



Future of Littleton Town Offices & Affordable Housing

Community Information Session

April 9, 2025



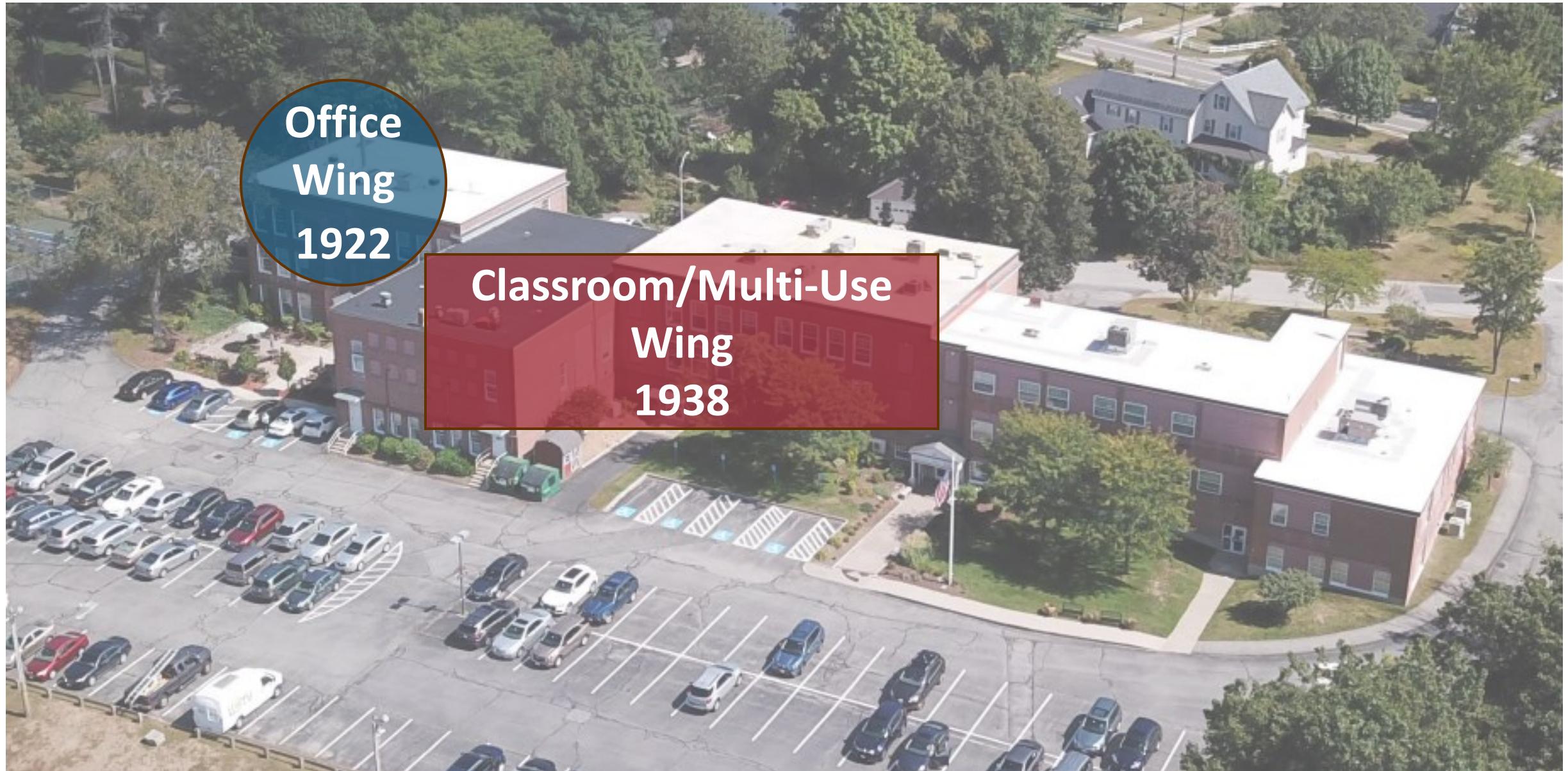
History of 37 Shattuck Street



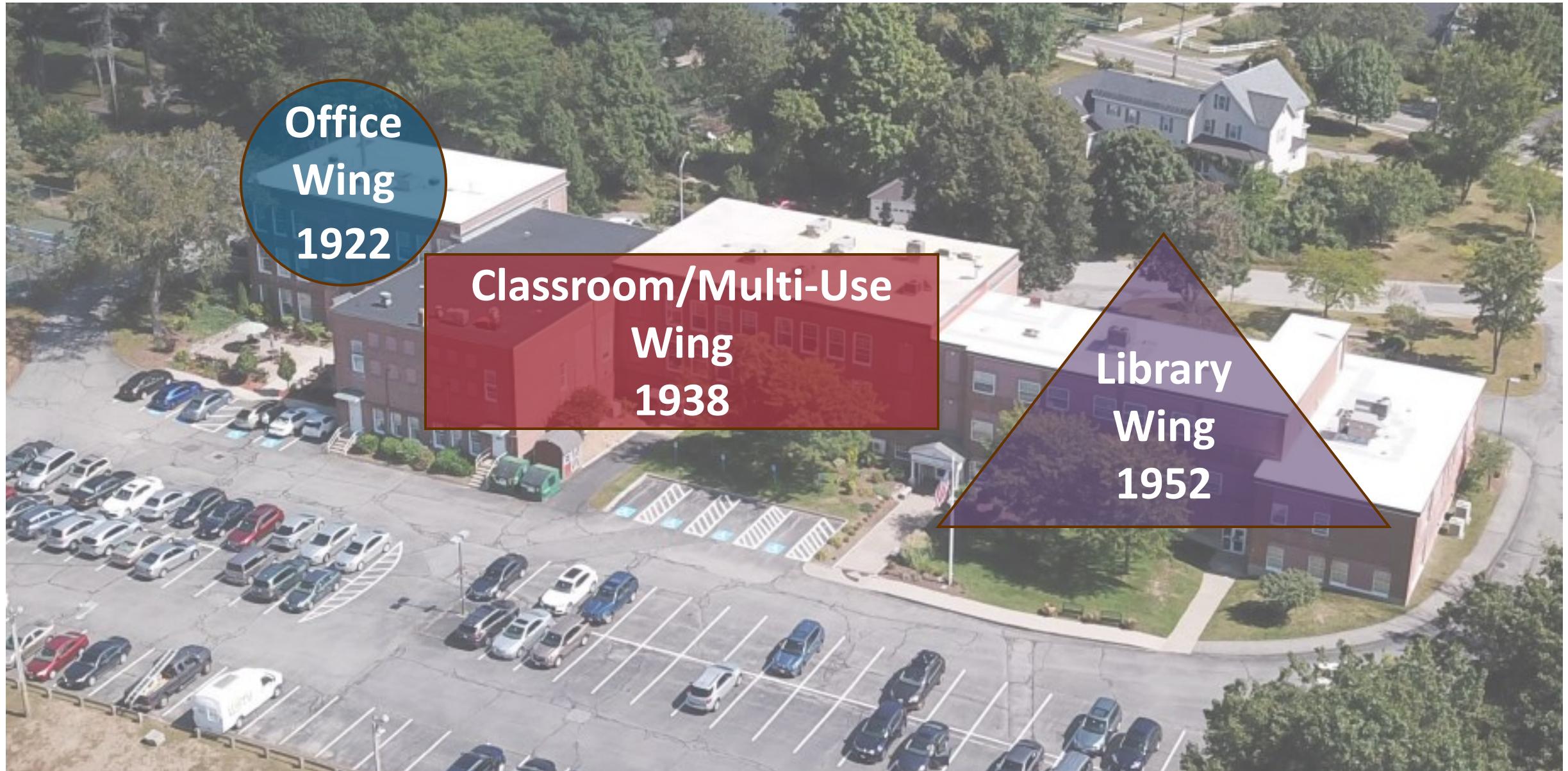
History of 37 Shattuck Street



History of 37 Shattuck Street



History of 37 Shattuck Street



Why does Littleton need a new Town Hall?



2017 architectural and space needs study: Significant renovations are required at 37 Shattuck Street to bring the building up to code and address structural deficiencies

2021 Littleton Space Needs Assessment – LLB Architects

Littleton Town Hall

Identified structural, operational, and code issues

- Roof & Rainwater Management
- Interior & Finishes
- Electrical & Fire Alarm
- Fire Protection & Plumbing
- Mechanical Systems
- Exterior Vertical Enclosure
- Security
- Sustainability
- Wayfinding
- Elevator
- Space Use & Comfort
- Roofing
- Exterior Doors
- Exterior Trim
- Exterior Masonry
- Windows

Town Meeting Actions

October 2019: Authorization of a New Reuben Hoar Library
Cost: \$7.3 million net of \$5.9 million state grant



