

ADDENDUM NO. 3

TO

CITY OF AUBURN, MAINE

BID#2025-037 Affordable Housing Development RFQ 145 Eastman Ln

DATE: 10/6/25

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.

The purpose of Addendum No. 3 is to provide additional clarification to the questions referenced in Addendum No. 1. The questions and answers provided in that addendum were the result of specific questions asked during the site visit and pre-submittal meeting on Tuesday, September 16, 2025.

Q: Can you sell the accessory unit?

- The parcel is in a designated limited growth area pursuant to the Auburn Comprehensive Plan and is zoned as Rural Residential (See Division 4, Low Density Rural Residence District at https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTII_COOR_CH60ZO_ARTIVDIRE_DIV4LODERURED)
- Accessory dwelling units are permissible upon meeting the criteria of Sec. 60-53 (see https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTII_COOR_CH60ZO_ARTIIGEPR_SS60-53ADDWPEINHOOP)
- An accessory unit is only allowed on the existing lot of the primary dwelling unit and cannot be sold as a structure on its own individual lot.

Q: Does acreage have to go up per unit?

- In general, the Rural Residential district requires that no lot shall be created and/or no building shall be erected on a lot containing less than 43,560 square feet and measuring less than 250 feet in width. No lot shall be less than 150 feet in depth. There are some exceptions:
 - Acreage per dwelling unit can differ for:
 - Attached single-family dwellings, provided that they are approved by the planning board as part of a planned residential unit development and subdivision, under the provisions of division 9 of article IV and

division 4 of article XVI of Chapter 60 (see

https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH60ZO_ARTIVDIRE_DIV9PLUNDE)

- Mobile home parks, subject to the requirements and conditions of section 60-669, mobile home park standards (see https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH60ZO_ARTVIIMAHOMOHO_S60-669MOHOPAST).

- Acreage requirements do not apply to accessory dwelling units.

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

- Accessory units do not require extra acreage or extra frontage. You could have a 2-family building and a separate accessory unit on a 2-acre lot.
- Sec. 60-34. - Buildings per lot: this section regulates the number of structures that may be erected on any lot in residential zoning districts (see https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH60ZO_ARTIIGEPR_S60-34BUPELO).

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

- Reference should be made to:
 - DIVISION 4. - LOW DENSITY RURAL RESIDENCE DISTRICT at https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH60ZO_ARTIVDIRE_DIV4LODERURED
 - DIVISION 12. - GENERAL BUSINESS DISTRICT at https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH60ZO_ARTIVDIRE_DIV12GEBUDI.

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

- It is possible to share a well if the plumbing system can function (i.e., provide pressure and flow to meet demand).
- It is possible to share a septic system upon the system being designed by a Maine licensed evaluator, receiving approval from the city plumbing inspector, and being installed correctly.

Q. How many units are possible?

- The number of dwellings on the property is going to depend upon the type of development proposed for the lot (i.e., single-family dwelling, accessory dwelling unit, attached single-family, two-family, mobile home park, planned unit development, etc.). Reference should be made to the permitted uses of the Rural Residential district at https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTII_COOR_CH60ZO_ARTIVDIRE_DIV4LODERURED1_S60-229USRE.

Q. What is affordable?

- The City hasn't set a single definition for "affordable housing," because the term can mean different things depending on the type of housing, funding sources, and who it serves. Programs like Low Income Housing Tax Credits (LIHTC) or HOME Funds include limits on rent, sales prices, and household income. Projects that qualify for those programs help ensure affordability, but participation in them isn't required.
- A recent housing study found that, based on local incomes, Auburn needs more lower-cost housing options, such as homes for sale in the \$200,000 to \$250,000 range.
- As part of the RFQ process, the city is open to a range of ideas and approaches that can help create more affordable housing opportunities in Auburn.

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?

- The City seeks a development partner who, based on a concept proposal, will finalize a design, financial plan, schedule, ownership approach, and pursue the necessary permits for an affordable housing development
- The RFQ's primary goal is to create affordable housing opportunities. Applicants are also welcome to submit proposals that balance neighborhood goals and include a mix of affordable and market-rate homes. While not the primary focus, joint proposals achieving both objectives may be considered.