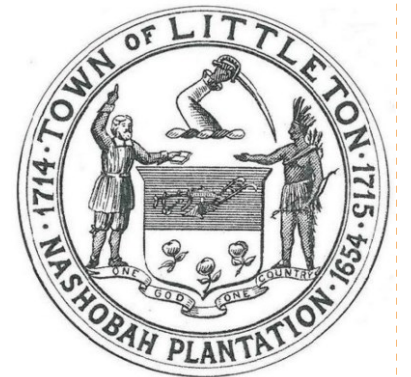




# Future of Littleton Town Offices & Affordable Housing

Community Information Session

April 9, 2025





# History of 37 Shattuck Street





# History of 37 Shattuck Street

Office  
Wing  
1922





# History of 37 Shattuck Street



Office  
Wing  
1922

Classroom/Multi-Use  
Wing  
1938



# History of 37 Shattuck Street



Office  
Wing  
1922

Classroom/Multi-Use  
Wing  
1938

Library  
Wing  
1952



# Why does Littleton need a new Town Hall?

Office  
Wing  
1922

Classroom/Multi-Use  
Wing  
1938

Library  
Wing  
1952

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*



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

6,860 GSF GYMNASIUM

### *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



# 2021 Littleton Space Needs Assessment – LLB Architects

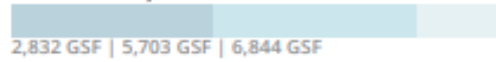
## PROGRAM ANALYSIS

EXISTING | PROPOSED | FUTURE GROWTH

### Town Administration



### Financial Department



### Building Department



### School Department



### Parks & Recreation



### Elder & Human Services



### LCTV Studio



### Support Spaces



- ➡ 36 King Street
- ➡ 36 King Street
- ➡ Center on Shattuck

- 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)

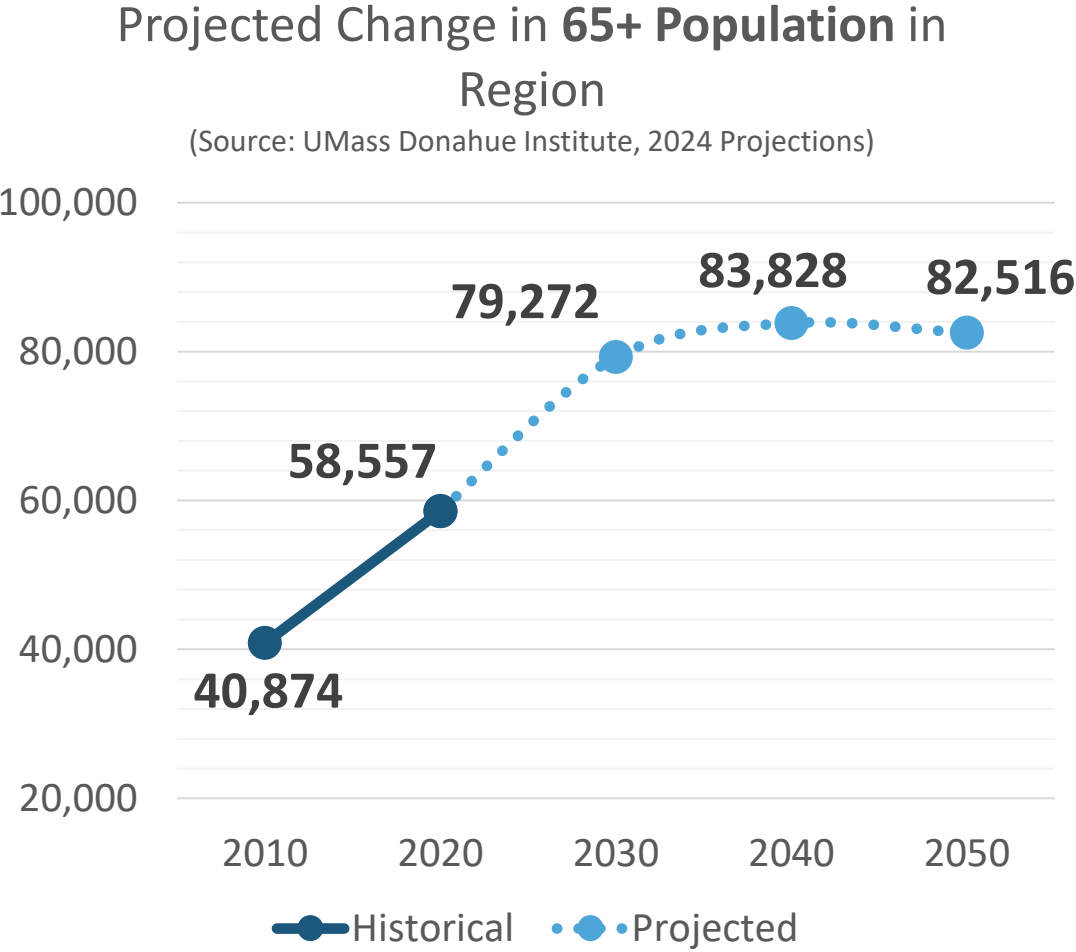
Persons in Family	Income Level		
	Extremely Low-Income (≤30% AMI)	Very Low-Income (>30 to 50% AMI)	Low-Income (>50 to 80% AMI)
1	\$ 34,750	\$ 57,900	\$ 92,650
2	\$ 39,700	\$ 66,200	\$ 105,850

