



Future of Littleton Town Offices & Affordable Housing

Community Information Session

April 9, 2025



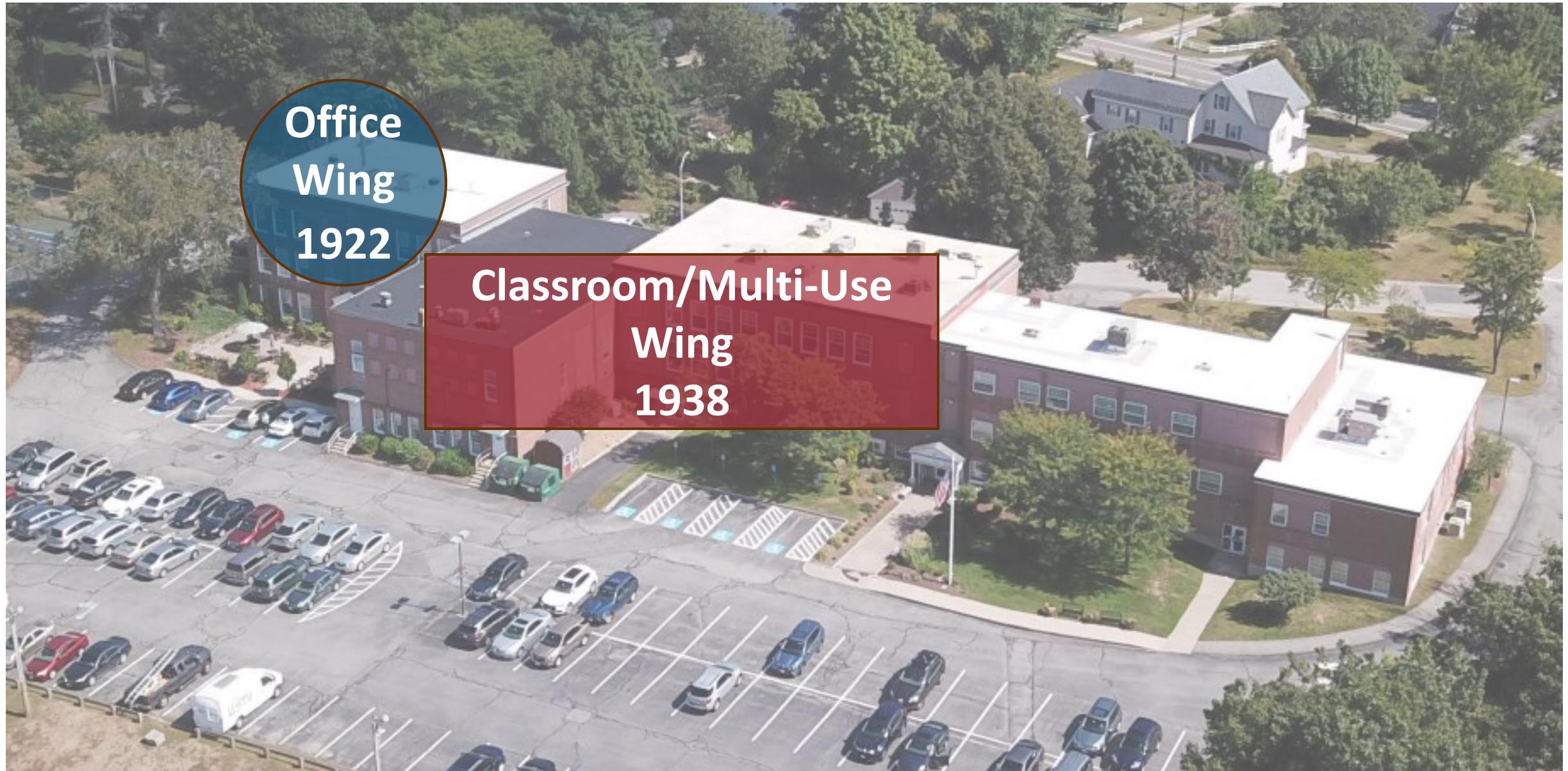
History of 37 Shattuck Street



