

Atlanta
Urban Development

Affordable Housing *Development Opportunity*



Perry Blvd NW
Atlanta, GA 30318

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WHERE COMMUNITY TAKES ROOT,
OFFERING ACCESS TO ONE OF THE CITY'S MOST DYNAMIC DISTRICTS FOR CULTURE, CONNECTIVITY AND INCLUSIVITY IN WEST MIDTOWN.

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01

Background and Introduction



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BACKGROUND AND INTRODUCTION

Atlanta Public Schools ("APS"), in partnership with the **City of Atlanta Urban Development Corporation ("AUD")**, invites qualified development teams to submit Statements of Qualifications for the redevelopment of the Pitts site ("Site") which is nearly 9 acres located at 2210 Perry Boulevard NW in northwest Atlanta.

APS and AUD are also advancing planning for four additional former APS properties that are anticipated to be offered together under a separate RFQ in the coming months. While the Pitts Site is anticipated to include a 4% LIHTC component, APS and AUD are exploring non-LIHTC approaches for the four additional properties to expand affordable and workforce housing opportunities through alternative development and financing strategies.







The Pitts site is one of several surplus APS properties being advanced for redevelopment in furtherance of the City of Atlanta's affordable housing goals. APS retains ownership of the property and serves as the primary approval authority, while AUD serves as the development partner responsible for advancing the Site through planning, procurement, development, and delivery. Major decisions, including final developer selection and project-specific agreements, remain subject to applicable APS and Atlanta Board of Education approvals.

The broader initiative is intended to leverage publicly owned land to accelerate the creation of affordable and workforce housing while ensuring redevelopment responds to the needs, history, and character of the communities surrounding each property. For the Pitts Site, APS and AUD envision a mixed residential development incorporating affordable and mixed-income rental housing, homeownership opportunities, and appropriate community-serving uses and amenities. The ultimate residential mix, affordability levels, density, building configuration, and related program elements will be refined through the developer selection, community engagement, planning, entitlement, and financing processes.

Through this RFQ, APS and AUD seek to identify an experienced and financially capable development partner with demonstrated expertise in affordable and market-rate housing, public-private development, community responsive planning, and the execution of complex urban redevelopment projects. APS and AUD intend to select a development partner based upon the Respondent's qualifications, experience, capacity, and approach and demonstrated ability to successfully execute a project consistent with these objectives.

Respondents are not being asked at this stage to submit a binding financial offer, detailed development pro forma, or final development plan. The selected development partner will be expected to work collaboratively with APS, AUD, community stakeholders, and other project partners to refine the development program and advance the Site toward implementation. CBRE is serving as real estate advisor to AUD and APS for this important initiative.





02

Site Overview and History



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SITE DETAILS

PROPERTY
Pitts Site/ Former C.M. Pitts Elementary School Site

ADDRESS
2210 Perry Boulevard NW
Atlanta, Georgia 30318

OWNER
Atlanta Public Schools

APPROXIMATE SITE AREA
8.99 Acres

PARCEL IDENTIFICATION
170246LL0405

CURRENT ZONING
R-4A



While the school building has been demolished, the property was historically associated with C.M. Pitts Elementary School and is situated within the Perry Boulevard corridor near the former Perry Homes neighborhood. It is surrounded primarily by established residential neighborhoods and community-serving uses. The site is nearly 9 acres which provides scale in a location ideal to introduce new housing while strengthening connections to the surrounding community. Respondents should independently evaluate all existing site conditions, utilities, access, environmental conditions, zoning and entitlement requirements, infrastructure capacity, and other development constraints as part of their due diligence.

Although the Site is currently zoned R-4A, APS and AUD anticipate pursuing zoning and entitlement changes necessary to support financially feasible mixed residential redevelopment consistent with the housing objectives described in this RFQ. Respondents should therefore evaluate the Site based upon its redevelopment potential rather than the development pattern permitted under existing zoning.







03

Neighborhood Context, Integration and Connectivity



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NEIGHBORHOOD CONTEXT, INTEGRATION AND CONNECTIVITY

Redevelopment should be approached as an extension of the surrounding community rather than as an isolated development site. Respondents should demonstrate how their planning and design philosophy would address the relationship between the Site and neighboring residential areas, streets, community facilities, and other local destinations.

Development concepts should consider:



Safe and convenient pedestrian connections.



Appropriate vehicular access and circulation.



Compatibility with adjacent residential development.