(Source: HUD, 2025)



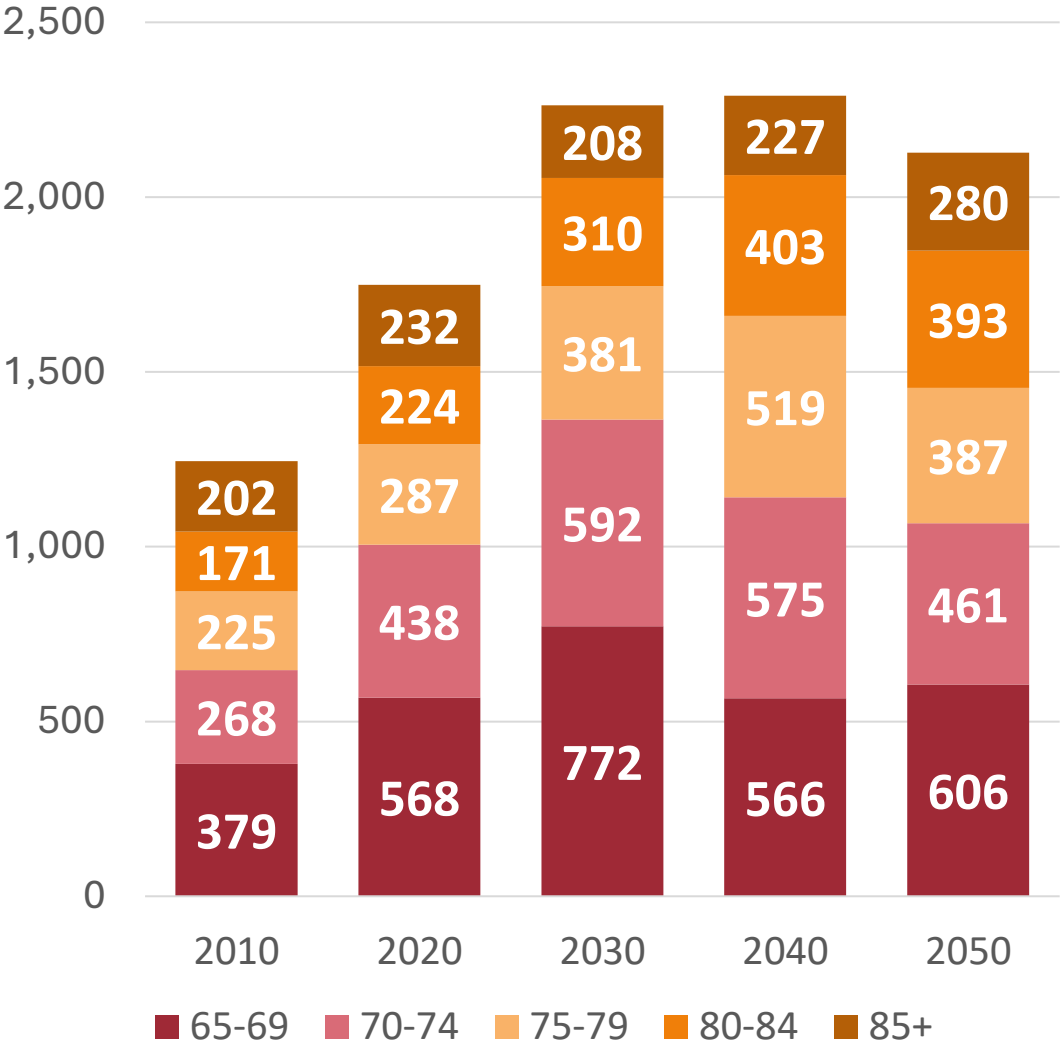
Data

# Senior Projections



## Projected Change in Littleton's Senior Population by Age Group

(Source: UMass Dohohue Institute, 2024 Projections)

