

Market will determine what is built.

I do not like the idea of facing the common area or no porches.

Option 4 would provide the best opportunity for affordable housing, has the most privacy, allows residents the most flexibility for making their residence their own

Tiny houses are not practical for the modern family

I do like the idea of a common yard area for kids to play and congregate

I don't think one story makes sense with the growing numbers of people

# ACCESSORY DWELLING UNIT (ADU) OPTIONS



ADU Option 1



ADU Option 2



ADU Option 3



ADU Option 4





ADU Option 1



ADU Option 2



ADU Option 3



ADU Option 4

**Which of these examples would you like to see in Largo (select all that apply) :**

ADU Option 1



ADU Option 2



ADU Option 3



ADU Option 4





ADU Option 1



ADU Option 2



ADU Option 3



ADU Option 4

## Are there any specific features that you **LIKE** or **DISLIKE** about the above examples?

Good use of  
existing space

Legalize adus  
everywhere  
in the City

These  
seem  
difficult to  
regulate

Love having this,  
detached. So many of  
us take care of parents  
or older kids.  
Grandkids even

Option 2 - flat  
roofs in rainy  
Florida increase the  
risk of water leaks

It allows separate  
living space and  
allows for an owner  
to have additional  
income

I worry that all of  
these options for  
ADUs would be used  
for Air BNB instead of  
residential living



# DUPLEX and TRIPLEX OPTIONS



Duplex Option 1



Duplex Option 2



Duplex Option 3



Duplex Option 4



Triplex Option 5



Triplex Option 6





Duplex Option 1



Duplex Option 2



Duplex Option 3



Duplex Option 4



Triplex Option 5



Triplex Option 6

## Which of these examples would you like to see in Largo (select all that apply) :

Duplex Option 1



Duplex Option 2



Duplex Option 3



Duplex Option 4



Triplex Option 5



Triplex Option 6





Duplex Option 1



Duplex Option 2



Duplex Option 3



Duplex Option 4



Triplex Option 5



Triplex Option 6

Are there any specific features that you **LIKE** or **DISLIKE** about the above examples?

Greenspaces  
missing

Having the  
appearance of a  
single-family home  
is very appealing

Prefer parking  
in the rear or  
garage

Great for  
extended families,  
taking care of  
parents

Maintains  
current  
style

Option 5 has no grass  
or foliage that makes  
Florida great compared  
to northern states

I like units side  
by side with  
some yard



# SMALL MULTI-UNIT COMPLEX OPTIONS



Small Multi-Unit Complex  
Option 1



Small Multi-Unit Complex  
Option 2



Small Multi-Unit Complex  
Option 3



Small Multi-Unit Complex  
Option 4



Small Multi-Unit Complex  
Option 5



Small Multi-Unit  
Complex Option 1



Small Multi-Unit  
Complex Option 2



Small Multi-Unit  
Complex Option 3



Small Multi-Unit  
Complex Option 4



Small Multi-Unit  
Complex Option 5

**Which of these examples would you like to see in  
Largo (select all that apply) :**

Small Multi-Unit Complex Option 1



Small Multi-Unit Complex Option 2



Small Multi-Unit Complex Option 3



Small Multi-Unit Complex Option 4



Small Multi-Unit Complex Option 5







Small Multi-Unit  
Complex Option 1



Small Multi-Unit  
Complex Option 2



Small Multi-Unit  
Complex Option 3



Small Multi-Unit  
Complex Option 4



Small Multi-Unit  
Complex Option 5

## Are there any specific features that you **LIKE** or **DISLIKE** about the above examples?

All options are multi-level, will there be accommodations for people with disabilities?