Streetscape and landscape improvements along the Site frontage.



Connectivity to nearby civic and community-serving uses.



Accessible and usable open space.



Thoughtful transitions in building scale and massing.



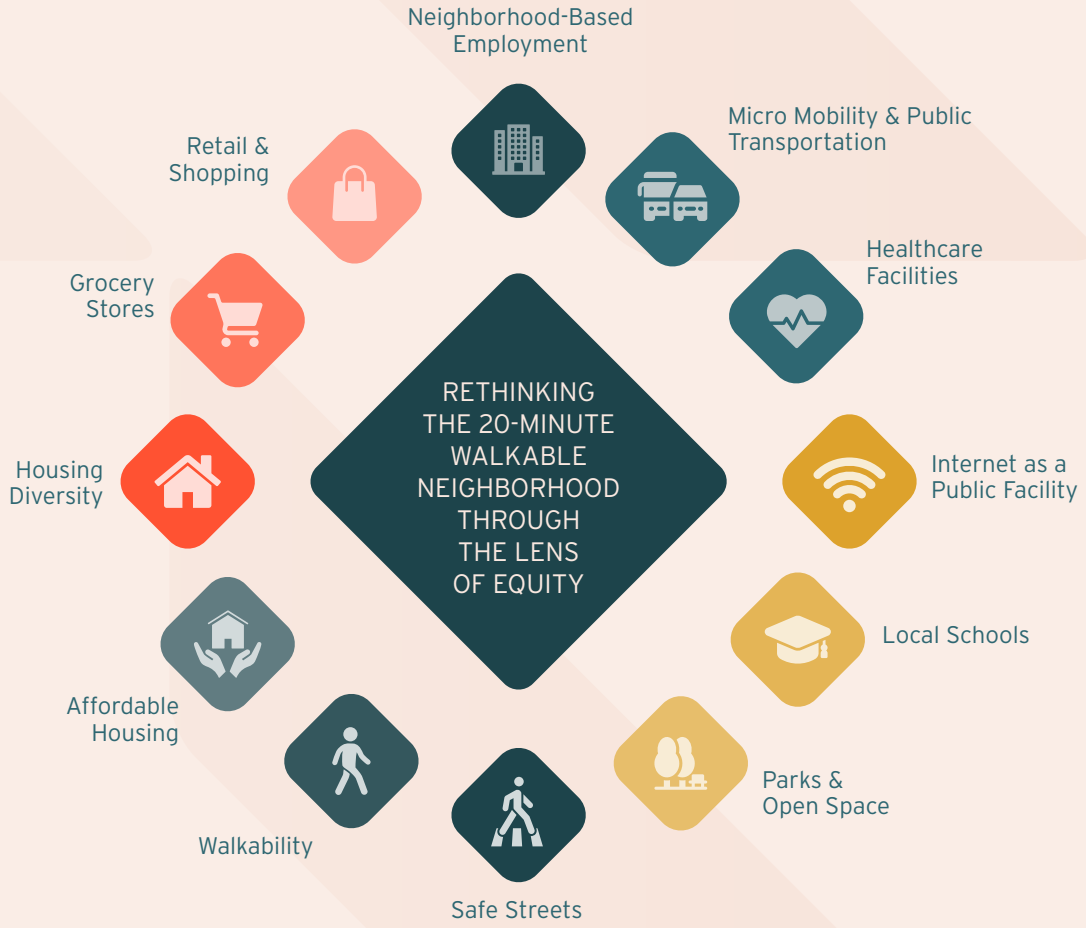
Opportunities to create an inviting public realm that contributes positively to the Perry Boulevard corridor.



