

**UNITED NEIGHBORHOODS, INC.
HAMMOND, INDIANA**

REQUEST FOR PROPOSALS

**JACOB'S SQUARE SINGLE-FAMILY HOME PROJECT
5517 AND 5521 SOHL AVENUE**

October 7, 2025

Send Proposals to:

Andria Lewis, Executive Director
United Neighborhood's, Inc.
5925 Calumet Avenue, Suite 204
Hammond, IN 46320

I. INTRODUCTION.

United Neighborhoods, Inc. (hereinafter "UNI") is seeking a request for proposals from developers for the development of certain parcels of real estate located at 5517 and 5521 Sohl Ave., Hammond, Indiana, (hereinafter the "Real Estate") as shown in Exhibit A attached hereto.

UNI considers the construction of quality single family residential housing to be an economic development priority within the City of Hammond.

This Request for Proposals includes the following sections:

1. Introduction
2. Purpose of Request
3. Residential Development
4. Selection Criteria
5. Proposal Contents
6. Submission Process/Instructions to Proposers
7. Proposal
8. Terms & Conditions

For additional information about UNI or the proposed development of this real estate, please contact Andria Lewis, Executive Director of United Neighborhoods, Inc. at 219.937.0200.

II. PURPOSE OF REQUEST.

United Neighborhoods, Inc. is seeking qualified residential developers for the residential development of the Real Estate depicted on Exhibit A and located at 5517 and 5521 Sohl Ave., Hammond, Indiana.

III. 5517 and 5521 SOHL AVENUE.

Site Characteristics.

1. **Ownership.** The Hammond Redevelopment Commission owns the Real Estate.
2. **Developer.** United Neighborhoods, Inc., as the Community Housing Development Organization (CHDO) to the City of Hammond under the HOME Investment Partnership Program, is the Developer of the Real Estate.
3. **Real Estate Size and Configuration.** The proposed single family residential sites measure:

A. **5517 Sohl Avenue**” 44 ft. wide x 110 ft. long, and situated on the east side of Sohl Ave. south of Douglas Street

B. **5521 Sohl Avenue**: 44 ft. wide x 110 ft. long, and is situated on the east side of Sohl Ave. south of Douglas Street

4. **Description of Real Estate:** Parcel Nos: 45-02-36-431-003.000-023 and 45-02-36-431-004.000-023

As set forth in Exhibit A.

A copy of the Geotechnical Engineering Exploration reports are available for inspection by contacting Andria Lewis, Executive Director of United Neighborhoods, Inc. via email at: andrialewis.unihammond@outlook.com.

5. **Site Access.** The site enjoys accessibility from the surrounding community and regional highway system.
6. **Zoning.** The Real Estate is currently zoned R-1U (Urban Single-Family Residential District).

IV. **SELECTION CRITERIA.**

UNI is interested in the developer's experience with similar projects and its ability to manage a team of design, management, marketing, and construction specialists. In that regard, UNI will consider the following criteria in determining the highest and best responder:

1. Responsiveness to the request for proposals.
2. Proposal Amount and Proposed Sale Price for Completed Home.
3. Ability to provide excellence in site and architectural design consistent with the goals of UNI.
4. Performance data, reference and qualifications of project manager and key personnel that would be assigned to the project.
5. Evidence of the developer's financial capacity to successfully undertake a project of this scope and magnitude.
6. Evidence of adequate and appropriate insurance.

7. "Wow" Factors, including but not limited to vision for the project, the proposed design, creativity in the submitted design, and alternatives for Improvements in Cost or Schedule.
8. Preliminary estimate of timetable of completion of the project. It is UNI's desire that this single-family residential project be completed in 2026.

V. PROPOSAL CONTENTS.

1. **Statement of Interest.** Describe your interest in developing this real estate in Hammond, Indiana.
2. **The Proposal Amount.** State the amount you are requesting to build the single-family home and the amount your proposed home would sell for.
3. **Vision.** Describe your vision for this site. What components do you think would be suitable and may add for a new dimension to the experience? Also submit a conceptual rendering and preliminary site plan.
4. **Experience.** List similar types of projects you have completed. What was the amount of investment, type of development, job creation, etc. for each? Who were the members of the development team (financial institutions, architects, construction firms, equity partners)? What role was played by the local government?
5. **Financial.**
 - A. State, in full, the name and address of your organization. Indicated whether you operate as an individual, partnership, or corporation.
 - B. Demonstrate your financial capacity to successfully undertake a project of this scope.

6. **Deliverables.**

- A. Statement of Qualifications for the development team.
- B. Organization Chart.
- C. List of previous projects.
- D. Proposed project budget.
- E. Proposed project schedule.
- F. Schematic Design Documents.

7. **Pursuant to Indiana Law, each proposal must:**

- A. Include all of the information requested in the proposal package
- B. If submitted by a trust (as defined in Ind. Code 30-4-1-1(a)), identify:
 - (i) Each beneficiary of the trust; and
 - (ii) Each settler empowered to revoke or modify the trust.
- C. Be received in its entirety in the United Neighborhood, Inc. offices, located on the 2nd Floor of City Hall, 5925 Calumet Ave., Suite 204, Hammond, IN 46320 by **October 27, 2025 at 12 noon** CDT).

VI. ADDRESS FOR SUBMISSION OF PROPOSAL.

All responses shall be sent to:

Andria Lewis
Executive Director
United Neighborhoods, Inc.
5925 Calumet Avenue, Suite 204
Hammond, IN 46320

Place two (2) originals and ten (10) copies of your response to RFP in a sealed envelope and clearly labeled "Statement of Proposals for 5517 and 5521 Sohl Avenue Single Family Home Project."

VII. PROPOSAL.

The total development and construction cost for **each** parcel shall not exceed \$350,000.00.

Builders/Developers responding to this RFP may submit a proposal for either or both parcels.

VIII. TERMS & CONDITIONS.

1. UNI reserves the right to reject any and all proposals and to waive minor irregularities in any Response to this Request for Proposals.
2. UNI reserves the right to request clarification of information submitted and to request additional information from anyone submitting a Response to Request for Proposals.
3. UNI shall not be responsible for any costs incurred by anyone in preparing, submitting or presenting its response to the Response to Request for Proposals.
4. Upon receipt and review of all Responses to this Request for Proposals, UNI may enter negotiations with the successful responder. The successful responder and UNI shall execute an Agreement within thirty (30) days after a successful responder is named.
5. The development of the Real Estate, including without limitation, the construction of any improvements, shall be completed based on a mutually agreeable schedule between UNI and the successful responder.

EXHIBIT A
to the REQUEST FOR PROPOSALS FOR
JACOB'S SQUARE SINGLE-FAMILY HOME PROJECT
5517 AND 5521 SOHL AVENUE, HAMMOND IN

The *Real Estate* is identified as follows:

Parcel 1:

Commonly known as: **5517 Soul Ave., Hammond, IN 46320**
Parcel number: 45-02-36-431-003.000-023

Legal description:

Lot 6, and the South 14 feet of Lot 5, in H. W. Sohl's Fourth Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 2 page 6, in the office of the Recorder of Lake County, Indiana.

Parcel 2:

Commonly known as: **5521 Soul Ave., Hammond, IN 46320**
Parcel number: 45-02-36-431-004.000-023

Legal description:

The South 12 feet of Lot 7, Lot 8, and the North 7 ft of Lot 9 in H. W. Sohl's Fourth Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 2 page 6, in the office of the Recorder of Lake County, Indiana.