



**TOWN of WAREHAM**  
Board of Selectmen/Sewer Commissioners  
*Invitation to Bid on*  
*Affordable Housing Project*  
*Bids Due: October 2, 2009 at 10:00 AM*

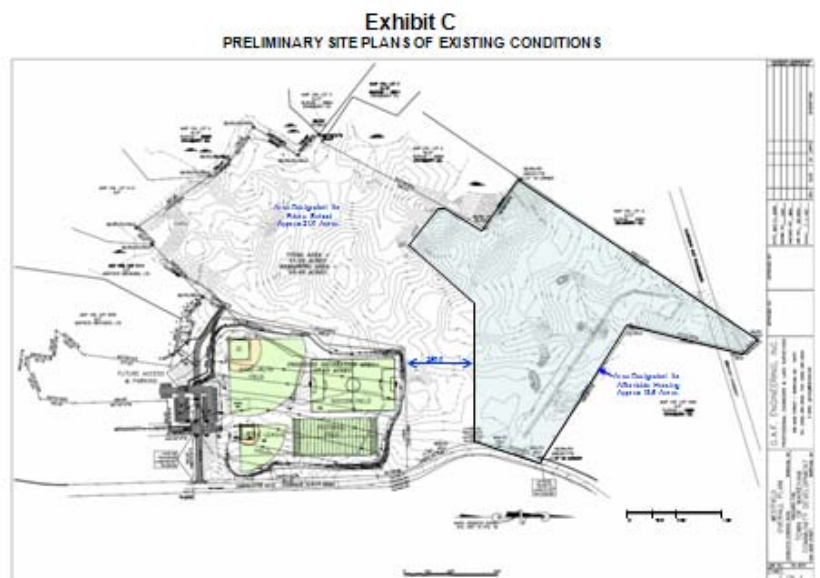
The Selectmen of Wareham, MA invite you to submit a proposal to design, finance, construct and operate an affordable housing senior rental project consisting of between 150 and 200 units on the 18.5 acres at the Westfield site on Charlotte Furnace Road in Wareham. The project will be presented to the Town Meeting for approval in October 2009. If approved by the town, the developer and the town will submit an application for funding the project. Construction will start in the 2011 and be ready for occupancy in 2013.

This is a rebid of an RFP dated June 12, 2009 requesting bids for an assisted living/affordable housing project. This rebid requests proposal for an affordable low income senior housing project. The assisted living requirement has been removed.

Of the total 21,100 Wareham residents, 5,400 are over 55 years of age and are under pressure as taxes and medical expenses eat into their fixed income. There is a lack of assisted living and affordable housing in the area and the Selectmen believe there is a market for this housing in the community.

In 1977, the Town Meeting voted to take possession 72.5 acres conveyed to the Town. The Town later built several ball fields on 17.5 acres. Currently, 39.5 acres north of the ball fields are undeveloped and 18.5 acres have been designated for an assisted living /affordable housing facility. The Town Meeting will be asked to approve a long term lease for the property.

Units are proposed to be a minimum of 600 square feet with one bedroom; wall-to-wall carpet in bedroom and living areas, vinyl tile in kitchen and bath, new appliances to include range, refrigerator, microwave, dishwasher, disposal, and air conditioning. Landscaping that will cause a minimum of disturbance and clearing



incorporate an array of native plantings to integrate the design into the surrounding area. The project will minimize paved roads and parking spaces and include walkways throughout the site and provide access to a community garden.

The project will most likely be financed with a combination of funds and grants from public and private sources including low income housing tax credits or the HUD 202 program. The Board of Selectmen will propose to the Community Preservation Committee that the Town make an investment of as much as \$500K in the project in addition to leasing the land to the Developer.

The Westfield site is not serviced by town water or town water or sewer. The Selectmen and the Sewer Commissioners favor the installation of water and sewer at this time and encourage the developer to use contribution of Town funds to offset the costs.

Mass General Law c 40B requires each community have 10% of their housing stock designated as affordable housing. Currently, the Town has 752 affordable units or 8.7% and is under the state mandated level of 10% by 113 units. A 200 unit project will help Wareham achieve their requirements under c 40B.

The total time to secure financing and build the project is expected to take three years. Goals have been approved and a conceptual plan has been created. The next step is to select a developer to design, finance, operate and construct the project. A detailed RFP is available on the Town web site that describes the requirements that developers must meet and includes:

- Between 150 to 200 units
- 100% of the units for senior housing (over age 55 or as allowed by subsidizing organization)
- Developer to be a non profit or for profit entity and will build and operate the project to the town's specification
- Proposals will address how to minimize the financial impact on the community
- Site will contain community garden
- Transportation will be provided to residents
- Subject to approval of Town Meeting, the developer will enter into a long term lease

The RFP and a summary of the project are posted on the Town web site under the Bid page. [http://www.wareham.ma.us/Public\\_Documents/WarehamMA\\_Bids/](http://www.wareham.ma.us/Public_Documents/WarehamMA_Bids/) Additional information will be posted on the web site as needed.

Proposals maybe submitted by a development team of independent contractors. There should be an entity identified as the lead party that will contract with the Town.

Responses to the RFP are due on October 2, 2009 at 10:00 AM. There will be a bidder's conference on September 18, 2009 at 10:00 AM in the Wareham Town Hall.

For additional information contact the Interim Town Administrator, John Sanguinet at Phone 508-291-3100, ext 3100.

*The information presented, represents the information available on the date of publication and may change.*