

Affordable Housing RFP for Woods Road site

Draft: March 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 process.

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. 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. Anticipated number of units that is being proposed (a range is acceptable)
 - b. Anticipated type(s) and size(s) of units that is/are being proposed
 - c. Anticipated level of AMI affordability of units proposed
 - d. Anticipated for sale units and for lease units
 - e. Anticipated inclusion of handicapped accessible units, specialized housing units, and/or units reserved for seniors
 - f. Anticipated level of energy efficiency and incorporation of green/LEED building standards
 - g. Proposal for sustainable affordability/length of guaranteed affordability
 - h. Anticipated sources of financing other than Town
 - i. Financial and all other assistance requested from the Town
3. Conceptual site layout sketch

Right To Reject Proposals

The Town of Falmouth reserve the right to reject any or all submissions received, and negotiate development features and funding terms in order to best serve the interest of the Town. Any selection is contingent upon final approval by the Falmouth Town Council.

Deadline for Submission

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, 699-5340.