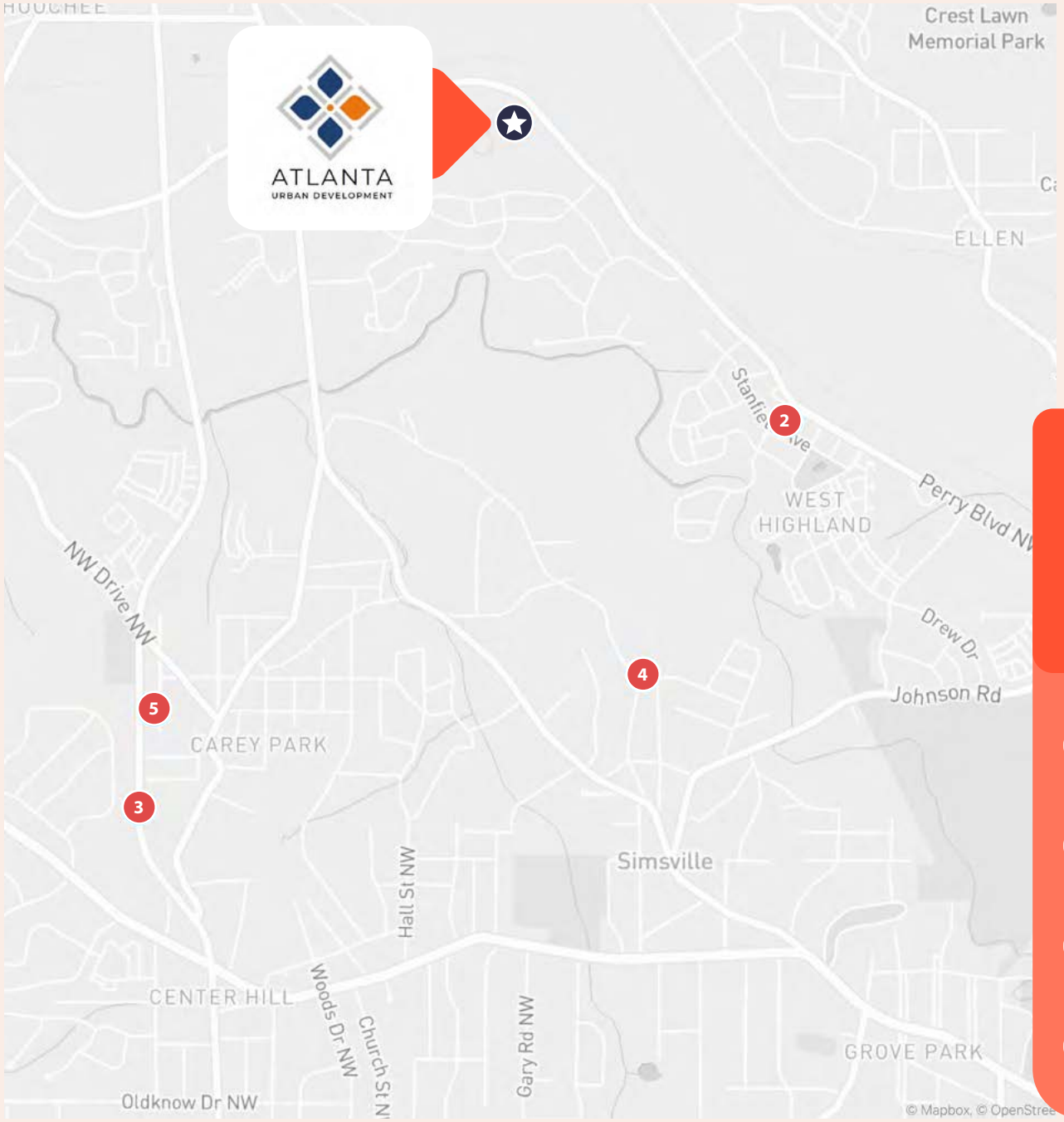
Consideration of residents' access to everyday needs, including transit and mobility options, parks and open space, neighborhood services, employment, schools, healthcare, retail, and other community amenities.

The selected development partner will be expected to refine these concepts in coordination with APS, AUD, community stakeholders during subsequent planning and entitlement phases.

The redevelopment of the Pitts Site should also be considered within the broader network of neighborhood resources that support residents' daily lives. The APS Affordable Housing Study encourages consideration of housing as one component of a complete community, with connections to mobility, employment, healthcare, schools, parks and open space, safe streets, retail, services, and other everyday needs. Respondents should consider how the Pitts redevelopment can strengthen access and connectivity to existing neighborhood assets and identify opportunities to address meaningful gaps where appropriate.



Source: Gensler



Subject Property

2. West Highlands / Columbia Heritage at West Highlands
3. Bowen Homes
4. Gun Club Park
5. Cottages at Carey Park / Longline

NEIGHBORHOOD INVESTMENT & DEVELOPMENT CONTEXT

The Pitts Site is located within an area of Northwest Atlanta experiencing significant public and private investment. Redevelopment of the Site should be considered within this broader neighborhood context and in coordination with ongoing initiatives focused on housing, schools, connectivity, infrastructure, and community development.