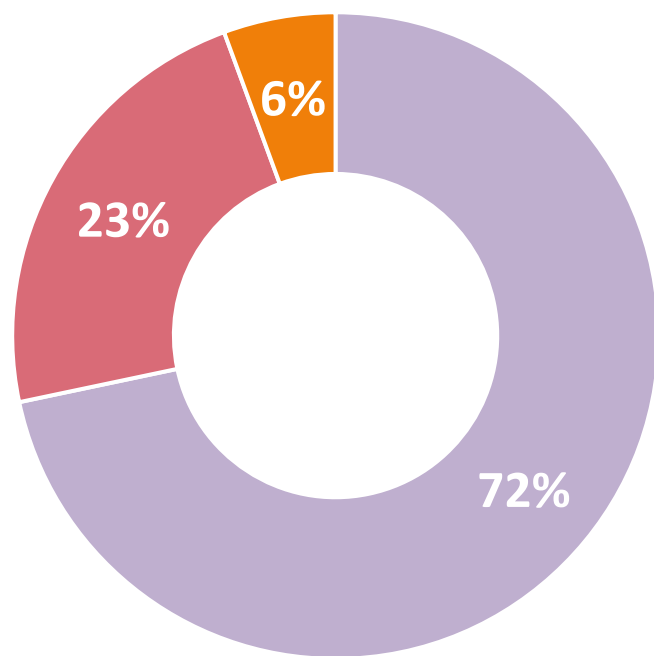


# Data

## Senior Households

Living Arrangements of Littleton  
Residents Age 65+

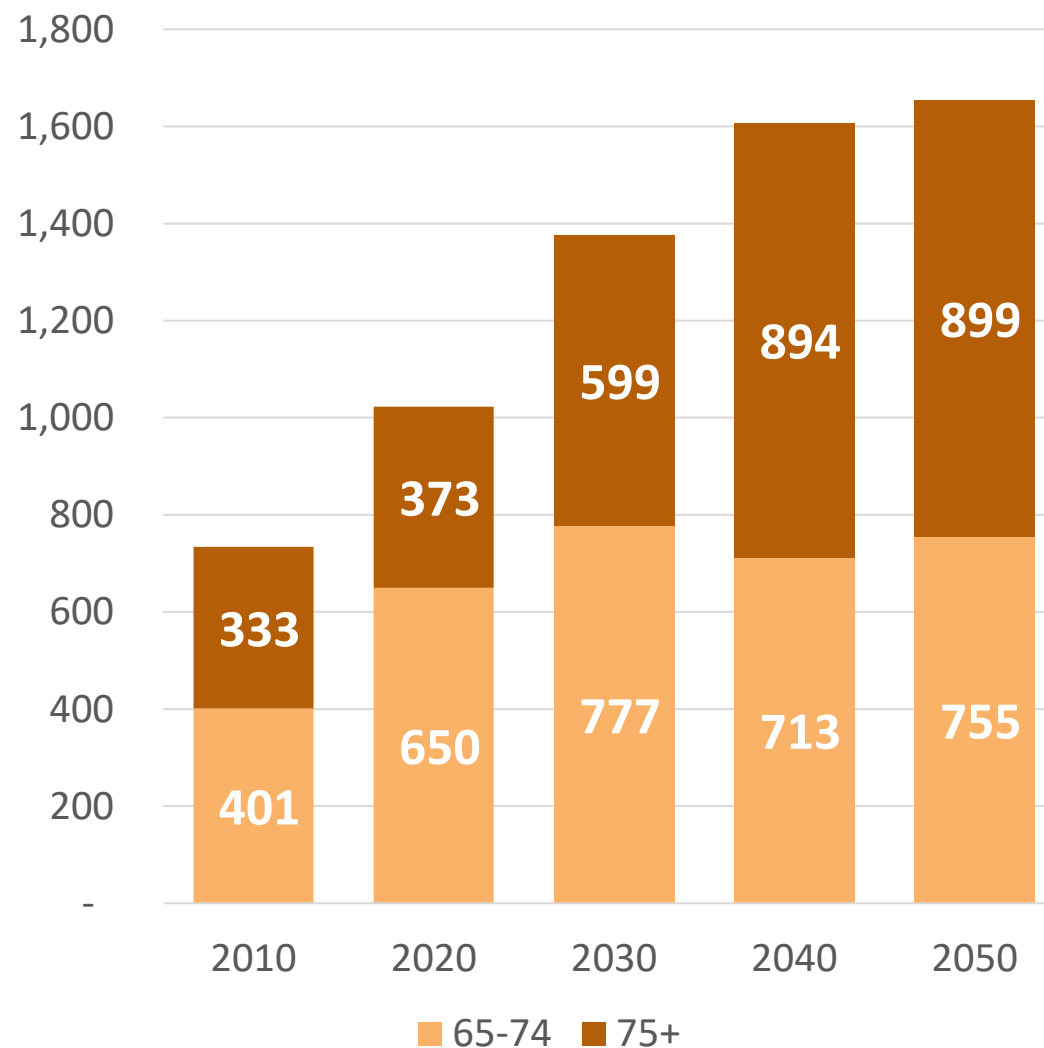
(Source: U.S. Census 2020)