Town Meeting Actions

May 2022: Authorization of the Center on Shattuck Street

Cost: \$18.5 million

Opening Date: May 16, 2025



Town Meeting Actions

February 2023: Authorization to purchase of 36 King Street

Purchase Cost: \$3.5 million; Renovation Cost: \$3.4 million

Opening Date: May/June 2025

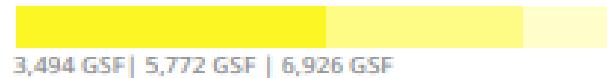


2021 Littleton Space Needs Assessment – LLB Architects

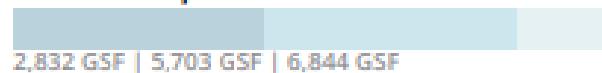
PROGRAM ANALYSIS

EXISTING | PROPOSED | FUTURE GROWTH

Town Administration



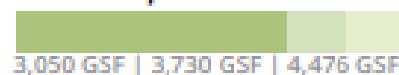
Financial Department



Building Department



School Department



Parks & Recreation



Elder & Human Services



LCTV Studio



Support Spaces



2021 Littleton Space Needs Assessment – LLB Architects

PROGRAM ANALYSIS

EXISTING | PROPOSED | FUTURE GROWTH

Town Administration

3,494 GSF | 5,772 GSF | 6,926 GSF

Financial Department

2,832 GSF | 5,703 GSF | 6,844 GSF

Building Department

3,340 GSF | 4,454 GSF | 5,345 GSF

School Department

3,050 GSF | 3,730 GSF | 4,476 GSF

Parks & Recreation

2,633 GSF | 13,823 GSF | 23,447 GSF

Elder & Human Services

6,808 GSF | 18,179 GSF | 21,815 GSF

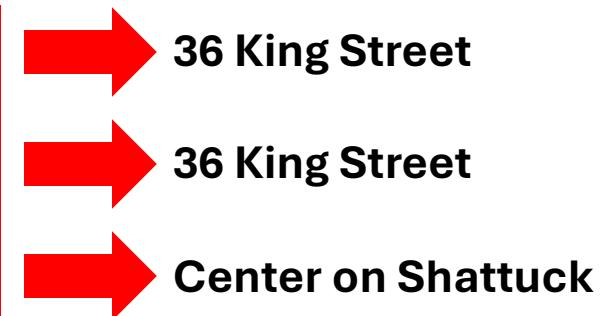
LCTV Studio

3,048 GSF | 3,388 GSF | 4,065 GSF

Support Spaces

3,676 GSF (Includes Restrooms) | 2,110 GSF (Restrooms included in Program Areas) | 2,532 GSF

6,860 GSF GYMNASIUM



- Total Town invested in three new/renovated facilities: \$32.7 million
- 2021 total square footage replacement estimate: 66,972 square feet
- Revised estimate: 26,856 square feet - a reduction of about 60%

What's NEXT?

RFP for Town Offices & Senior Housing

- **Identify** a new location for Town Offices
 - Select Board to tailor the RFP for the Town's needs
 - Determine space/functional needs
- **Plan** to develop 40 to 60 “deeply affordable” senior rentals
 - Select Board to tailor the RFP for the Town's needs
 - Feasibility study/architectural design/detailed site plan/permitting
 - Application for MA Low-Income Housing Tax Credits

New Town Hall & Offices

- **Owned** by the Town of Littleton
- **Meet the needs** of serving our residents and businesses
- **Accessible** for everyone
- **Timeline** that makes financial sense
- **Building or shell** for future build-out
- **Remain** at 37 Shattuck Street until new Town Hall is move-in ready

Affordable Senior Housing

- **Deeply affordable** units for **60% AMI or below** households
- **Local preference** maximum allowed by Law – currently 70%, will meet federal and state fair housing laws
- **Safe and appropriate housing** with modern amenities for seniors as they age
- **Required** long-term management and maintenance
- **Support services** onsite and nearby for seniors – community room onsite, adjacent Center at Shattuck Street and Reuben Hoar Library