Options 3 & 4 that look like one large home are the most appealing

Options 1,3 and 4 have terrific curb appeal .. love a porch and balcony

Sense of privacy and ownership with own entry

Anything that looks more like a house and less like an apartment is good

Option 2 looks like a boring box not very inviting

Don't like single front entrances

# SMALL APARTMENT BUILDINGS OPTIONS



Small Apartment Building  
Option 1



Small Apartment Building  
Option 2



Small Apartment Building  
Option 3



Small Apartment Building  
Option 4



Small Apartment Building  
Option 5





Small Apartment  
Building Option 1



Small Apartment  
Building Option 2



Small Apartment  
Building Option 3



Small Apartment  
Building Option 4



Small Apartment  
Building Option 5

## Which of these examples would you like to see in Largo (select all that apply) :

Small Apartment Building Option 1

72

Small Apartment Building Option 2

53

Small Apartment Building Option 3

98

Small Apartment Building Option 4

51

Small Apartment Building Option 5

31





Small Apartment  
Building Option 1



Small Apartment  
Building Option 2



Small Apartment  
Building Option 3



Small Apartment  
Building Option 4



Small Apartment  
Building Option 5

Are there any specific features that you **LIKE** or **DISLIKE** about the above examples?

Density and  
street appeal

I don't like the close  
to the sidewalk  
without a porch  
option (1, 4, 5)

Option 1 is the most  
residential looking,  
the architecture is  
appealing, keeps the  
neighborhood feel

Option 3 jumped  
out at me because  
it's set back from  
the road and offers  
space for  
trees/greenery

I would want  
these only in  
more urban  
areas of the city

#2 looks Awesome,  
with small balconies  
& modern Florida  
appeal

Too close  
to sidewalk

# Do you have any of these types of housing in your neighborhood? (select all that apply)

Accessory Dwelling Units ("garage apartments" or "granny flats")

36

Duplexes/Triplexes

78

Small Multi-Unit Complexes (up to 6 units)

47

Apartment Buildings

57

Townhome/Villas

57

Unsure if any of these are in my neighborhood

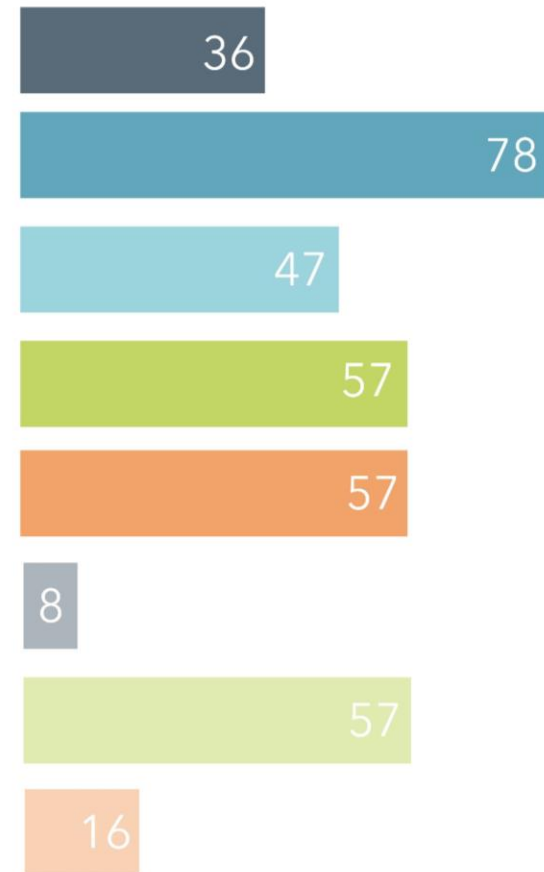
8

None of these are in my neighborhood

57

Other

16



# What ideas for expanding "Missing Middle" housing in Largo are exciting to you? (check all that apply)

Accessory Dwelling Units ("granny flats" or "garage apartments") could be allowed in more areas/neighborhoods

82

Missing Middle housing types that look like large homes, such as Duplexes or Small Multi-Unit Complexes, could be allowed in more areas/neighborhoods