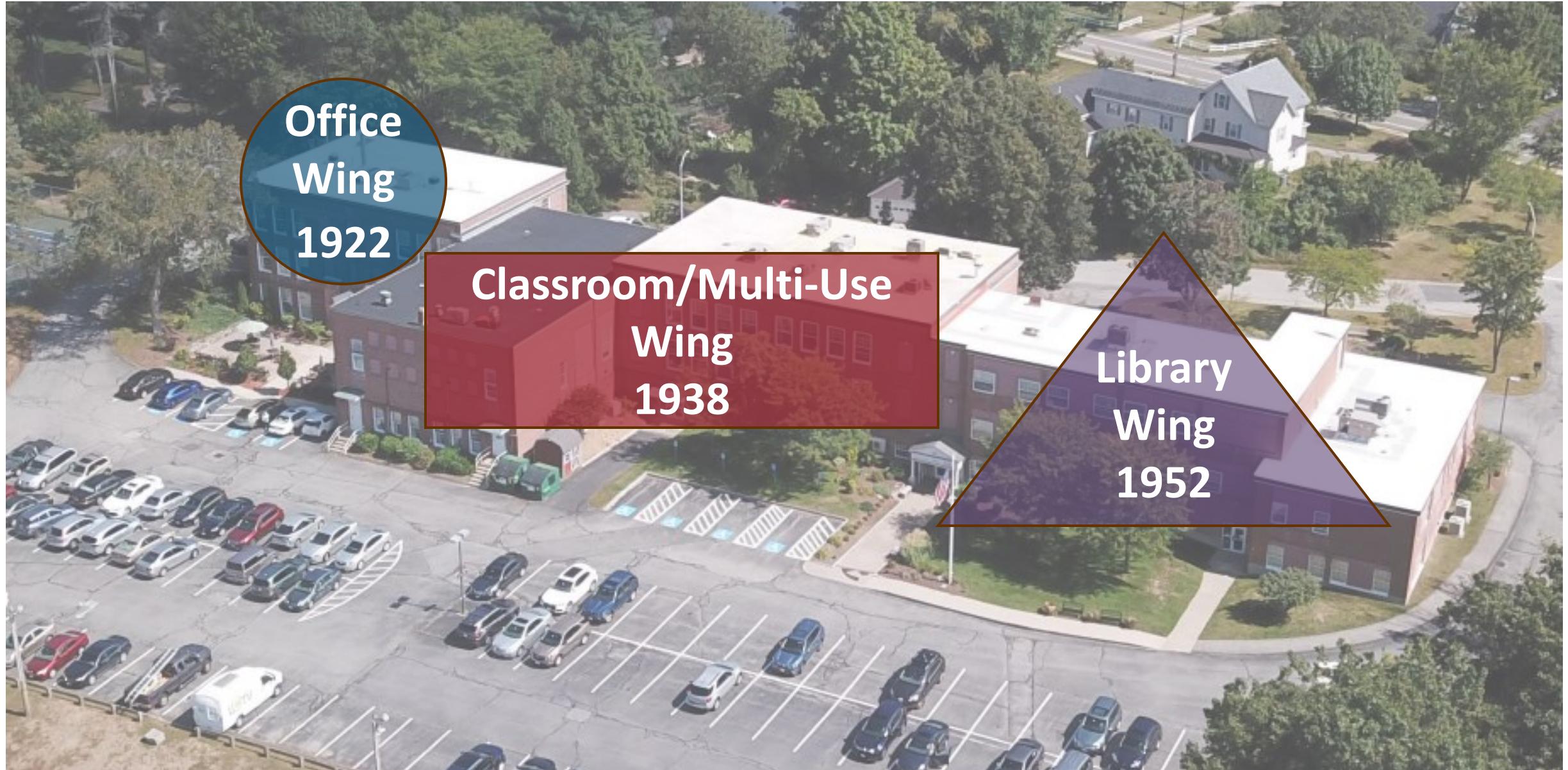
History of 37 Shattuck Street



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Why does Littleton need a new Town Hall?