■ Living With Others ■ Living Alone ■ Group Quarters

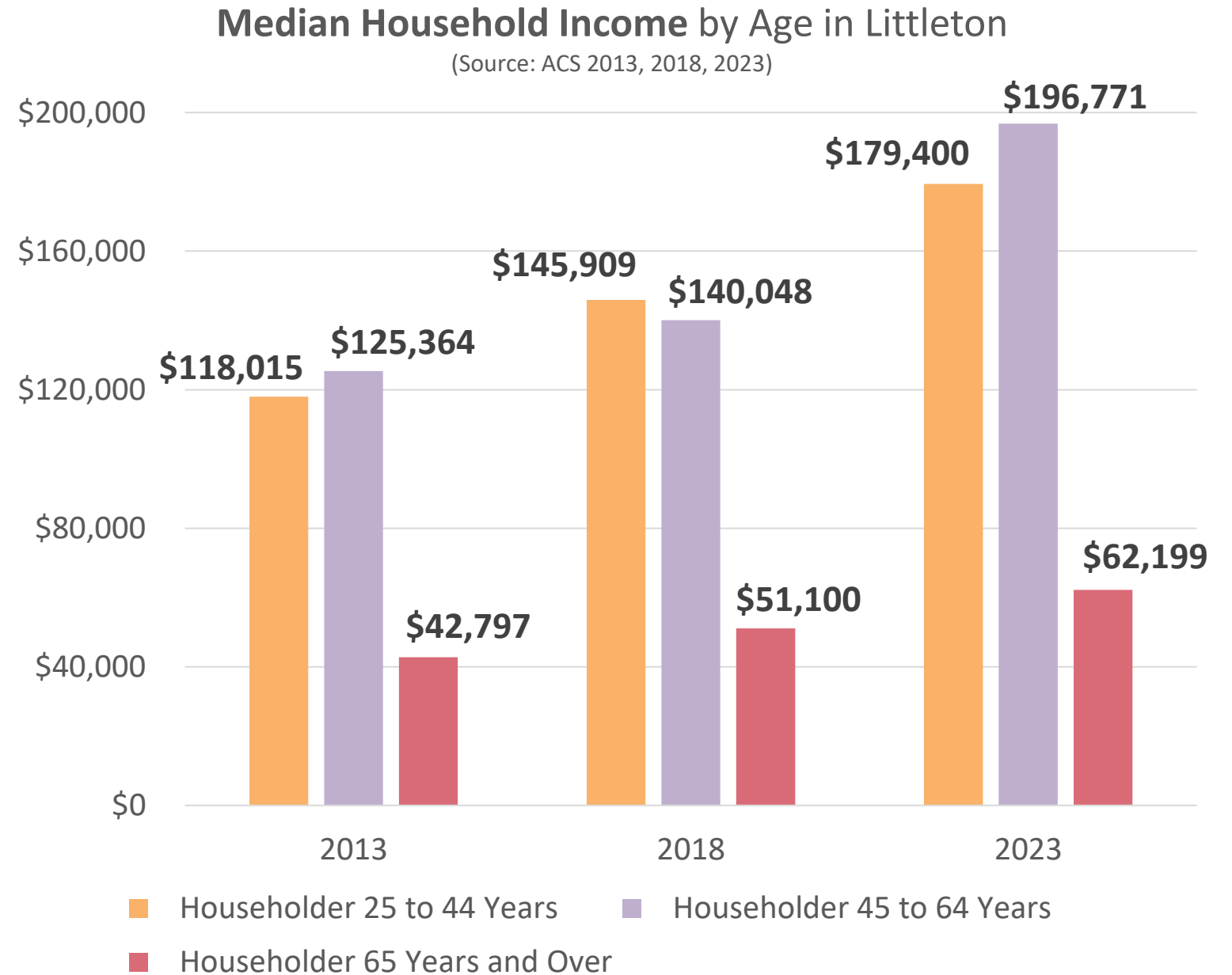
## Projected Change in the Number of 65+ Households

