

Neighborhood Housing Opportunities



Graphic elements sourced from: SustainableConnections.org

The City of Littleton is seeking public input to help inform upcoming changes to the city's Unified Land Use Code (ULUC) regarding different types of housing. This project is called "Neighborhood Housing Opportunities."

These changes will aim to ease ULUC restrictions on certain types of housing in several zone districts, helping to achieve the goal of greater housing diversity as outlined in the Envision Littleton comprehensive plan that was adopted in 2019. The focus of the project will be on "missing middle" housing types.

Missing middle housing refers to housing types that fall in between single-family detached houses and mid-rise apartment buildings. Examples include duplexes, triplexes, accessory dwelling units (ADUs), cottage court communities, and multiplexes. Typically, these are seen as compatible additions to neighborhoods that primarily contain single-family detached houses because they often take the form or size of a large detached house, thereby creating "gentle density."

The survey is open August 19th - September 9th.

Do you currently live in the City of Littleton?*

Yes

No - I work/visit in Littleton and do not plan on moving

No - I would like to move to Littleton

Optional: If you live in the City of Littleton, please provide your address.

Please choose a result from the search options.

Do you own or rent your home?*

Own

Rent

Other

What type of housing do you currently live in?*

Single-family detached

Duplex

Condo

Apartment

Townhome

Other - please explain

Have you or someone you know experienced difficulty finding suitable housing in our community?*

No

Unsure

Yes - please explain in the box below

**What types of housing did you consider when choosing where to live?
(Select multiple, if applicable)***

Single-family detached

Duplex

Condo

Apartment

Townhome

Other - please explain

How long do you believe you will be in your current home?*

Less than 1 year

1-3 years

3-5 years

5-10 years

10+ years

I'm not sure

If you believe you will be moving in the next 5 years, which of the following reasons best capture why?*

My family size is expanding and will need additional space

My family size is shrinking and will need a smaller home

Rising cost of living, including rising housing costs (mortgage, rent and/or property taxes)

I do not plan on moving

Other - please explain

If you were to build a duplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?*

A duplex is two dwelling units in one building structure. Dimensional standards include minimum/maximum allowances for overall height, setbacks, lot coverage, etc.

Yes

No - please explain

If you were to build a triplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?*

A triplex is three dwelling units in one building structure. Dimensional standards include minimum/maximum allowances for overall height, setbacks, lot coverage, etc.

Yes

No - please explain

If you were to build a quadplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?*

A quadplex is four dwelling units in one building structure. Dimensional standards include minimum/maximum allowances for overall height, setbacks, lot coverage, etc.

Yes

No - please explain

If you were to build a multiplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?*

A multiplex is a building structure that is designed to resemble a single-family detached home and can have up to four dwelling units in it. Dimensional standards include minimum/maximum allowances for overall height, setbacks, lot coverage, etc.

Yes

No - please explain

What potential benefits do you see from increasing missing middle housing in our community?*

What potential challenges or drawbacks do you anticipate?*

What is your vision for the future of housing in our community?*

How did you hear about this survey?*

Social media

Littleton Report Online

City website

Word of mouth

Flyer

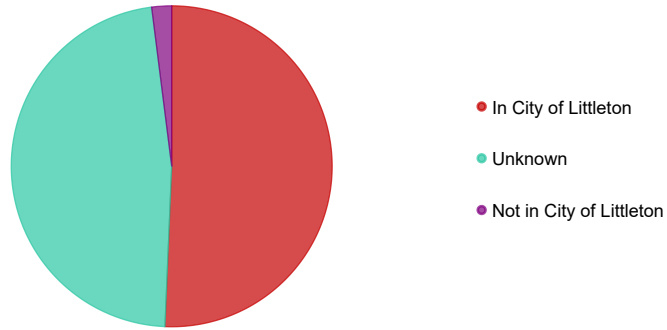
Other - please explain

Submit

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Neighborhood Housing Opportunities

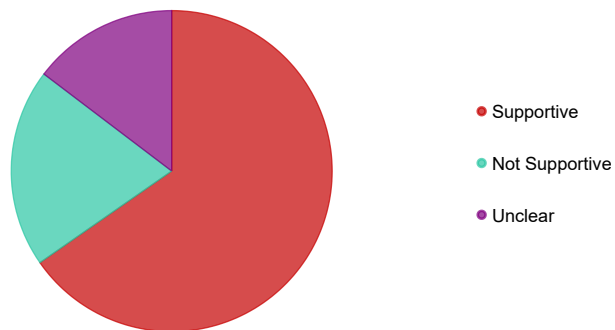
In City Verification?



Answers	Count	Percentage
In City of Littleton	76	50.67%
Unknown	71	47.33%
Not in City of Littleton	3	2%

Answered: 150 Skipped: 0

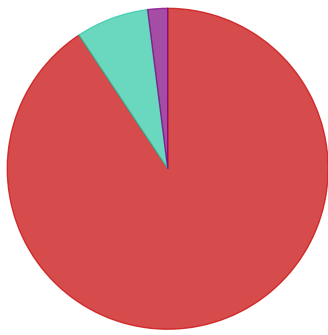
Supportive?



Answers	Count	Percentage
Supportive	98	65.33%
Not Supportive	30	20%
Unclear	22	14.67%

Answered: 150 Skipped: 0

Do you currently live in the City of Littleton? *

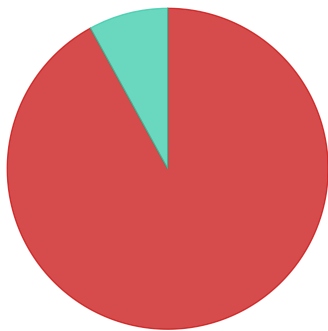


- Yes
- No - I work/visit in Littleton and do not plan on moving
- No - I would like to move to Littleton

Answers	Count	Percentage
Yes	136	90.67%
No - I work/visit in Littleton and do not plan on moving	11	7.33%
No - I would like to move to Littleton	3	2%

Answered: 150 Skipped: 0

Do you own or rent your home? *

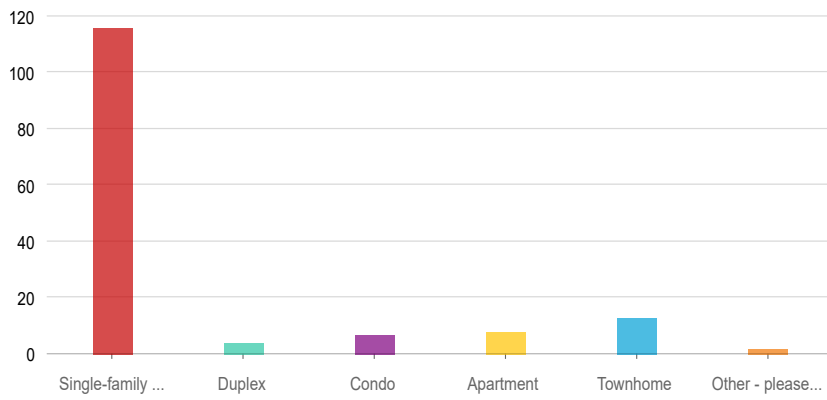


- Own
- Rent
- Other

Answers	Count	Percentage
Own	138	92%
Rent	12	8%
Other	0	0%

Answered: 150 Skipped: 0

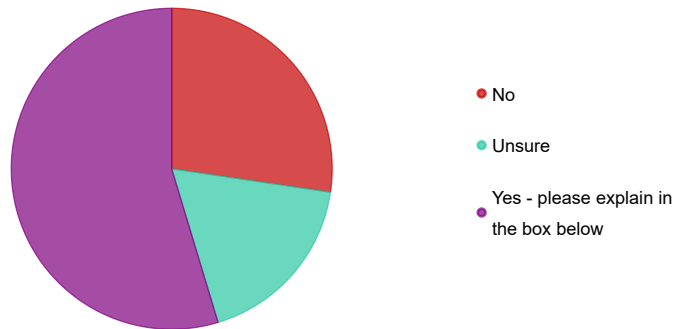
What type of housing do you currently live in? *



Answers	Count	Percentage
Single-family detached	116	77.33%
Duplex	4	2.67%
Condo	7	4.67%
Apartment	8	5.33%
Townhome	13	8.67%
Other - please explain	2	1.33%

Answered: 150 Skipped: 0

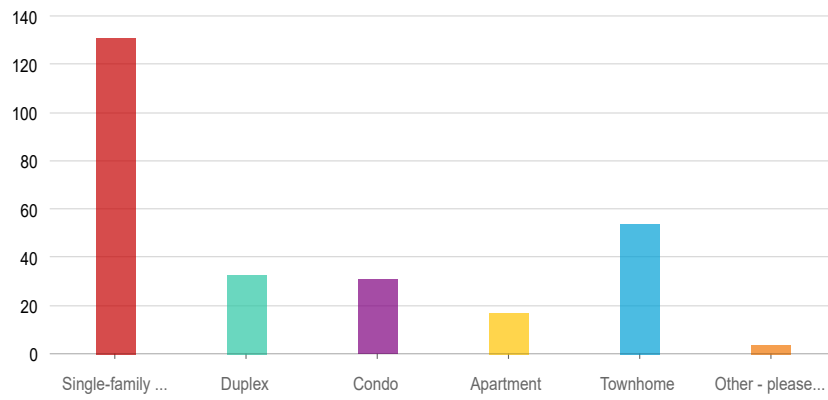
Have you or someone you know experienced difficulty finding suitable housing i... *



Answers	Count	Percentage
No	41	27.33%
Unsure	27	18%
Yes - please explain in the box below	82	54.67%