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

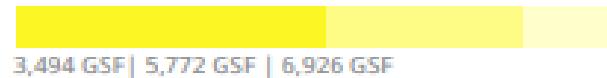


2021 Littleton Space Needs Assessment – LLB Architects

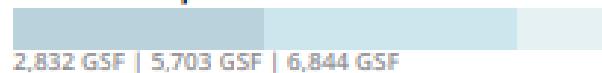
PROGRAM ANALYSIS

EXISTING | PROPOSED | FUTURE GROWTH

Town Administration



Financial Department



Building Department



School Department



Parks & Recreation



Elder & Human Services



LCTV Studio



Support Spaces



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

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

6,860 GSF GYMNASIUM



- 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

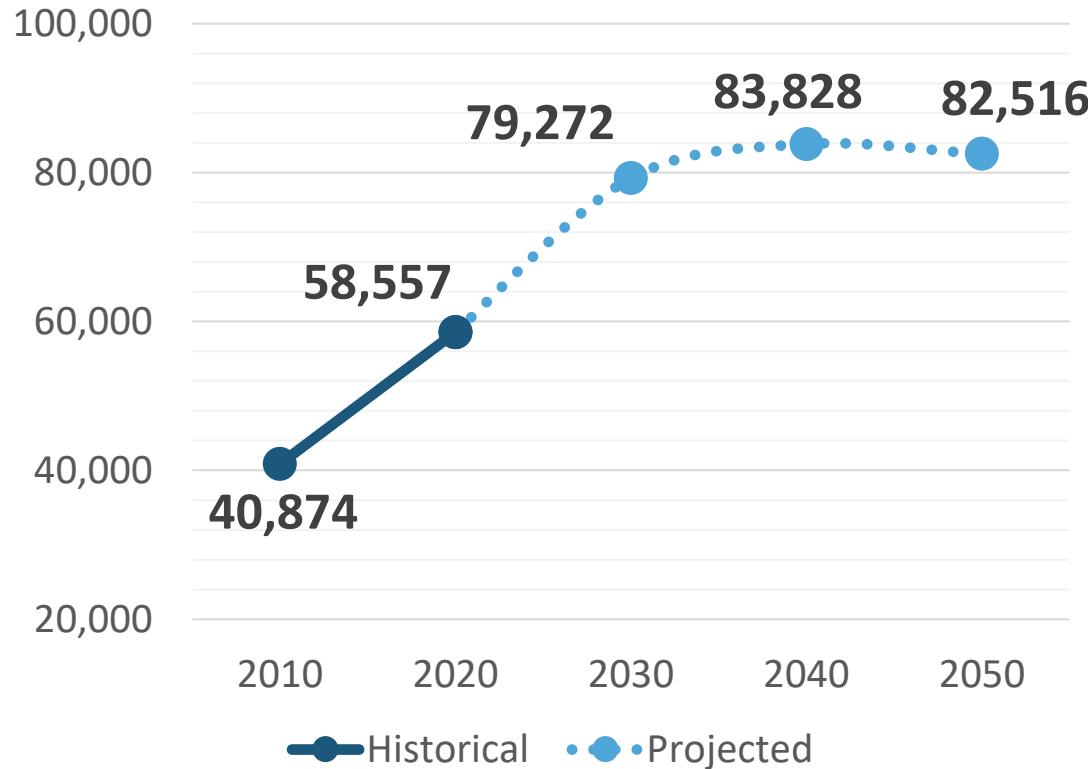
Fiscal Year 2025 HUD Income Limits (Boston-Cambridge-Quincy HUD Metro Area)			
Persons in Family	Income Level		
	Extremely Low-Income (≤30% AMI)	Very Low-Income<br (>30="" 50%="" ami)<="" b="" to=""/>	Low-Income<br (>50="" 80%="" ami)<="" b="" to=""/>
1	\$ 34,750	\$ 57,900	\$ 92,650
2	\$ 39,700	\$ 66,200	\$ 105,850

(Source: HUD, 2025)