(Source: MAPC, 2023 Regional Growth Projections)



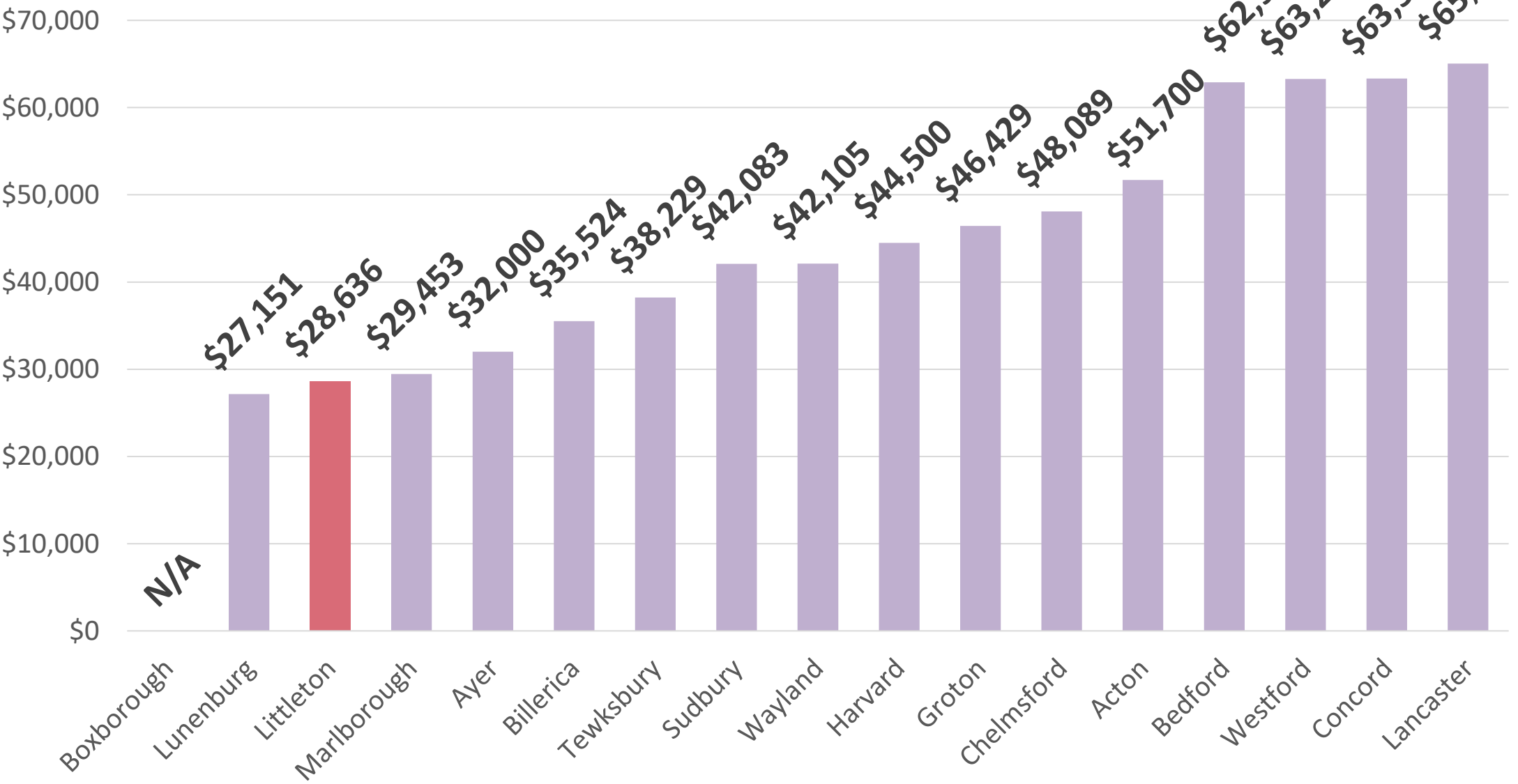


# Data Senior Income



# Median Income of Women 