



ADDENDUM #3

ISSUE DATE: Wednesday, May 13, 2026

This Addendum shall become and form a part of:

**Request for Proposals # RFP-2026-0109
Englewood South Phase Two
Development**

TO ALL VENDORS

This Addendum, including all articles and corrections listed below, shall become a part of the original Request for Proposals (“RFP”) package and shall be taken into account in preparing your proposal response.

The above-numbered solicitation is amended as set forth below. Vendors must acknowledge receipt of this addendum by signing and completing **Addenda Acknowledgement Form**. **The Addenda Acknowledgement Form must be submitted with the Firm’s response to this RFP. Failure to include the Form in the proposal response may subject your firm to disqualification.**

In order to ensure that all firms are given an equal opportunity to submit a competitive response, the following are responses to questions and/or requests for clarification concerning **RFP #2026-0109**.

Details of the Addendum & Modification Summary

Questions & Answers:

This Addendum is hereby issued to inform all prospective respondents that the appendices referenced in this solicitation may be accessed via the ShareFile link provided below.

1. Page 80 of the RFP says pads 2A and 2B should be at least 400 units. Is there flexibility here if needed to make minor adjustments to the unit count for financial feasibility?

AH’s Response:

The recommended number is flexible. Atlanta Housing is looking for the best proposals. Financial feasibility is key.

2. Can you confirm that a Purchase Option will be excluded from business terms and is not expected in the MDA?

AH’s Response:

Atlanta Housing will require a right of first refusal and purchase option as part of its business terms. That will be negotiated with the successful respondent.

3. Page 84 of the RFP states that every phase must include inclusionary or affordable units (which are outside of the Atlanta Housing units). Can you clarify the AMI levels that Atlanta Housing is seeking for the inclusionary or affordable units?

AH's Responses:

Affordable units are those with rents set below 80% AMI.

4. The RFP notes that every phase must have market rate units but it also says that the senior building can have up to 100% Atlanta Housing units. Can you clarify if Market Rate units are required in each community?

AH's Response:

The senior development may be 100% affordable. The non-age restricted phases must have some market rate units.

5. For respondents that are a JV, how should the registration questions in Jaggaer on MBE/WBE be handled if these certifications are applicable to one of the entities in the responding JV?

AH's Response:

As a general matter, all respondents are responsible for ensuring that information entered Jaggaer is accurate and consistent with the structure of their submission and the requirements set forth in the RFP. For joint venture submissions, Jaggaer entries and any related certifications should align with the final JV structure and clearly reflect how the proposal is being submitted. Atlanta Housing cannot provide interpretations or approvals regarding how individual respondents should complete Jaggaer certifications. Respondents are encouraged to carefully review the RFP instructions and ensure that their Jaggaer responses and representations are fully supported by their proposal documents and any executed agreements applicable to their submission.

Note: This communication is provided for general informational purposes only and does not constitute legal advice, a determination of responsiveness, or a modification of the solicitation or its requirements.

6. The RFP notes that the estimated public infrastructure costs of \$2.4M is to be paid by the developer to AH as feasible. Is there flexibility on how this repayment can be structured? Can it be paid below the line from cashflow?

AH's Responses:

Atlanta Housing welcomes creative repayment structures.

7. The RFP notes that AH estimates the public infrastructure costs to be approximately \$2.4M. Is this across all three pads?

AH's Responses:

Yes. This is the cost for infrastructure that is already installed. This does not include any additional infrastructure that will need to be installed. Such future infrastructure must be included in the respondents' sources.

8. Can you provide more details on the Right of First Refusal listed in the business terms?

AH's Response:

Atlanta Housing will require a right of first refusal and purchase option as part of its business terms. That will be negotiated with the successful respondent.

9. Is there flexibility in the RR amount? For new construction, DCA requires a RR of \$300 per unit while HUD lenders require \$250 per unit.

AH's Response:

The replacement reserve amount may be increased per HUD or DCA guidelines but must be at least \$450/unit per annum.

10. The ground lease amount is not listed in the business terms. Can you please provide the ground lease amount that AH expects for each pad?

AH's Responses:

This item is negotiable, but a higher ground lease payment may be a more competitive proposal.

11. What is the timing of the street dedication to the city of Atlanta?

AH's Response:

The City of Atlanta and Atlanta Housing are working on the schedule and Atlanta Housing will include the successful respondent in all planning and communication with the City.

12. How do I Register to do business with Atlanta Housing?

AH's Response:



Send an Email to:



Aria Ramos aria.ramos@atlantahousing.org



Candace Byrd
candace.byrd@atlantahousing.org



Provide the following information: Company Name, contact name and email address for the person who will complete the registration on behalf of the registering company.

13. Appendices referenced in this solicitation may be accessed via the ShareFile link.

AH's Response:

<https://atlantahousing.sharefile.com/public/share/web-sc870601a47af4c6b8fc6a7d7bfaebb34>

Addenda to this RFP will only be posted to the sourcing event. Addenda **will not** be mailed to potential Respondents. It is the responsibility of the Respondent to access the sourcing event for any addenda issued. Each Respondent must acknowledge all addenda issued by completing and signing *Addenda Acknowledge Form*. *The Form must be included in the Firm's response to the RFP.*

DocuSigned by:

Symrah Christopher

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Symrah Christopher

Interim Senior Vice President, Contracts & Procurement Department