

March 22, 2024

Scott Wilson, Chair  
Planning Board  
Town of Groton  
173 Main Street  
Groton, MA 01450

RE: Location: 797 Boston Road  
Special Permit: §218-9.3(B)  
**Proposed Age Restricted Multifamily Development**

Dear Mr. Wilson:

At a duly authorized meeting on March 22, 2024, the Board of the Groton Housing Authority voted its support of the 24-unit rental housing proposed by 119 Partners, LLC. This development will create 12 units of affordable senior housing and another 12 units of market rate senior housing. The Four Corners location offers a number of amenities including grocery stores, health care, a restaurant, and a coffee shop.

The Groton Housing Authority receives many requests for affordable housing and recognizes that the Town of Groton needs affordable housing of every variety. Affordable housing is needed for seniors. A sizeable number of Groton seniors who are presently homeowners need to downsize to a rental option but cannot find this option in our town with 88% homeownership rate.

The Groton Housing Authority also notes that Groton needs affordable housing that is aimed at different income levels. This rental development will serve people with incomes up to 80% of the area median income and also those seniors who can pay a market rate rent. Both are needed.

Thank you for your attention to this matter.

Sincerely,



Daniel Emerson  
Chair

cc: Lisa Larrabee, Executive Director, Groton Housing Authority  
Melissa E. Robbins, Esq., Farrell & Robbins, P.C.