Data Senior Projections

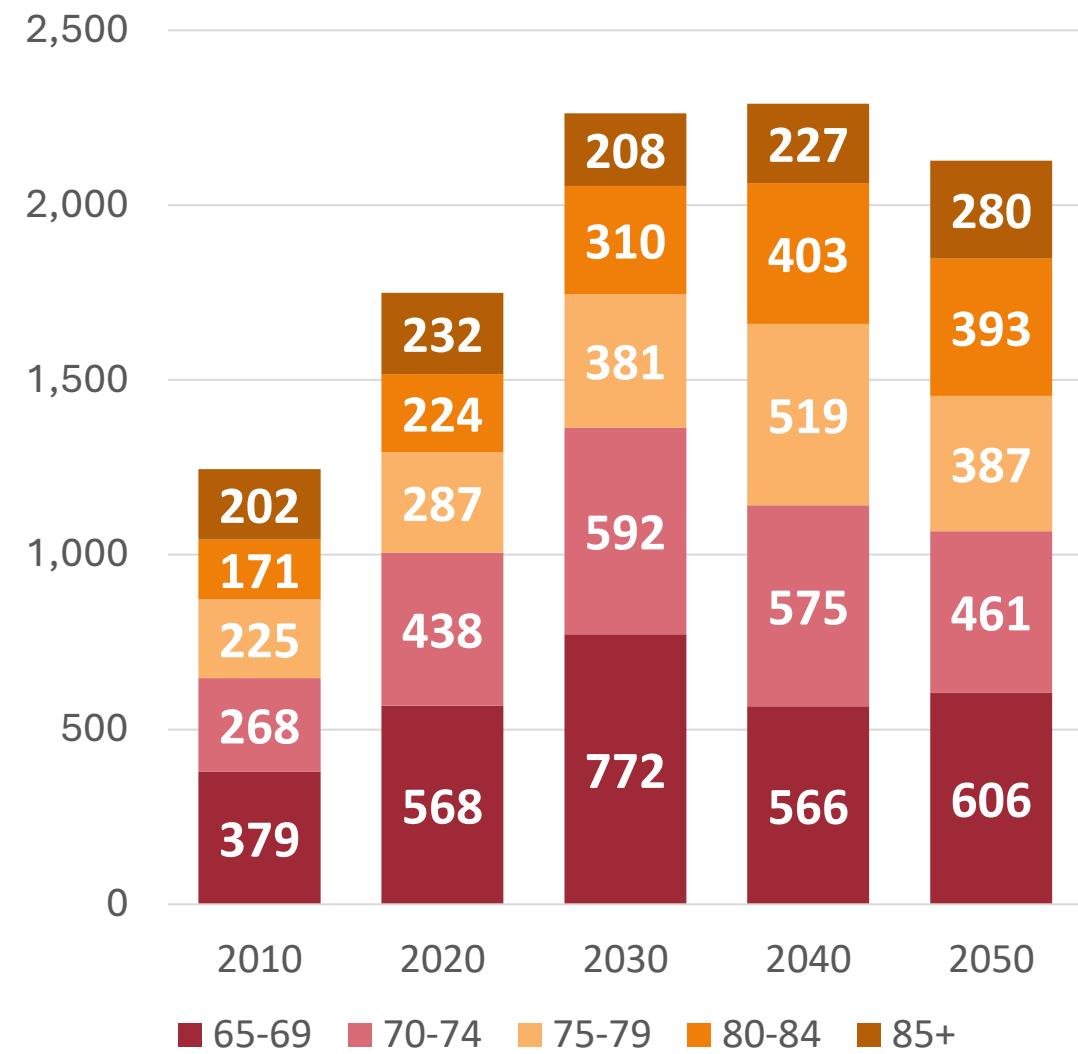
Projected Change in 65+ Population in Region

(Source: UMass Donahue Institute, 2024 Projections)



Projected Change in Littleton's Senior Population by Age Group

(Source: UMass Dohohue Institute, 2024 Projections)