Answered: 150 Skipped: 0

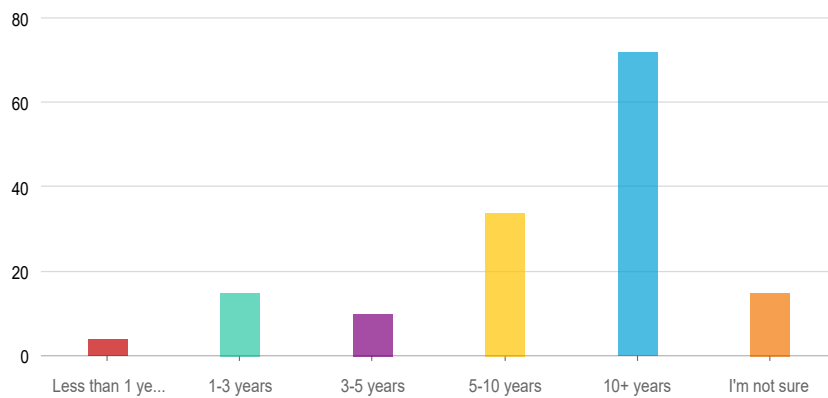
What types of housing did you consider when choosing where to live? (Select multiple, if... *



Answers	Count	Percentage
Single-family detached	131	87.33%
Duplex	33	22%
Condo	31	20.67%
Apartment	17	11.33%
Townhome	54	36%
Other - please explain	4	2.67%

Answered: 150 Skipped: 0

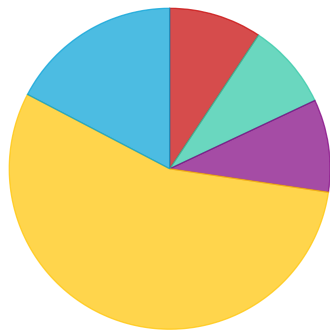
How long do you believe you will be in your current home? *



Answers	Count	Percentage
Less than 1 year	4	2.67%
1-3 years	15	10%
3-5 years	10	6.67%
5-10 years	34	22.67%
10+ years	72	48%
I'm not sure	15	10%

Answered: 150 Skipped: 0

If you believe you will be moving in the next 5 years, which of the following reasons... *

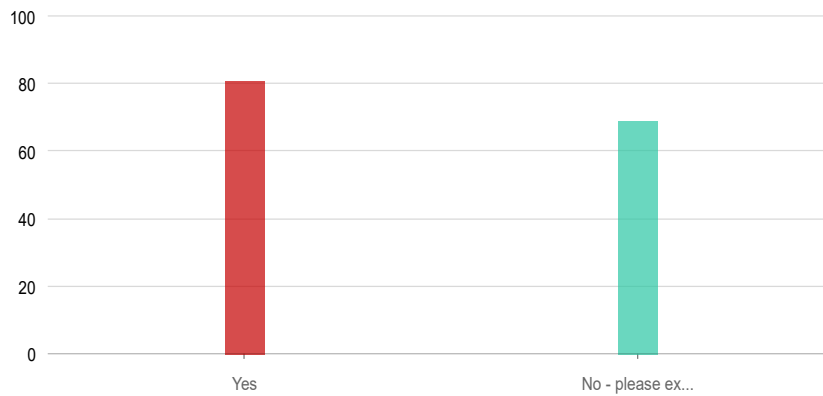


- My family size is expanding and will need additional space
- My family size is shrinking and will need a smaller home
- Rising cost of living, including rising housing costs (mortgage, rent and/or property taxes)
- I do not plan on moving
- Other - please explain

Answers	Count	Percentage
My family size is expanding and will need additional space	14	9.33%
My family size is shrinking and will need a smaller home	13	8.67%
Rising cost of living, including rising housing costs (mortgage, rent and/or property taxes)	14	9.33%
I do not plan on moving	83	55.33%
Other - please explain	26	17.33%

Answered: 150 Skipped: 0

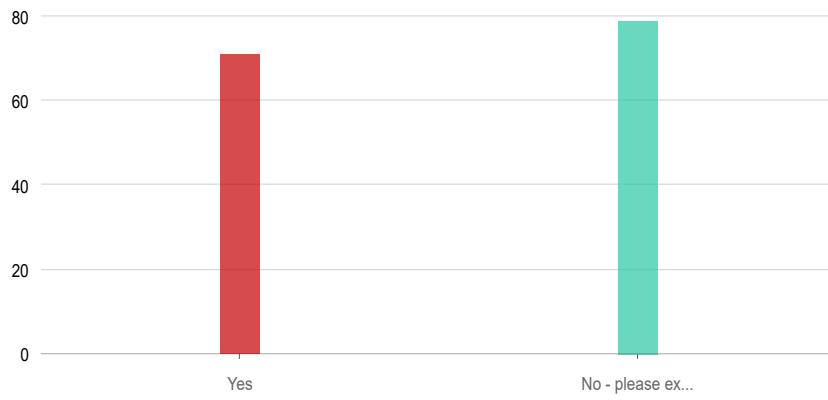
If you were to build a duplex, would you want it to have the same dimensional... *



Answers	Count	Percentage
Yes	81	54%
No - please explain	69	46%

Answered: 150 Skipped: 0

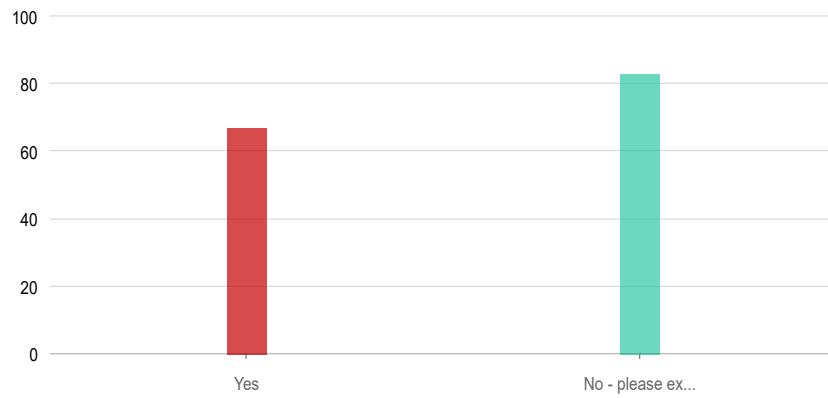
If you were to build a triplex, would you want it to have the same dimensional... *



Answers	Count	Percentage
Yes	71	47.33%
No - please explain	79	52.67%

Answered: 150 Skipped: 0

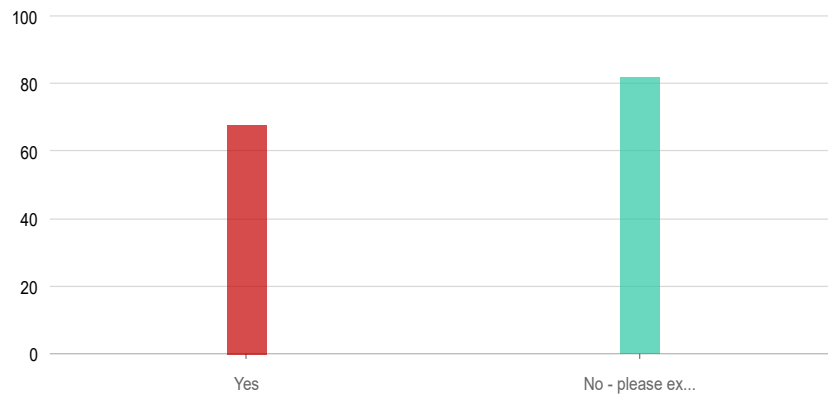
If you were to build a quadplex, would you want it to have the same dimensional... *



Answers	Count	Percentage
Yes	67	44.67%
No - please explain	83	55.33%

Answered: 150 Skipped: 0

If you were to build a multiplex, would you want it to have the same dimensional... *



Answers	Count	Percentage
Yes	68	45.33%
No - please explain	82	54.67%

Answered: 150 Skipped: 0

What potential benefits do you see from increasing missing middle housing in our community?
More foot traffic for restaurants means better restaurants.
Increased economic diversity, increased home ownership, increased density leading to increased spending and economic growth.
More neighbors of different income levels; more options for right sized housing; more places for seniors to downsize
more people will be able to access homes in our area and the cost of homes will fall.
None at all.
Increasing missing middle housing increases the availability of housing for a broader band of incomes as well as for a broader band of people at different stages in their life and preferences.
More diversity
People could live more independently than in an apartment building
Bringing more middle class homeowners to the city. Allowing for more first time buyers.
community, friendships, customers, taxpayers, school children, workers, shorter commutes, less climate damage from urban sprawl & commutes
More affordable homes for younger families, increased tax base, increased revenue for local businesses
giving hope to those who do not already own property that they may one day be free of the tyranny of their landlords
Potentially more options for people
More affordable housing. More families. Reverse our shrinking population growth. Potentially the city could become financially solvent. We can attract better businesses and services. more active and richer community
More affordable housing options
More housing types, better neighborhood walkability, more efficient use of existing community infrastructure, preservation of open space, removal of public regulation to allow housing supply to respond to housing demand
NONE
We need to increase the amount of housing in the community as well as the housing options.
People who work here might be able to afford to live here
Providing desperately needed housing, enabling young families and professionals to live in town, begin to shrink the jobs/housing imbalance, reduce auto traffic, increase the retail sales tax base, allow new neighbors, and increase LPS enrollment #s.
People monetizing extra space while helping to add affordable housing units.
Increase affordable options
More families, who will live in Littleton and more importantly LOVE Littleton. Families who own houses are more likely to be involved in local politics, culture, etc.
The next generation could afford to live here. First responders could as well.
More housing options helps lower prices
It will allow a shift in the types of housing people are in now, i.e. seniors who own a home but want a smaller footprint, or families looking to enter into homeownership. This could also help increase enrollment in our schools.
Downstown Littleton is becoming very upscale . We don't want an exclusion upscale community ! We need tt free
None
Less dominance of apartment and condo complexes for middle class housing, and in increase in traditional neighborhoods in their place..