“Deeply Affordable” Housing

- 60% Area Median Income (AMI) or below

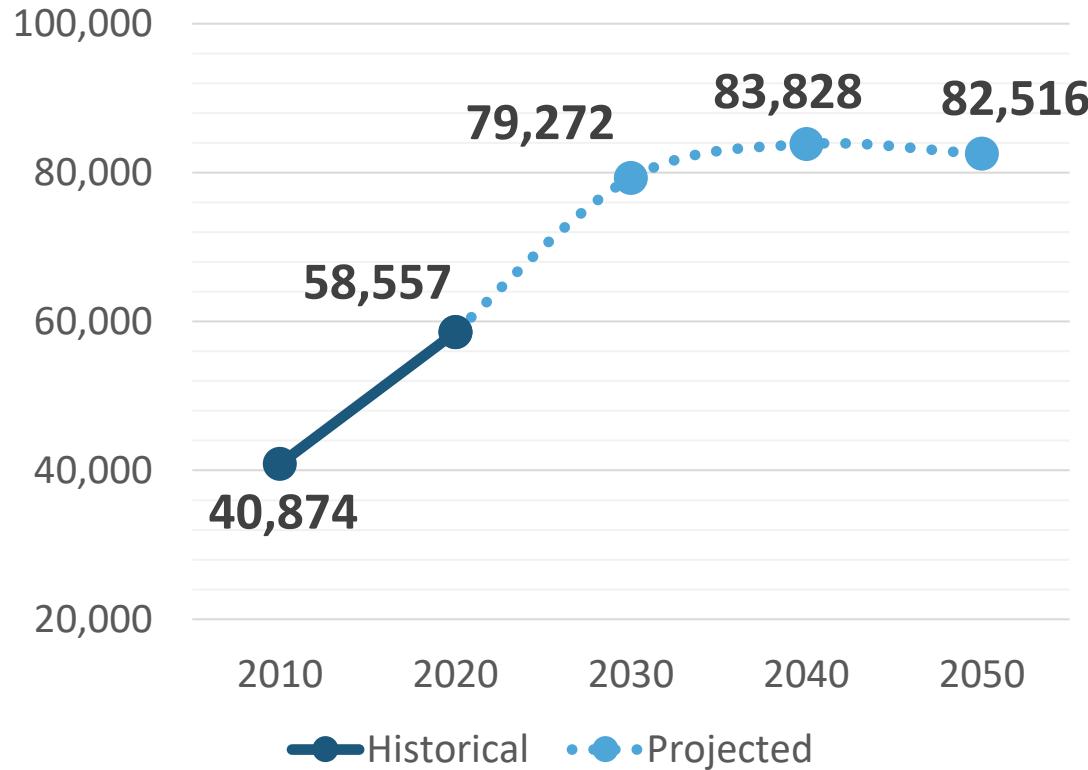
Fiscal Year 2025 HUD Income Limits (Boston-Cambridge-Quincy HUD Metro Area)			
Persons in Family	Income Level		
	Extremely Low-Income (≤30% AMI)	Very Low-Income<br (>30="" 50%="" ami)<="" b="" to=""/>	Low-Income<br (>50="" 80%="" ami)<="" b="" to=""/>
1	\$ 34,750	\$ 57,900	\$ 92,650
2	\$ 39,700	\$ 66,200	\$ 105,850

(Source: HUD, 2025)

Data Senior Projections

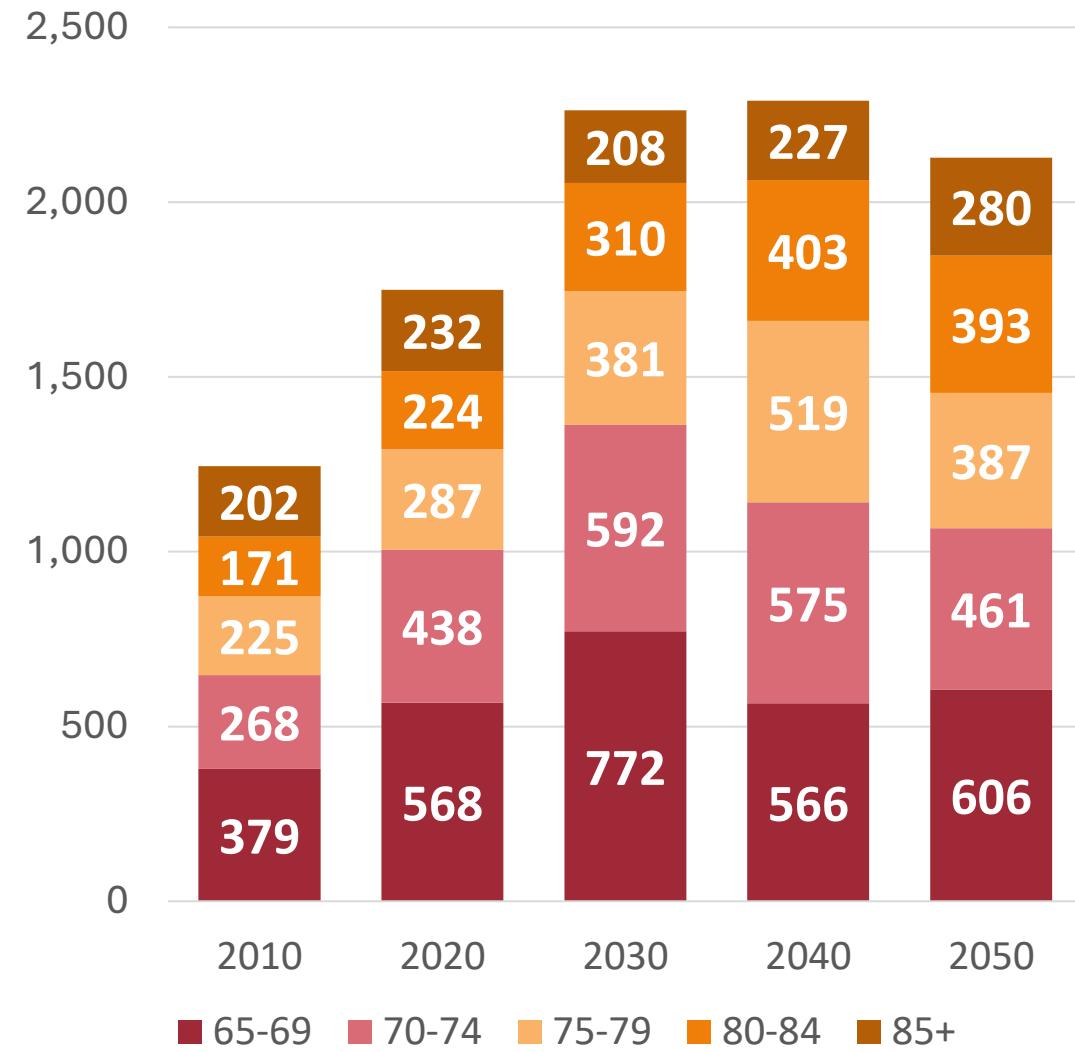
Projected Change in 65+ Population in Region

