

From the Desk of the Town Administrator



The 2025 Annual Town Meeting will ask residents to support a plan to address two of Littleton's long-standing priorities: a permanent home for the Town Offices and affordable housing for seniors on fixed incomes. After hearing feedback and concerns from Littleton residents in the last few weeks, we are changing our approach to the potential redevelopment of Town Hall:



- The Select Board has voted to remove Article 13, which would have authorized the disposition of Littleton Town Hall to develop deeply affordable senior rental housing. While Motion 2 of Article 12 still enables the Town to pursue these projects, it extends the timeline of this process because it requires legislative approval as a Special Act. The extension will allow additional time for planning, analysis, and community conversations about the potential reuse of this property.
- We have split Article 12 into multiple motions to be voted on separately by Town Meeting.

⇒ Motion 1 authorizes the Select Board to petition the legislature to enact special legislation that would exempt the Town from public construction and procurement laws for projects relating to the redevelopment of 37 Shattuck Street as affordable housing; the construction of a new Town Hall at another location; and the Town's interim lease of the site for continued use as Town Offices. **A “Yes” vote on Motion 1 does not authorize conveyance or redevelopment of the property at this time.** Rather, it allows the Town to pursue legislative approval to establish its own competitive and fair process should the Town choose to pursue these projects while ensuring that construction workers are paid a proper wage.

⇒ Motion 2 prevents any funds to be spent on the care, custody and control for the redevelopment of 37 Shattuck Street. **A “Yes” vote on Motion 2 would require that Town Meeting approve the expenditure of funds for the following projects: (1) sell 37 Shattuck Street to be developed as affordable housing; (2) lease back 37 Shattuck Street to use as a Town Hall while a new town hall is being constructed; and (3) contract for the acquisition, design, development, and construction of a new Town Hall in another part of Town. The Town has not yet appropriated any funds for these three projects.**

⇒ Motion 3 expands upon the special legislation by allowing the Town to act on the above projects and partner with developers. **A “Yes” vote would allow the Town to select one or more developers for these projects once the special legislation is enacted by the legislature.**

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If Town Meeting approves one or both motions, the Special Act must then be adopted by the legislature, which would happen in 10-14 months. While we're waiting for the legislature, we have identified planning grants that will allow us to make a sound, factual recommendation and request to residents at a future Town Meeting if any of the above projects require appropriation of funds.

Ideally, we plan to pursue a grant to study to assess the feasibility of rehabilitating the existing 37 Shattuck Street building for housing versus demolishing it and building from the ground up. The study would also consider the applicability of federal and state historic preservation tax credits for which the project may be eligible if it retains most of the original structure and its defining characteristics, in addition to the Low-Income Housing Tax Credit (LIHTC). This analysis will allow us to come back to voters in the future — equipped with information on development scenarios and financial feasibility — to guide decision-making about funding if necessary.



The proposed reuse of the 37 Shattuck Street site involves creating 40 to 60 "deeply affordable" senior apartments—units with rents set low enough to be accessible to seniors with limited incomes. As many Littleton residents are aware, the state's definition of "affordable" often does not reflect what is genuinely affordable for our senior population. We hired Barrett Planning Group to examine senior housing needs in Littleton, and their findings show that the current housing stock will not keep pace with rising demand as the senior population grows. As seniors leave the workforce, their median household income declines significantly, and with age, many develop independent living disabilities. One data point shows that Littleton women 65 and over living alone are particularly vulnerable, with median incomes reaching just a quarter of the regional area median income for a one-person household. Littleton needs affordable and accessible housing options to stay within the community and prevent displacement.

With thoughtful coordination and proactive planning today, we can move forward on the critical community priority: creating deeply affordable senior housing. This multi-track approach promises a "win-win" outcome for all.

"Littleton seniors have been paying taxes here a lot longer than I have, and I think that if you ask a senior, the majority want to stay here, where they raised their kids, and they should be financially able to do that. They should have a voice. They deserve affordable options."

- Nicole, resident