What potential benefits do you see from increasing missing middle housing in our community?
Livability, Options. Community. Sustainability.
More affordability, higher density, increased community and walkability.
We have middle and high housing. We don't need to lower standards
Help those who work here to live here
More affordable options
Bringing more diversity to Littleton, increasing tax revenue, allowing for a more walkable/bikable community. More opportunities for people to use our school system, more citizens that work and live in community.
More affordable housing
More walkability in places near businesses. I would love to be able to walk to a coffee shop or grocery store!
More housing options for people adds to community and is important for the environment
Affordability- but not at cost of ruining existing neighborhood character (traffic, parking, building size and setback, etc.)
SO many. My kids' teachers could afford to live where they teach. Our communities, core workers - nurses, hourly wage workers, families of ALL can enjoy the same privilege and opportunities I have living in this vibrant town.
Provide more affordable housing in Littleton
Diversity, providing housing where people work, helping businesses find workers who live in the area.
1. Would help our school district survive, which is seeing declining enrollment. The school district used to attract residents and businesses. 2. More connected community through gentle density increases, hopefully to support transit & businesses.
When basic needs are met, people thrive. People should be able to live where they work without fear of not being able to also buy basic goods and services.
More people may afford to live in a good neighborhood,
More young people will be able to get homes. People can enjoy closer communities and more walkability. Denser housing using less resources per person housed than big single family structures and large yards.
This would enable more young families to move to Littleton, helping to keep our schools strong and our economy resilient. It would mean that people like me who were born and raised in Littleton would have the opportunity to raise their own families here.
more options for
To get people into 'starter' homes. I would really like to see more ownable than rentable in this area.
providing more affordable options for vital lower wage workers (like teachers) while still providing an opportunity to build wealth
None
Lowering cost of living, allowing for more diverse populations.
None. I doubt their affordability, and too many people already live here- the city is not designed to have more dwellings squished in. Especially more high cost ones.
Improving accessibility both from a cost and type of housing standpoint.
Greater equity, a shared sense of community, rather than haves and have-nots
more affordable housing and more opportunities create generational wealth
Diversity, sufficient school enrollment, younger people and families

What potential benefits do you see from increasing missing middle housing in our community?
More diversity of residents, and more younger residents who will have a stake in the future of Littleton.
In my parents neighborhood, every house I see is at least 3 beds 2 bath, 2000 sq. feet. And every other house in the neighborhood has 1-2 people in it. Providing excellent middle housing might incentivize downsizing, opening room for families.
More affordability
none
Single moms, young adults and young couples would be able to enjoy more affordable housing in Littleton
increased affordability for homebuyers
None what-so-ever.
Possible relief to our housing problem
Making housing more affordable
Making our town accessible for young families, single people, older adults, people with disabilities, working class folks. I don't see any problem.
More profit for land speculators, developers and builders; more prestige and business endorsements for ambitious local politicians and public administrators. "Missing middle" my ass!
Socioeconomic diversity in community
Would to see more single family "starter" housing.
Utilized the limited land availability -
More diverse population and better opportunities for some to afford homes
More options across economic tiers, allowing people who work in Littleton to also live in Littleton. Greater neighborhood density can also improve the unique character of those neighborhoods, by removing some of the isolation inherent in single-family
Making housing more affordable so people starting out can live here
More diversity, more inclusive, more kids & more income to local community
None
If like is kept with like in the same zone, it's good. If trying to include in single family zones it's bad
No benefits.
I don't see any benefits to the community, just the developer/ builder.
I only want to see an increase in single family detached homes - no more apartments.
More opportunities for people to live in Littleton
None
possible affordable housing for small families.
Please make it affordable. At least that you can use a voucher to rent in the city of Littleton.
Less homelessness, especially unseen homelessness or housing insecurity where people are staying in hotels or otherwise not obviously homeless
Families could afford it and active seniors who desire to live in a mixed age group would have options. would
None
None

What potential benefits do you see from increasing missing middle housing in our community?
Opportunities for more families to move to the area, for educators and public service providers to live in the areas they serve. Bring more socio-economic diversity to the area.
Affordable housing is a priority for young adults to have options to live in Littleton. It promotes diversity (including financial diversity). Supports professionals such as teachers, librarians, medical support staff, etc. with possible housing options.
Less sprawl. More efficient use of public resources.
More affordable housing
A more diverse community. More density for small businesses to thrive.
None
Housing options for more people, efficient growth, not wasting land!
X
places for lower income earners (teachers, construction workers, city workers, not every one makes 100,000 thousand.
Possibly additional entry level housing
An affordable starter home is the best way to build wealth, and people who grew up here shouldn't have to leave to do it.
None
More affordable housing to purchase
More diversity = more food opportunities, more culture opportunities, more tax income for better government amenities and services
Clean affordable housing
We'll have a more diverse community racially and economically. That's a bonus because then people
None there are already to many people here and they will be way over priced for what they are
There are many locations in Littleton that are zoned appropriately for multifamily development that could be developed for duplexes to multifamily residential buildings. These locations have been undeveloped for over the years.
More options and affordability
None
People may be able to live closer to where they work.
Provide much needed for-sale housing, especially for families.
I'm not sure what "middle housing" means. If it means middle income, then I believe that expanding the availability of units in the middle income market will assist new homebuyers in finding a place to live.
Revenue
Less urban sprawl metro wide and less water usage.
Lower income people have something to strive for.
none
It could provide housing opportunities for teachers and others who work in the community. More diversity.
Better income diversity in our community
It brings in a broader depth income

What potential benefits do you see from increasing missing middle housing in our community?
I see younger families having the opportunity to move to Littleton and invest in the infrastructure, community, and culture of Littleton.
More economy going into downtown which needs help financially
Possible low to middle income people/families could acquire housing
to help diversify the community and provide more affordable options to the missing middle, who tend to pay the most and receive no benefits.
Encouraging those in the middle income - teachers, first responders and others that are civil servants to afford to live in Littleton.
Could increase walkability of neighborhoods and provide affordable housing options
Affordability and stability
Relief of pressure on both home ownership and rental options. Currently it's pay too much to save, or existing homes are unaffordable to buy.
None. You're proposing trashing the city even further.
local economic benefits, more robust culture through diversity
None.
Our employees like teachers, EMTs, customer service workers, etc. could afford to live and raise their kids here. We could reverse the decline in LPS neighborhood schools. Our community would be stronger and we would have a better tax base/customers.
More housing opportunities
We are not missing middle housing in Littleton. There is no benefit to your plan to increase dwelling units.
middle housing - do you want Littleton to look like the Highlands and Washpark where they rip out old houses and build skinny 3 story condos that are WAY more expensive, no thank you - just look at what the Grove did
Increasing the ratio of homeowners to renters, thereby increasing the amount of time residents stay in the community, thereby strengthening community engagement.
More options for people to choose from.
I think it will provide more housing without huge apartment buildings.
Welcoming younger and older people who may not need the same type of space and may not want as much to care for.
None
I don't understand?
Multiple housing, lowers standards and prices.
Are we assuming the housing is designated affordable housing? Or are you calling a tri-plex where each unit sells for over 1.5 million dollars "middle housing"?
Increasing types of housing options will attract more people to our community. Allowing for mixed middle housing will increase density, easing suburban sprawl. I support mixed use development (housing & commercial)
Ownership in the community. Owning a house improves the owner's financial situation, provides them with security and improves the community.
Allowing those who work here to live here makes sense. Our community is strengthened by allowing affordable housing. Less homeless people is a good thing.
It would provide more housing if it would be more affordable.
Increase tax base, support businesses, allow more people to live here, incentivize replacement of old, inefficient floorplans with modern housing
Less homelessness, more families moving in, less out of town landlords
More affordable housing

What potential benefits do you see from increasing missing middle housing in our community?

The housing that is available now is is unaffordable I don't believe building more homes will help because they will not be affordable. Apartment rentals are not affordable. Building more for what?

None

What potential challenges or drawbacks do you anticipate?
None.
NA
People already privileged with owning homes who will try to block expanding home variety and housing availability to those not as privileged (ie, not already owning homes)
construction? traffic would get worse if proper investment in public transit is not made.
Extra traffic, extra stress on infrastructure (power, sewer, ater, etc). Increase in crime that comes with increase in density.
The challenges of additional multiplex's would be in building them within areas that also provide access to
Traffic
Too many cars for each addepress
Land availability
NIMBYs whining about other people being able to live their own lives
Parking minimums must be reformed in order to make missing middle housing feasible
none except for the wealthy angry boomers that already live here becoming angrier
Will all get bought by developers anyway
Black people might be able to move to Littleton and the old people that drive policy in Littleton won't like that.
More crowded areas/traffic
Financing and construction costs. Potential for the city to "stop short" of meaningful reform by legalizing missing middle housing in name but doing it in a way that makes it difficult to build effectively or affordably in practice
Way too congested and high turnover with tenants who do not care for the property or the community
The typical NIMBY responses.
Quality construction and appearance
There are no drawbacks to Littleton finally allowing more housing types to happen throughout the community.
Littleton currently has a bit of charm and small town feel. Keeping this charm is important to me.
Increased utility and traffic, but these can be overcome with good planning
Right now whenever "housing affordability" is addressed, the main solution is lower income housing. The problem with low income housing is that as soon as these people increase their income, they won't be able to afford living in Littleton, so they leave.
Condo laws. Some residents would be against higher density near them
More traffic, eradication of open space
Some members of the community lack the vision to move forward and are "stuck" in a 1950's vision of what housing and neighborhoods should look like.
Price , land to build , costs for the government
Lower the quality of the City
I'm sure those who would prefer other housing types (apartments/ condos, single family homes, section 8 housing) will protest such a shift in priorities, but such will always be the case wherever change is effected.
Developers want to build luxury units. ADU are attractive in theory but if built and managed by amateurs or uninvested people can get pretty gross.

