



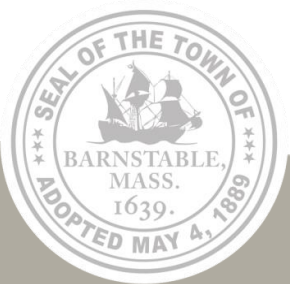
Item No. 2024-078

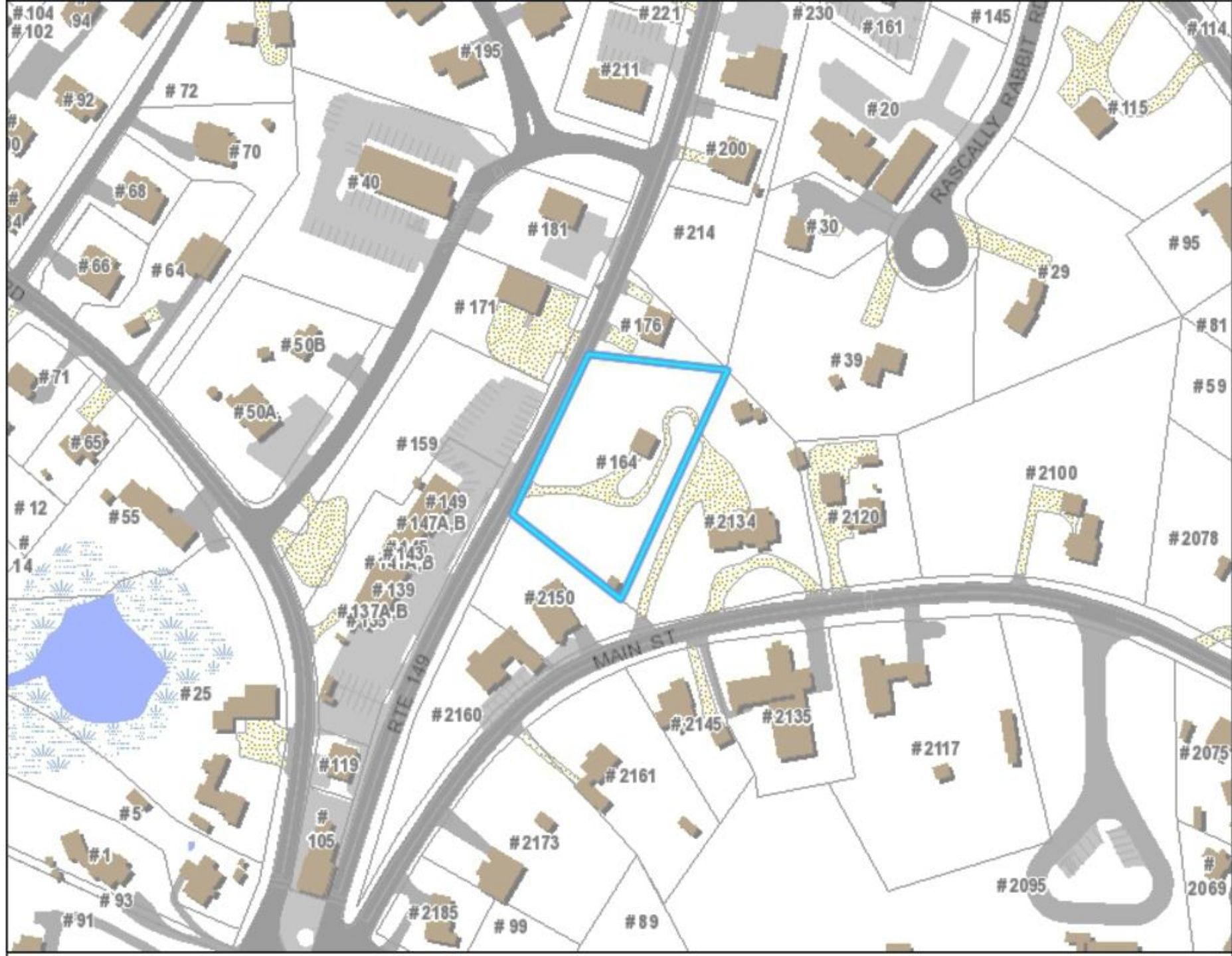
Authorization for the Sale of 164 Route 149,
Marstons Mills to Habitat for Humanity of Cape Cod