DC360 is a place-based initiative focused on strengthening schools and neighborhoods together across Northwest Atlanta's Douglass Cluster. The initiative aligns community, public, private, and philanthropic partners to support thriving schools, stronger families, safe and connected neighborhoods, generational wealth, and opportunities for students.

The Pitts Site has also been identified as an anchor project within the City of Atlanta's Neighborhood Reinvestment Initiative (NRI). The initiative is intended to coordinate public land development, neighborhood planning, infrastructure and connectivity improvements, and other public and private investments within priority neighborhoods.

Respondents should consider the Pitts Site in relation to surrounding neighborhood investments and redevelopment activity, including West Highlands, Bowen Homes, Gun Club, Longline, and other nearby projects and community assets.















04

Development Vision



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DEVELOPMENT VISION

The Pitts Site represents an opportunity to transform a former educational site into a quality, mixed-income residential community that responds to the needs of the surrounding neighborhood while advancing the affordable housing objectives established by APS and AUD.

The current development vision contemplates a mixed residential program across the Site. The northern portion of the Site is anticipated to accommodate approximately 200 rental units, with an affordable housing component expected to utilize 4% Low-Income Housing Tax Credits ("LIHTC"). The southern portion of the Site is anticipated to provide homeownership opportunities, creating a complementary mix of rental and for-sale housing within the overall redevelopment.

The development program should also consider opportunities to incorporate community-serving uses and amenities that respond to the needs of future residents and the surrounding neighborhood. Potential uses may include childcare, healthcare services, neighborhood-serving retail, grocery or food access, and other complementary services. Respondents should identify uses they believe are appropriate and feasible based on the proposed development program, community needs, market conditions, and available space.

The final number and mix of units, affordability levels, housing types, site configuration, and financing structure will be refined through the developer selection, community engagement, zoning and entitlement, design, and financing processes. APS and AUD are particularly interested in development teams capable of creating a financially sustainable, family-focused, and community-oriented housing program that balances affordability, homeownership opportunities, long-term feasibility, neighborhood compatibility, thoughtful design, and meaningful community benefit.

The Pitts redevelopment should reinforce the broader neighborhood investment objectives reflected in NRI, DC360, and the Perry-Bolton TAD planning process, including improved connectivity, coordinated public and private investment, neighborhood-serving amenities, and development that strengthens the surrounding community.



Respondents are encouraged to consider opportunities to:

- Deliver a meaningful mix of affordable, workforce, and market-rate multifamily housing;
- Provide multifamily housing options serving a range of household sizes, incomes, life stages, and family structures;
- Incorporate an appropriate mix of unit sizes, including family-sized units and housing capable of supporting larger or intergenerational households, where feasible;
- Consider flexible and adaptable unit configurations that can respond to changing household needs over time;
- Create shared spaces and amenities that support everyday family life, interaction among residents, and a sense of community;
- Incorporate principles of accessibility, affordability, sustainability, dignity, comfort, and long-term resilience into the development approach;
- Create an attractive and pedestrian-oriented development environment;
- Establish appropriate transitions between new development and surrounding residential areas;
- Strengthen pedestrian and multimodal connections along Perry Boulevard and to nearby community destinations;
- Recognize the Site's history as a former school property and identify opportunities to acknowledge its educational and community legacy;
- Support local hiring, workforce inclusion, small business participation, and other community benefits; and
- Develop a financially sustainable implementation strategy capable of advancing efficiently from selection through entitlement, financing, construction, and stabilization.



Family-Focused & Equitable Design

As part of the broader APS affordable housing initiative, APS and AUD commissioned Gensler to conduct a study examining how publicly owned properties can support family focused affordable housing and more equitable communities. The study considered a range of potential residents and household types, including younger working households, employees with families, and intergenerational households. These profiles illustrate the importance of providing housing capable of responding to different household sizes, incomes, life stages, and daily needs.

The study established four overarching principles for equitable design: experience, accessibility, affordability, and sustainability. Together, these principles encourage development that is welcoming and dignified, removes barriers to participation, maintains affordability without sacrificing quality, and supports long-term environmental and community resilience.

Respondents are encouraged to use these principles as a reference in developing their preliminary vision for the Pitts Site. APS and AUD are not prescribing a particular architectural solution, unit configuration, amenity package, or site plan at the RFQ stage. Rather, respondents should demonstrate how their approach can translate these principles into a feasible multifamily community responsive to the Pitts Site and its surrounding neighborhood.