What potential challenges or drawbacks do you anticipate?
Strong community pushback from NIMBYS.
Traffic, overcrowding, accidents on poorly designed streets
Infrastructure
S
Nimbyism
Housing the doesn't match the character of the neighborhood
Developers implementing more missing middle housing - although I believe if we build the zoning, they will come eventually.
Not sure.
Ruin neighbors character I sought in selecting our home and neighborhood
We might have to accommodate more cars, so parking garages downtown especially might be necessary to accommodate the extra business downtown would do.
Streets filled with cars (for example Englewood). Single Family homes shoved between multi family homes (Englewood)
None
Unease on the part of residents who are not comfortable with the change. Parking challenges and increased demand for transit services (but this is good).
I imagine there will be many in my city who fear, more than human suffering, losing a little bit of equity in their home.
Over crowding.
Some people equate more density with lower value because of old fashioned perceptions.
Resistance from those who fear change or are worried about construction and increased density in their neighborhoods.
complaints from long-time Littleton residents
parking is always going to be listed here. Many of our streets are actually under parked outside of the NE part of the city and could be used for this.
nimbyism and a lack of land in existing neighborhoods
The neighborhood was designed for a certain number of people. Adding more people and homes overcrowds the infrastructure.
People unsure about what the new options will bring.
So many.
New housing is still expensive housing.
pushback from single family home owners
Increased traffic and parking issues. Unfortunately our transit and bike network do not allow for safe and convenient alternative modes of travel
Noise? Traffic?
NIMBY
Housing prices in CO doing the same thing they already did in CA.
Increased traffic
homes being scraped for multiple units
None. Littleton & Arapahoe County already don't enforce the number of people occupying a property
resource and public service limitations.

What potential challenges or drawbacks do you anticipate?
Would not be beneficial to the Littleton lifestyle.
Opposition
Many people will complain about the negative downsides of increased density. And true, there may be some downsides, but they will be far outweighed with positives if we can actually make living in our community more affordable
None besides pushback from people who think "the character" of their neighborhoods is keeping it "clean, upper class, and white."
A sea change in the character and image of Littleton and its residents, and further erosion of student enrollment and community support for LPS.
I would imagine this would lead to more rental properties which often lead to a lack of property care and/or longevity. I would also not want an increase in short term rental properties.
Present neighborhood is changing away from single family owners to rentals and houses being "flipped" with major price increases that brought about renters and some businesses being run out of homes.
Individuals not open minded
Traffic issues, school crowding, limitations to the nice parks and open space we currently have
Traffic congestion needs to be addressed proactively
Traffic congestion, more water needed
Traffic
Overtaxing of existing infrastructure- sewer,, power, parking etc
Do not mix with single family zones, only multifamily zones and like with like
Increased crime, increased density.
The missing middle housing that you are suggesting: ADU's, duplexes, etc. do not support home ownership only rental opportunities.
I foresee more apartment building which has been the downfall of the entire Denver area.
I attended the recent meeting regarding high density housing on the Highline Canal;very upset people in the neighborhood who felt that this type of housing did not fit the neighborhood. I am afraid the same thing could happen with this proposal.
Crowded parking streets more congestion
lack of street parking.
Rent too high for a section 8 voucher. Metro Housing is getting rid of all their family housing.
NIMBY bad attitudes
Affordability
Parking, congestion
Over crowding
Stress to roadways, congestion. Frustrations during construction for neighboring homes.
Change is tricky. NIMBY. Education to reality of this crisis and who are the people we hope to live in our community. Affordable housing is key to their ability to be part of Littleton
More traffic.
Infrastructure not growing or improving to match the increase in population. Increase traffic in the areas, lack of parking.

What potential challenges or drawbacks do you anticipate?
NIMBY by both new and old residents. The city council needs to do what's best for the future of the city. Every development builds in the last 80 years has had the same complaining concerns, too much density and increased traffic,
Look around us--everyone is building multi family units and it is going to eventually be a surplus and then the city a Littleton will look like every other slum city.
Nothing. My neighborhood near Sterne Park now already has some duplexes and they fit right in. We need to build more housing and take up less land.
X
No one wants to build anything they can't make a lot of money on, GREED
Additional traffic, parking issues
Corporate or investor ownership of properties (especially for the purpose of short-term renting) will keep inflating cost of living and negate any benefit of building additional housing.
Ugly neighborhoods with less safe space for kids.
If newer housing is rented, it will attract lower income families and individuals- less of a community feel and sense of ownership
worse traffic and parking
More traffic
I'm sure there will be pushback from the privileged class. They'll say it's all great until time to make changes to their particular neighborhood.
More people, priced to high
Land costs are high, tap fees are very expensive, and general development costs are high. Parking issues in single family residential areas as well as traffic generation are critical to be reviewed.
Parking
Higher traffic, noise, pollution
Traffic
Community character eroded by scrape off new builds that potentially aren't in the dimensional standards of surrounding neighborhood. Off street parking issues.
The space to build.
Traffic
Being overtaken by large developers, investors, and short-term rentals. (already happening)
The more you build the more crime and traffic we have; the more water and infrastructure we need.
Too crowded. No parking. It will not be affordable for the "middle" people
Public seems to want neighborhoods where all the houses are essentially the same.
NIMBY folks
The cost to build
I anticipate Littleton becoming busier potentially, which could cause traffic issues and potential for less safety.
Parking and more cars
Getting low income housing neighborhoods not kept up
As I have seen in other states, if done thoughtfully, it more diverse housing types creates a better community overall.
none
Increasing population in areas where infrastructure can't support it.

What potential challenges or drawbacks do you anticipate?
None, maybe displacement of single family homes
Unregulated greed by investors and theft of wealth continuing to force people to never progress.
Having to move to Wyoming to escape this high density, future slum.
I worry that increased development will come with decreased green space/ canopy cover. Littleton needs to prioritize green spaces!
increasing missing middle housing in our community has no benefits, only an increased strain on funds available for public services.
High cost of construction, neighborhood pushback.
Developers buying everything
Increased crime, increased traffic. Increased difficulty parking at homes or on the street. Increased aggression among residents and neighbors. Every possible negative consequence that you think might happen is a huge drawback.
does Littleton need to build more houses to bring in more people that Littleton can't handle as it is? I understand there needs to be more affordable options, but not by scraping 50-100 year homes. build apartments instead of more CAR DEALERS!!!
"Not in my neighborhood" pushback from the wealthy who want their property insulated and maintained. Homeowners put more money into beautification than renters.
People not wanting change
It will be challenging with the low turnover of properties to convert or add.
Pushback from single family housing areas.
Overloading infrastructure- sewer, utilities, parking etc
To many cars coming and going on the street and in our compoud
See above.
Increased traffic with no City planning for mitigation. You can't just keep saying that people will use public transit. Especially considering that RTD is an understaffed, underfunded, unsafe joke.
People on Nextdoor complaining about the increase in traffic/lack of parking. However, I do believe an increase in housing options needs to include better alternative transportation options (walking, biking, etc).
Rentals. We have rentals on our street. The yards are unkept, weeds and trash present and the housing has degraded.
None. Securing housing in a great community benefits all.
It seems any housing in Littleton costs more than neighboring communities. Another challenge would be location so that it doesn't impact current neighborhoods negatively.
NIMBYs
Fewer greenspaces
It would have more people in the same space.
The HIGH cost of property tax is rediculous. My mortgage went up because of the high tax.
traffic, crime, loss of green belts

What is your vision for the future of housing in our community?
Pleasant walking paths to good restaurants.
I envision a Littleton that allows everyone to live here. I believe that we can accomplish that by allowing missing middle housing to be built. Single family homes are the most inefficient use of land, and it's important to make smart land use choices.
A city where we have more people living closer to places we love and thriving businesses. Less driving and more walking & biking to get around because we allow denser homes on all our parcels
People of varying economic statuses living near eachother
To keep the housing quality as high-end as possible to discourage low income and section-8 renters. Anythin to keep out renters instead of owners should be actively encouraged. There is plenty of rental accommodation in other parts of the metro area.
I would love to see Littleton have the housing available for a large band of incomes, tastes, and lifestyles. This creates a diverse ecosystem that enriches business, makes Littleton more appealing, and makes the community more robust to economic changes
Safer community
Reasonable pricing
Keep prices and property taxed affordable for middle class and single homeowners.
More options, more density, more community, more affordable, more environmental
Housing of all types for all people, with greater density near downtown and light rail stations
more options and more dwellings per acre
No developers allowed
Denser, vibrant, solvent. I imagine we have enough people in our community that the city won't have to rely on grants for basic maintenance and up keep. I imagine a community that young people desire to live in and can afford to do so.
Unsure
A broad mixture of housing types, more housing in general.
STOP all apartments and multi family units. It's ruining Littleton
More variety and more density so that rooftops will drive better retail options. Also, rooftops will drive mobility options like better bus service on Littleton Blvd to and from the LR station. We need more housing. Period.
I didn't know I had to have a vision to complete this survey
A variety of housing types at a range of prices where people of all incomes can find a decent home.
I have seen neighboring communities becoming overly crowded by too much "gentle density". Littleton doesn't have too many major redevelopment sites but I would want to see this density in these areas where it can be planned for.
Would love to be able to have tiny homes on property
More families, who live close together, sharing the work of childrearing together, able to subsist without cars.
People can buy something in Littleton, starting with a condo, and move up the property ladder, and benefit from our schools and community services (and keep student enrollment higher at our schools)
I want a community that isn't too busy, that has a variety of housing opportunities without removing open space and blocking the mountains.