(Source: UMass Donahue Institute, 2024 Projections)



Projected Change in Littleton's Senior Population by Age Group

(Source: UMass Dohohue Institute, 2024 Projections)

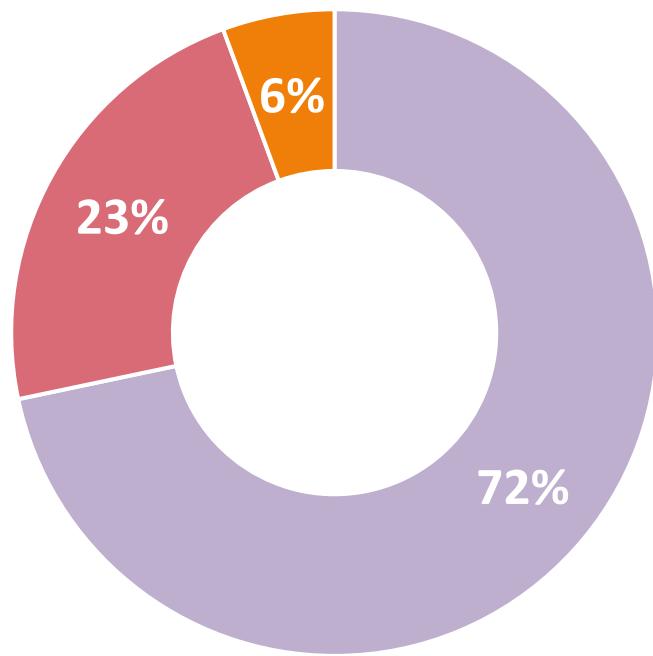


Data

Senior Households

Living Arrangements of Littleton Residents Age 65+

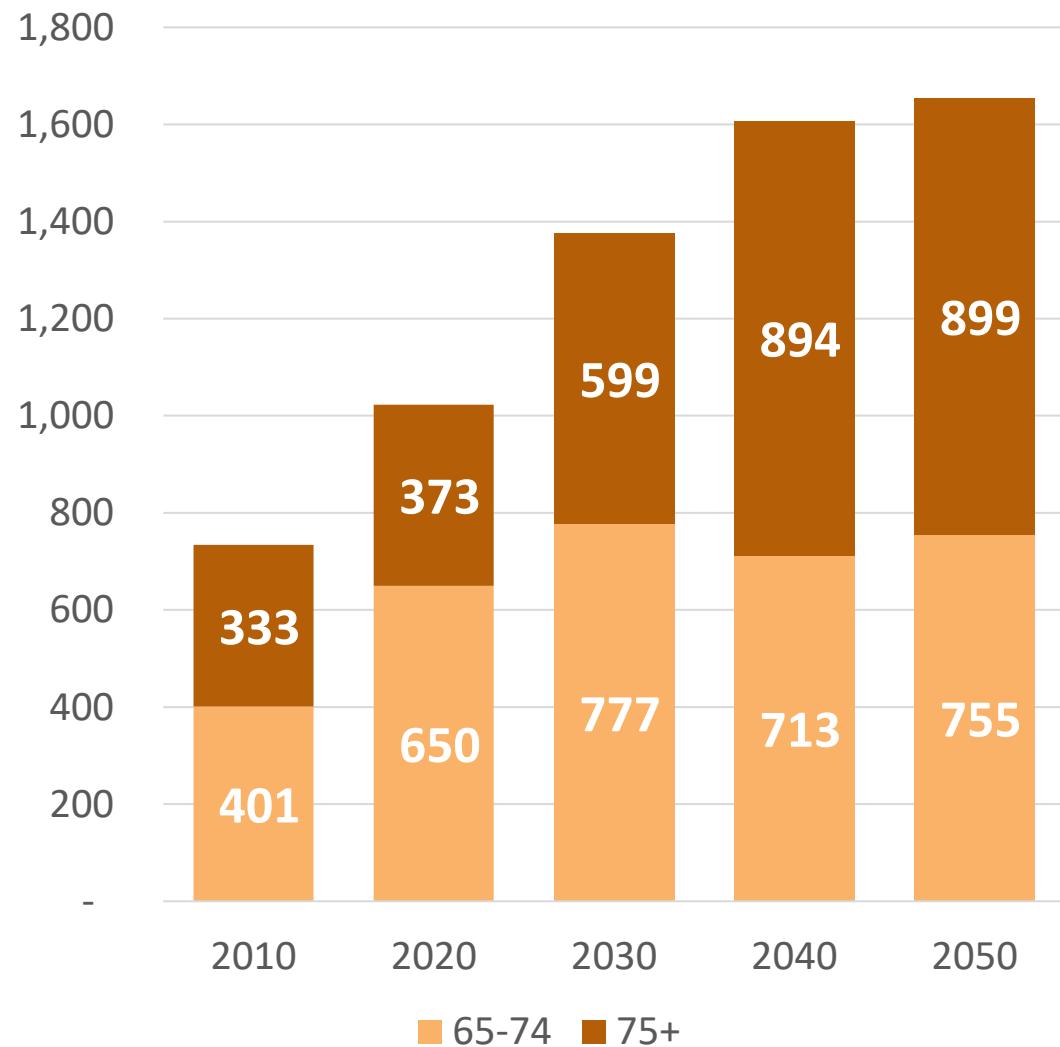
(Source: U.S. Census 2020)