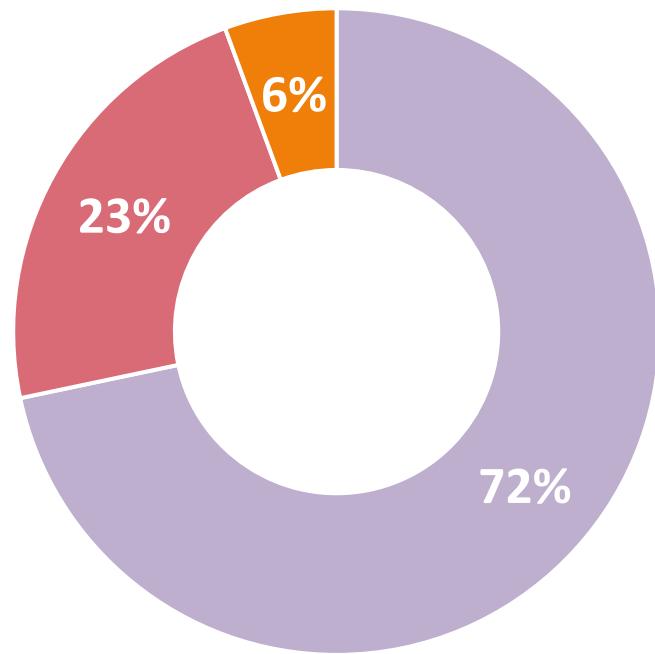


Data

Senior Households

Living Arrangements of Littleton Residents Age 65+

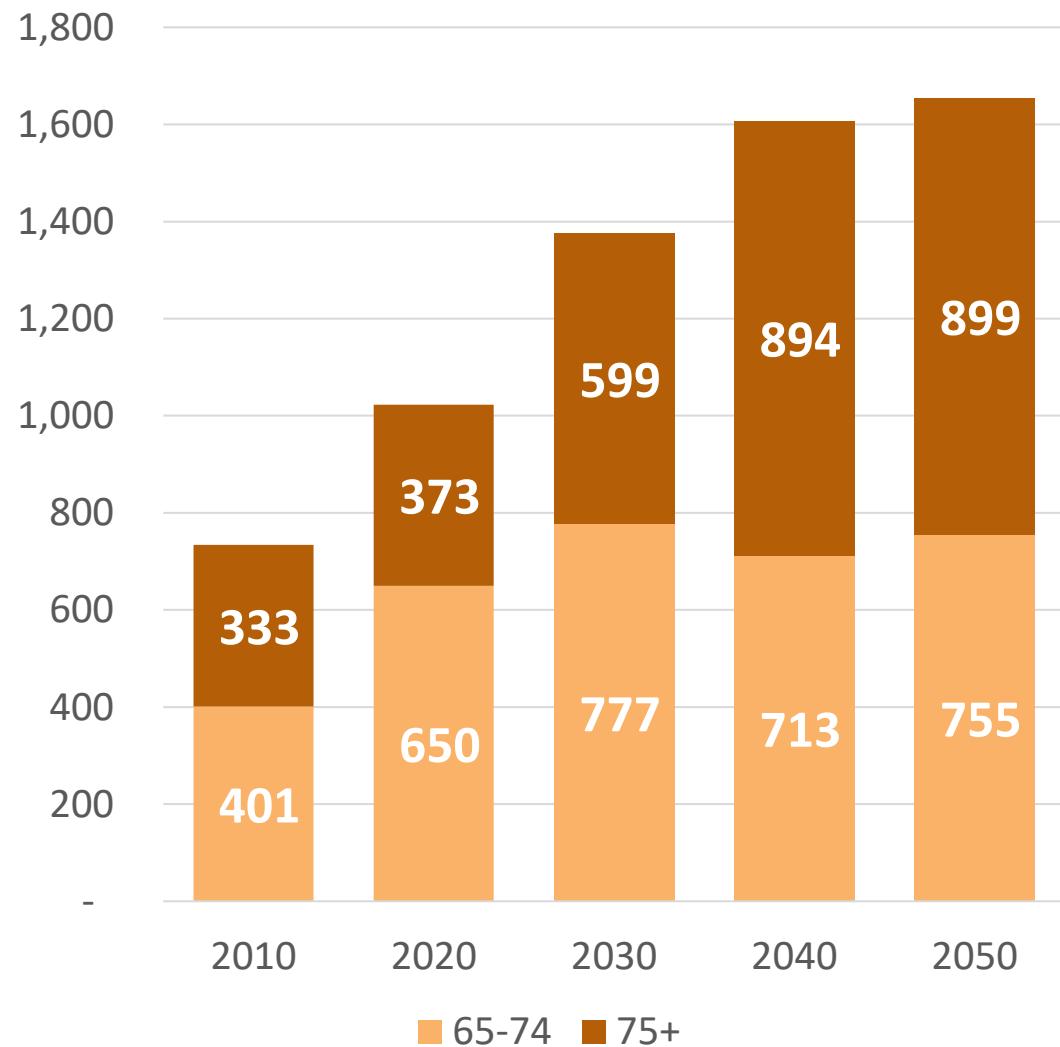
(Source: U.S. Census 2020)