What is your vision for the future of housing in our community?
A strong, diverse (both culturally and economically), thriving community with housing opportunities for all. I would love for Littleton to be more of a "live, work, play" community that allowed for less commuting and more community.
Here are some visions - Buy the ESSEX Motel on Santa Fe and turn it into CUTE , affirmative readable housing , studio apts , etc .available for seniors, handicapped and the housing insecure . Also purchase The Evergreen Motel in Santa Fe . Brainstorm
High end single family homes
Walkable, mixed-use neighborhoods that aren't financially prohibitive to the average person/ family.
Better quality more affordable with more attention to the things that allow quality of life. Decent, pretty, attainable housing
MORE housing overall. More options, more affordability, more diversity. I realize it's not the point of this survey, but I want to see more diverse zoning in residential areas that will allow for corner stores, coffee shops, eateries, etc.
Housing that is not apartment style; townhomes only
Welcoming and safe options for all
More affordable Options
A vibrant community were people can safely walk down the street. A community were teachers, nurses, police, can live in the community they work for. I would love to see corner stores, density, better transit. I would like my kids to raise their kids here.
Keep the character of the neighborhood
More housing, more walkability, a more thriving Littleton.
Denser building options is critical to our community
Keep neighborhood character unique
I would like to be a trailblazer of a historic, beloved little town that is inclusive, diverse, and possible for first-time homeowners and younger renters.
I want housing to be affordable for all Littleton Community and Lower income shouldn't be forced to live in certain areas of Littleton. Lower income should have the opportunity to own a home. Multi family units might be the best
Small spaces for the young and old readily available. Many empty nesters want to live in a walkable area, but have few housing options in the 1500-2000 sq foot range.
More affordable and workforce housing is a must for the city's survival, and missing middle options are one critical component, but so is more dense housing development near the city's many parks and trails. We have more of these amenities than Denver.
I hope that Littleton continues to attract families--the LPS schools have a consistently declining population due to housing costs. This is a beautiful city to raise families in.
Good neighbors with a vision for a safe community.
Cozy communities with reasonably sized housing and shared public and outdoor areas in walking distance of more mixed and business districts.
There is affordable and plentiful housing so that young families, teachers, service workers, etc. can afford to live in the same community where they work. No one who has roots in Littleton should be forced out due to expensive and scarce housing.
housing opportunities for people from every income level
Starting slowly and expanding over time. This is not something you want to drop a bomb on the whole city only to have it repealed later. I would love for all of these that are created to be owned and not rented.
I don't think we're far off, but it seems like we can do our part to help solve the housing shortage in this country by making missing middle housing permissible or potentially even incentivized

What is your vision for the future of housing in our community?
Keep it the way it currently is. The neighborhood was designed for a certain number of people. Adding more people and homes overcrowds the infrastructure.
Allowing for all to live here - currently we have options for expensive housing and low-income. Build up the middle.
Inflated prices go down when people leave and refuse to pay them
Diversity of price points and housing types to serve a diversity of residents.
Variation and opportunity
Duplex and ADU's
More ADUs at existing neighborhood homes, redevelopment of blighted land, and more housing close to transit
More density, which supports more small businesses
Eliminate investors from the housing market. Investors gobble up affordable inventory to make a buck (a big buck) flipping houses.
Greater diversity
we need to keep single family dwellings
ADU's!!! We would build one in our backyard right now if Littleton would move faster in passing this much needed housing option.
Thoughtful growth, and options for all income levels
Less apartment buildings. More single family homes.
More affordable housing choices
More of it so that it can be more affordable
I would love for housing options to actually reflect the diversity of folks who actually want to live, and who work here. I want the whole rainbow.
Steady evolution of the housing patterns and overall population that have made Littleton the charming and successful community it has become until about 10-12 years ago.
Diversity in housing sizes for ownership.
keeping the present single family neighborhoods "intact" and enforcing present zoning in themm.
Individuals taking pride of ownership - something as simple as cutting the grass!!
Management of new construction is key. I would support mingling duplexes with single family dwellings.
Encouraging homeowners to build ADUs, incentivizing developers to create gentle density instead of large multi-unit properties, encouraging new builds to consider smaller footprints
More housing more diverse, so good that other communities want to copy Littleton.
More OPTIONS
Fwer apartments. More owners, less renters. Keep it higher end. No section 8 etc
Understanding people are looking for different types of housing and are different demographics. Keeping similar demographics is important so people have similar expectations for there neighborhood
It should have been kept the same without high density.
My vision is that people have an opportunity to purchase a home before corporations buy them and turn them into rentals.
Single family detached homes. No more apartments.
Additional housing provided with respect for the existing neighborhood. This is not happening with the development proposed on the Highline Canal. Also, the dense housing at the Village looks bad; I feel sorry for the people who live on Geddes.

What is your vision for the future of housing in our community?
Keep small town charm we don't need to have multi units on every corner
if duplexes are needed to make affordable housing, that is fine. I do not want to see neighborhoods flooded with multiplexes. It saddens me to see old neighborhoods torn apart with no space for kids to play in their own yards.
Affordable
More ADUs, more townhouses
Less three story townhomes. More ranch and duplexes. Stop building where there are no roadways to support housing. Like Santa Fe developments that do not have roads to support density and will only increase traffic. Build out Littleton Blvd
Lots of these older houses are being upgraded nicely
Better public transit to permit more spread out development
More opportunities for people to enjoy this community.
Affordable housing that allows people the dream of home ownership in a vibrant and active community.
More density.
Mixed housing but better selection of locations. The single-houses that have been converted to multi-units in the downtown area when there were already lack of parking, is now worse.
Density and multi story. For new multi family buildings of 8 units or more, the city needs to demand good architecture.
Build housing that is for long term residents--not short term
More intensive development near downtown and other major transit areas, inclusion of missing middle in single-family neighborhoods.
X
Price of houses are out of control, I think you need more affordable homes and beginner homes for young couples and people just starting out.
Prefer that my neighborhood not have higher density.
While detached single family housing is still the most desired, having a variety of options that fit the actual needs of anyone seeking housing would stabilize the market.
Remaine the same.
I like the idea of cottage court communities that are sold. New homeowners are more likely to feel invested in their community.
Additional middle housing dwellings would be great as long as they keep to the architectural cohesion of the neighborhood
Sense of community and diversity
I'd love to see cottage court housing in Littleton. My daughter lives nearby and I would like to remain close to her and her family when I'm no longer able to climb stairs.
We don't need any more hoses, apartments ect. In Littleton.
The housing in Littleton needs to be very carefully examined and density increases need to be thoughtfully considered. Every location or neighborhood is unique and no one size fits all locations.
More options across a range of pricing
Higher efforts to keep existing home values high.
Maintain the small older homes in the community
Missing middle housing is a good start, but unfortunately most in-fill available land is not being used for it.
I think we need to allow current homeowners sufficient flexibility to adapt their space to current needs and to find reasonable options for building houses and/or units to accommodate newcomers.
Units and houses are kept up- no ghetto

What is your vision for the future of housing in our community?
I've explored an ADU on my property and found the zoning requirements too restrictive. Specifically, not being able to raise roof heights above single family dwellings.
Please slow down on the building but make what you do build affordable. Have limits of what can be charged for rentals. Monitor the "slum-lords" better and hold them accountable!!
I bought in a single family detached house for a reason. You are ruining our neighborhoods. (Look at Curtice) You can't even drive down it half the time and when you are turning on Main Street, you can't see if there are any cars coming.
More flexibility such as accessory dwelling units; remove restrictions on number of unrelated people in one house; Make various house sharing arrangements more viable.
Building on our current diversity
Affordable Housing is possible and needs to be addressed now and steeper rules and costs need to be enforced with developers
I would highly welcome more duplex and multiplex housing in the area. Buying a home in Littleton is difficult so the more options of middle housing available will bring in more families.
Variety, the spice of life. Everyone should be given opportunities.
Keeping a quaint housing community and smaller town/city feeling. Small businesses too.
I would like to see more opportunities to own homes instead of rent. Renting is a temporary solution for most, while homeownership is creating a foundation for consistency. Smaller, more affordable homes are needed.
A diversity of housing types - multifamily to single family in order to house those who work and serve the community of Littleton
Diverse housing options that increase walk and bike-ability. No high-rises. Lots of open space incorporated into planning.
More opportunity for younger people
Middle income housing is key. Even lower income housing but ownership is key. Tiny home communities or similar with ownership will increase quality of life for everyone.
More open space, parks, rec centers in our community to enhance value of current homes, which multiplexing won't do.
equitable opportunity for all! make Littleton a place where you can live and where you can work locally! Housing options with green space accessibility
Stop the "we must grow or else" focus of public policy in Littleton. I would like to see more open space and parks, not a focus on increasing the population of Littleton and building big box retailers to accommodate that population.
Inclusivity, so that those who work, shop, and go to school here can also live here.
More affordable
Please keep single-family homes and maintain the small-town feel of Littleton. There is no need to be like everyone else and increase the number of people living in Littleton.
I live here, been in my house for 27+ years, I don't want all these old neighborhoods to be wiped out - heck, just look what Littleton City council has done to downtown, scraped all the houses and replaced with 1000s of apartments, no parking,
REDUCE URBAN SPRAWL AND FOOD DESERTS! Zoning should incorporate space for small corner stores, walkable paths from neighborhood to neighborhood, and all income levels should be mixed in throughout each neighborhood.
More housing options
Create diverse housing that doesn't lower the existing houses or create poor designs and aesthetic in the neighborhood
A mix of choices and an increase in the amount of housing for starters or those aging out of a single family home with a yard.
More single family on large lots
Just plan craziness for people our age. Lot rent going up and repairs on our units going up.
Leave

What is your vision for the future of housing in our community?

I envision a future where our City Council is not perpetually in the pocket of developers and prioritize affordability and community impact over "more, bigger, more expensive".

A diversity of options for all household sizes and income levels (both for renters and for those increased in purchasing a home)

Ownership, not rentals.

More affordable housing for all. Affordable as in actually affordable to people who work wages.

Future housing could be multi-dwellings or cottage communities that are adjacent to existing neighborhoods or placed so that they don't seem like an architectural or community interruption to current neighborhood.

Similar to Platt Park: replace least functional existing housing with multi unit modern housing

Moderate, affordable housing and fewer McMansions would be nice.

Some smaller house for seniors would help us move from our current homes so families could move in and keep the schools from closing.

Cost of living is ridiculous. Make housing affordable. Start with lowering property tax. Be better stewards of the tax , pot money...

We are not required, nor is it desirable for a small city like ours to try and solve the living situation problem.