GUIDING PRINCIPLES FOR EQUITABLE DESIGN

Respondents are encouraged to consider how **experience, accessibility, affordability,** & **sustainability** can inform the design & long-term performance of the Pitts redevelopment.

01 Experience

Experience in equitable design focuses on creating environments and products that feel intuitive, welcoming, and respectful for all users. It goes beyond functionality to consider emotional and cultural resonance. By prioritizing user experience, designers ensure that spaces and systems foster dignity, comfort, and empowerment—especially for historically marginalized groups.

02 Accessibility

Accessibility ensures that everyone, regardless of ability, can fully engage with a design. This includes physical access (ramps, clear signage), digital access (screen reader compatibility), and cognitive access (simple language, predictable layouts). In equitable design, accessibility is not an add-on but a foundational principle that removes barriers and promotes inclusion.

03 Affordability

Affordability addresses economic equity by making solutions attainable for people across income levels. Equitable design considers cost implications without sacrificing quality or dignity. This principle ensures that essential services, housing, and products are not exclusive to privileged groups but remain accessible to all communities.

04 Sustainability

Sustainability in equitable design means creating solutions that are environmentally responsible and socially just. It involves using resources wisely, reducing waste, and designing for long-term resilience. Sustainable practices also intersect with equity by protecting vulnerable communities from environmental harm and ensuring future generations have access to healthy environments.

BUILDING AN EQUITABLE COMMUNITY

Modular Unit Layouts

- Flexible planning grid standardizes unit layouts allowing for unit sizes to be easily interchangeable.
- Optimized space layouts minimize wasted area and prioritize flexible, multi-use spaces.

Efficient Building Planning

- Efficient building planning maximizes usable space, minimizes costs, supports flexibility, and enhances user experience.
- Vertical efficiencies allow for future adaptability without major structural changes.

Community-Oriented Layouts

- Shift from unit-focused design to communal floors and shared amenities that support both daily life and connection with neighbors.
- Provide playgrounds, gardens, laundry, porches, and shared kitchens as community touchpoints.

Family-Centric Programming

- Integrate play areas into the landscape, include quiet refuge zones, and offer community garden beds.
- Provide flexible lawns for festivals, cookouts, and informal recreation while balancing family, social, and efficiency spaces for diverse needs.

Landscape Expressions

- Use native plants and a shade-first strategy to combat Atlanta's heat, enhance comfort, and create a sense of place.
- Incorporate soft, walkable surfaces like decomposed granite, turf, and wood decking.

Resident-Informed Outdoor Space

- Promote physical and psychological safety with clear sight lines, warm lighting, and defined transitions between public and semi-private spaces.
- Offer multiple seating options to support comfort, choice, and observation.

Source: Gensler

The preliminary development program is envisioned around **three complementary components:**

01
Multifamily Rental Housing

The multifamily component is envisioned as a mixed-income rental community offering a range of housing options for households at varying income levels. The development would incorporate a affordable housing component, anticipated to utilize 4% Low-Income Housing Tax Credits (LIHTC), while also providing market-rate rental opportunities. This approach is intended to expand housing accessibility, support long-term affordability, and contribute to a diverse residential community.

02
Missing-Middle Home Ownership

The missing-middle component would provide attainable homeownership opportunities through a variety of housing types, potentially including townhomes, cottages, and other lower-density residential options. This component is intended to address the growing demand for affordable and workforce homeownership while creating a transition in scale between higher-density multifamily housing and surrounding neighborhoods. The goal is to provide opportunities for individuals and families to establish long-term roots in the community.

03
Community-Serving Amenity

The community-serving component would incorporate a use or amenity that benefits both residents of the development and the surrounding neighborhood. Potential uses could include community gathering spaces, recreational facilities, educational resources, or other neighborhood-serving amenities identified through community engagement. This component is intended to strengthen neighborhood connections, encourage community interaction, and create a welcoming environment that supports the broader needs of the community.