December 7, 2023

164 Route 149 (Cotuit Road), Marstons Mills

- Town issued a Request for Proposals for disposition for affordable housing
- Habitat for Humanity of Cape Cod, Inc.
- Approval from the Town Council to authorize the Town Manager to dispose of the property





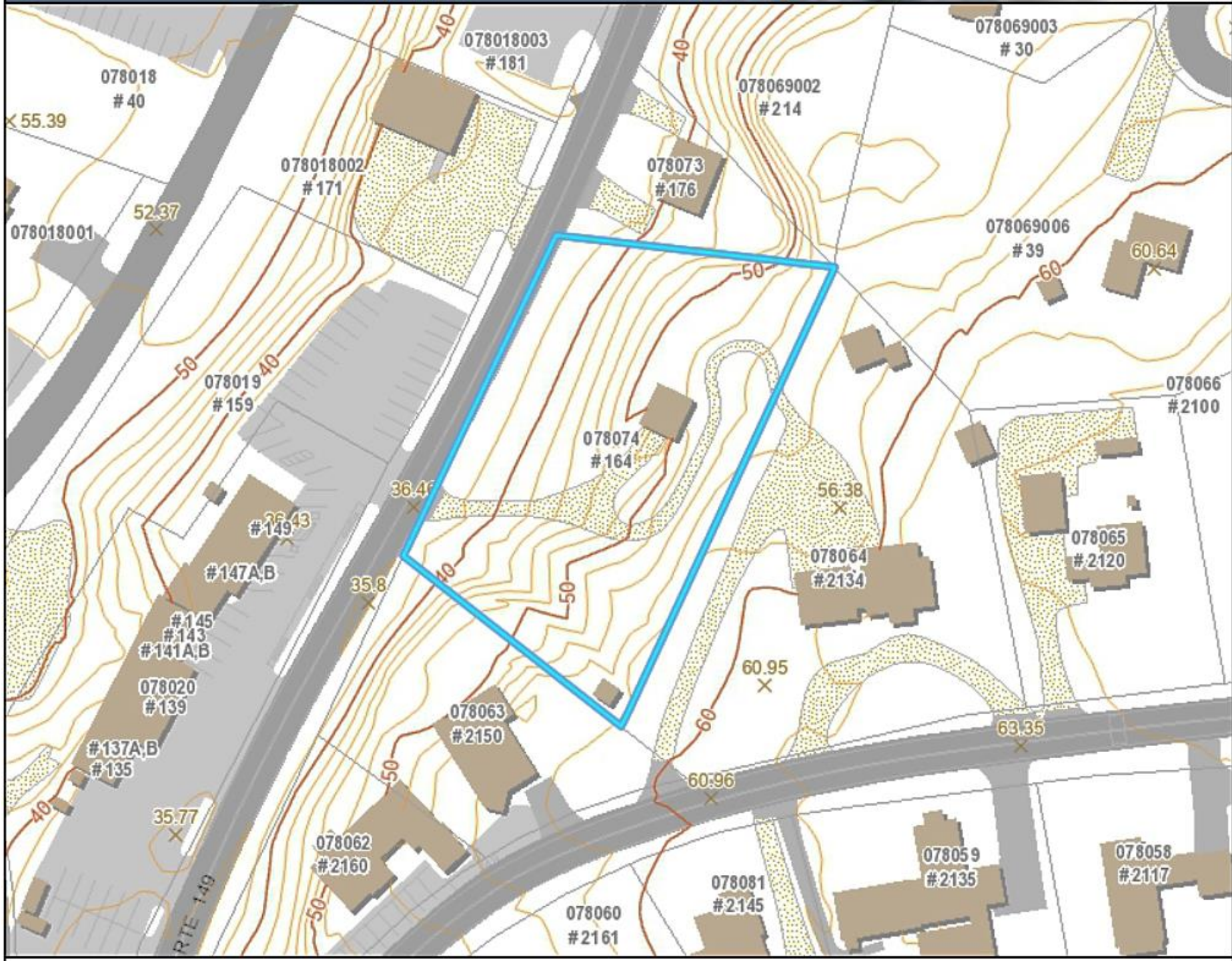


Sat Apr 8 2023

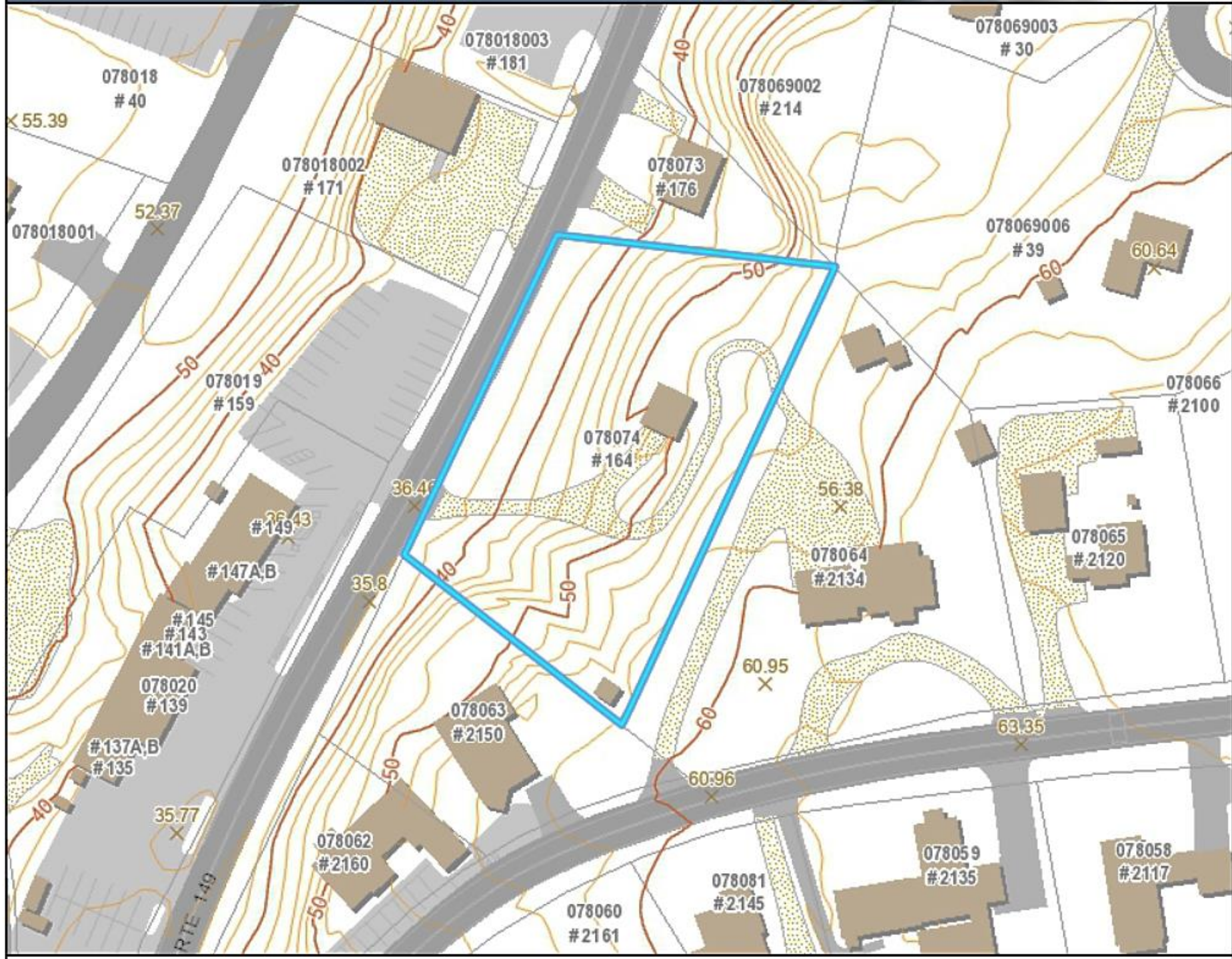
Imagery © 2023 Nearmap, HERE

50 ft

nearmap







Nov 1, 2022

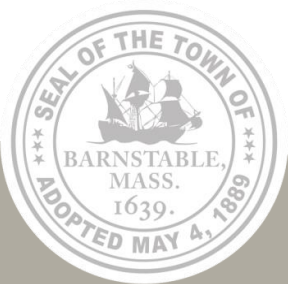
Marstons Mills
Village
Association

Nov 15, 2022

Vote to Change
Purpose:
Affordable
Housing

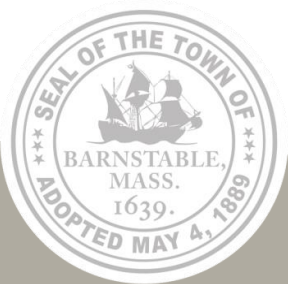
July 10, 2023

Issued RFP for
Disposition,
Affordable
Housing



Request for Proposals

- Acquire, redevelop, restrict, market, and resell property for affordable housing
