



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

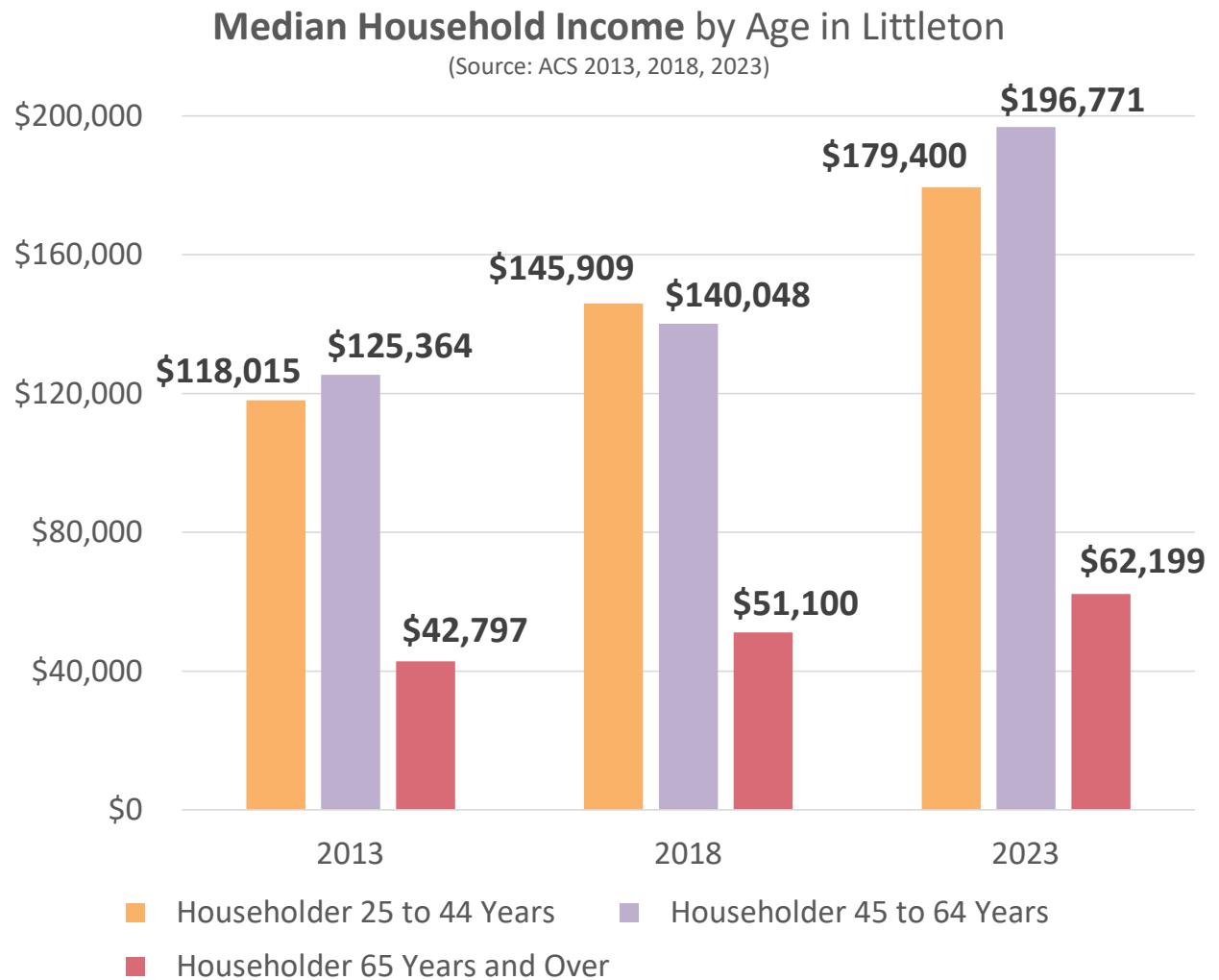
COMMISSIONED BY THE TOWN OF
LITTLETON DEPARTMENT OF ELDER AND
HUMAN SERVICES

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!!

