

Appendix B – CPA Project Application Proposal

[CPC Use Only]	Date Received: 2/11/2026	Received By: Micaela Moon	Assigned CPC #: 2027-07
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This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

1-A Applicant Information

Last Name: Stanley	First Name: Fran
Organization(s)(as appropriate) Affordable Housing Trust	

1-B Regional Project? YES NO If YES, Town/Organization:

2 Submission Date:

3 Applicant Address

Street: 173 Main Street	City: Groton	State: MA	Zip: 01450
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4 Phone: **978-732-1913** Email: **fstanley@grotonma.gov**

5 CPA Purpose (Check all that apply)

Affordable Housing: <input checked="" type="checkbox"/>	Community Housing: <input checked="" type="checkbox"/>	Historic Preservation: <input type="checkbox"/>
Open Space: <input type="checkbox"/>	Recreation: <input type="checkbox"/>	

As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's Registry of Historic Places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6 Town Committee or Boards Participating: **Affordable Housing Trust only at this time.**

7 Project Address/Property Owner's Name: **unspecified**

8 Project Name: **FY27 Housing Funds Request**

9 Additional Responsible Parties (If applicable)

Role (specify)	Name	Address	Phone	Email
Property/Site Owner				
Project Manager				
Lead Architect				
Project Contractor				
Project Consultants				
Other:				
Other:				

10 As appropriate, indicate if proposal requires:

P&S Agreement: <input type="checkbox"/>	Deed: <input type="checkbox"/>	Option Agreement: <input type="checkbox"/>	Memorandum of Understanding: <input type="checkbox"/>
Other: <input type="checkbox"/>	Describe:		

11-A

Assessor Info (Map/Block/Lot ID(s)):

11-B

Tax Classification Type:

12 Permits required:

Zoning: <input type="checkbox"/>	Historic Preservation: <input type="checkbox"/>	Other: <input type="checkbox"/>
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13

Historic Commission Approval Signoff (When Required):

Date:

14-AProject Cost: \$ Estimate: Professional Quote: **14-B**Requested from CPC: \$ **300,000****14-C**Committed from OTHER Source: \$ **348,972.22**

If applicable:

Annual Anticipated Total Income: \$

Annual Anticipated Total Expense: \$

Anticipated Net Income (Loss): \$

Name of Estimator/Company:

15 CCP Objectives - Use CODES from Section 5 to indicate all that apply

5.2 Community Housing and 5.2.1 Encourage diversity of housing types for range of income levels

16 Project Timelines

Proposed State Date:

Projected Complete Date:

17

Estimated Delivery Date of Completion Report to CPC:

18 Project Description and Explanation (Attach Additional Sheets as Needed)

The Project Name has been changed to FY27 Housing Funds Request to match this year's funding cycle.

With this application, the Affordable Housing Trust is following its strategy of making annual CPC applications to increase its existing reserves. Housing costs for all housing types continue to increase. With these market conditions, a growing segment of the population is cost burdened and the affordability crisis is said to be 'climbing the income ladder'. While this application is for funds that can be used for any and all allowable CPC community housing purposes, the Trust would prefer to focus on the creation of new affordable units.

After years of study by the Trust, there are few town owned parcels remaining where there is both development potential and the public support to realize that potential. Real estate listings show prices for buildable lots starting at \$550,000. At this rate, it is not cost effective for the Trust to buy a lot in order to construct a single family or a duplex on that lot. The cost per affordable unit will be high.

The only way to attract a significant amount of outside funding is through a multifamily rental development. The scale of a viable proposal that could attract this tax credit funding is often around 40 to 45 units. This is a size that will likely require more than the average sized building lot. Such tax credit projects can be built by community development organizations. In most instances, a meaningful contribution of local funds is needed in order to successfully compete for funding available from the Commonwealth of MA. In this way, towns can leverage their contribution to access large amounts of federal and state grants as well as favorable financing.

The Trust appreciates past support given by the Community Preservation Committee with respect to the Trust's CPC applications. It is not easy or quick to create affordable housing. The Trust continues to do the work and requires financial reserves to be effective. The Trust has concluded that it must continue to build its reserves in order to have the capacity to participate in an appropriate project when the opportunity arises.