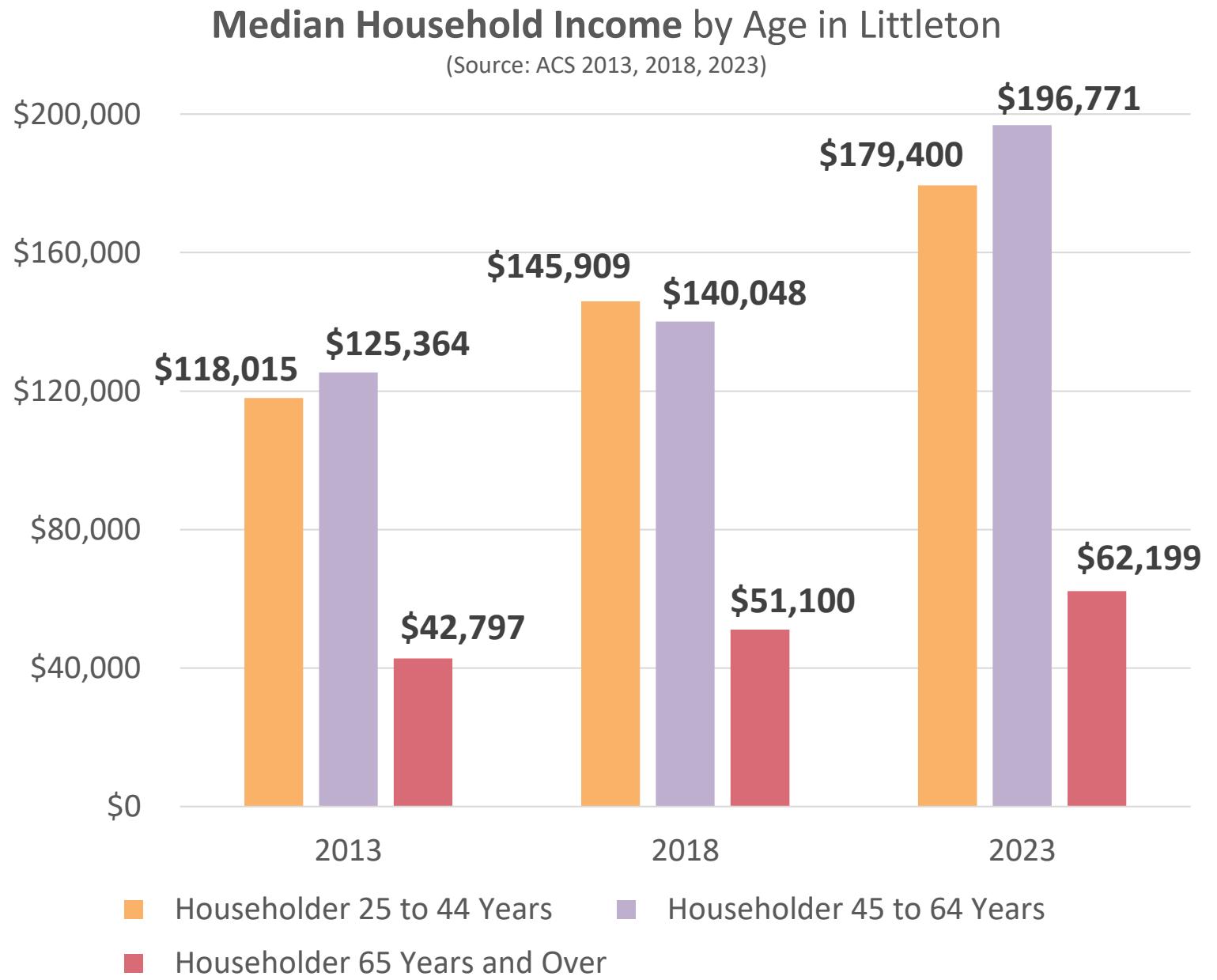
■ Living With Others ■ Living Alone ■ Group Quarters