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FAMILY & COMMUNITY OUTCOMES

Respondents should consider how the proposed development can support families and contribute to a stronger, more connected neighborhood. Development approaches should consider opportunities to advance the following priorities:

Family-oriented housing

Affordable and workforce housing

Attainable homeownership opportunities

Community-serving amenities

Neighborhood connectivity

Equitable access to housing opportunities

Alignment with community priorities

Perry-Bolton Tax Allocation District

The Pitts Site is located within the Perry-Bolton Tax Allocation District ("TAD"), which is administered by Invest Atlanta. Perry-Bolton TAD funding may represent a potential financing resource for eligible redevelopment costs associated with the Project. Any TAD funding would be subject to the applicable Perry-Bolton TAD program guidelines, eligibility requirements, application and underwriting processes, funding availability, and required approvals. Respondents should independently evaluate the applicability of TAD funding to their proposed development afor eligible infrastructure improvements, multifamily vertical development, single-family vertical development, and downpayment assistance, subject to applicable program requirements and approvals. The Perry-Bolton TAD Redevelopment Planning Initiative is anticipated to continue during Fall 2026 and is expected to further define redevelopment and investment priorities within the TAD, including priorities relevant to the Pitts Site.

Other approaches may be developed through the community engagement process. Respondents are not expected to prescribe a final legacy strategy at the RFQ stage. Rather, APS and AUD seek development teams that understand the importance of working collaboratively with community stakeholders to determine how the history of the Site should appropriately inform its future. The current zoning allows for single-family housing; however, APS and AUD plan to work with the selected development partner to pursue rezoning that supports greater density and an increased supply of affordable and workforce housing. To better understand the Site's development potential, mid- and higher-density massing plans were completed and are provided below. These plans are not prescriptive but are intended to illustrate potential density and uses. Creative approaches are encouraged. Respondents should use their experience, understanding of the Site, and available market and planning information to present a high-level development philosophy demonstrating how the Pitts Site could contribute to the City's housing goals while creating lasting value for the surrounding community.









TRAILS & CONNECTIVITY



The Pitts Elementary School site is strategically located near an expanding network of greenways, pedestrian trails, and recreational amenities that connect the surrounding neighborhoods. The nearby Proctor Creek Greenway provides an established recreational corridor, while the planned P&G Spur and additional greenway connections offer opportunities to improve pedestrian and bicycle access to the property. Planned street trails along Perry Boulevard and connections to the Terrell Creek Greenway further enhance the site's potential integration into Atlanta's broader trail network. Together, these existing, funded, and planned improvements present an opportunity to create a more connected, walkable community with improved access to neighborhood amenities, recreational spaces, and surrounding destinations.





05

Submission Requirements



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SUBMISSION REQUIREMENTS

Respondents shall organize their Statements of Qualifications in the following order and use the tab numbers and titles provided below.

TAB 1

DEVELOPMENT TEAM QUALIFICATIONS

Provide an overview of the proposed development team, including the lead developer, co-developers, and key partners.

At a minimum, include:

- Organizational structure of the development team
- Identification of the lead development entity and all significant development partners
- Resumes of key personnel
- Defined roles and responsibilities of each key team member and organization
- Relevant experience with affordable housing, including LIHTC or similar programs
- Relevant mixed-use development experience
- Experience with public-private partnerships and ground lease structures
- Demonstrated experience successfully delivering projects of similar scale, complexity, and typology

TAB 2

PROJECT EXPERIENCE & CASE STUDIES

Provide detailed descriptions of three to five comparable projects that best demonstrate the team's qualifications for comparable redevelopment projects.

For each project, provide:

- Project name and location
- Development size and program mix
- Affordability levels achieved
- Development timeline and delivery outcome
- Public-sector involvement, if applicable
- Community engagement components
- Photographs and/or site plans
- Relevant performance metrics, such as lease-up or stabilization, where available

Priority should be given to examples involving affordable or mixed-income housing, publicly owned land, ground lease structures, complex stakeholder environments, or comparable urban infill development.

TAB 3
FINANCIAL CAPACITY & CAPITAL STRATEGY

Demonstrate the team's financial capacity and experience assembling and closing capital structures for comparable development projects.

Provide:

- Evidence demonstrating organizational financial capacity
- Description of established lender and investor relationships
- General approach to equity and debt financing
- Experience utilizing public funding sources such as LIHTC, grants, subsidies, or comparable programs
- Examples of successfully securing and closing similar financing structures

TAB 4
DEVELOPMENT APPROACH & CONCEPT VISION

Describe the team's overall development philosophy and preliminary approach to the Pitts site.

Address:

- Integration of affordable housing
- Potential mixed-use programming, if appropriate
- Overall development philosophy
- Potential phasing strategy
- Flexibility to respond to changing market, financing, community, or policy conditions
- A high-level conceptual vision for the Site

TAB 5

AFFORDABLE / MARKET-RATE HOUSING STRATEGY

Describe the team's approach to creating and sustaining a successful mixed-income housing program.