19 Feasibility

This grant application describes a strategy by the Affordable Housing Trust to create affordable housing. An accumulation of funds that will be accessible to the Trust to respond to an opportunity to purchase land or create affordable housing is feasible as this approach has been used with success by municipal housing trusts in other municipalities across the Commonwealth to create affordable housing. Further, a similar approach has been used with success by conservation commissions both in Groton and other municipalities to protect conservation resources.

20 List of Attachments

Project Examples using CPC funds as leverage
Housing Trust Financial Information
Sample Grant Agreement
Application Analysis
Letters of Support

21 Additional Information

Letters of Support are offered by the following committees:

Select Board
Planning Board
Board of Health
Council on Aging
Diversity, Equity & Inclusion

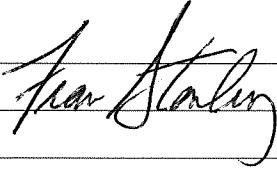
22 Management Plan

The Trust will maintain regular contact with the CPC liaison, coordinate vendors and service delivery in accordance with public procurement law as well as the Trust's own fiduciary duties under its Deed of Trust. Due diligence by the Trust will include verification of invoices and approval of the same.

As a municipal Trust, the Affordable Housing Trust will be able to consult with the Chief Procurement Officer, Town Accountant, Town Treasurer, and Town Counsel for guidance with respect to current legal obligations in the areas of procurement, accounting, and banking.

The Trust offers to enter into a grant agreement with the Select Board which will provide the Town with access to additional information about Trust activities and expenditures. There are also built in safeguards to protect the Town. See attached sample grant agreement.

23 Signature

Applicant Signature:		Date: February 11, 2026
Co-Applicant Signature:		Date:
Co-Applicant Signature:		Date:

Project Examples Using CPC Funds as Leverage



Glen Brook Way Family Apartments -- Phase 1

What began as an idea for a 32-unit apartment community on one site has turned into a 92-unit intergenerational campus on four sites. In a nearly unprecedented fashion, the Town of Medway community leaders encouraged Metro West Collaborative Development to expand upon its original concept for a vacant site on West St. The Town, over the course of two years, has granted a Comprehensive (Chapter 40B) permit and committed more than \$2 million in CPA funds to the two-phase project. Phase I, which was completed in December 2021 includes 48 rental homes for families and individuals including a mix of bedroom configurations and building types. Phase II includes 44 units for seniors and construction began in summer 2022. The project has received extensive support from the Commonwealth's Department of Housing and Community Development as well as CEDAC, MHIC, MHP and Eastern Bank.



Glen Brook Way Senior Phase II

Located in Medway, the two building Glen Brook Way Senior Apartments development will provide renters 62+ with 44-units of new housing, affordable to households earning up to 30% and 60% of the Area Median Income. To better serve the needs of our residents, the property has been designed so that 100% of the units will be visitable. Additionally, a high-efficiency building envelope contributes to a reduced carbon footprint for the property, which is expected to qualify for Passive House certification.

Glen Brook Way Senior Apartments is co-located with Metro West CD's recently completed Glen Brook Way Family Apartments property, which together create a 92-unit intergenerational campus, complete with resident lounges, a playground, meeting rooms for resident services, and on-site property management. These two projects were critical to helping Medway achieve safe harbor status under Chapter 40B.



Herring Brook Hill, Norwell



This is another Metro West Collaborative Development project. Herring Brook Hill at 40 River Street was the former Town of Norwell Police Station, which was declared surplus in 2014. In 2015 the Norwell Community Housing Trust met with residents and obtained, through Town Meeting, an agreement to commit \$1 million in Community Preservation Act and other local funds towards the redevelopment of the site as affordable housing for seniors age 60+. The apartments consisted of one- and two-bedroom units, serving seniors earning up to 100% of the Area Median Income (AMI). Eventually, the Town donated a total of \$1.2 million from the trust and CPC to the project.

The project was awarded, via a competitive Request for Proposals process to Metro West Collaborative Development in March 2016. A comprehensive permit to build 18 units of rental housing was awarded in July 2017 and all financing was secured and closed on in September 2018. Funding support came from the Commonwealth's Dept. of Housing and Community Development, CEDAC, the Town of Norwell, MassHousing and Eastern Bank.

In addition to having many "senior-friendly" amenities the site has an electric vehicle charging station and solar panels.