Other - please explain - If you believe you will be moving in the next 5 years, which of the following reasons best capture why?
Looking for housing with pleasant surroundings, access to restaurants, and closer to Public Transportation.
we are currently in a starter home and may get a better one in the future
Too crowded
I don't want to share walls and outdoor space
We want to be in a more walkable/bikeable area. I want to be closer to shops and restaurants.
We will likely try to build an addition to meet our future house needs.
Moving to a retirement community
Want to live where daughter settles post college
Moving to Golden to be married
In addition to an expanding family, we hope to be nearer downtown Littleton due to walkability and proximity to family and the places/amenities we frequent most.
Needing something lower maintenance and smaller
Retired. May move closer to family members out of state.
Next move is to a retirement community
Major we are renting from South Metro Housing, they are making us move, they gave us a voucher but can't find a home in the city of Littleton.
May relocate for work
One level senior housing
This older neighborhood could use a few rules. Anything goes is not good.
To many people and apartments being built on every open space
I am looking at a retirement community like Windcrest.
If we moved it would be because Littleton is changing way too fast for my husband and me. Crime, too much development, poor shopping choices, traffic is out of control, open space is disappearing right before our eyes! Seems that developers run our city :(
I will move if Littleton keeps adding multi family housing in my neighborhood. There is NO parking!
downsizing due to age and needs
Lack of policing and unsafe culture on our street.
Yearly lot rent increases that would surpass my fixed income
I am saving hoping to buy a home.
Neighbors

No - please explain - If you were to build a duplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?
Upzoneing if fine.
I would like to use as much of the lot as I would need to build two units that are of good size.
Should be allowed to be bigger
I think the requirement of setbacks is silly. if you are putting a residential building in an area that requires a setback for "safety" reasons, the home shouldn't be built there.
I don't believe duplex's should be capped onto the same size a single family home regulations.
We might need more flexibility or adaptations. I am not intimately familiar with current "dimensional standards." It may not make sense to treat these like single family detached houses connected together like Lego bricks.
Height should be limited to 150% of average within a 1 mile radius;this would allow slightly taller but not overwhelming taller buildings. Setbacks and lot coverage are overly restrictive as-is and should be relaxed
I believe duplexes should be allowed to be larger, but should also allowed to be smaller for more housing options
Should have different ones to ensure garage etc.
Single family house standards are too restrictive. Holding multi family housing to the same standards is pointless and only serves to squeeze people out town
no, duplexes should be subject to different dimensional standards that recognize the higher space demands of two households compared to one. they can still be well-contextualized without being subject to the same dimensional standards
I prefer no duplexes. They create congestion
Very difficult to answer this question. I would like us to be as permissive as possible
SFR is a different housing product than duplex housing
Variety of styles and architecture in a n'hood is great. It can also be taller and closer to the sidewalk than single-family zoning typically allows. We should avoid sameness.
I am sure that I would want to maximize building size of a duplex on a lot if I was building it. That said, I don't want to see Littleton redevelop with overly cramped duplexes like Denver and others.
No - the parking requirements and setbacks should be lessened.
lot coverage could be higher
Some of the dimensional standards should be reduced/amended to allow more living space, especially if the will be affordable.
I am a senior and would not expect that much space ! Only minimum salary add is needed.
Don't want duplexes in Littleton
Not necessarily; availability of this type of housing is priority over dimensional standards.
Not necessarily Quality is more important than dimensions but tree canopy and sunlight are important so height is relevant
Maybe standards to allow for a little more density and affordability
It's my understanding that housing can rarely be more than two stories. Density is good and allows more housing in smaller space. I would be happy if the city allowed duplex housing.
Flexibility would be good
I would expect some of these builds to take up more of the lot and have less yard space.Not necessarily
Not necessarily; more context-sensitive flexibility makes more sense to address the missing middle gap
If shortcuts can be made to create affordable housing--as in if the standards don't necessarily promote safety--then I don't see the need. Everyone deserves a safe place to live with functional bathrooms and kitchens.

No - please explain - If you were to build a duplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?
Housing more people requires more space, standards should account for that, within reason.
I'm not familiar with the standards, but it makes sense to me that there should be more flexibility in the standards when it comes to multifamily housing.
I think it should be ok to cover more of the lot if it can be done without butting up against adjacent houses or looking dramatically out of place. in general it should match the character of nearby houses ideally
The neighborhood was designed for a certain number of people. Adding more people and homes overcrowds the infrastructure.
I would y want to live in a duplex. What is needed is more single family housing in
I would want the standards to be a little more flexible to accommodate the duplex however would be wary of allowing significantly higher lot coverage, e.g. 95%.
Multi-family units often need to be larger
If I were to build a duplex I would want the ability to maintain or increase square footage by building up and closer to the lot lines.
We can accommodate more buildings
Make the dimensional standards more permissive to encourage development
I don't have an opinion on this because I'm not a builder, and I don't care what rules neighborhoods have made to prevent diversity.
No duplexes in single family detached. Good with other duplexes or multifamily. Use same dimensional standars
Allowing it to be deeper on the lot or taller while maintaining width seems like it would be a reasonable way to make it a comfortable space while maintaining the spacing of the neighborhood.
Confused if you mean each unit the same or combined , the same. I think there need to be space between duplex and building adjacent that allows for sun and air and enough room for some privacy, etc.
It is fine if a duplex is a little larger to be able to fit two livable spaces on one lot.
Duplex's added to a single family neighborhood can destroy that neighborhood. At the very lease they increase traffic.
Duplexes could be smaller in dimension
It could be 10-20% taller
I'd make it a bit smaller than the typical SF detached house.
The combined footprint of both units can be somewhat larger than A single detached home.
We need more flexibility in the zoning.
It should have more lot coverage. Same set-backs though. No more that 2-stories
No for lot coverage; yes for height and setbacks
A duplex can be smaller. That would be my expectation
Duplexes house two families so it is reasonable to expect them to be slightly larger.
It would entail two connected homes, albeit smaller, but still need adequate footprint so an allowance for more height, eased setbacks and greater lot coverage.
I wouldn't mind it if took more space than a single house
Smaller yard
I will never live on a duplex.
Do not want duplexes in my neighborhood.
It would need to be larger and located away from single-family detached houses.

No - please explain - If you were to build a duplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?

I think there could be some small allowances for a larger building for a duplex.

Some allowances should be made for affordability.

I like my trailer, but rents going up and things around us are getting out of our control.

Do not want to

Restrictions to not allow short-term rentals. Make units affordable housing.

I don't care about the standards if it's more affordable.

I don't care if it's flexible

No - please explain - If you were to build a triplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?
Upzoneing if fine.
I would like to use as much of the lot as I would need to build three units that are of good size.
More units means it should be allowed to be bigger
I think the requirement of setbacks is silly. if you are putting a residential building in an area that requires a setback for "safety" reasons, the home shouldn't be built there.
I don't believe triplex's should be capped onto the same size a single family home regulations.
We might need more flexibility or adaptations. I am not intimately familiar with current "dimensional standards." It may not make sense to treat these like single family detached houses connected together like Lego bricks.
Same reasons as for duplex - relax existing dimensional standards
I believe triplexes should be allowed to be larger, but should also allowed to be smaller for more housing options
See duplex
Same answer as before. Pointless regulation.
no, triplexes should be subject to different dimensional standards that recognize the higher space demands of three households compared to one. they can still be well-contextualized without being subject to the same dimensional standards
Way too congested
This would be very restrictive
See above
They're different from single-family home styles and that's ok. They should look and live differently.
No - the parking requirements and setbacks should be lessened.
lot coverage could be higher
Some of the dimensional standards should be reduced/amended to allow more living space, especially if the will be affordable.
I think it needs to be as FLEXIBLE as possible !'
Don't want triplexes in Littleton
Not necessarily; availability of this type of housing is priority over dimensional standards.
See above - within quality of life standards size isn't the most important consideration
Don't need high density housing
Density is good. Building up instead of out. remove parking minimums for housing.
Larger space may be needed for a triplex
Flexibility would be good
I would expect this build to take up more of the lot than a traditional single family home.
Not necessarily; more context-sensitive flexibility makes more sense to address the missing middle gap
Same as duplex answer.
Housing more people requires more space, standards should account for that, within reason.
I'm not familiar with the standards, but it makes sense to me that there should be more flexibility in the standards when it comes to multifamily housing.

No - please explain - If you were to build a triplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?
I think it should be ok to cover more of the lot if it can be done without butting up against adjacent houses or looking dramatically out of place. in general it should match the character of nearby houses ideally
No one wants to live in a triplex or duplex. Create privacy and single family spaces.
I would want the standards to be a little more flexible to accommodate the triplex however would be wary of allowing significantly higher lot coverage that would allow for building out almost the entire lot.
Multi-family units often need to be larger
No, same answer as above
Same answer
No, would not build or recommend at triplex.
Make the dimensional standards more permissive to encourage development
Again, I don't know much, but don't care for preventing diversity.
No in single family detached zone
I would think a triplex would need more space for overall height and/or lot coverage than a duplex or single family home.
See above.its more about allowing functional boundaries than a detail on footprint comparison.
It would be very crowded and possibly lack of parking availability without imposing on neighbors
It is fine if a triplex is a little larger to be able to fit two livable spaces on one lot.
Same as above. Tri's need even more space inorder to get the same square footage of living space. I will fight multi-family dwellings in an existing neighborhood. t
Triplexes could be smaller
It could be 10-20% taller or closer to the curb
Triplexes should not be allowed in single family detached zoning districts.
The combined footprint of all 3 units can be larger than a single family home
We need more flexibility in the zoning.
It should have more lot coverage. Further set-backs. No more that 2-stories
No for lot coverage; yes for height and setbacks
Same as for duplex
Triplexes house even more families than duplexes and should have the size requirements associated with the larger size.
A triplex, although smaller sqft than SFH, should be given greater latitude for more height, eased setbacks and greater lot coverage.
It could take up more space than a standard home
Smaller yard
I would never live in a triplex.
encourage building up, not out
Do not want triplexes in my neighborhood.
A triplex would need more square feet of living space than a single-family home to make it a workable housing option, so it should be able to be taller/closer to the property line.

