

Groton Housing Production Plan (HPP)

Data & Survey Highlights

Thursday, November 13th, 2025

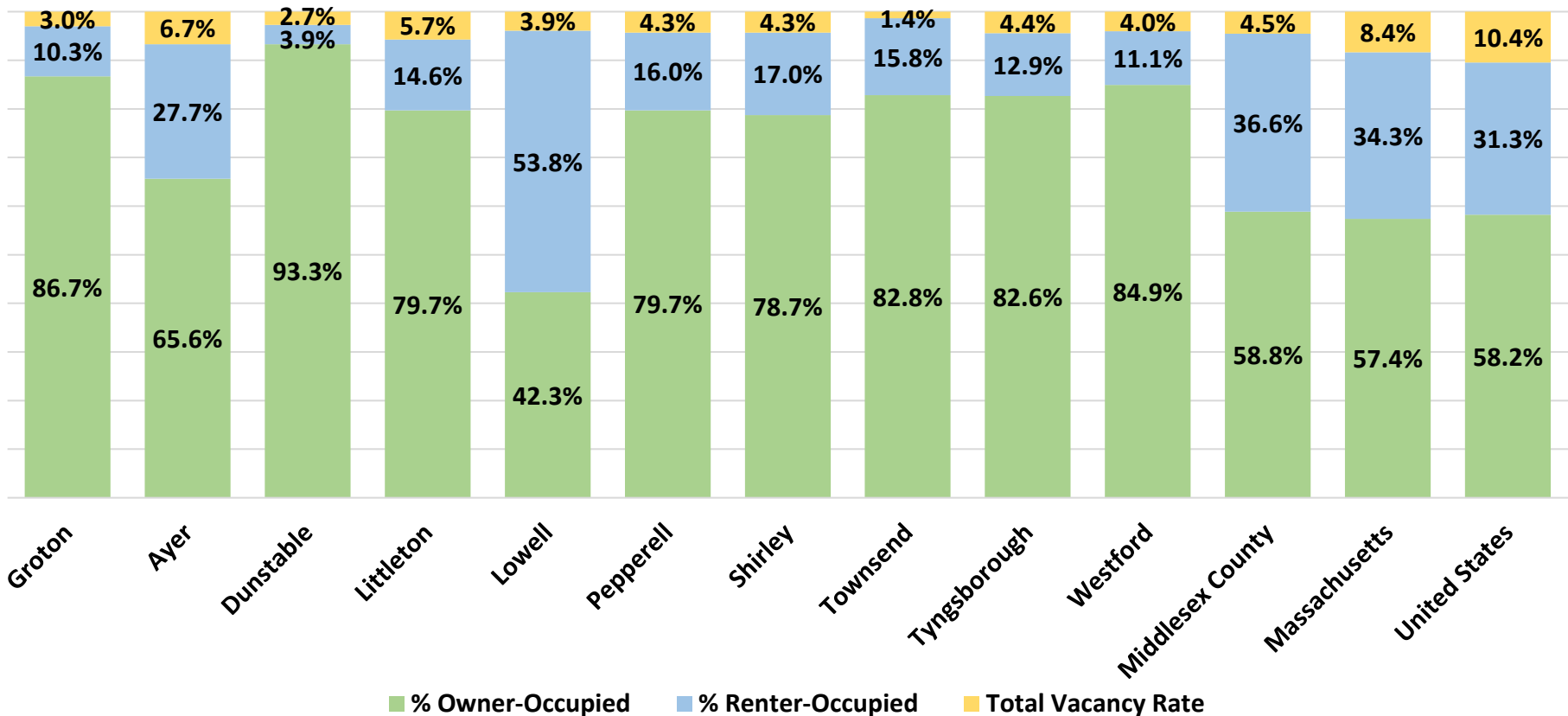
Presented by: Zach Kay – Montachusett Regional Planning Commission; Regional Planner

Table 2. Groton's Population Changes by Age Group

AGE GROUP	1990 Census	2000 Census	2010 Census	2020 Census	2019 -2023 ACS	% Change '20 - '23	% Change '10 - '23	% Change '00 - '23	% Change '90 - '23
Under 5	618	837	517	487	484	-0.6%	-6.4%	-42.2%	-21.7%
5-19	1,671	2,436	2,750	2,485	2,853	14.8%	3.7%	17.1%	70.7%
20-24	435	244	384	704	727	3.3%	89.3%	198.0%	67.1%
25-34	1,176	968	672	881	859	-2.5%	27.8%	-11.3%	-27.0%
35-44	1,595	2,155	1,485	1,299	1,460	12.4%	-1.7%	-32.3%	-8.5%
45-54	972	1,505	2,363	1,746	1,360	-22.1%	-42.4%	-9.6%	39.9%
55-64	469	734	1,438	1,987	1,719	-13.5%	19.5%	134.2%	266.5%
65-74	351	362	584	1,115	1,090	-2.2%	86.6%	201.1%	210.5%
75-84	189	236	289	448	561	25.2%	94.1%	137.7%	196.8%
Over 85	35	70	164	163	152	-6.7%	-7.3%	117.1%	334.3%
Total	7,511	9,547	10,646	11,315	11,265	-0.4%	5.8%	18.0%	50.0%
Median Age	34.1	36.5	42.5	43.5	40.4	-7.1%	-4.9%	10.7%	18.5%