How CPA Funds Leverage Outside Funding

In a 2023 presentation to the Massachusetts Housing Partnership Housing Institute, Julie Creamer -- who is a Senior Vice President for POAH¹ -- used several Cape Cod projects to highlight the critical role that CPA funding plays for the leveraging of outside funding.

As can be seen in the chart, the local money that a municipality contributes to a tax credit affordable housing project – often through use of CPA funds – is greatly offset by the amount of state and federal funding that the project attracts. A tax credit project must assemble an array of funding to end up with a financially viable project.

Tax credits are highly competitive with the more generous 9% tax credits awarded via a multi-year queue. In Massachusetts, there is always a funding gap. Projects that can show local support through donations of land and/or the local contributions that bridge the gap often make the difference between a potential project and a funded one.



	MELPET FARM South Dennis	Nauset Green Eastham	BREWSTER WOODS Brewster	Cloverleaf Truro
9% LIHTC	✓	✓	✓	✓
First Mortgage	MHP	MassHousing	MHP	TBD
DHCD - AHT	✓	✓	✓	✓
DHCD - HOME	✓	✓	✓	✓
DHCD - Other	✓	✓	✓	✓
BCHC - HOME	✓	✓	✓	✓
CPA	✓		✓	✓
Solar Tax Credits/Cape Compact	✓		✓ - Passive House	✓
MassWorks			✓	✓
CPA LEVERAGE (estimate)	21:1	16:1	44:1	19:1

¹ <https://www.poah.org/> -- the Preservation of Affordable Housing (POAH) is a nonprofit developer, owner, and operator of more than 13,000+ affordable homes in 12 states and the District of Columbia.

Housing Trust Financial Information

Current funds available to the Housing Trust as of January 31, 2026

FY22 CPC Site Assessment (originally \$75,000)	\$34,889.73
Unrestricted funds	\$298,972.22
Kiley donation (for soft costs)	\$50,000
2022-2023 CPC Funds	\$200,000
2023-2024 CPC Funds	\$400,000
2024-2025 CPC Funds	\$200,000
Total	\$1,183,861.95

Other Ways of Categorizing Funds

Total amount of CPC funds:	\$834,889.73
Total amount of non-CPC funds:	\$348,972.22

TOWN OF GROTON
COMMUNITY PRESERVATION ACT
AFFORDABLE HOUSING GRANT AGREEMENT

THIS GRANT AGREEMENT (this “Agreement”) made this [REDACTED] day of [REDACTED], 2026, is by and between the **Town of Groton**, a municipal corporation duly organized under the laws of Massachusetts and having its usual place of business at 173 Main Street, Groton, Massachusetts 01450, acting by and through its Select Board (the “Town”), and the **Town of Groton Affordable Housing Trust**, established pursuant to M.G.L. c. 44, Section 55C, and under Declaration of Trust recorded with the Middlesex Southern District Registry of Deeds in Book 58159, Page 199, and having its usual place of business at 173 Main Street, Groton, Massachusetts 01450, acting by and through its Board of Trustees (hereinafter, the “Trust”). The Town and the Trust are together the “Parties” and individually a “Party.”

WITNESSETH:

WHEREAS, the Town’s Community Preservation Committee (the “Committee”), invited the submission of proposals for grants of funds for purposes consistent with the Community Preservation Act (“CPA”), M.G.L. c. 44B;

WHEREAS, the Trust submitted a proposal for funding for purposes of pursuing affordable housing opportunities in the Town of Groton in accordance with M.G.L. c. 44, Section 55C, the Trust’s Declaration of Trust, and the Town’s Bylaws (the “Project”), and the Committee reviewed the Project and recommended that the Groton Town Meeting vote on appropriating the funds described in this Agreement for the purposes of the Project;

WHEREAS, the Groton Town Meeting voted on [REDACTED], under Article [REDACTED] (the “Article”) to appropriate [REDACTED] (\$xxx,xxx) from the Town’s Community Preservation Fund Community Housing Reserves Account (the “Funds”);

WHEREAS, the purpose of this Agreement is to ensure that the Funds are used for the acquisition, creation, preservation, and support of community housing as defined by the CPA; and

WHEREAS, the Town’s Select Board has conferred with the Committee concerning the terms of this Agreement, and both have approved the terms of this Agreement.