No - please explain - If you were to build a triplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?
It would need to be larger and located away from single-family detached houses. This is not needed or wanted in Littleton.
Duplex seems more like a townhome or regular home. Triplex seems more like a condo or apartment... zoning should depend on higher density.
I think there could be some small allowances for a larger building for a triplex.
Allowances should be made.
To many people. Children and animals I like the 55 and older.
Do not want Trish plexus
Restrictions to not allow short-term rentals. Make units affordable housing.
Again, I'm for affordability and not worried about standards.
Perhpas it would be ok if it had less yard space but it shouldn't overwhelm or tower over neighboring single family houses
Don't care if it's flexible
Not sure each place would have enough room.

No - please explain - If you were to build a quadplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?
Upzoneing if fine.
I would like to use as much of the lot as I would need to build four units that are of good size.
I'm fine with larger
I think the requirement of setbacks is silly. if you are putting a residential building in an area that requires a setback for "safety" reasons, the home shouldn't be built there.
I don't believe quadplex's should be capped onto the same size a single family home regulations.
We might need more flexibility or adaptations. I am not intimately familiar with current "dimensional standards." It may not make sense to treat these like single family detached houses connected together like Lego bricks.
Same reasons as duplex/triplex
I believe quadplexes should be allowed to be larger, but should also allowed to be smaller for more housing options
See duplex
Same answer as above
no, quadplexes should be subject to different dimensional standards that recognize the higher space demands of four households compared to one. they can still be well-contextualized without being subject to the same dimensional standards
Should not be permitted way too congested
Again, this would be very restrictive.
See above
They're different from single-family home styles and that's ok. They should look and live differently.
No - the parking requirements and setbacks should be lessened.
lot coverage could be higher
I would think you would want more room
Some of the dimensional standards should be reduced/amended to allow more living space, especially if the will be affordable.
No we need FLEXIBILITY
Don't want quadplexes in Littleton
Not necessarily; availability of this type of housing is priority over dimensional standards.
Privacy, light, tree canopy, outdoor space, and quality are better measures of quality than size. Some single floor living is important for older and/or disabled people
Don't need high density housing
Same reason as previous two answers. Stop limiting housing.
Larger space may be needed for a quadplex
Flexibility would be good
I would expect a quailed to take up more of the lot.
Not necessarily; more context-sensitive flexibility makes more sense to address the missing middle gap
Same as duplex answer.
Housing more people requires more space, standards should account for that, within reason.

No - please explain - If you were to build a quadplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?
I'm not familiar with the standards, but it makes sense to me that there should be more flexibility in the standards when it comes to multifamily housing.
I think it should be ok to cover more of the lot if it can be done without butting up against adjacent houses or looking dramatically out of place. in general it should match the character of nearby houses ideally
See above
I would want the standards to be a little more flexible to accommodate the quadplex.
Multi-family units often need to be larger
Same answer as above.
Same answer
No, would not build or recommend at quadplex.
Make the dimensional standards more permissive to encourage development
See above
Not in single family detached zone
A duplex can probably maintain the aesthetic if the spacing is maintained, but larger homes need movers space unless they are lower occupancy (for single or double occupancy, though I believe occupancy and rental capacity have legal protections)
I would think a quadplex would need more space for overall height and/or lot coverage than a duplex or single family home.
See above
It would be very crowded and possibly lack of parking availability without imposing on neighbors
It is fine if a quadplex is a little larger to be able to fit two livable spaces on one lot.
I would not the ugly garbage I have seen built in older neighborhoods in this city.
They can be smaller
It could be 10-20% taller or closer to the curb
I'd make it bigger.
No quadplexes in single family detached zoning districts.
The combined footprint of the quad can be higher than a single family home.
We need more flexibility in the zoning.
It should have more lot coverage. Further set-backs. No more that 2-stories
No for lot coverage and setbacks; yes for height
Same
Quadplexes house even more families than triplexes and should have the size requirements associated with the larger size.
Would not want to see this option
Should be given greater latitude for more height, eased setbacks and greater lot coverage.
It could take up more space
Still think a smaller yard or no backyard

No - please explain - If you were to build a quadplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?

I am not interested in duplex, triplex much less a quadplex.

encourage building up, not out- slow urban sprawl

Do not want quadplexes in my neighborhood.

Same reason as for the triplex.

It would need to be larger and located away from single-family detached houses. This is not needed or wanted in Littleton.

Quadplex with the same height allowances as a home? Are you giving everyone a yard? Then yeah. If your not, then it's An apartment and should be treated that way.

I think there could be some small allowances for a larger building for a quadplex.

Allowances should be made.

Do not want Quadrex

Restrictions to not allow short-term rentals. Make units affordable housing. Require parking commensurate with the number of units.

Same answer- affordability.

I don't think a quadplex would be appropriate in a sing-family detached neighborhood.

Don't care if it's flexible

Not sure the place would have enough room.

Would need larger lot

No - please explain - If you were to build a multiplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?
Upzoneing if fine.
I would like to use as much of the lot as I would need to build units that are of good size.
Makes more sense for this to be bigger than a single family home
I think the requirement of setbacks is silly. if you are putting a residential building in an area that requires a setback for "safety" reasons, the home shouldn't be built there.
See above
We might need more flexibility or adaptations. I am not intimately familiar with current "dimensional standards." It may not make sense to treat these like single family detached houses connected together like Lego bricks.
Same as above
I believe multiplexes should be allowed to be larger
See duplex
Same answer as above
no, multiplexes should be subject to different dimensional standards that recognize the higher space demands of multiple households compared to one. they can still be well-contextualized without being subject to the same dimensional standards
Never it's like building a bomb shelter with inadequate parking
See above
They're different from single-family home styles and that's ok. They should look and live differently.
No - the parking requirements and setbacks should be lessened.
lot coverage could be higher
I would think you would want more space.
Some of the dimensional standards should be reduced/amended to allow more living space, especially if the will be affordable.
No need multiple housing options available to meet a variety of needs.
Don't want multiplexes in Littleton
Not necessarily; availability of this type of housing is priority over dimensional standards.
How is that even possible?
Don't need high density housing
Build up, density is great. I would also like to see mixed use places like reatial or a corner store bodega.
Larger space may be needed for a multiplex
Flexibility would be good
I don't mind that they're slightly larger, all three of these options, but I would like the design to match nicely to the general scale of the street.
Not necessarily; more context-sensitive flexibility makes more sense to address the missing middle gap
Same as duplex answer. Meet safety demands, basic needs, 2-3 bedrooms for families.
Housing more people requires more space, standards should account for that, within reason.
I'm not familiar with the standards, but it makes sense to me that there should be more flexibility in the standards when it comes to multifamily housing.

No - please explain - If you were to build a multiplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?
I think it should be ok to cover more of the lot if it can be done without butting up against adjacent houses or looking dramatically out of place. in general it should match the character of nearby houses ideally
I would want the standards to be a little more flexible to accommodate
Multi-family units often need to be larger
Same answer as a above
However, it is important to have some green space when building
Same answer
No, would not build or recommend at multiplex.
How would that even work?
Not in single family detached zone
More people need more space
I would think a multiplex would need more space for overall height and/or lot coverage than a duplex or single family home.
See above
It would be very crowded and possibly lack of parking availability without imposing on neighbors
It is fine if a multiplex is a little larger to be able to fit two livable spaces on one lot.
Same as all of the above.
can be smaller
It could be 10-20% taller or closer to the curb
Bigger
No multifamily in single family detached zoning districts.
Same as above
It should have more lot coverage. Further set-backs. No more that 4-stories
Same
It houses more families so needs more space.
Would that eat up green space?
Would not want to see this option
Should be given greater latitude for more height, eased setbacks and greater lot coverage.
I wouldn't want an apartment in the same zoning district as a neighborhood that's all single homes. An apartment should have more space
I would expect a common area but not individual yards
Higher density in certain areas is important for affordability.
No, not in my neighborhood!!
encourage building up rather than sprawling out. prioritize designated areas for green space and trees!
Do not want multiplexes in my neighborhood.

No - please explain - If you were to build a multiplex, would you want it to have the same dimensional standards allowed for a single-family detached house located in the same zone district?