65+ Living Alone

(Source: ACS 2023)



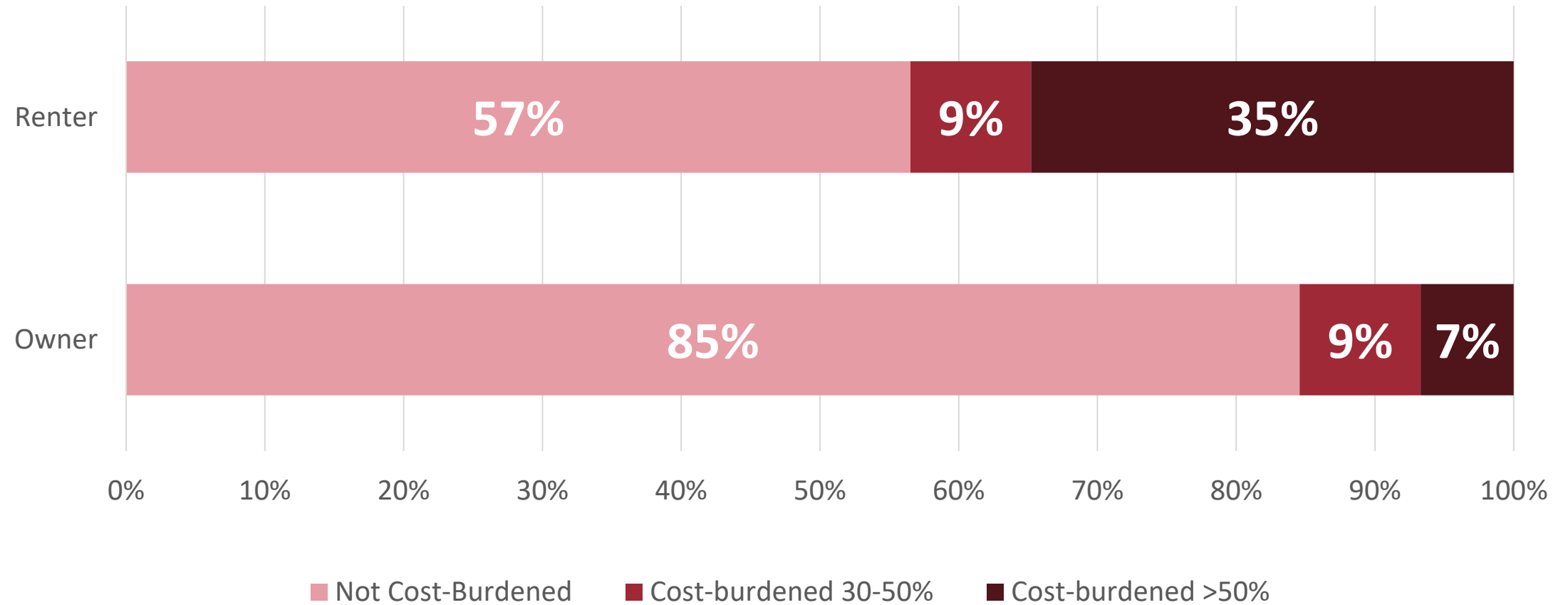


Data

# 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