NOW THEREFORE, the Town and the Trust agree as follows:

1. **Contract Documents.** The Contract Documents consist of this Agreement, the CPA application approved by the Committee dated February [REDACTED], 2026 (the “Application”, copy attached as “Exhibit A”), and the Article (copy attached as “Exhibit B”). The Contract Documents constitute the entire agreement between the Parties.

2. Term. This Agreement shall remain in effect for as long as the Trust holds the Funds or any portion of the Funds.

3. The Project. The Project shall be as described in the Application, modified by the following conditions:

- (a) The Funds shall be expended pursuant to this Agreement and shall be limited to the allowable spending purposes as defined under the CPA.
- (b) Not later than March 15 and September 15 of each year during the Term, the Trust shall provide the Committee with a written update on its progress regarding the Project.
- (c) Not more than ten percent (10%) of Funds may be used for expenses related to the administration and operation of the Trust.
- (d) Consistent with the provisions of M.G.L. c. 44B, Section 5(b)(2), under no circumstances shall the Funds be used to rehabilitate existing community housing units not created with CPA funds.
- (e) Consistent with the provisions of M.G.L. c. 44B, Section 5(b)(2), when creating community housing the Trust shall, wherever possible, reuse existing buildings or construct new buildings on previously developed sites.
- (f) Consistent with the provisions of M.G.L. c. 44B, Section 6, the Funds shall not replace existing Town operating funds nor reimburse the Town for services provided to the Trust.
- (g) If the Funds are the sole funding source for the acquisition of real property, the property shall only be used for “community housing” as defined in M.G.L. c. 44B, Section 2. In all other cases, the Funds may be used to cover a share of Project expenses proportionate to the part of the Project that will qualify as such community housing. The Trust shall track the cost of the allowable scope through a reasonable means of cost estimating, and only use the Funds for the allowable portion of the Project cost.

4. Contact. The Trust shall identify in writing a contact person responsible for the administration of the Project.

5. Restriction. With respect to any real property purchased using the Funds or housing created or preserved using the Funds, the Trust shall execute or obtain a perpetual affordable housing restriction meeting the statutory requirements of M.G.L. c. 184 and M.G.L. c. 44B, Section 12, and running to the benefit of the Town. The deed restrictions executed for each unit of housing created or preserved pursuant to this grant must be approved and accepted by the Town.

6. Funding. The Town shall pay the Trust the Funds within 30 days of the execution of this Agreement. The Trust shall manage the Funds in accordance with its Declaration of Trust.

7. Limitation of Liability. The Town's liability under this Agreement shall be to make the payment specified in Paragraph 6 and the Town shall be under no further obligation or liability. Nothing in this Agreement shall be construed to render the Town or any elected or appointed official or employee of the Town, or their successors in office, personally liable for any obligation under this Agreement.

8. Record Keeping. The Trust shall keep such records with respect to the utilization of the Funds as are kept in the normal course of business and such additional records as may be required by the Town. Should the Trust have multiple funding sources, the Trust shall track specific expenditures of the Funds separate from other funding sources. The Town shall have full and free access to such records and may examine and copy such records. The Trust further agrees to meet from time to time with the Committee or its designee(s), upon reasonable request, to discuss expenditures of the Funds.

9. Successors and Assigns. This Agreement is binding upon the Parties, their successors, assigns, and legal representatives. The Trust shall not assign or otherwise transfer this Agreement, in whole or in part, without the prior written consent of the Town.

10. Termination. This Agreement shall terminate upon the Trust's final expenditure of the Funds and the delivery of copies of any restrictions recorded pursuant to Paragraph 5. In the event that the Trust fails to fulfill its obligations under the terms of this Agreement as determined by the Town, the Town shall have the right, in its sole discretion, to terminate this Agreement upon written notice to the Trust. Upon receipt of such notice, the Trust shall refund all unexpended Funds to the Town, and such funds shall be returned to the CPA account from which the Funds were appropriated.

11. Compliance with Laws. The Trust shall comply with all Federal, State and local laws, rules, regulations and orders applicable to the Project.

