

ADDENDUM NO. 1
TO
CITY OF AUBURN, MAINE
BID#2025-037 Affordable Housing Development RFQ 145 Eastman Ln
DATE: 9/26/25

This addendum amends and /or supplements the bid documents as indicated below. Only these items alter the bid documents. Any verbal discussions or responses are hereby declared null and void. Please acknowledge this addendum on the Bid Proposal Form.

Q: Can you sell the accessory unit?

A: It's possible but complicated. We don't regulate ownership; we have adjusted ordinance based on state laws and will be working through additional changes recently mandated over the next year. On a 1-acre lot, one single and one accessory structure is allowed. The accessory structure must be less than 1500 square feet.

Q: Does acreage have to go up per unit?

A: There must be frontage of 250 feet and minimum lot size of 1 acre.

Q: If you have a 2-unit building, can you add an accessory unit?

A: Accessory units do not require extra acreage or extra frontage, but there is a max unit count of two per building. You could have a 2-family building and a separate accessory unit on a 2-acre lot.

Q: What is the difference between general business zoning and rural residential zoning?

A: GB allows Multifamily buildings and has a minimum lot size of 10,000sf with 100 feet of frontage. RR only allows 2 units per building, requires frontage of 250 feet and minimum lot size of 1 acre.

Q: With accessory dwellings, can you share a well? Can you share a septic system?

A: Yes.

Q. How many units are possible?

A: The tax map estimates the lot area at over 16 acres. It is not likely to get 16 lots due to frontage, road costs and other lot limitations. There appears to be enough frontage for 3 lots on Eastman Land and road access. 1 unit and one accessory unit on a 1-acre lot. Frontage is likely a limiting factor so you could consider 2-acre lots for 2 units with 250 feet of frontage.

Q. What is affordable?

A. There are many definitions based on incentive programs, but we have not specifically defined it. Low Income Housing Tax Credits or HOME Funds come with rental, sales price and buyer or tenant income restrictions. Developments qualifying for those programs would ensure affordability, but they are not mandated. Our recent housing study says: The median income of households suggests Auburn needs lower-cost housing types such as for-sale homes between \$200,000 - \$250,000. Single family homes for sale for less than \$280k could be considered affordable based on the County median income. A building or lot with two units-one owner- occupied and one rental might be a model to help some people afford home ownership if it adds to their income.

Q. Based on what we heard at the Council Meeting we don't think abutters buying the land would be an attractive offer to leave it as is and some of us are not big developers. Is that true?

A. The RFP has a clearly stated goal of providing affordable home opportunities. That said, I also heard the discussion at the Council, and it seemed that there could be support for a proposal that satisfies some of the neighbors' goals and provides opportunity for affordable and market rate homes. It would be difficult to consider individual offers for portions of the parcel against an offer for the whole parcel to produce housing. If that is a goal of the people here, there may be an opportunity to put together a joint proposal that does both and shares in the costs.



Pre Bid Conference Sign In Sheet

Date: 9/16/25

BID #2025-037 Affordable Housing Development 145 Eastman Ln

Company	Representative Name	Contact Number	Email
Atlantic Home Solutions	Dana Turner		Deb Brackett
Michael Norton	same	402 0098	none
Richard Nadeau	same	207-713-8176	seatoand@gmail.com
Dana Turner			
City Staff Present			
Eric Cousens, Dave Hediger, Jenna-Rae Brown, Emma Burns			

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