Source: US Decennial Census & ACS 5-Year Estimates

Figure 4. Housing Tenure and Vacancy Rates in Groton and Surrounding Communities



Data Source: ACS 2019-2023 5-Year Estimates (DP04)

Figure 13. Cost Burdened Homeowners &
Figure 14. Cost Burdened Renters

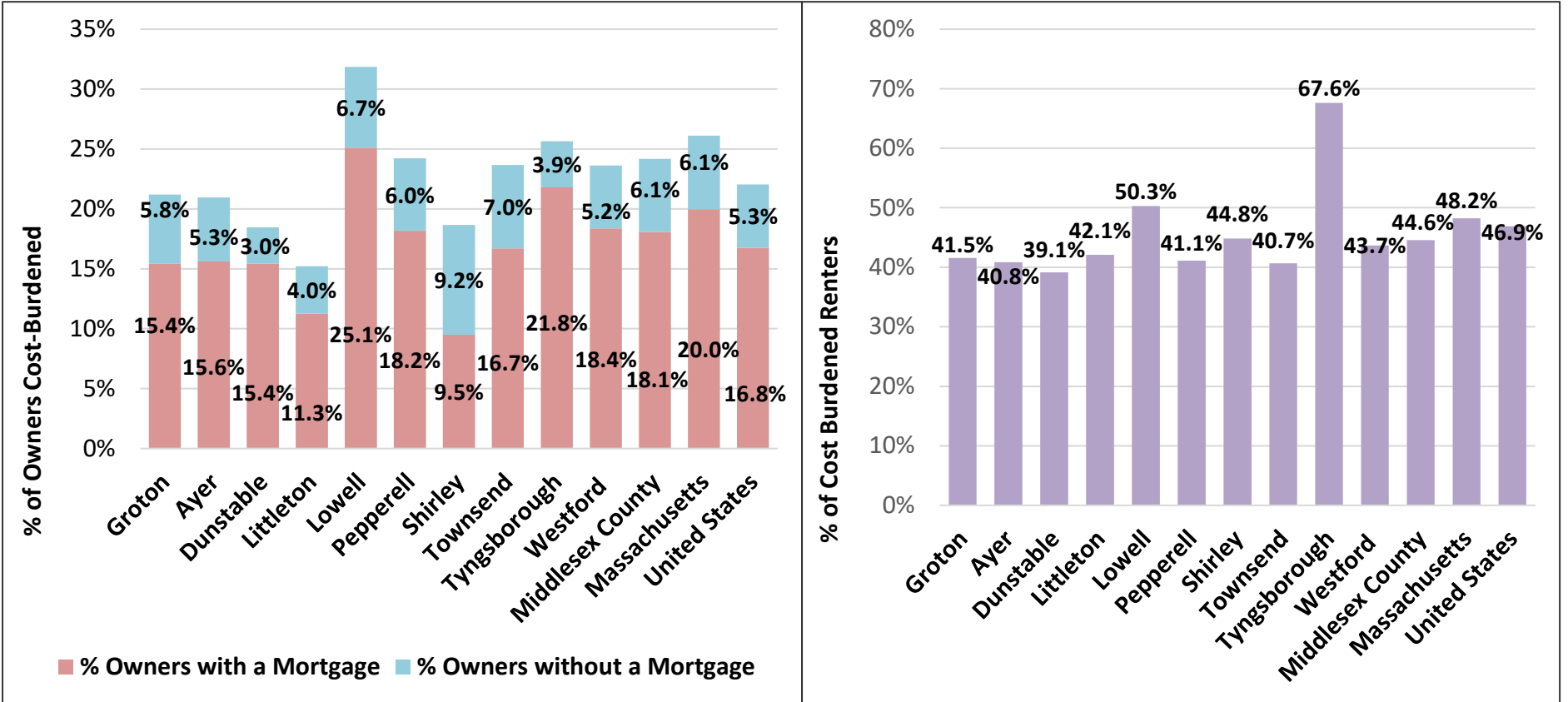


Figure 6. Zillow Average Rent in Groton & Surrounding Communities

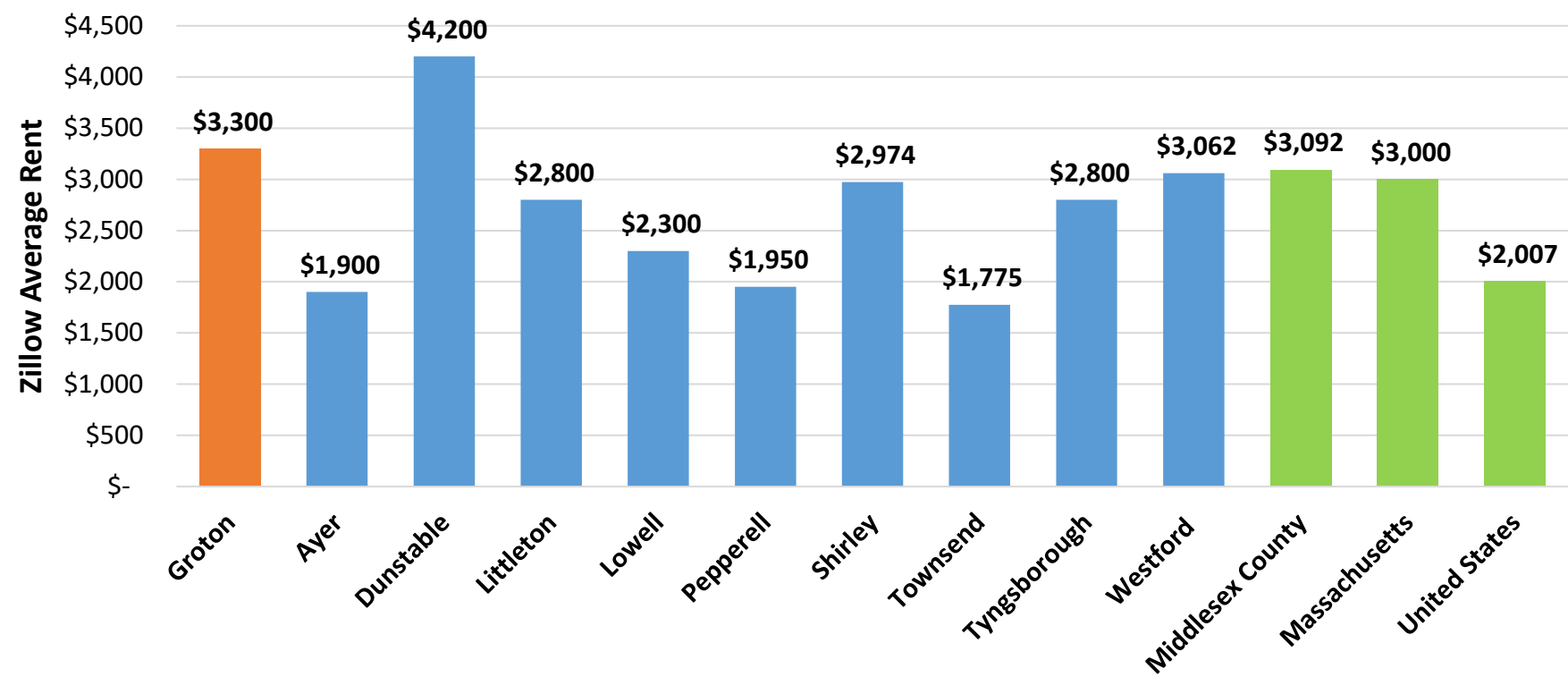