Projected Change in the Number of 65+ Households

(Source: MAPC, 2023 Regional Growth Projections)

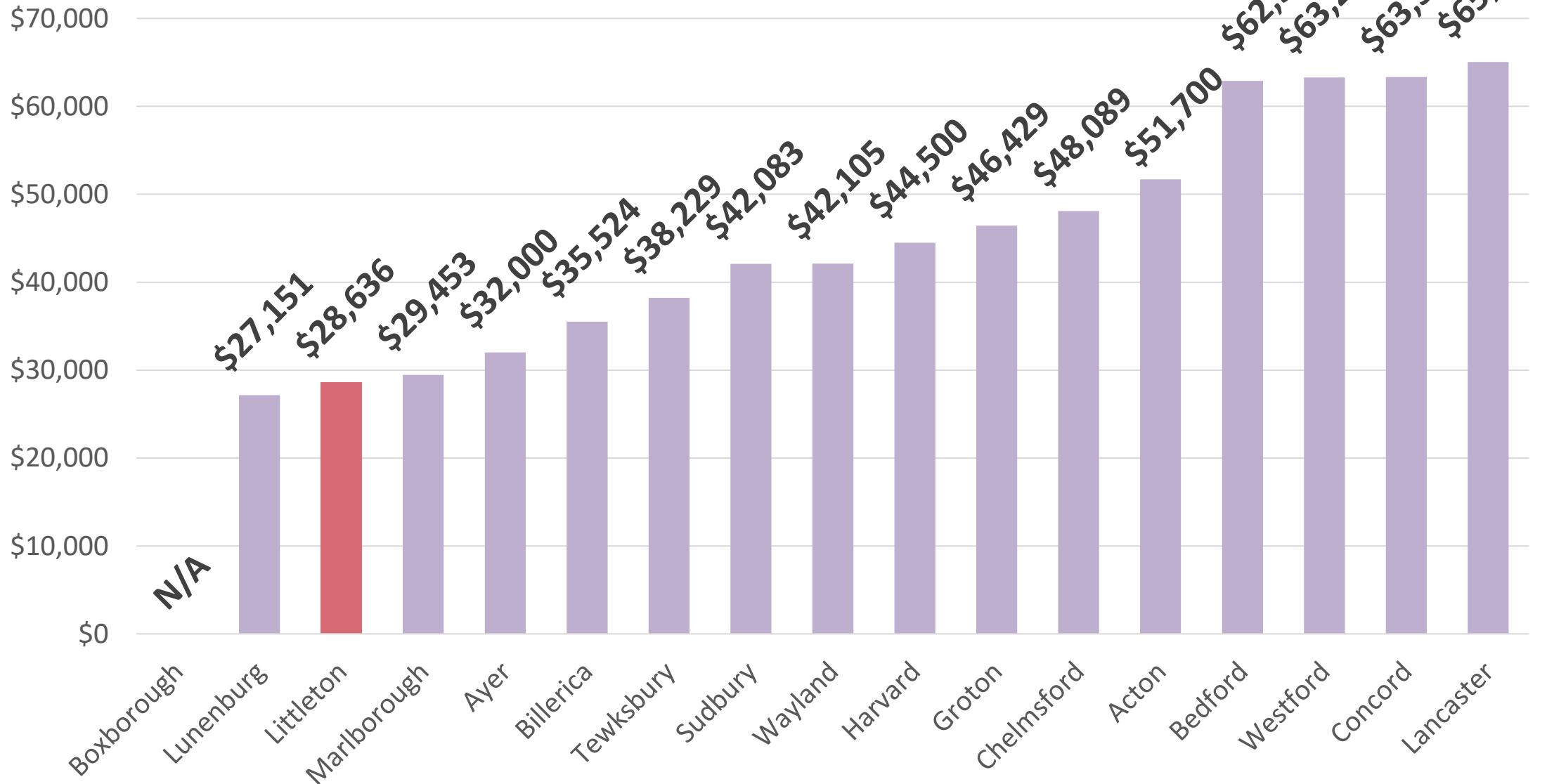


Data Senior Income



Median Income of Women 65+ Living Alone

(Source: ACS 2023)