- Up to two detached dwelling units – reuse or redevelopment
- Affordable, at or below 80% of Area Median Income and qualifying for Subsidized Housing Inventory
- Design and materials that reflect local historical character
- Energy efficiency and sustainable design features



Nov 1, 2022

Marstons
Mills Village
Association

Nov 15, 2022

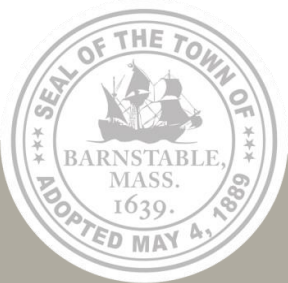
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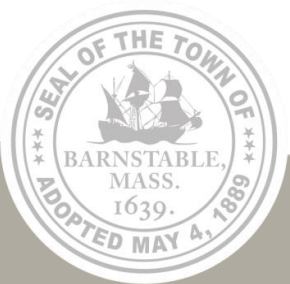
Oct 11, 2023

Proposals
Due



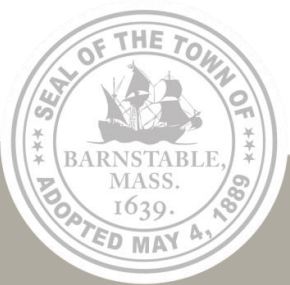
Request for Proposals

- Development Team, Experience & Capacity
- Development Concept
- Affordability
- Project Financing
- Schedule
- Right of Reverter



Proposals

- Habitat for Humanity of Cape Cod, Inc.
 - 30+ years experience on Cape Cod, 180 homes, 25 project references
- Two, three-bedroom detached units on separate lots
- Affordable for sale to buyers at 80% AMI
- Realistic development budget and letter of interest in financing, plus other sources
- Price of \$10 – Minimum bid price set at \$1



RIDGE
21' - 4 1/2"

WHITE CEDAR SHINGLE
AT +/-5" T.W., PAINTED

ALUMINUM STEP FLASHING TO
EXTEND BEHIND SIDING AND
ALTERNATE WITH SHINGLE COURSES

1 x3 OVER 1 X 8 PINE RAKE
BOARDS, PAINTED

SECOND FLOOR
8' - 11 1/8"

WINDOW HEAD TRIM TYPICAL AT
FRONT ELEVATION, SEE DETAIL #
3 ON SHEET A5.3

VINYL SHUTTERS TYPICAL
AT FRONT ELEVATION

FIBER CEMENT CLAPBOARD
SIDING, AT +/-5" T.W., PAINTED

FIRST FLOOR
0"