Figure 17. Groton Cost Burden by AMI Grouping

Lowel, MA-NH HMFA 100% Area Median Income (AMI) = \$136,900

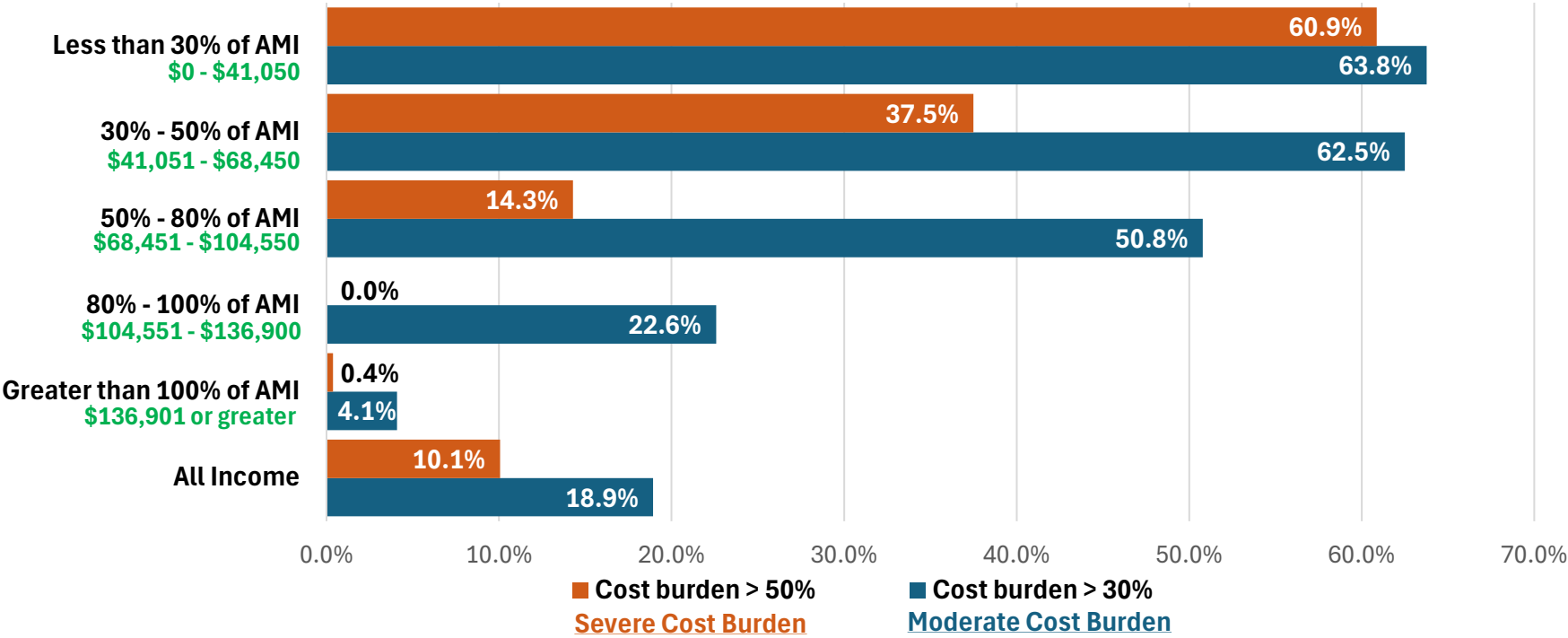


Table 10. Groton Parcel Counts FY2005 to FY2025

PARCEL TYPE	FY2005	FY2010	FY2015	FY2020	FY2025	% CHANGE FY05 - FY25
Single Family	2,990	3,065	3,163	3,225	3,277	10%
Condos	104	178	238	295	341	228%
Other Residential	44	40	36	30	26	-41%
Two-Family	160	145	132	137	135	-16%
Three-Family	14	12	12	11	10	-29%
Apartment	14	14	14	12	13	-7%
Commercial	100	92	87	89	90	-10%
Industrial	17	16	15	15	12	-29%
Chapter 61 Land (Forest)	39	24	23	21	23	-41%
Chapter 61A Land (Agriculture)	60	30	31	26	49	-18%
Chapter 61B Land (Recreation)	4	4	3	6	10	150%
Vacant	644	646	598	482	442	-31%
<i>Source: MA DOR Databank Reports - Community Comparison Report (FY05, FY10, FY15, FY20, FY25)</i>						

Total Responses:

