

ADDENDUM #1: November 30, 2016

Unless explicitly noted herein, all requirements will remain as originally prepared. Any variations or claims of equality or superiority must be demonstrated, proven and tested to the satisfaction of ABI. **A signed copy of this addendum must be submitted with your proposal as confirmation of your receipt.**

1. **QUESTION:** Can you advise whether a firm without current affordable housing experience would receive any level of consideration?
ANSWER: Any firm with a proposal which meets or exceeds the requirements and preferences will be considered. However, we recommend that firms without current affordable housing experience partner with an organization knowledgeable of affordable housing development.
2. **QUESTION:** I am a commercial broker with a client interested in this property. I assume the Beltline is not paying a commission to an outside broker? If not, can the buyer pay a broker outside of the sale? And if my first assumption is correct, I assume a broker is not to be a party to the sale or would that be addressed in a proposal?
ANSWER: ABI is not paying a commission to an outside broker as part of this sale, nor will ABI pay any broker fees if the purchaser utilizes a broker.
3. **QUESTION:** Is there a proposal “form” you prefer (in addition to the noted appendices in the RFP)?
ANSWER: Please follow Section 7.6: Submitting a Proposal and include a cost proposal letter.
4. **QUESTION:** If the neighboring parcel(s) are to be a part of a buyer’s interest in the site, must they be under contract by the time of the proposal?
ANSWER: If the neighboring property is a part of the Offeror’s proposal, the proposal must include verification of site control. Site control may include a signed option to purchase from that property owner or other reasonably acceptable evidence or ownership or control thereof upon submission of the RFP response.
5. **QUESTION:** Who evaluates the proposals?
ANSWER: A committee of Atlanta BeltLine, Inc. and Invest Atlanta staff will evaluate the proposals.
6. **QUESTION:** Is the site different than the site in the 2015 1016 Monroe RFP?
ANSWER: The site is identical to the site in the 2015 1016 Monroe RFP.

7. **QUESTION:** What role do the overlay district regulations play in the proposals for this site?
ANSWER: The overlay district dictates process, such as design review, and certain design elements. The Atlanta BeltLine Overlay District Regulations can be found under Additional Information on the RFP webpage.

8. **QUESTION:** Would ABI support a variance from the required 20' setback from the corridor?
ANSWER: It might, depending on other variables.

9. **QUESTION:** Will ABI support the developer in the rezoning process?
ANSWER: Atlanta BeltLine, Inc. will support the developer in the entitlement process to the extent that it is useful and the project continues to meet the vision and objectives of the Atlanta BeltLine.

10. **QUESTION:** Is Cresthill Avenue the only access point to this site?
ANSWER: No, the site may currently be accessed from Monroe Drive, and emergency access from the Atlanta BeltLine corridor may be considered if foundational/structural issues and other emergency management concerns are addressed.

11. **QUESTION:** What utilities exist on site?
ANSWER: No utilities currently exist on site. Fiber runs adjacent to the site.

12. **QUESTION:** Clarify for sale price maximums.
ANSWER: The for sale unit price maximums are based on 100% of Area Median Income, although the family living in the units can earn up to 120% of AMI. Examples of calculations of the for sale maximums are show in RFP Exhibit B.

13. **QUESTION:** What is the selection process for tenants or homebuyers for the affordable units?
ANSWER: The process has not yet been determined and will be determined with the advice of the selected Offeror.

14. **QUESTION:** Can the affordable units be placed in one particular part of the site or the development?
ANSWER: The Targeted Units shall be similar in construction and appearance (e.g., square footage, type and brand of appliances, materials used for countertops, flooring, etc.) to the "Market Rate Units" and shall not be in isolated areas in the Project, but shall be interspersed among Market Rate Units to the extent possible. If the Overall Development contains adjacent land, the affordable units shall be interspersed among the Site and the adjacent land to the extent possible.

SEE NEXT PAGE



Request for Proposals
1016 Monroe Drive

ADDITION: Please see Appendix B. The survey in the existing RFP on pages 31-32, is Appendix B.1 and the attached survey is Appendix B.2: BeltLine East ROW and Topography Survey.

The authorized signature below acknowledges receipt of Addendum #1 and I will return this Addendum with the submitted proposal.

SIGNATURE