12. Notice. Except as otherwise provided in this Agreement, any notices given under this Agreement shall be addressed as follows:

If to the Town:

Town of Groton
173 Main Street
Groton, MA 01450
ATTN: Town Manager
Email: townmanager@grotonma.gov

If to the Trust:

Affordable Housing Trust
173 Main Street
Groton, MA 01450
ATTN: Housing Coordinator
Email: fstanley@grotonma.gov

Notice shall be deemed given: (a) two (2) business days after the date when it is deposited with the U.S. Post Office, if sent by U.S. first-class or certified mail; (b) one (1) business day after the date when it is deposited with an overnight courier, if next business day delivery is required; (c) upon the date personal delivery is made; or (d) upon the date when it is sent by email, if the sender receives reply email confirming such delivery has been successful and the sender mails a copy of such notice to the other Party by U.S. first-class mail on such date.

13. Severability. If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both Parties would be substantially or materially prejudiced.

14. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts and the Trust submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

15. Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signatures on next page].

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

Town of Groton

Mark Haddad, Town Manager,
Duly Authorized by a vote of the Groton Select
Board on [REDACTED], 2026.

Groton Affordable Housing Trust

Becky Pine, Chair,
Duly Authorized by a vote of the Groton
Affordable Housing Trust Board of Trustees
on [REDACTED], 2026

Acknowledged By:

Groton Community Preservation Committee

Richard Hewitt,
Duly Authorized by a vote of the Groton
Community Preservation Committee on
[REDACTED], 2026

Application Analysis

The current Community Preservation Plan states that each major criterion will be rated on a scale of 1-5 (1=lowest and 5=highest). The total score for each application is drawn from adding the total number of Function points to the total number of Value points.

Function	Value	Description	Applicability	Suggested Score
✓		Meets goals and objectives laid out in current Master Plans and Open Space and Recreation Plan 1 = Project not included in a Town plan. 5 = Project explicitly called out in a Town plan.	Groton's current Master Plan has a goal for Housing and Residential Development – "Increase the range of housing types to meet the needs of people at various stages of life and increase the amount of housing that is affordable, accessible, and safe." This application for Community Housing funding is aimed at helping with this Master Plan goal for affordable, accessible, and safe housing. (See page 171.)	5
✓		Multiple funding sources: 1 = No non-Groton CPA funding, 3 = 25% non-Groton CPA funding, 5 = 50 % or more non-Groton CPA funding.	The Trust has \$333,461.81 in non-Groton CPA funding. If CPC funds are used with a tax credit (LIHTC) project, then many more thousands of dollars will be leveraged by the Trust's local contribution. (See page 171.)	5
✓		Overall application quality. 1 = no rush- can do it at any time 3 = the sooner the better, 5 = Once-in a generation opportunity.	There is great present need for affordable housing. Recent trends have shown an exacerbation of the problem. Considering that this is an application for funds to be used for any and all community housing purposes, the application is clear and well defined.	4
✓		Degree of urgency. 1 = no rush- can do it at any time 3 = the sooner the better, 5 = Once-in a generation opportunity.	There is great present need for affordable housing. Recent trends have shown an exacerbation of the problem. The worsening of the affordability crisis is due to factors that are unlikely to abate without concerted effort. Progress requires action on many fronts, including at the local level.	4
✓		Community support. 1 = none, 3 = only individuals or organizations, 5 = Broad and strong community support.	Letters of Support to be gathered at a later stage of the application process.	3

Function	Value	Description	Applicability	Suggested Score
✓	Ease of execution. 1 = complicated, e.g. major construction project, 5 = easy e.g. research documentation only.	Arguably, this measure should be more about the capabilities of the applicant rather than the ease of execution. The Town has an opportunity to make use of its housing trust to spend CPC funds in support of many aspects of affordable housing. Moving CPC monies to the Trust increases ease of execution. The Trust has worked ably for several years to evaluate Town owned property. In the process, Trust members have gained expertise and demonstrate a high degree of cooperativeness as a committee.		4
✓	Level of risk. 1= Strong probability of issues related to Geology, legal situation, susceptible to scope creep or environmental issues or the like, 3 = average, 5 = Research Report, engineering study, or other paperwork project.	The Trust is keenly aware of the need to prudently spend money. When investigating Town owned property, the Trust has a good track record of spending small amounts of money to scope out project feasibility before committing additional funds and effort. As a part of this effort, the Trust readily seeks legal advice to guide its actions. All of this lowers the level of risk and shows the Trust to be a capable actor.		4
✓	Applicant active in process participation. 1 missed appointments, unresponsive to Liaison or CPC concerns, 3 = attended at least one or more meetings, responded to concerns. 5 = proactive, communicative, quick response to issues, effective.	The Trust actively participates in the CPC process. The existing grant agreements related to prior CPC funds awarded to the Trust provide the Town with multiple levers to view and oversee Trust activities.		5