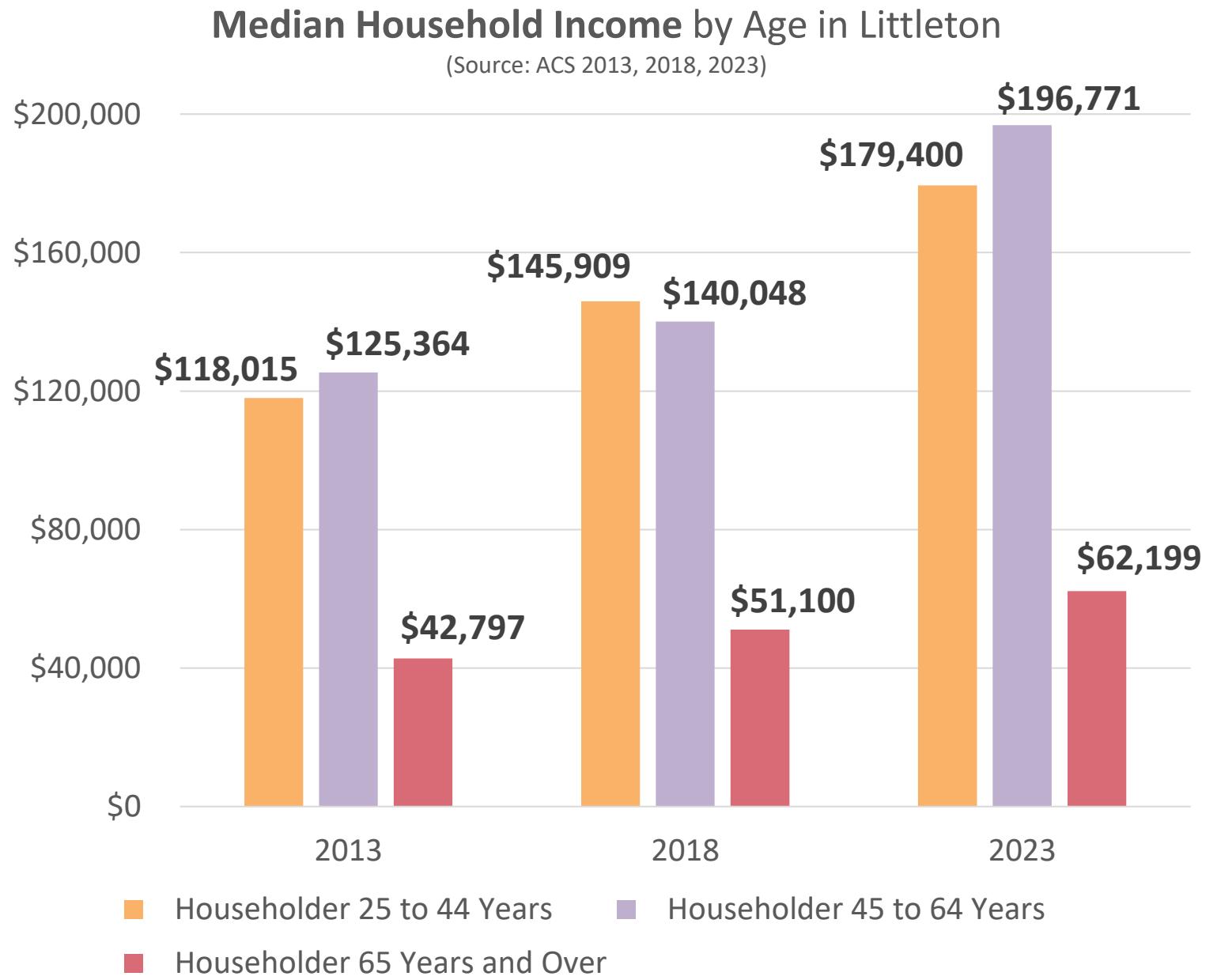
■ Living With Others ■ Living Alone ■ Group Quarters

