



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus, Jr., Secretary

July 17, 2024

Kathleen Kastrinelis, Council Chair  
Town of Groveland  
Groveland Town Hall  
183 Main Street  
Groveland, MA 01834

Re: Chapter 40B Comprehensive Permit

Project Name: Garrison Village  
Location: 36 Garrison Street, Groveland, MA  
Number of Units: 90  
Subsidizing Agency: Executive Office of Housing and Livable Communities  
Applicant: Bethany Community Services

Dear Council Chair Kastrinelis:

This will serve to notify you, pursuant to 760 CMR 56.04 (3), that the above-named applicant has applied to this agency as subsidizing agency under the Low Income Housing Tax Credit program for preliminary approval of the Garrison Village PEL project. The project is a rental project for seniors (62+). The project will consist of 90 total units. The project will contain 24 rental units for households earning 30% or less of area median income. Fifty units will be reserved for those making 60% of the area median income. Therefore, 74 of these units (82.2%) will be restricted for rental by individuals or households earning less than 60% of area median income. Ten units will be reserved for households earning less than 80% of the area median income. The remaining six units will be market rate housing.

Enclosed please find a copy of the application for your review. The review period for comments ends 30 days from the date of this letter. Any comments will be considered prior to issuing a determination of project eligibility. Please address comments to:

Rebecca Frawley Wachtel, Director  
Low Income Housing Tax Credit Program  
DHCD  
100 Cambridge Street, 3<sup>rd</sup> Floor  
Boston, MA 02114  
Email: [rebecca.frawley@mass.gov](mailto:rebecca.frawley@mass.gov)



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Please note that the Massachusetts Housing Partnership (MHP) administers a technical assistance program for communities and developers who are working on Chapter 40B projects. A municipality may be eligible for an MHP grant to help hire experienced third party consultants to work with the local municipality in reviewing a 40B proposal. For more information about MHP's technical assistance program, visit MHP's web site at [www.mhp.net](http://www.mhp.net) or e-mail [community@mhp.net](mailto:community@mhp.net).

If you have any questions regarding this letter, please feel free to email Rebecca Frawley Wachtel at [rebecca.frawley@mass.gov](mailto:rebecca.frawley@mass.gov).

Sincerely,

A handwritten signature in black ink, appearing to be 'Catherine Racer', with a long horizontal line extending to the right.

Catherine Racer

Undersecretary/ Housing Development