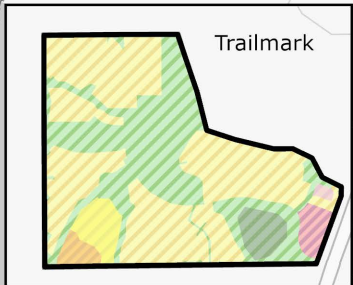
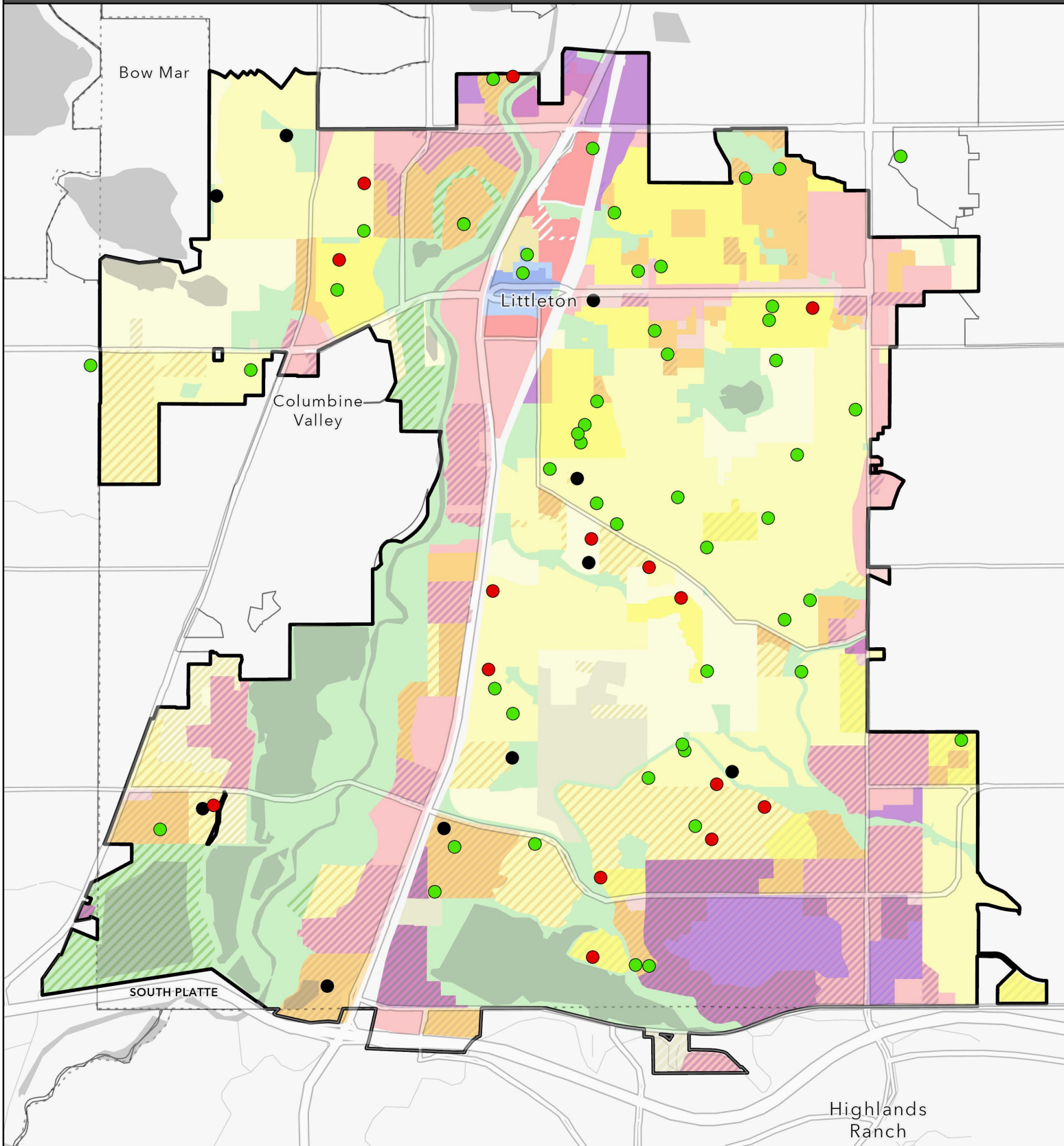
Same reason as for the triplex.
This is not needed or wanted in Littleton! We already have problems with too many people living in one residential unit. It increases the number of vehicles on the streets and detracts from otherwise pleasant neighborhoods.
Because I don't see how you even could... apartment with the same height requirements as a home?
I think there could be some small allowances for a larger building for a multiplex.
Same
What single residences only Most
Restrictions to not allow short-term rentals. Make units affordable housing. Require parking commensurate with the number of units.
Affordable over standards.
I don't think a multi-plex would be appropriate in a single-family attached neighborhood.
Same
It would need more parking room than a single family home.
Need larger lot

Yes - please explain in the box below - Have you or someone you know experienced difficulty finding suitable housing in our community?
My employees have difficulties finding housing in Littleton.
I was unable to afford a home until I was approved for the affordable home buying program from SMHO and Habitat for Humanity.
Had to look for months to find something affordable
Friends looking to purchase an affordable condo were unable and forced to locate over in Sheridan
Affordability
Many of my friends cannot afford to own in Littleton, so they moved elsewhere or are at the whims of landlords
Limited inventory is making their search untenable due to cost
Not enough options available at reasonable cost where I want to live
I couldn't afford a home in Littleton. I'm a Lockheed engineer and I can't afford to live in Littleton. All the houses are too big and expensive
Cost of rent
Multiple friends and family have aren't able to afford buying in Littleton. Many others that can afford buying, but cannot find an option suitable for them (right size, etc)
Our children
A friend had to move out of a house near Sterne Park, where she and her family were renting. It took them many months to find their new place, which is again, a rental. Her goal was to find something to buy but there's nothing in her price range in town.
It was difficult for us to find the right house that our family could afford. Competition between many buyers required us to stretch financially.
I personally know many families who've had to leave Littleton (and Colorado) because of how unaffordable the city is. My family constantly flirts with leaving for the same reason.
Middle income families moved away because of housing costs at my daughter's elementary school
We struggled to find a house within our budget in 2022
Rental prices are high for single parents households and there are no entry-level priced homes for people to enter into homeownership
Several people and LITTLE TO NO OPTIONS FIR SENIORS . Littleton area does not take care of their seniors ! ☹️
Yes, apartments are the only "affordable option" for my family, and even then get pretty expensive.
I was seeking patio home for sr citizen everything was too big/expensive, not one-level, or just sad
I know several renters who have been priced out of their current housing due to continually rising rents.
Low inventory, large house size, housing is unaffordable and lack of variety of homes (starter, duplex, triplex, etc)
Took a couple years to find the right home, in the right neighborhood, for the right price.
I have several friends, young families, who would love to live to Littleton but cannot afford a starter home here.
Many young people can't afford the entry price of a single family home. Older people have difficulty downsizing because a smaller home is often as much as the sale price of their larger family home.
Young people, young families, and recently retired friends all have struggled with finding housing at their needed price point.
I had a friend, recently deceased, who worked as a cook in a few different restaurants in Littleton and Highlands Ranch, full time, and could not afford a place to live within biking distance.
Trying to find a condo to buy in Littleton was very hard. People should be able to own their homes even if they prefer to live in more compact and sustainable buildings.
We weren't able to find a house in Littleton proper, where we hope to eventually live. My brother and sister in law, both teachers, have been looking for a home in Littleton but without success due to the lack of starter homes/ middle housing.

Yes - please explain in the box below - Have you or someone you know experienced difficulty finding suitable housing in our community?
I work in Littleton and cannot find suitable housing as a middle-income, single person
A co-worker who is a Chemist and has a partner in HVAC. My co-worker's student loans make it difficult to get financing.
Friends that would like to move here find the housing unaffordable, as two working parents with one child
Prices are too high. Houses are being bought by corporations to turn into rentals and or Air B&Bs, driving the prices beyond what is affordable.
It is nearly impossible to find anything affordable and rents have quadrupled in some cases
One who wanted to downsize but couldn't find anything appropriate, another who couldn't find an affordable house.
High Rent
It's is expensive
I am a Realtor and have trouble finding affordable homes to buy or rent in this area.
Relative wanted to live in Littleton, but could not find an affordable alternative. single family or condominium
Looked for a year with a 20% down payment on 500k and could not get anything suitable.
Difficulties affording
These groups really struggle finding affordable housing in Littleton: Single moms, young adults and young couples
Difficult to find affordable housing
People looking for places to rent come by my store every week asking if I know of anywhere.
Priced out of neighborhood near ideal school.
I would prefer to live in Littleton, but cannot afford any of the available housing options. I also work with people daily who are struggling to find affordable housing in Littleton.
Apartments and homes are unaffordable
Young adult not making enough \$ to live in LTN
Co-workers
South Metro Housing gave us a voucher for 2100 for 2-3 bedroom. There are no available houses in the area for this amount. Please help us find affordable housing that we can use with the voucher so we can stay in the city of Littleton.
55 over ranch homes
My mother had a long wait for senior housing.
Son tried to by a condominium/town house in Littleton. did not want yard. This option just does not exist here.
I know a young couple who preferred Littleton but wound up moving out near the airport in order to own their first home.
Young couples in our church cannot afford housing in Littleton and buy elsewhere
Friends had to buy 20% over asking to live here
My mother is having a difficult time finishing and affordable small unit for herself without being in debt or living to pay mortgage/rent
I had a friend who couldn't find affordable housing about 10 years ago and right now my niece and her family live in Denver because they can't afford a house in Littleton.
It's to expensive to live here
Everything is too expensive for kids; low inventory of new SF detached one story
A friend who moved from Littleton because he was unable to find affordable housing here.

Yes - please explain in the box below - Have you or someone you know experienced difficulty finding suitable housing in our community?
both home sales and rents are ridiculously high
Not affordable
Friend from Arizona had grandchild who accepted a job in Littleton and could not find a dwelling in Littleton she could afford. She did find an apartment in Aurora.
The cost. Move up buyers, first time home buyers or relo you name it, it pushes people further out
My brother-in-law and sister-in-law were just married and are struggling to find affordable housing to own in Littleton.
Many friends cannot afford to purchase a home or rent an apartment. Some have found more affordable homes in Aurora, many others have left the state to find more stable and affordable housing.
Affordable options are not available. Anything new is luxury. Property owners don't care about people.
Littleton's market is extremely difficult for first time home buyers.
Many DougCo friends would love to move but can't find housing that works for their families.
Not enough affordable single family homes
First time home buyers, and current homeowners I know have all expressed that they "cannot afford to live in Littleton" because of housing prices. They chose to move to Brighton, severance, and out of state.
My son and his wife can't find anything affordable.
My friend who grew up here and worked here could never afford to live here.
Daughter looking to return to Littleton from Denver and even with the 50+% increase in the home price of her Denver home, she can't seem to find a house in the Littleton area that would even be a lateral move.
Expensive housing
Too few hosing options, rent is way too high for renters, purchasing a home is unattainable for most families
My brother. He is living in the hotel on Santa Fe

Neighborhood Housing Opportunity Survey Results



Survey Responses		Zoning Districts			
Supportive?		ACR	DMU	LLR	NC/PL-O
● Not Supportive		ACR/PL-O	DMU 3	LLR/PL-O	OS
● Supportive		BC	DNR	MFR	OS/PL-O
● Unclear		BC/PL-O	DTA	MFR/PL-O	SLR
		CM	IP	MLR	SLR/PL-O
		CM/PL-O	IP/PL-O	MLR/PL-O	
				NC	