Address:

- Preliminary target affordability mix and rationale
- Experience with income-restricted housing compliance
- Long-term affordability stewardship
- Strategies for maximizing affordability while maintaining project feasibility
- Experience delivering family-sized units
- Strategies for promoting equitable access to housing opportunities
- Marketing and outreach approach, including strategies to attract families and market housing opportunities to APS and other public-sector employees

TAB 6

COMMUNITY ENGAGEMENT APPROACH

Describe the team's philosophy and approach to meaningful community and stakeholder engagement.

Include:

- Overall community engagement strategy
- Examples of successful engagement processes from prior developments
- Demonstrated outcomes resulting from community engagement
- Approach to incorporating stakeholder feedback into project design and programming
- Commitment to continued engagement throughout design and development

Respondents should recognize that the selected development partner may have to participate in an established APS/AUD engagement process and will be expected to present development concepts, receive community feedback, and respond to that feedback as the project progresses.

TAB 7
DESIGN & SITE PLANNING APPROACH

Describe the team's approach to site planning, architecture, urban design, and placemaking.

Address:

- Integration with surrounding neighborhood context
- Ground-floor activation, where appropriate
- Pedestrian and multimodal connectivity
- Accessibility
- Public realm and open-space considerations
- Incorporation of cultural and other community assets
- Treatment of non-designated historic or legacy elements
- Commitment to high-quality, durable, and context-sensitive design

TAB 8
SCHEDULE & DELIVERY STRATEGY

Provide a high-level development schedule from selection through stabilization.

Identify anticipated major milestones, including:

- Due diligence
- Community engagement
- Concept refinement and design
- Entitlements and governmental approvals
- Financing
- Construction commencement
- Project delivery
- Stabilization

Describe the team's approach to identifying and managing schedule risks, dependencies, and uncertainties.

TAB 9
REFERENCES

Provide three to five references capable of speaking to the respondent's performance on comparable projects.

References may include:

- Public-sector partners
- Lenders or investors
- Community or stakeholder partners, where available

Provide the individual's name, organization, title, telephone number, email address, project relationship, and associated project.

TAB 10
EQUITY, INCLUSION & COMMUNITY BENEFIT

Describe the team's approach to creating equitable economic and community benefits through development.

Address, as applicable:

- MWBE/DBE participation
- Workforce inclusion
- Local hiring
- Small business participation
- Community-serving uses or programming
- Other community benefit strategies or commitments the respondent believes may be appropriate for the Pitts site

TAB 11
PROPERTY-SPECIFIC RESPONSIVENESS

Demonstrate the respondent's understanding of the Pitts site and its surrounding community.

The response should address:

- Physical characteristics of the property
- Surrounding development and neighborhood context
- Key opportunities presented by the Site
- Potential constraints or challenges
- Relationship of the Site to surrounding community assets
- Preliminary ideas regarding how redevelopment could advance the goals of APS and AUD

This section should demonstrate that the respondent has evaluated this specific opportunity, rather than providing a generic development approach.

TAB 12
PROJECT AGREEMENTS

Respondents shall review the form Master Sublease and Development Agreement and Ground Lease made available in the project Virtual Deal Room.

A detailed legal markup is not required at this stage.

Instead, respondents should identify any significant provisions or business terms that they believe they would be unable to accept or that would require material modification. Respondents should provide an issues and exceptions list sufficient to give APS and AUD an early understanding of significant agreement-related concerns.

Failure to identify an issue at the RFQ stage does not constitute acceptance of every provision of the form agreements; however, APS and AUD reserve the right to consider the nature and extent of identified exceptions in evaluating respondents.





06

Submission Instructions and Timeline

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SUBMISSION INSTRUCTIONS AND TIMELINE

Procurement Schedule

November 3 2026

1

RFQ Release

November 28 2026

2

Questions Due

December 2nd 2027

3

Responses to Questions Issued

December 18 2026 at 2:00 PM ET

4

Statements of Qualifications Due

January–February 2027

5

Anticipated Developer Selection

SUBMISSION INSTRUCTIONS AND TIMELINE

Atlanta Public Schools (APS), in partnership with the Atlanta Urban Development Corporation (AUD), invites qualified development teams to submit Statements of Qualifications (SOQs) for the redevelopment of the former C.M. Pitts Elementary School property at 2210 Perry Boulevard NW, Atlanta, Georgia.

