

I. Attendance

- 19 people were in attendance, according to the sign-in sheet, attached
- In addition to residents, organizations and offices represented include:
 - Assessor's Office
 - Board of Appeals
 - Board of Selectmen
 - Fire Department
 - Highway Department
 - Housing Committee
 - MetroWest Collaborative Development
 - Planning Department
 - Police Department
 - Planning Board
 - School Committee
- Some attendees shared their personal housing experiences in Littleton, including:
 - A 30-something-year-old professional who grew up in Littleton and is single with no kids lives in a single-family home and appreciates its size and number of bedrooms; she wishes for a similarly sized home in the future once she is married with children.
 - An elder who expressed the desire to stay in Littleton was concerned she would not be able to stay due to lack of housing affordability. She has already been looking at other housing options and has not found any alternatives in Littleton.
 - Several middle-aged residents who expect to stay in Littleton in the long term expressed concern about their ability to do so given the lack of affordability and the maintenance required of single-family homes.
 - A resident who has a secondary dwelling unit on his property that, until recently, was tenanted by an elder.
 - Several residents who live in the home they grew up in.

II. Housing Challenges

- Reactive in approach to development; need to be proactive
- Stigma of multi-family housing requires education and awareness on the need for affordable housing and requirements of the affordable housing law and fair housing laws
- Limits of current zoning and regulatory framework
- Limited accessibility to amenities
- Limited access to funds and other resources

- Limited education on how to technically implement strategies to achieve goals
- Disconnect between zoning and development; just because it's an allowed use, doesn't mean a developer will build it
- Lack of sewer system limits land use; opposition to addressing sewer issue
- Haven't started the master plan yet
- Challenge of integrating housing goals with other planning goals
- Difficult to attract affordable housing developers

III. Housing Opportunities

- Sites
 - Land near transit station on industrial edge
 - Agricultural land also near transit station
 - Re-zone vacant or under-utilized industrial land; see case study of Danvers port and Marlborough
 - Re-use of Town-owned property and tax-title property
- Typology
 - In-law units and secondary dwellings
- Partnerships
 - Involve large landowners (like farmers) and the multi-national companies in town who might contribute information, resources, even workforce or employer-assisted housing
- Nexus
 - Coordinate housing goals with other topic areas, like economic development, conservation and preservation, and transit initiatives (e.g. the CrossTown Connect, bike and walking paths, shuttles)
 - Leverage funding (i.e. MassWorks and ?)

IV. Housing Goals

- Zoning
 - Bylaws for affordable housing → be creative with and modernize zoning
 - Incentivize affordable housing development through inclusionary zoning
 - Cluster zoning, in-law apartments → achieve greater housing variety than exclusively single-family
- Elders
 - Meet needs of elders and increase livability in their homes
 - Increase affordability for seniors who want to age in place, as well as young professionals

- Create housing to accommodate a range of elder needs, from independent living to assisted living to life care (memory care and dementia) facilities
- Sites
 - Identify and prioritize sites for affordable housing
 - Use Town-owned property for affordable housing development
 - Increase housing supply within walking distance to town → housing and walkability
 - More mixed-use development to tie in with economic development
 - Introduce residential uses of a higher density into other existing uses, like light industrial and under-utilized agricultural land
- Typology
 - Single-level, apartment-style with elevator service for greater accessibility, such as at 15 Great Road
- Other
 - Be proactive about development
 - Coordinate housing goals with other topic areas, like economic development, conservation and preservation, and transit

V. Questions, Concerns, Notes

- Can we preserve Littleton's at-risk units or will they definitely expire?
- Littleton has such a strong family identity; how can projections be that the Town is aging without in-migration of young families?
- What are some of the best practices to address a predominantly single-family housing stock → conversion?
- How can we overcome multi-family housing stigma?
- Attracting affordable housing developers can be done through a developer forum, including non-profit developers, and incentives (land, financing, expedited permitting process, etc.)