194

Date Created: Monday, May 12, 2025

Complete Responses: **194**

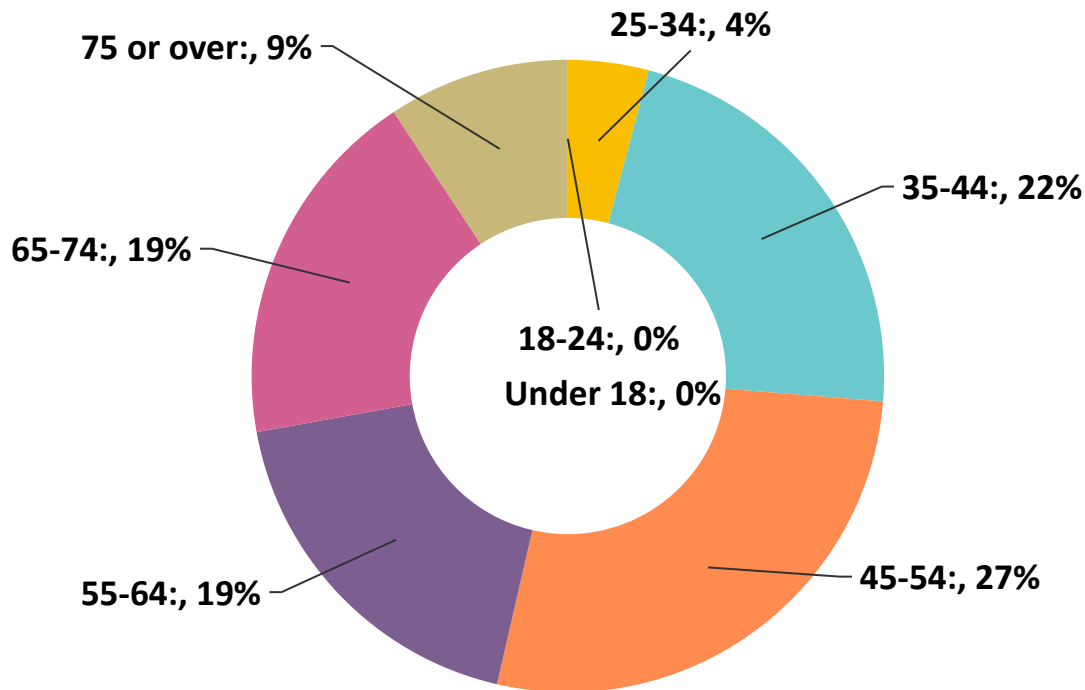


Town of
Groton
Massachusetts



Q1: What is your age?

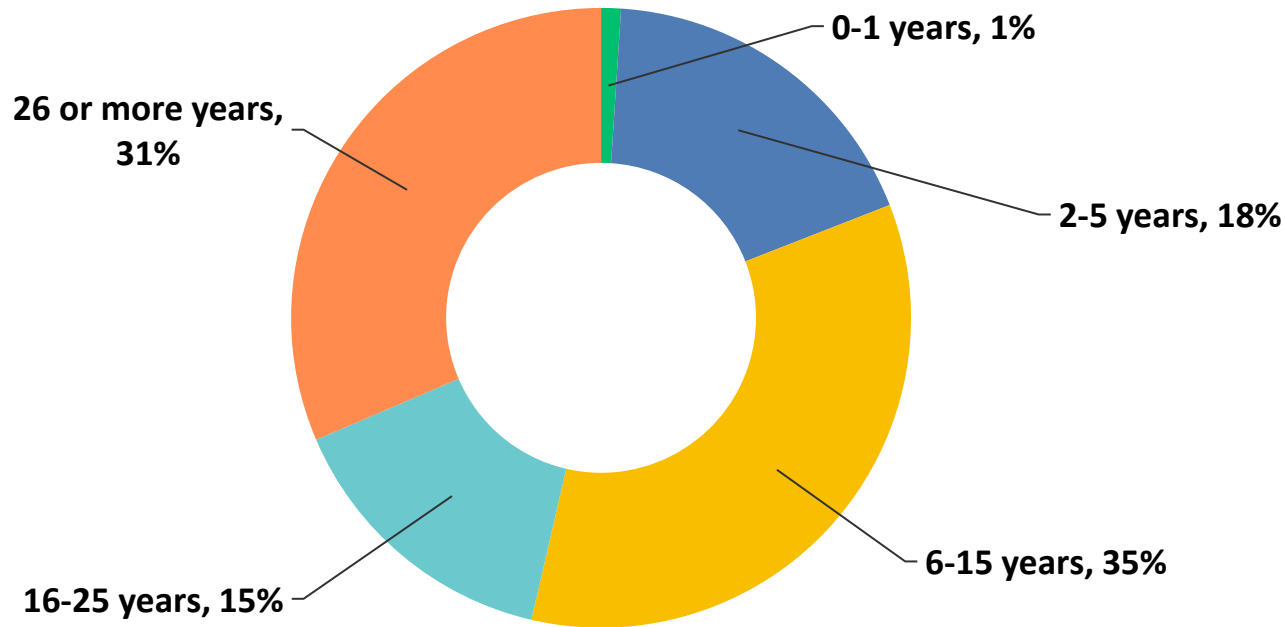
Answered: 194 Skipped: 0



■ Under 18: ■ 18-24: ■ 25-34: ■ 35-44: ■ 45-54: ■ 55-64: ■ 65-74: ■ 75 or over:

Q2: How many years have you lived in Groton?

