

ADDENDUM NO. 1
TO
CITY OF AUBURN, MAINE
BID#2026-024
Affordable Housing Development-145 Eastman Lane RFQ
DATE: 4/27/26

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.

Addendum Zoning and Density Clarifications

The City of Auburn provides the following clarifications regarding zoning requirements and density considerations relevant to this RFP:

1. **Accessory Dwelling Units (ADUs)**

In accordance with LD 1829 and LD 2173, the first Accessory Dwelling Unit (ADU) located on a parcel shall not be included in any density calculation.

2. **Growth Area Classification and Base Density**

The subject parcel is proposed for inclusion within the designated Growth Area as outlined in the most recent Draft Comprehensive Plan. If the parcel is formally included in the Growth Area, the base residential density may be calculated at **20,000 square feet per dwelling unit**.

3. **Affordable Housing Density Multiplier**

After adoption of the Draft Comprehensive Plan, projects that meet the criteria for affordable housing may be eligible for a **density multiplier of 2.5**, applied to the base density described above.

4. **Effective Date and Contingencies**

Any increase in allowable density is contingent upon the adoption of the new Comprehensive Plan by the City of Auburn. Density provisions associated with LD 2173 do not take effect until **July 1, 2027**, the statute's effective date.