Projected Change in the Number of 65+ Households

(Source: MAPC, 2023 Regional Growth Projections)

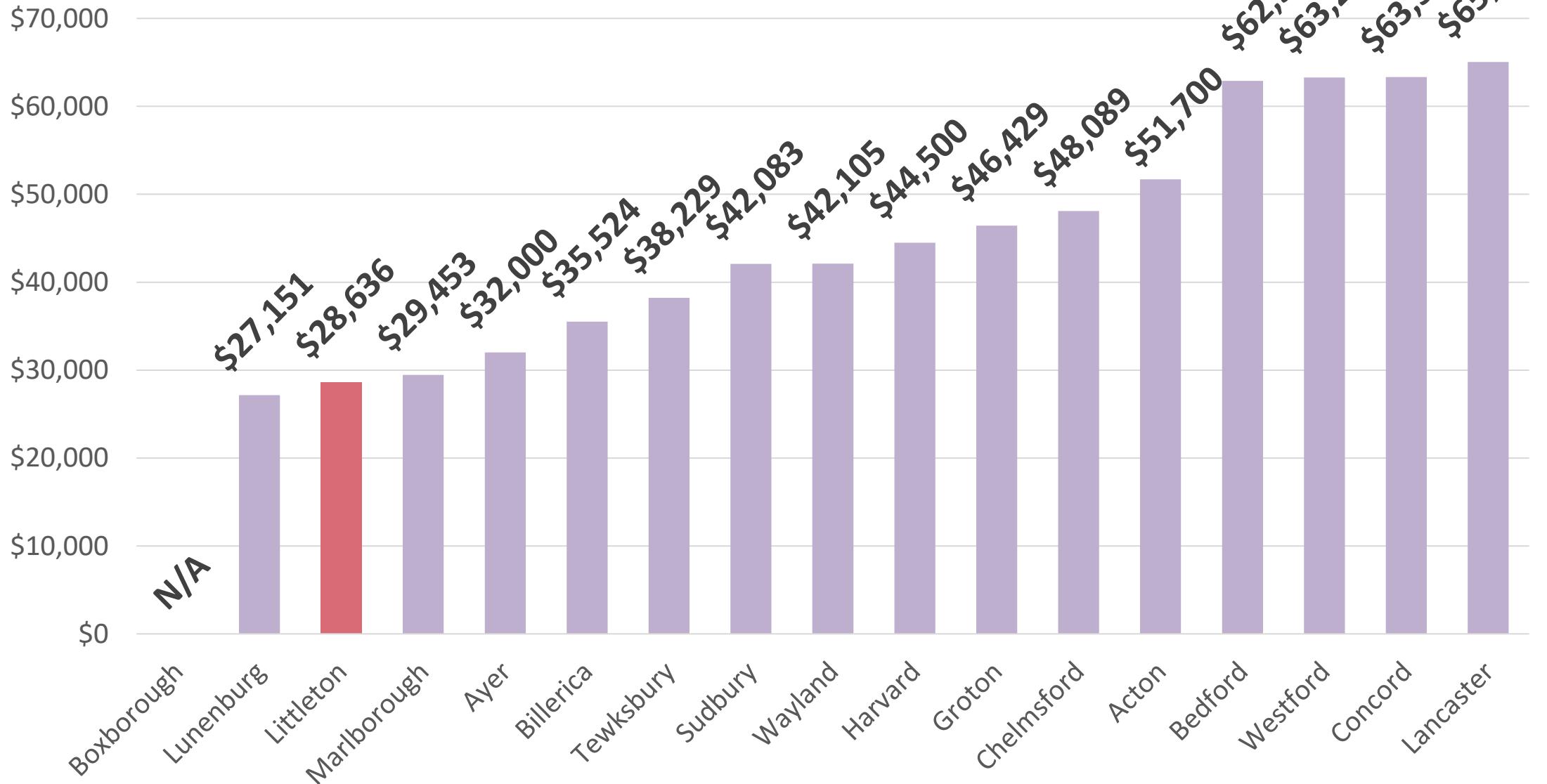


Data Senior Income