Submission Deadline

Statements of Qualifications must be received no later than December 18, 2026, at 2:00pm Eastern Time. Responses received after the deadline may not be considered.

Submission Method

Qualification packages must be submitted electronically in PDF format to:

Atlanta Urban Development Corporation (AUD)
Email: admin@atlurbdevco.com

Respondents are responsible for ensuring that their submissions are complete, properly organized, and received before the deadline. All submissions must follow the required tab structure and 40-page maximum established in the Submission Requirements section of this RFQ.

Questions and Clarifications

All questions regarding this RFQ must be submitted in writing to the designated procurement contact by the deadline identified in the Procurement Schedule. Responses to questions and any amendments to the RFQ will be issued through written addenda and made available through the project website or Virtual Deal Room. Respondents are responsible for reviewing all published addenda and incorporating applicable changes into their submissions.

Procurement Communications

AUD will serve as the primary public contact for this solicitation. Respondents and their representatives shall not contact APS or AUD officials, employees, or evaluation committee members regarding this procurement outside the designated communications process. Unauthorized communications may result in disqualification.

Interviews and Selection

Following the initial evaluation, APS and AUD may invite shortlisted development teams to participate in interviews or provide additional information. Respondents should ensure that key members of their proposed development teams are available to participate if requested.The RFQ is intended to evaluate developer qualifications, experience, financial capacity, and preliminary development approaches. Respondents are not expected to submit fully developed site plans or binding financial proposals at this stage.

Additional Information

The complete RFQ, available due diligence materials, procurement updates, and other project information may be accessed at: PITTSOpportunity.com

The procurement schedule is subject to modification by APS and AUD through written notice or addendum.









07

Evaluation Criteria and Selection Process



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EVALUATION CRITERIA AND SELECTION PROCESS

Statements of Qualifications will be evaluated based upon the respondent's demonstrated qualifications, experience, capacity, approach, and responsiveness to the objectives of this RFQ.

APS and AUD may establish an evaluation committee consisting of representatives of APS, AUD, and other designated stakeholders. CBRE will support the evaluation process and assist in reviewing developer qualifications. Final developer selection remains subject to applicable APS and Atlanta Board of Education approvals.





Evaluation Criteria

Total Points **100**

Team

50 Points

- Team Composition
- Personnel Experience
- Experience with Similar Projects

Ability to Execute

20 Points

- Financial Qualifications
- Execution Plan
- Team Capacity

Project Vision and Narrative

30 Points

- Alignment with APS/AUD housing goals and the surrounding neighborhood context
- Strength and feasibility of the proposed affordable and mixed-income housing strategy
- Quality of the site planning, design, connectivity, and community-serving elements
- Approach to family-oriented housing and equitable access to housing opportunities
- Responsiveness to community priorities and engagement
- Creativity, feasibility, and overall viability of the development vision





08

Terms and Conditions



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TERMS & CONDITIONS

This solicitation shall be subject to the standard terms and conditions applicable to APS/AUD procurements, including:

- Right to reject any or all responses
- Right to waive informalities or irregularities
- Right to request clarification or supplemental information
- No obligation to select the highest-ranked respondent
- Costs of preparation borne by respondent
- No entitlement to reimbursement
- Public records/disclosure requirements, as applicable
- No contact/lobbying provisions during procurement
- Conflicts of interest
- Addenda and interpretation of the RFQ
- Reservation of APS/AUD approval rights
- No representation regarding final zoning, entitlements, financing, or development capacity
- No binding transaction created by the RFQ
- Selected developer subject to negotiation and execution of definitive project







09

Required Forms

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REQUIRED FORMS

Required Submission Documents

Respondents shall include the following documents as part of their Statements of Qualifications

1. **Cover Letter and Respondent Certification**
   A signed cover letter identifying the legal name and address of the respondent, the proposed development entity, the designated primary contact, and the respondent's authority to submit qualifications. The letter should identify the respondent's legal organizational structure and acknowledge its commitment to the information provided in the submission.

2. **Conflict of Interest Disclosure**
   Respondents shall disclose any actual or potential conflicts of interest involving the proposed development team, APS, AUD, or other parties associated with the procurement.

3. **APS Site Tour Waiver and Release Form —**
   If Applicable Respondents participating in an organized property tour may be required to execute the APS Site Tour Waiver and Release Form before entering the property. The applicable form and instructions will be provided in connection with any scheduled site tour.







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