

TOWN OF MASHPEE

REQUEST FOR LETTERS OF INTEREST (RFLI)

Issue Date: September 30, 2019

Background

Located on upper Cape Cod, the Town of Mashpee is experiencing substantial new development and economic growth. As the pace of redevelopment accelerates, the Town is endeavoring to become a more transit-friendly and mixed-use community with increased levels of affordable and sustainable housing for its residents. Mashpee is committed to dedicating all available resources, including Community Preservation Funds, to this effort.

The Town of Mashpee, on behalf of its Affordable Housing Trust, is issuing this Request for Letters of Interest (RFLI) for the development of affordable housing on a parcel of land located at 12 Cypress Circle in Mashpee, Barnstable County, Massachusetts. The purpose of this RFLI is to provide interested parties with an opportunity to submit a Letter of Interest with respect to the potential acquisition and development of the subject property and to allow the Town to determine the level of interest within the local affordable housing development community to undertake such a project at the subject parcel. In the event that the response to this RFLI is positive, the Town intends to proceed forthwith to acquire title to the property, seek development proposals in accordance with and complementary to the goals outlined in the Town's Affordable Housing Plan, and transfer title to the developer who submits the most advantageous proposal.

The subject parcel at 12 Cypress Circle, contains +/-52,272 square feet, is located in the northern section of the Town, and is vacant land. The parcel is located within the R-5 zoning district.

The objective of the Town, acting by and through its Affordable Housing Trust, is to acquire title to the subject property, issue a Request for Proposals seeking qualified affordable housing developers with a solid record of success in the Cape Cod/ Southeastern Massachusetts region, and to transfer title to the successful proposer for purposes of developing affordable housing on the subject parcel.

The Town will work with and assist the selected developer through the required local and state review, permitting and approvals process, as deemed necessary to complete the Town's preferred development vision at the earliest practicable time. The Town is committed to ensuring that the development of the subject parcel maximizes its affordable housing development potential.

Letter of Interest Format

Letters of Interest should include the following information:

1. Entity and Experience –Name and address of the individual/entity submitting the Letter of Interest, including, if not an individual, the name of all partners, corporate name(s), and dba(s) if applicable.

The Letter shall also provide the following information:

- A clear statement of the developer’s interest in developing the subject parcel.
 - A clear statement of the developer’s experience in purchasing and developing affordable housing properties.
 - Experience (if any) working with the public sector.
2. Development Concept – The description submitted shall include a narrative that informs the Town of the feasibility, nature and scope of the proposed development, including but not limited to design, parking, and estimated cost of improvements. It shall include:
- A clear and concise statement describing the developer’s vision for improvement of the property, including number of housing units, general design concepts, planned utility services (including water/sewer), etc.
 - Anticipated landscape design considerations; and how these improvements will complement the surrounding existing land uses.
 - A concept drawing showing a conceptual design and rough site plan of proposed development.
3. Project Approach – A brief description of the general approach that the developer believes will best achieve the affordable housing goals and objectives identified in this RFI.
4. Development Schedule (estimated) – The Letter shall include a proposed, feasible timeline for the development of the site subsequent to developer’s acquisition of title.

Letter Submittal Timeline

Letters are due no later than 4:00 PM EST on October 17, 2019.

Questions will be accepted until 4:00 PM EST October 10, 2019.

All questions of a substantive nature and the Town’s responses will be issued as an addendum and will be provided to all persons who have responded to or requested this RFI.

Questions may be directed to Town Planner Evan Lehrer at Telephone # (508) 539-1414 or email elehrer@mashpeema.gov

Complete responses to this RFI must be submitted in a sealed envelope, marked as follows: “Development Letters of Intent for 12 Cypress Circle, Mashpee, MA”

One (1) original and six (5) copies should be provided.

For more details, site and zoning maps visit

<https://www.mashpeema.gov/planning-board/pages/planning-maps>