SOLAR PHOTOVOLTAIC PANELS

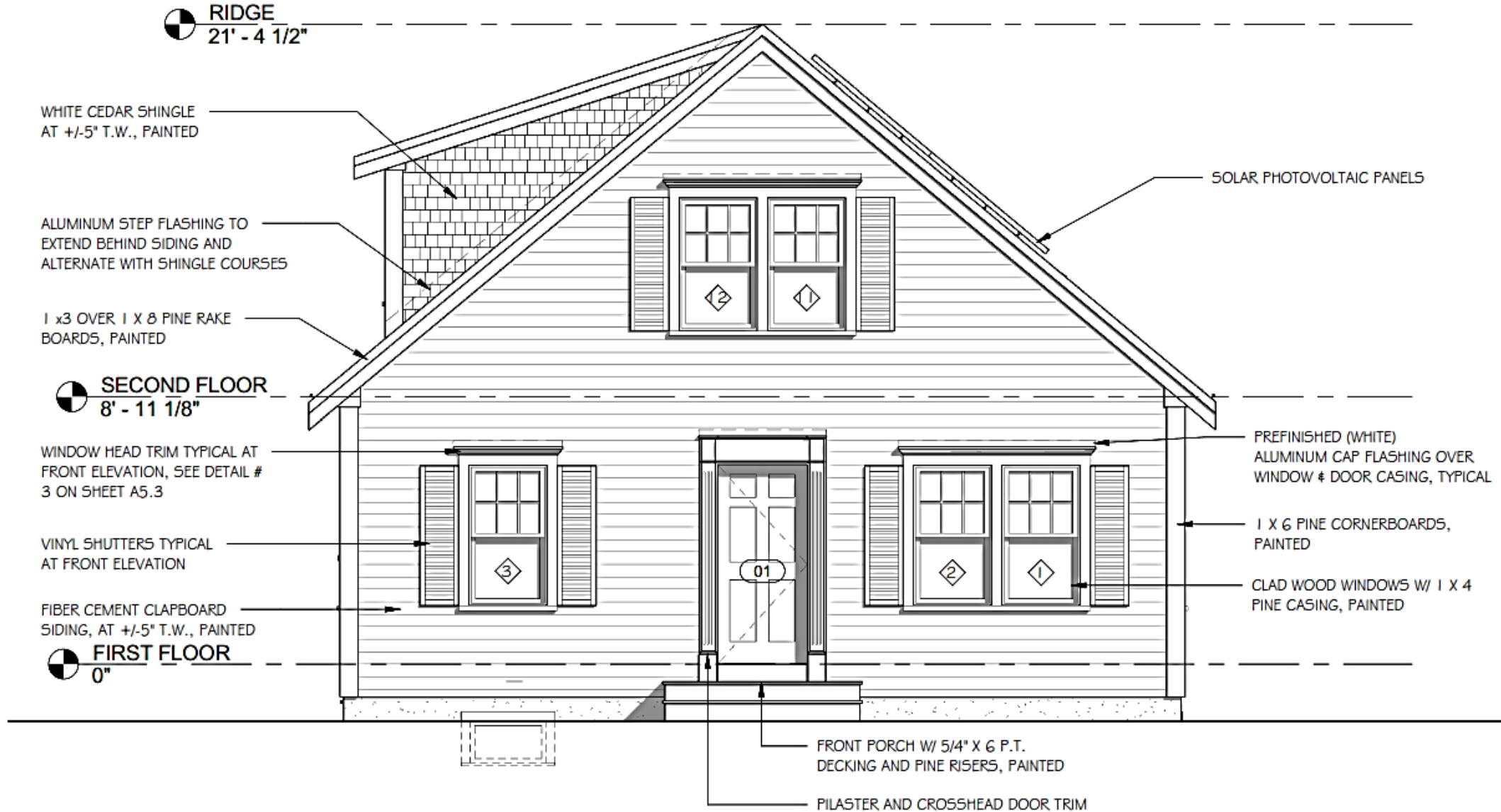
PREFINISHED (WHITE)
ALUMINUM CAP FLASHING OVER
WINDOW & DOOR CASING, TYPICAL

1 X 6 PINE CORNERBOARDS,
PAINTED

CLAD WOOD WINDOWS W/ 1 X 4
PINE CASING, PAINTED

FRONT PORCH W/ 5/4" X 6 P.T.
DECKING AND PINE RISERS, PAINTED

PILASTER AND CROSSHEAD DOOR TRIM



Nov 1, 2022

Marstons
Mills Village
Association

Nov 15, 2022

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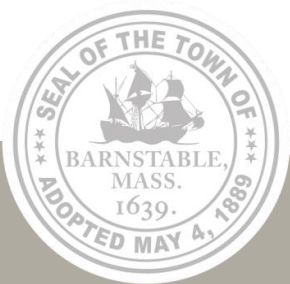
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Disposition,
Affordable
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Oct 11, 2023

Proposals
Due

Dec 7, 2023

Town Council
authorization
for sale of
land to HHCC





Item No. 2024-078

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Marstons Mills to Habitat for Humanity of Cape Cod

December 7, 2023



Welcome
TO THE VILLAGE OF

MARSTONS
MILLS

Est. 1648