Total Score = Function + Value = 34



TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450-1237
Tel: (978) 448-1111
Fax: (978) 448-1115

Select Board

Matthew F. Pisani, *Chair*
Rebecca H. Pine, *Vice Chair*
Alison S. Manugian, *Clerk*
John F. Reilly, *Member*
Peter S. Cunningham, *Member*

Town Manager

Mark W. Haddad

February 3, 2026

Richard Hewitt, Chair
Community Preservation Committee
Groton Town Hall
173 Main Street
Groton, MA 01450

RE: Affordable Housing Trust
2027-07 FY27 Housing Funds Request

Dear Mr. Hewitt:

On behalf of the Groton Select Board, I am pleased to submit this letter of support for the Affordable Housing Trust's request for funding in the amount of \$300,000. CPC funds are the Affordable Housing Trust's primary source of funding. The Trust seeks these funds to increase its existing reserves. Groton's Master Plan and data from the new Housing Production Plan show an existing need for affordable housing. Having access to this crucial funding supports the Community Preservation Plan objective of encouraging the diversity of housing types for a range of income levels. Further, CPC funding of the Trust is consistent with the Select Board's Annual Goals.

New affordable rental housing – while primarily funded through state and federal grants -- requires a meaningful local contribution to bridge the funding gap. CPC funds held by the Trust will be subject to a grant agreement and may also be used for other Community Housing purposes such as the preservation of existing affordable housing.

Also, Community Housing funds held by the Trust once an application has been approved by the Annual Town Meeting are more accessible for intended purposes. Specifically, those funds can be more readily accessed year-round as opposed to the annual cycle followed by in cycle applications. Opportunities to create affordable housing and needs to preserve existing housing rarely conform to annual cycles.

The Select Board supports the work of the Affordable Housing Trust and urges the Community Preservation Committee to look favorably on its application.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark W. Haddad".

Mark W. Haddad
Town Manager

MWH/rjb
cc: Select Board



TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450
Tel: (978) 448-1105
Fax: (978) 448-1113
Planning@grotonma.gov

Office of the
PLANNING BOARD

January 22, 2025

Richard Hewitt, Chair
Community Preservation Committee
173 Main Street
Groton, MA 01450

RE: Affordable Housing Trust – FY27 CPC Application

Dear Mr. Hewitt:

The Planning Board is pleased to provide this letter in support of the application for community housing funds submitted by the Affordable Housing Trust (AHT). The board voted unanimously on January 22, 2026, to support the AHT's application to build up the existing cash reserves in the Housing Fund.

With the assistance of CPA funding, the AHT has made steady progress in assessing Town-owned land for potential Affordable Housing development. However, due to the limited amount of suitable Town-owned land available, the AHT must also explore ways to build Affordable Housing on privately owned land. Typically, Affordable Housing projects on privately owned land require a contribution of local funds to successfully compete for state and federal funding. Having sufficient reserves in the Housing Fund will enable the AHT to pursue other funding opportunities.

Leveraging other public and private funding to support Affordable Housing development is one of the goals stated in Groton's Housing Production Plan. In addition, the Groton Master Plan recommends the use of Community Preservation Act (CPA) funds to address a broader range of affordable housing needs.

Sincerely yours,

Lorayne Black, Chair
Groton Planning Board

February 9, 2026

Richard Hewitt, Chair
Community Preservation Committee
Groton Town Hall
173 Main Street
Groton, MA 01450

RE: Affordable Housing Trust
2027-07 FY27 Housing Funds Request

Dear Mr. Hewitt:

On behalf of the Groton Council on Aging, please accept this letter of support for the Affordable Housing Trust's request for funding in the amount of \$300,000.

