

# Call for Offers - Affordable Housing Project, Woods Road, Falmouth

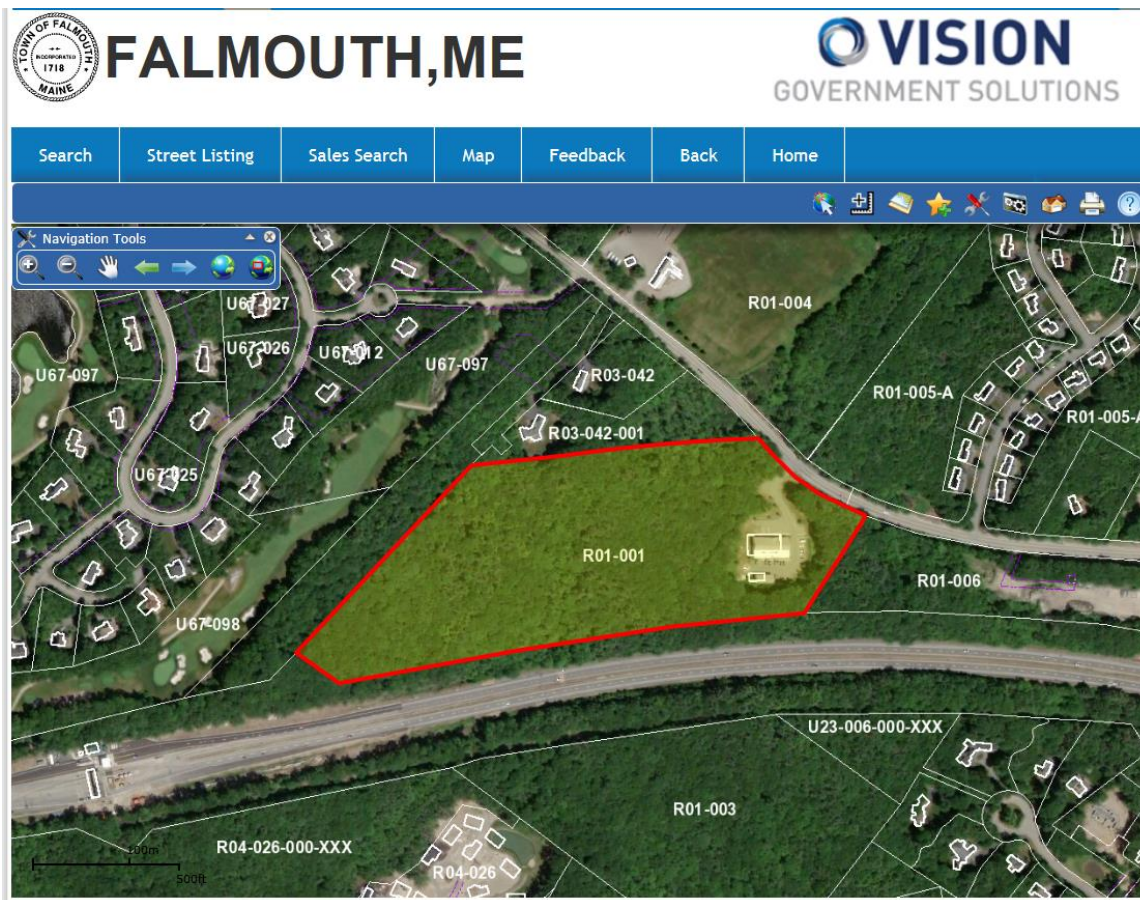
Draft: June 28, 2018

## INTRODUCTION

The Town of Falmouth is seeking a for-profit or non-profit developer to build a housing development in the community that is moderately-priced. To assist with this effort, the Town will make available at no cost up to 20-acre portion of a site it currently owns at Woods Road. The Town intends to select a preferred developer or developer team through this Call for Offer process. Deadline for offers is \_\_\_\_\_. There is a mandatory pre-proposal meeting on \_\_\_\_\_.

## SITE INFORMATION

The subject site is located at 61 Woods Road (Tax map R01, Lot 001). The public safety facility is also located at this site. The site is served by an 8" water line and an 8" sanitary sewer line. Ledge and vernal pools are present at the site.



The zoning designation for this parcel is MUC ("Mixed Use Cluster District"). This permits a minimum net residential area per dwelling unit of 10,000 sq.ft. with public sewerage. Minimum lot area is 20,000 sq.ft., minimum lot width is 125 feet. Maximum lot coverage is 20%. Front setback is 25 feet, side setback is 20 feet, and rear setback is 40 feet.

## SUBMISSION REQUIREMENTS

One electronic copy of a complete proposal is required. E-mail to [tholtwijk@falmouthme.org](mailto:tholtwijk@falmouthme.org).

Complete submissions shall include the following:

1. Name and brief description of the business entity and statement that demonstrates the company's capabilities and experience with similar projects.
2. Conceptual proposal which includes the following elements:
  - a. Statement how the proposed project meets the community need.
  - b. Anticipated number of units that is being proposed (a range is acceptable)
  - c. Anticipated type(s) and size(s) of units that is/are being proposed
  - d. Anticipated level of AMI level or range of affordability of units proposed
  - e. Anticipated for sale or for lease
  - f. Anticipated inclusion of handicapped accessible units, specialized housing units, and/or units reserved for seniors
  - g. Anticipated level of energy efficiency and incorporation of green/LEED building standards
  - h. Proposal for sustainable affordability of units/length of guaranteed affordability
  - i. Anticipated sources of financing, other than Town
  - j. Financial and all other assistance requested from the Town
  - k. Explanation of any required contingencies/conditions
  - l. Estimated timeline for execution of the project
3. Conceptual site layout sketch

## ANTICIPATED TIMELINE

_____	Call for Offers issuance
_____	"Pre-proposal" meeting at 1:00 PM at Falmouth Town Hall, 271 Falmouth Road
_____	Deadline for submission of questions
_____	1:00 PM - deadline for submission of Offer Proposals
_____	Review of Offer Proposals
_____	Developer interviews
_____	Possible Public Presentation(s) by Developer(s)
_____	Council Selection of Developer and authorization of Town staff to negotiate contract documents

**SELECTION CRITERIA**

Proposals will be evaluated based on:

1. Demonstrated experience working with the public sector on affordable housing projects.
2. Thoughtful site design concept.
3. Inclusion of sustainable, energy efficiency, and stormwater management aspects.
4. Demonstration of meeting community need.

**RIGHT TO REJECT PROPOSALS**

The Town of Falmouth reserves the right to reject any or all submissions received, and negotiate any aspect of the project in order to best serve the interest of the Town. Any selection is contingent upon final approval by the Falmouth Town Council and a written agreement between the developer and the Town.

**DEADLINE FOR SUBMISSIONS**

All responses to this Request for Proposals must be received by the Town of Falmouth no later than \_\_\_\_ p.m. on \_\_\_\_, 2018.

**QUESTIONS**

Any questions regarding this request for proposals should be directed to Theo Holtwijk, [tholtwijk@falmouthme.org](mailto:tholtwijk@falmouthme.org), 699-5340.