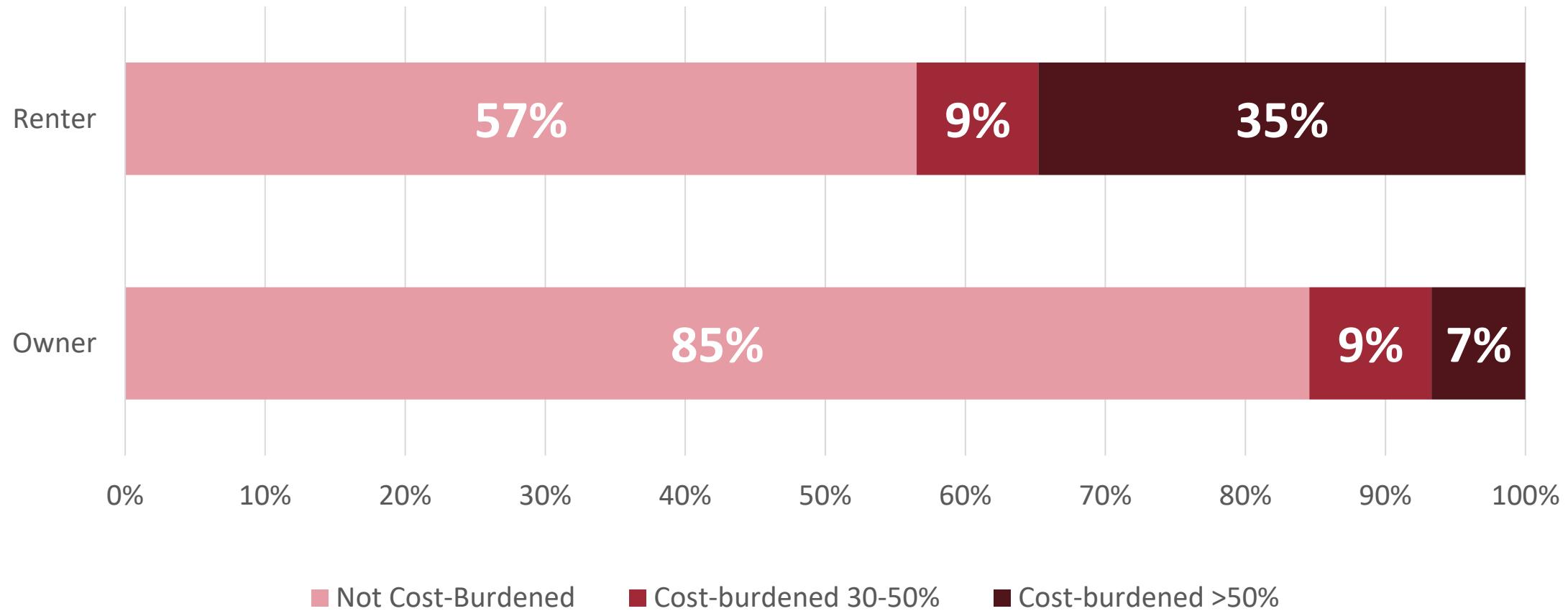


Data

Housing Affordability

Cost-Burdened Elderly Households by Tenure in Littleton

(Source: HUD CHAS, 2017-2021)



Article 12 – Authorize Special Legislation

“YES” vote

- Authorize Select Board to pursue a Special Act with the state legislature
- Allows Town to partner with one or more developers on **two** projects:
 1. Sell and develop the Town Hall building at 37 Shattuck Street as deeply affordable senior residential housing
 2. Construct and acquire a new Town Hall at another location within the Town
- Clarifies that these projects are not subject to public construction and procurement laws and ensures that contractors working on the projects will be paid prevailing wage

“NO” vote

- The Town must comply with all public construction and procurement laws

Article 13 – Surplus Town Hall

“YES” vote

- Allows the Select Board to convey Littleton Town Hall to a third party for the purpose of developing deeply affordable senior rental housing
- Allows the Select Board to seek proposals from qualified developers

“NO” vote

- Select Board cannot advertise 37 Shattuck Street for sale or consider any proposal to convert Town Hall to senior rental housing

Where can I find more information?

Call: Town Administrator

Jim Duggan at

978-540-2463 or 978-621-9655

Town Planner Maren Toohill at
978-540-2425 or 978-540-2426

Watch the LCTV Town Meeting show

Read the Town Meeting Report
mailed to every household

Check out the 37 Shattuck
Street/New Town Hall page

<https://littletonma.org/1334/37-Shattuck-Street-New-Town-Hall>



Questions?

Thank you!!

We hope to see
you at May 6,
2025 Town
Meeting