The Affordable Housing Trust can use CPC funding for the preservation and creation of affordable housing. Groton's Master Plan calls for there to be a diversity of housing types to help meet the varied needs of Groton residents. Without specific effort, the market tends to produce high-end single-family housing.

The Groton Council on Aging is keenly aware of the need for more senior subsidized housing. Some seniors in our community need subsidized rental housing as their retirement income cannot pay for a market rate rent. This is not just a big city problem. Our small town does have homeless people; and, predominately, those people have been seniors.

Other seniors are homeowners and, due to advancing age, need to move from an owned home to either a condominium or an apartment that requires less maintenance or physical effort for upkeep. Those seniors will have a varied mix of income and assets. Some will be able to pay the market rate, but the scarcity of multi-family housing in town can make it hard to downsize. Others have a moderate amount of resources and could afford an 80% Area Median Income (AMI) apartment or condominium. Again, there are few multi-family developments in town so this is an outstanding need.

The Groton Council on Aging appreciates this opportunity to emphasize the housing needs of Groton seniors and the board urges the Community Preservation Committee to look favorably on its application.

Sincerely,



Tony Serge
COA Board Chair



Michelle Collette
COA Board Vice Chair

cc: Nicole Sarvela
COA Director



TOWN OF GROTON
Board of Health
173 Main Street
Groton, MA 01450
Phone: (978) 448-1120

1/12/2026

Richard Hewitt
Community Preservation Committee
173 Main Street
Groton, MA 01450

Dear Members of the Community Preservation Committee,

On behalf of the Groton Board of Health, I am writing to express our strong support for the FY27 Housing Funds Request, Project 2027-07, submitted for consideration through the Community Preservation Committee.

The Board of Health recognizes that the creation of new housing is especially important in the current housing market, where there is a clear need to increase the availability of rental and low-income housing options. Expanding housing opportunities is essential to ensuring that Groton remains an inclusive and healthy community for residents of all ages, incomes, and backgrounds.

Safe, stable, and affordable housing is a critical determinant of public health. Housing conditions have a direct impact on physical health, mental well-being, and overall quality of life. New housing developments supported through this funding will be required to meet all applicable health, safety, and sanitary codes, which is of particular importance to the Board of Health. Ensuring that new housing is built and maintained to current standards helps protect residents and supports long-term public health outcomes.

The proposed FY27 Housing initiative aligns with the Town of Groton's goals of promoting community well-being, addressing housing needs, and supporting development that meets established health and safety standards. The Board of Health views this project as a meaningful investment in both the health and sustainability of our community.

For these reasons, the Groton Board of Health fully supports the Community Preservation Committee's consideration of Project 2027-07 and encourages approval of the FY27 Housing Funds Request.

Sincerely,

Michelle Collette

Michelle Collette
Member, Groton Board of Health
Town of Groton



**Diversity Equity
and Inclusion**
173 Main Street
Groton, Massachusetts 01450
selectboard@grotonma.gov

Raquel Majeski-Roberge, Chair
Michelle Collette, Vice Chair
Gordon Candon
Deirdre Slavin Mitchell
Fran Stanley
Po Tse

February 10, 2026

Mr. Richard Hewitt
Chair
Community Preservation Committee
173 Main Street
Groton, MA 01450

RE: **Affordable Housing Trust**

Application: FY27 Housing Funds Request
CPC No.: 2027-07
Amount: \$300,000

Dear Mr. Hewitt:

Good morning. I am writing on behalf of the Diversity Equity and Inclusion committee (DEI) to offer support for the Affordable Housing Trust's CPC application. Groton's Affordable Housing Trust is working to provide more affordable housing and needs funding to effectuate this goal. DEI met today and voted unanimously to support this application.

Our committee works to recognize and promote diversity in Groton. Affordable housing provides housing for people with low to moderate incomes. Groton's housing market has few below market rate options. CPC funds can be spent on the preservation of existing affordable housing and also for the creation of new affordable units.

One significant benefit to new construction multifamily housing is that it offers accessibility features like elevators, ramps, and cut curbs that are lacking in Groton's predominant building type of single-family houses. Also, multifamily rentals can provide an opportunity for Groton seniors remain in town when they need to downsize out of their existing housing.

For all of these reasons, the DEC committee supports the Housing Trust's application. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Raquel Majeski-Roberge/FS".

Raquel Majeski-Roberge
Chair