86

A variety of Missing Middle housing types could be allowed and encouraged in certain areas, such as near commercial corridors or mixed-use centers

82

A variety of Missing Middle housing types could be allowed and encouraged in certain areas, combined with design standards

93

Other

22

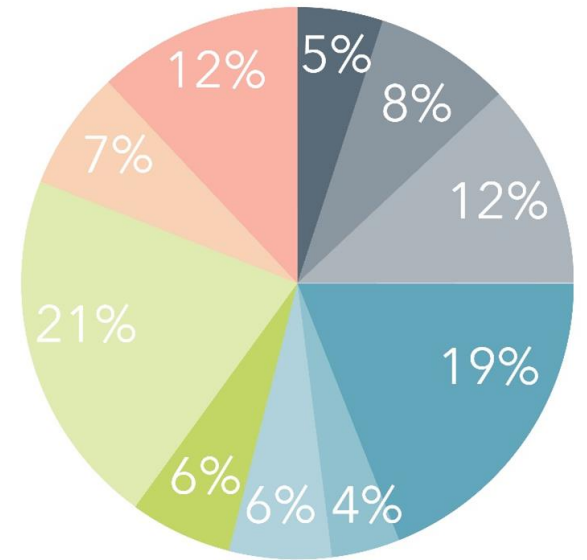
What features do you think are most important to consider when thinking about opportunities for Missing Middle housing?

“Affordability ... Location ... Heights & designs should blend in with area ... Design, must fit neighborhood, accessibility, lower price points for rent and ownership, incentives for owners to build ... Not paving paradise ... Design and scope must fit the existing neighborhood, no multi-unit living in single-family areas with exception of ADU ... To keep a neighborhood feel and maintain a small town look while being affordable ... Site design with common areas or common entrances ... Front porch, entrance to lead to sidewalk ... Having a variety of housing styles, sizes, and price points ...”

# Please tell us which area your residence is located in:

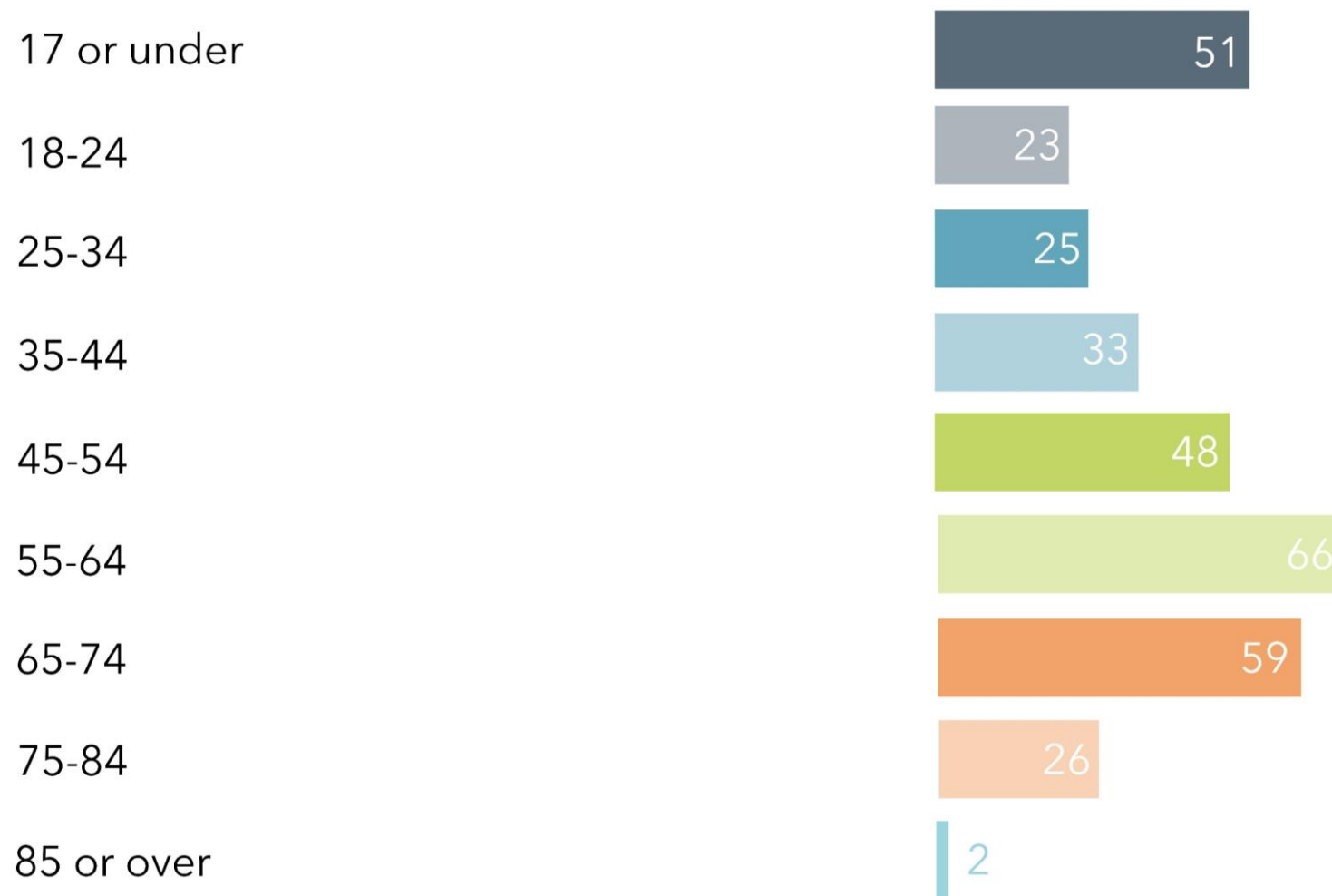
- Central Northeast
- Central Northwest
- Central Southeast
- Central Southwest
- Northeast

