



Future of Littleton Town Offices & Affordable Housing

May 6, 2025

Town Meeting

Article 12



Why deeply affordable Senior housing?

- By 2035, nearly 4 out of every 10 Littleton residents will be age 60 or older; population of those 75 and older will grow the most.
- Many seniors live in homes not well-suited for aging in place
- Options for downsizing are limited locally: very few apartments, condos, independent living and assisted living facilities
- Largest burden is on elderly one-person households with the lowest income (widows/widowers)



Needs Assessment for Littleton Elder and Human Services and the Council on Aging

**COMMISSIONED BY THE TOWN OF
LITTLETON DEPARTMENT OF ELDER AND
HUMAN SERVICES**

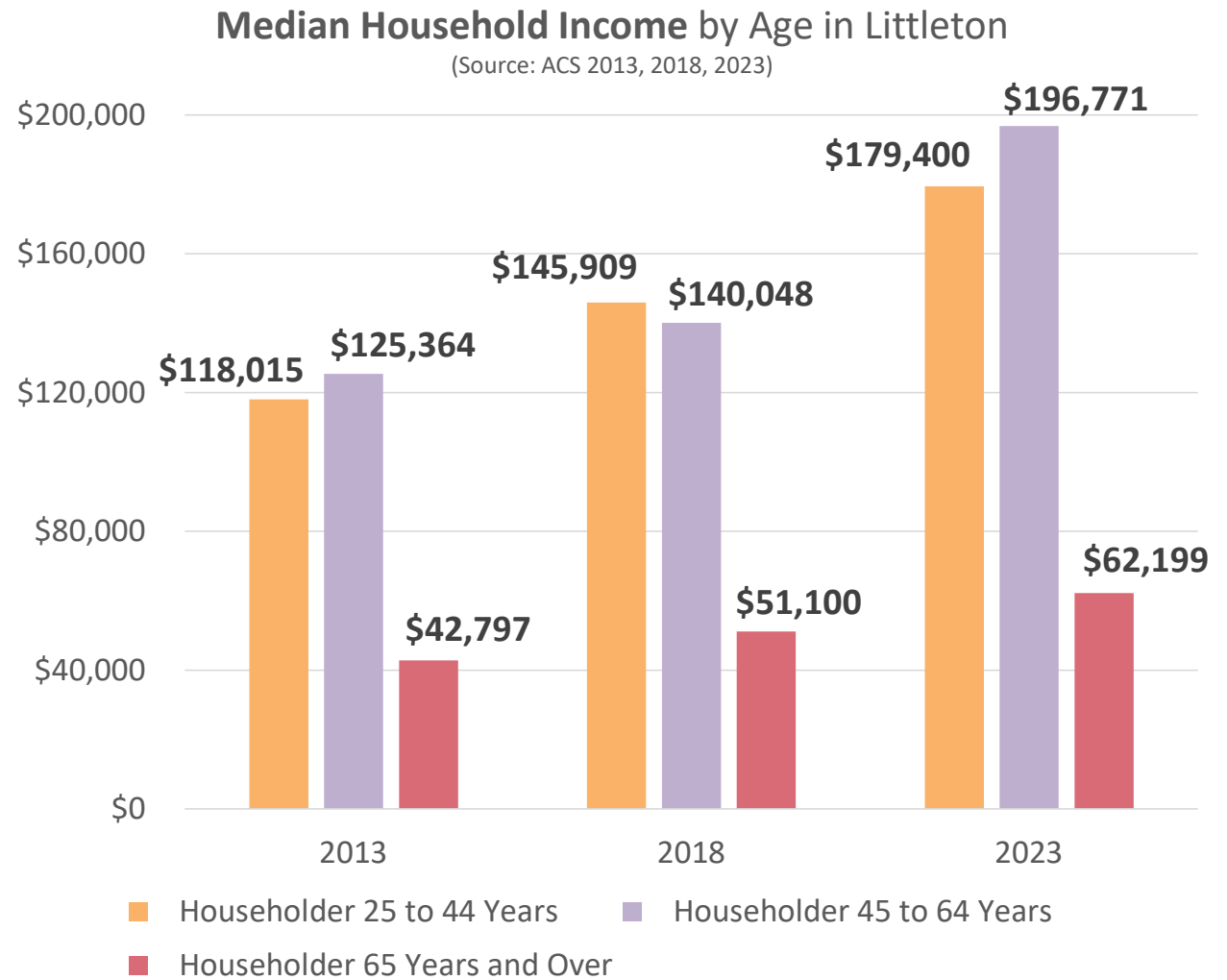
Center for Social and Demographic Research on Aging
Gerontology Institute
John W. McCormack Graduate School of Policy & Global
Studies
University of Massachusetts Boston

“Deeply” Affordable Senior Housing

- **Deeply affordable** units for **60% AMI (1-person <\$69,480 or 2 people <\$79,440) 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

Data

Senior Income



Article 12 – Authorize Special Legislation

MOTION 1 –

“YES” vote

- Authorize Select Board to pursue a Special Act with the state legislature
- 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
- If approved by the legislature, authorizes the Select Board to negotiate a deal for future Town Meeting approval.

“NO” vote

- The Town must comply with all public construction and procurement laws
- The Select Board cannot begin to negotiate a deal

Article 12 – Authorize Special Legislation

MOTION 2 –

“YES” vote

- Requires future Town Meeting vote on expenditure of funds.
- Exception for funds to evaluate the current building/site and complete a Town Hall “needs” study.

“NO” vote

- OK for the Select Board to fund the projects identified in motion 1 through a future budget article.

Article 12 – Authorize Special Legislation

MOTION 3 –

“YES” vote

- 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 rental housing
 2. Construct and acquire a new Town Hall at another location within the Town
- The Town will continue to use 37 Shattuck Street while both projects are being developed and won't move until a new town hall is ready.

“NO” vote

- The Select Board cannot sign a contract with anyone to redevelop Town Hall or acquire a new Town Hall without a Town Meeting vote that authorizes them to do so

Questions?

Thank you!!