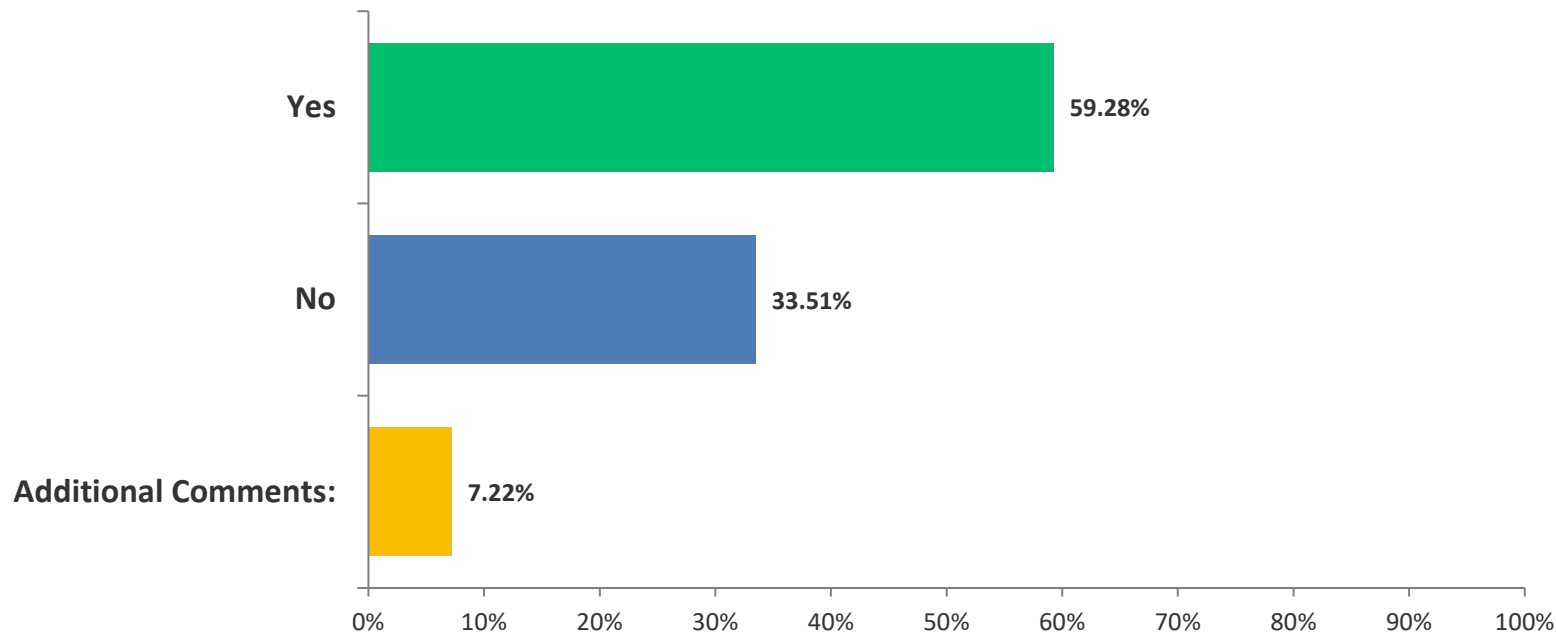
Answered: 194 Skipped: 0



0-1 years 2-5 years 6-15 years 16-25 years 26 or more years

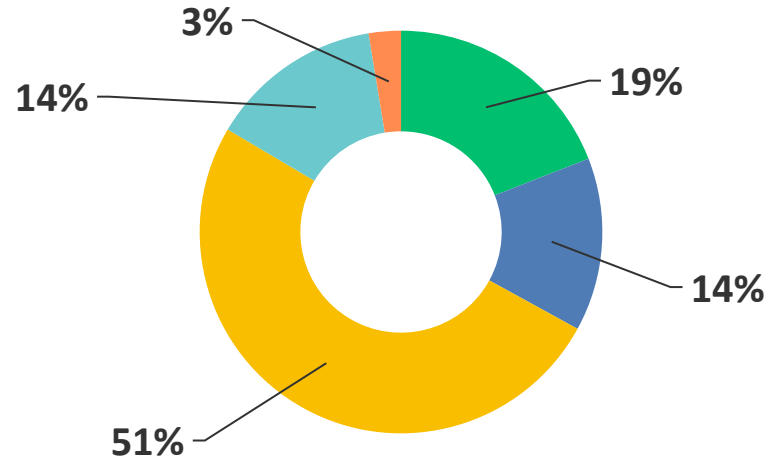
Q5: According to the State of Massachusetts, "affordable housing" is defined as housing that costs 30% or less of your household's monthly income. Based on this definition, is your current home affordable for your household?

Answered: 194 Skipped: 0



Q6: How would you describe your ability to meet your monthly housing costs?

