

Town of Groton, CT

HOUSING POTENTIAL

Over the next decade, housing demand in Groton will be shaped by people moving in, local job growth, and the changing needs of existing residents.



10-Year Housing Unit Potential

= 100 units

Up to
5,587
new homes
by 2035



1,270 units approved for development

Up to **4,317** units of additional opportunity

Total housing demand potential is expected to range from 4,134 to 5,587 units through 2035.

Who Will the New Housing Units Serve?

2,040
rental upgraders

1,008
potential recaptured
commuters

357
living in
obsolete
units

1,386
new households due to
Electric Boat growth

796
new household
formations

Benefits of New Housing



Provides options for **retirees and seniors** to age in place



Attracts **new businesses** to Groton



Expands **housing choices** for local workers and young families



Supports **population and school enrollment** stability



Increases **local tax base** to fund community services and infrastructure



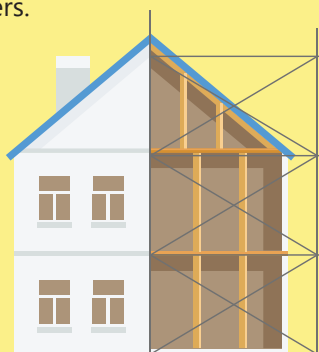
Helps moderate increases in **housing costs**

What Type of Housing?

With smaller households, higher costs, and concentrated job growth, Groton has an opportunity to broaden its housing supply to support young professionals, small families, and moderate-income earners.

65%
for middle-density units
(townhomes, duplexes, triplexes)

44%
for those earning
<\$75,000/year
(less than \$1,875 monthly rent)



62%
for rental units

38%
for owner units

Percentages do not add up to 100% because they reflect overlapping segments of demand.