

## Solicitation of Interest – Junction Village, Concord, Mass.

The Concord Housing Development Corporation (CHDC) is soliciting expressions of interest and preliminary proposals from experienced, qualified development groups interested in building affordable housing on a 12.8 acre (4-5 buildable acres) parcel of land located off of Winthrop Street and bordered by the Massachusetts Correctional Institute at Concord to the north and the Assabet River to the east. Written expressions of interest and preliminary proposals will be received by the Regional Housing Services Office, Sudbury Department of Planning and Community Development, 278 Old Sudbury Road, Sudbury, MA 01776, until Friday, July 12, 2013.

The Solicitation of Interest and related documents will be available to be downloaded at [www.concordma.gov/pages/ConcordMA\\_BComm/concordhousing](http://www.concordma.gov/pages/ConcordMA_BComm/concordhousing). To register to receive updates regarding the Solicitation of Interest please call or email Dan Gaulin at the Regional Housing Services Office (RHSO), consultant to the CHDC, at (978) 639-3366 or [gaulind@sudbury.ma.us](mailto:gaulind@sudbury.ma.us) and leave your name and preferred contact method.

A pre-proposal meeting will be held on June 5, 2013 11:00 a.m. at the first floor meeting room, 141 Keyes Road, Concord, MA. All prospective developers/builders shall have an opportunity to ask questions of CHDC members. A site visit will occur immediately following the meeting.

Questions arising following the pre-proposal meeting shall be submitted in writing, (email preferred) to Dan Gaulin at [gaulind@sudbury.ma.us](mailto:gaulind@sudbury.ma.us), no later than 5:00 p.m. on May 31, 2013. Written answers will be prepared by and will be forwarded to all registered recipients of the Solicitation of Interest.

Responses to this Solicitation of Interest may be mailed or emailed to Dan Gaulin, RHSO, 278 Old Sudbury Road, Sudbury, MA 01776 [gaulind@sudbury.ma.us](mailto:gaulind@sudbury.ma.us). Each envelope or email must be clearly labeled "Junction Village Solicitation of Interest" along with the proposing builder/developer's name and address.

At this time, the CHDC is seeking expressions of interest from affordable housing developers in order to help us understand:

1. what types of Affordable Housing might best suit the parcel, e.g. single family, multifamily, home ownership, rental, Elderly, assisted living etc.
2. what is the optimal number of units,
3. what potential income mixes are feasible
4. what subsidies might be available,

The CHDC may choose one or more of the respondents for further discussions or may issue a Request for Proposals for the parcel later in the year for a development team to design, permit, finance, build, market and either operate in the case of a rental or Assisted Living development or sell in the case of an ownership development. Strong organizational, financial and development history along with a demonstrated ability to work well within communities and neighborhoods is a must. The CHDC will seek to find an optimum blend of highest design and construction quality at the maximum affordability.

## **Background Information**

On January 28, 2013, the Concord Housing Development Corporation (CHDC), a nonprofit organization with the charge to promote affordable housing opportunities throughout the Town of Concord, took title to a 12.8 acre parcel of land located off of Winthrop Street bordered by the Massachusetts Correctional Institute at Concord to the north and the Assabet River to the east. This parcel was conveyed by the Commonwealth of Massachusetts to CHDC with the condition that it be used solely for open space and affordable housing (the deed and legislation authorizing the sale is an appendix to this document).

The parcel has been identified in a number of Town plans as a site for affordable housing including the Housing Production Plan and the West Concord portion of the Village Center Study. The parcel is currently zoned Industrial Park A; therefore, the developer will need to apply for a comprehensive permit from the Concord Zoning Board of Appeals (ZBA) or have the parcel re-zoned. Please note that 10.5% of Concord's housing stock is considered affordable by the Massachusetts Department of Housing and Community Development, therefore, decisions of the Concord ZBA are not subject to review by the state Housing Appeals Committee. However, the successful project will have the support of CHDC, the Planning Board, and Board of Selectmen.

## **Affordable Rents, Prices and Income Ranges**

The terms of the legislation authorizing the sale require that 100% of the housing built on the site must be affordable as determined by the Grantee (the CHDC.) The CHDC has determined that affordable is defined as housing affordable to families at or below 150% of the Boston-Cambridge-Quincy MA-NH HMFA Median Income adjusted for family size. The CHDC has also determined that a minimum of 25% of the affordable units developed at this parcel will be affordable at 80% of median income and must qualify for inclusion on the Commonwealth's

Subsidized Housing Inventory (a chart of rents for 0BR to 3BR units and sales prices for 1BR to 3BR units at income ranges from 80% of median to 150% of median is in the appendix to this document). Developers may propose housing for incomes lower than 80%, (e.g. 60% of median for Low Income Tax Credits.) If you choose to do so, please include the rent and income charts or calculations to your proposal.

## **Additional Information**

Sudbury Assabet Concord River Conservation Plan – The parcel borders the Assabet River and any development proposal will be subject to advisory review and comment by the Sudbury Assabet Concord River Stewardship Council.

Since the site is adjacent to a former railroad line, the provisions of Chapter 40; Article 54A may be applicable.

## **Plan and Document Appendix**

The following documents are provided in the appendix to this document for reference:

Aerial Google Earth Images of Site – pages 5-6 of the pdf  
Affordable Rents, Prices, and Income Ranges – pages 7-9  
Deed – pages 10-12  
Recorded Approval Not Required Site Plan – page 13  
Order of Resource Area Delineation – page 14-18  
Abbreviated Notice of Resource Area Delineation Plan – page 19  
Sketch of Entrance with compensatory storage – page 20  
Emergency Access Easement – pages 21-22  
Plan of Emergency Access Easement – pages 23  
Transportation Easement – page 24-32  
Plan of Transportation Easement – page 33  
Owners Title Insurance Policy – pages 34-42  
Chapter 117 of the Acts of 2010 - pages 43-44  
Sudbury Assabet Concord River Conservation Plan - pages 45-132  
Chapter 40, Article 54A information – pages 133-139  
Concord Housing Production Plan – pages 140-222

The following document is available on the Town of Concord website

Village Center Study [www.concordma.gov/pages/ConcordMA\\_Planning/VillageCenterStudy.pdf](http://www.concordma.gov/pages/ConcordMA_Planning/VillageCenterStudy.pdf)

## Format of Response

The CHCD wishes to encourage as many responses as possible; therefore, we will not require a specific format. We understand that the concepts that are presented will be preliminary in nature. In addition, you may submit multiple concepts, e.g. a rental and an ownership submission or an age-restricted development and a family development. However, each submission(s) should contain the following elements:

- Name of builder or developer
- Address of builder or developer.
- Name of contact person (including phone and fax numbers and email address).
- Type of Housing
- Rental or Ownership
- Target number of units and Minimum Number for project to be viable
- Unit Distribution by number of bedrooms
- Unit Distribution by income range
- Development and Operating Proformas
- Number of buildings and approximate massing and location
- Amount of Federal and/or State Subsidies that would sought, if any
- Developer Profile, Experience, Project Portfolio

One electronic copy of the proposal or eight (8) paper copies of the proposal shall be submitted to Dan Gaulin, RHSO, 278 Old Sudbury Road, Sudbury, MA 01776 or by email:

[gaulind@sudbury.ma.us](mailto:gaulind@sudbury.ma.us).

Questions regarding this Solicitation of Interest may be directed to Dan Gaulin at the addresses above.