Median Income of Women 65+ Living Alone

(Source: ACS 2023)

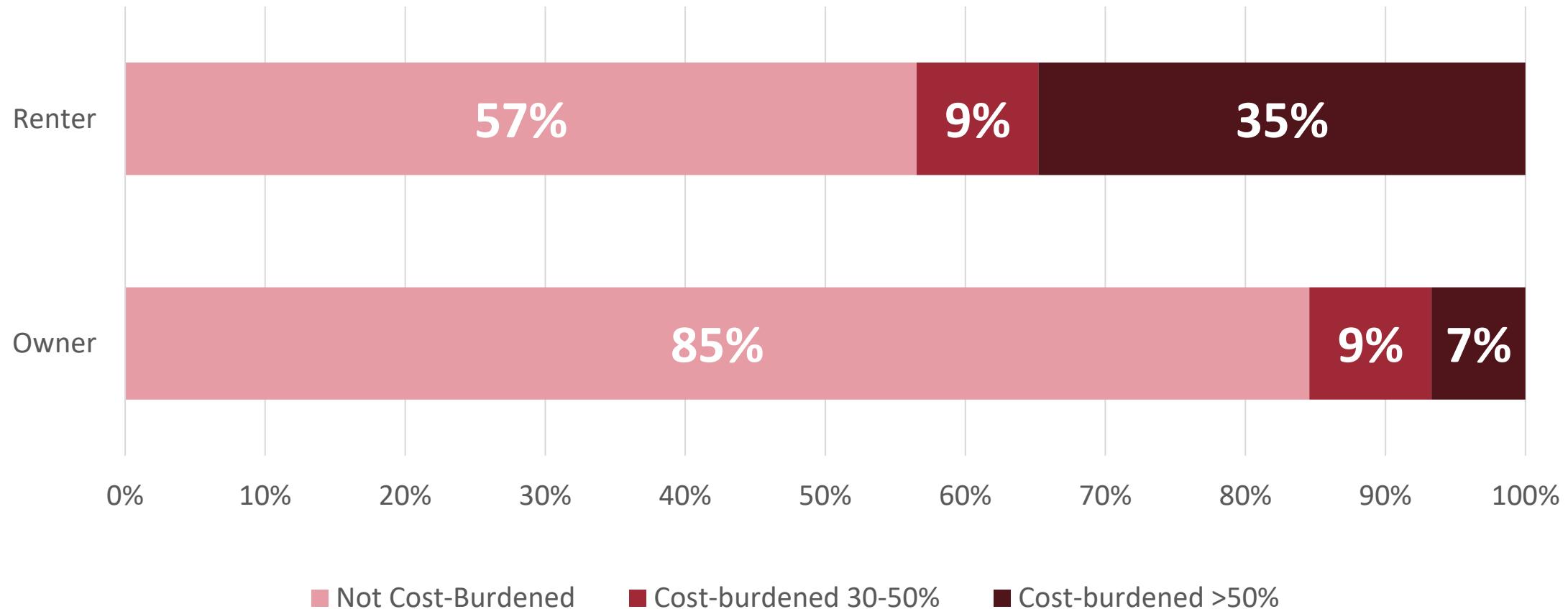


Data

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