Answered: 194 Skipped: 0



■ It is very easy to meet my monthly housing costs:

■ I am able to meet my monthly housing costs:

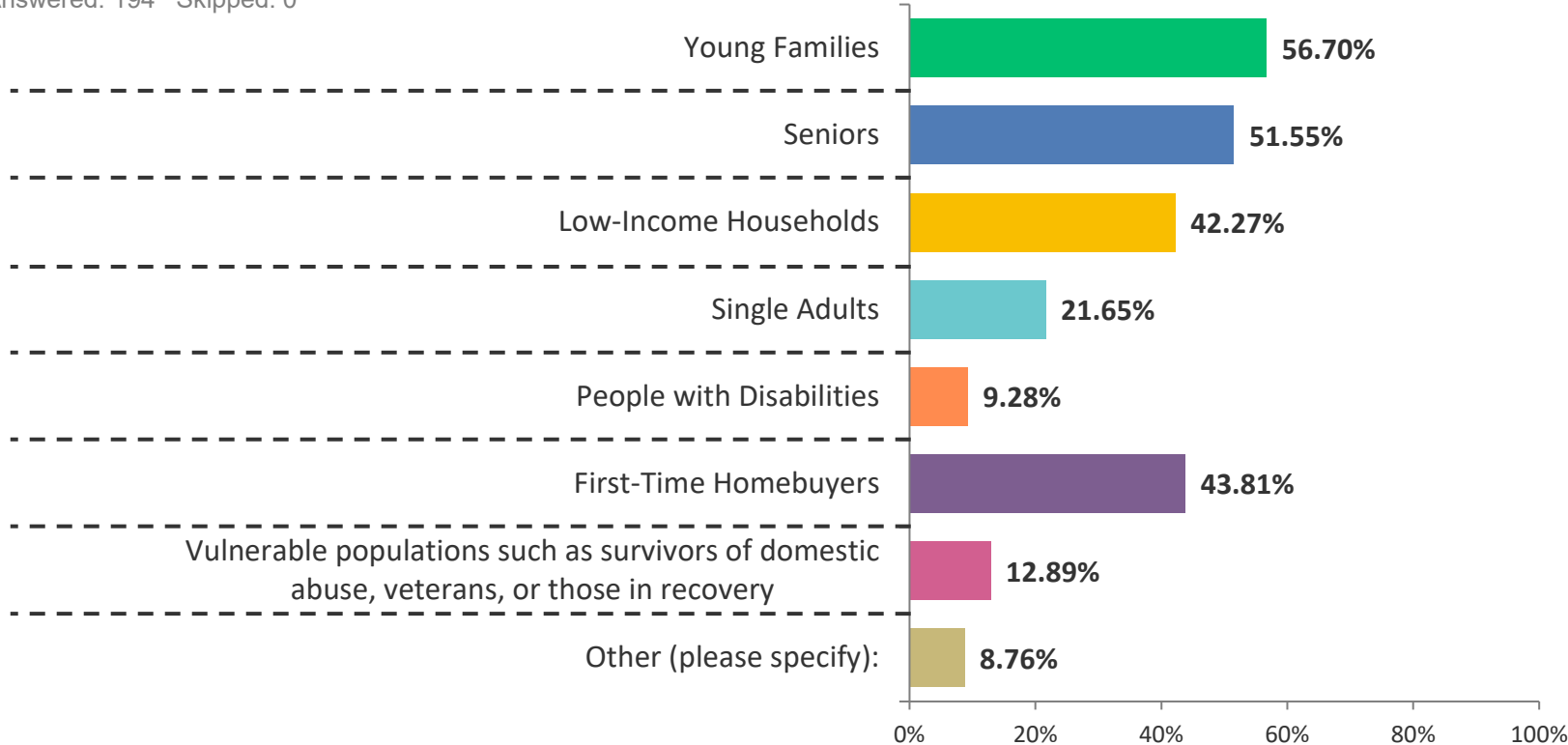
■ It is very difficult to meet my monthly housing costs:

■ It is somewhat easy to meet my monthly housing costs:

■ It is somewhat difficult to meet my monthly housing costs:

