

**ADDENDUM NO. 2**  
TO  
CITY OF AUBURN, MAINE  
BID#2026-024  
Affordable Housing Development-145 Eastman Lane RFQ  
**DATE: 5/7/26**

*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.*

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**Q: What are the differences between the 2 RFQs posted for 145 Eastman Lane?**

**A:** The RFQ has been refined to match new State Laws related to housing and the Low-Income definition for homebuyers was adjusted to include up to 150% of AMFI.

**Q: How is Affordable Housing defined and what are the rent, income and price limitations of 80, 120, and 150% median incomes referenced in the RFQ?**

**A:** There are many program-specific definitions of affordable housing, and they often vary significantly. For the purposes of this RFQ, the City has intentionally adopted a flexible definition to support both the financial feasibility of proposed developments and the community's affordable housing needs. The City will also consider alternative affordable housing program definitions—whether more or less restrictive—as part of the evaluation and selection process if they are proposed.

This RFQ considers Affordable Housing to include low income as 80% or less of area median family income (AMFI, based on a four-person family), and moderate income as up to 120% of AMFI. For home ownership opportunities the city considers moderate income up to 150% of AMFI to also qualify as affordable. The attached table (Appendix A) translates the incomes in the RFQ as a guide.

**Q: What are the characteristics of the lot?**

**A:** Previously developed along the frontage, soils vary from moderately well drained to poorly drained in areas. Lot slopes gently upwards with the highest point at the rear of the lot.

**Q: What was the former use of the lot?**

**A:** Previously developed at the front of the lot with a sawmill and single-family home. The prior owner used the developed area at the front of the lot to store junk, cars and debris and the City cleaned up the illegal junkyard around 2018.

**Q: Is there a green space requirement?**

**A:** See Low Density Rural Residential Zoning:

[https://library.municode.com/me/auburn/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_C H60ZO](https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTIICOOR_C H60ZO)

See Sec. 60-1367. - Recreation area/open space standards.

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**Q: Can you provide a calculation for income level and sales price of prospective affordable housing units?**

**A:** There are many program-specific definitions of affordable housing, and they often vary significantly. For the purposes of this RFQ, the City has intentionally adopted a flexible definition to support both the financial feasibility of proposed developments and the community's affordable housing needs. The City will also consider alternative affordable housing program definitions—whether more or less restrictive—as part of the evaluation and selection process if they are proposed.

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**Q: Is this property in the Comprehensive Plan growth area? What is the zoning for this property?**

**A:** It is currently in a Limited Growth area. The parcel is included in the current Draft Comprehensive Plan Growth Area that is scheduled to be finalized and adopted this year.

Zoning: Low Density Rural Residential Zoning:

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# Appendix A

Area Median Income Limits - Lewiston/Auburn 2026										
Household Size	50%	80% AMI	80% Max Rent	80% Max Home	120%	120% Max Rent	120% Max Home	HAF 150%	150% Max Rent	150% Max Home
1	32,850	\$52,600	\$1,315	\$164,375	\$78,840	\$1,971	\$246,375	\$98,600	\$2,465	\$308,125
2	37,600	\$60,100	\$1,503	\$187,813	\$90,240	\$2,256	\$282,000	\$112,700	\$2,818	\$352,188
3	42,250	\$67,600	\$1,690	\$211,250	\$101,400	\$2,535	\$316,875	\$126,800	\$3,170	\$396,250
4	46,950	\$75,100	\$1,878	\$234,688	\$112,680	\$2,817	\$352,125	\$140,850	\$3,521	\$440,156
5	50,750	\$81,150	\$2,029	\$253,594	\$121,800	\$3,045	\$380,625	\$152,150	\$3,804	\$475,469
6	54,500	\$87,150	\$2,179	\$272,344	\$130,800	\$3,270	\$408,750	\$163,400	\$4,085	\$510,625
7	58,200	\$93,150	\$2,329	\$291,094	\$139,680	\$3,492	\$436,500	\$174,700	\$4,368	\$545,938
8	62,000	\$99,150	\$2,479	\$309,844	\$148,800	\$3,720	\$465,000	\$185,950	\$4,649	\$581,094
50 & 80% CDBG and HOME limits for PY26										
Calculated from 2.4x the 50% limits										
Homeowner Assistance Fund limits for FY26										