- Northwest
- Southeast
- Southwest
- I do not live in Largo
- Other





# What are the ages of all individuals, including yourself, that live in your household? (Select all that apply)



# What is your approximate average household income? (Select one response.)

● Up to \$15,000

● \$15,001-\$25,000

● \$25,001-\$35,000

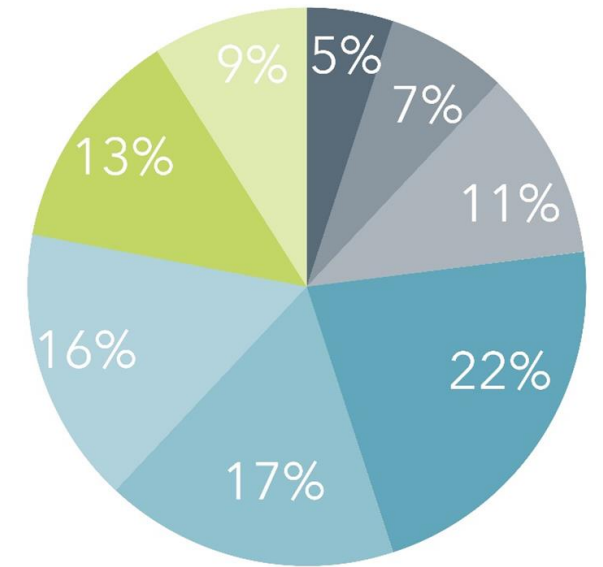
● \$35,001-\$50,000

● \$50,001-\$75,000

● \$75,001-\$100,000

● \$100,001-\$150,000

● \$150,001 and up



# With which race/ethnicity(s) do you most closely identify? (Select all that apply)

Black/African-American

8

White/Caucasian

178

Hispanic/Latin(a)(o)(x)

10

Asian/Pacific Islander

4

Native American/American Indian/Alaska Native

2

Other

6