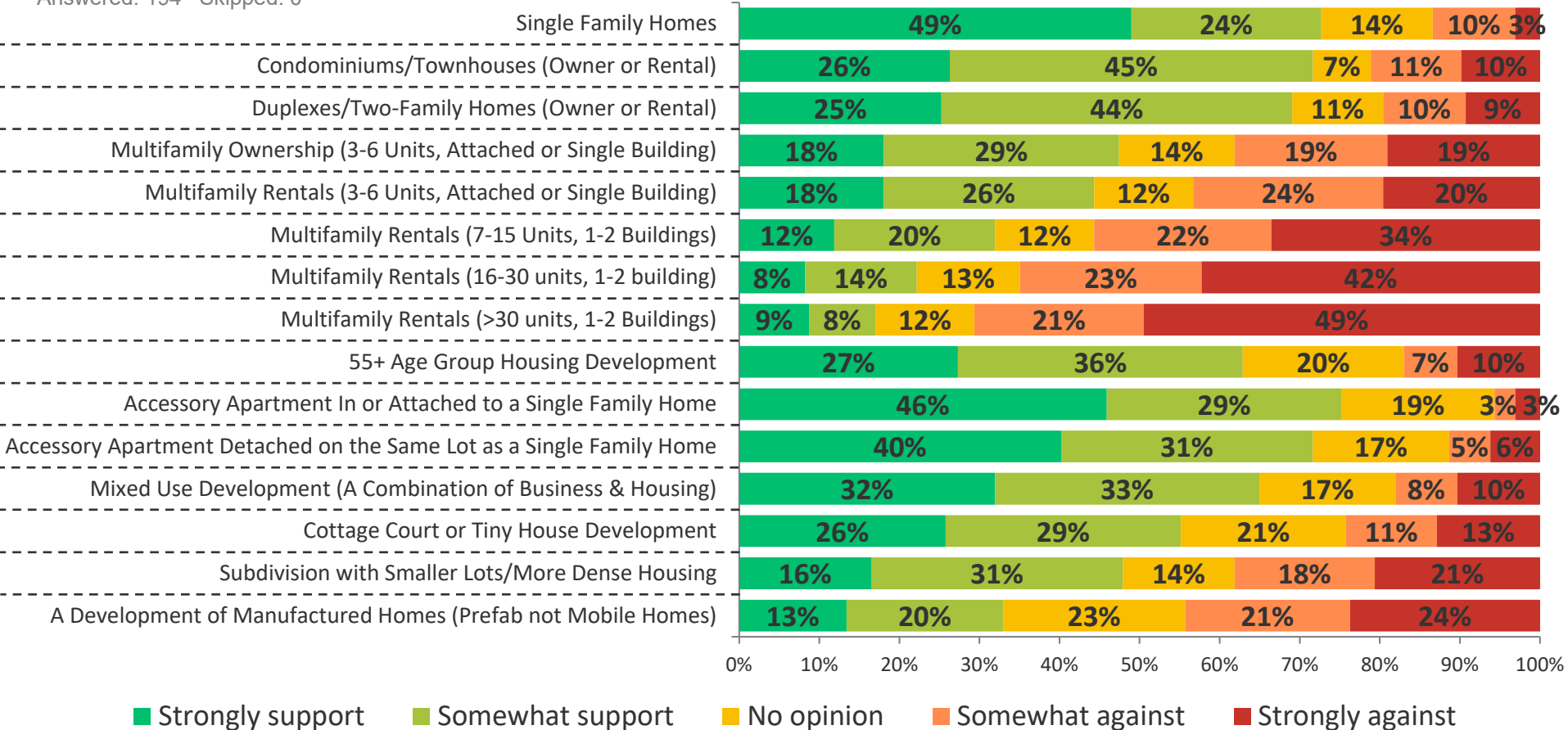
Q9: In your opinion, which of the following populations are most in need of increased housing options in Groton?(Select your top 3 choices)

Answered: 194 Skipped: 0



Q12: How open are you to the following types of housing developments being created in Groton?

Answered: 194 Skipped: 0



Groton's Housing Production Plan Goals

- A. 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.**
- B. MONITOR AND PRESERVE EXISTING AFFORDABLE UNITS.**
- C. LEVERAGE OTHER PUBLIC AND PRIVATE RESOURCES TO THE GREATEST EXTENT POSSIBLE.**
- D. STRIVE FOR CHAPTER 40B SAFE HARBOR.**

Groton's Housing Production Plan Implementation Strategies

- A. Evaluate bylaws and board regulations for barriers to developing affordable housing, including but not limited to, accessory apartments, dimensional requirements for infill or non-conforming lots, multifamily development, flexible development, and subsurface sewage disposal regulations.
- B. Review Chapter 61 parcels for potential affordable housing development.
- C. Continue the efforts of Groton's Affordable Housing Trust and establish new regional housing partnerships with surrounding communities.
- D. Cultivate partnerships with non-profit housing developers.
- E. Identify and leverage funding for affordable housing development.
- F. Monitor affordability restrictions for existing affordable housing listed on the town's Subsidized Housing Inventory to preserve current inventory.
- G. Engage in community education about housing needs and the available paths to increase affordable housing.
- H. Promote Massachusetts Sustainable Development Principles and Smart Growth concepts.

Thank you for attending!

Please contact Fran Stanley (Groton's Housing Coordinator) via fstanley@grotonma.gov for any further comments or questions relating to this presentation or the creation of Groton's Housing Production Plan.

This presentation will be made available on Groton's Town website @
<https://www.grotonma.gov/government/departments/housing-coordinator/>



Town of
Groton
Massachusetts

