



Washington Gardens Redevelopment & Expansion

April 30, 2026

Elkhart Housing Authority
Elkhart, IN

The Elkhart Housing Authority is seeking a qualified development partner to undertake the comprehensive redevelopment of Washington Gardens, an existing 198-unit public housing community, while also constructing additional housing units on adjacent vacant land at the corner of 6th Street and Indiana Avenue. The project will involve both the modernization of existing residential buildings and site infrastructure, as well as new construction to expand housing opportunities. Guided by planning principles from the Benham Neighborhood initiative, the vision is to create a cohesive, well-designed residential environment with improved connectivity, clearly defined public and private spaces, and enhanced quality of life for residents. The Elkhart Housing Authority is prepared to make a significant financial investment and is open to leveraging additional funding sources, including Low-Income Housing Tax Credits and other public-private partnership opportunities, to support a financially feasible and impactful redevelopment.

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1. INTRODUCTION

The Elkhart Housing Authority (“EHA”) invites proposals for the comprehensive redevelopment of Washington Gardens, an existing public housing development consisting of approximately 198 units, along with the development of additional housing units on adjacent vacant land.

The project includes:

- Renovation and modernization of existing residential units, both interior and exterior
- Demolition of existing residential units to restore the street grid to promote connectivity
- New construction of additional housing units on vacant land located at the corner of 6th Street and Indiana Avenue

EHA seeks a qualified development partner to reimagine Washington Gardens as a high-quality residential community that enhances neighborhood connectivity, improves resident quality of life, and contributes to the broader revitalization of the surrounding area.

This effort is informed by planning principles established through the Benham Neighborhood Plan, including improved street connectivity, defined public and private spaces, and pedestrian-oriented design.

EHA is prepared to make a significant financial investment in this project and is open to:

- Low-Income Housing Tax Credits (LIHTC)
- Public-private partnerships
- Other financing mechanisms proposed by the development team

2. PROPERTY / OFFERING

The project area includes:

- The existing Washington Gardens development (see Exhibit A), and
- Adjacent vacant land at 6th Street and Indiana Avenue (see Exhibit B), intended for new housing development currently owned by the City of Elkhart Redevelopment Commission. Selected developer would work in partnership with the EHA to acquire the land for future development.

Respondents must address all components:

1. Rehabilitation and repositioning of the existing 198-unit development

- Improve resident experience and quality of life
- Integrate existing Washington Gardens units with the new construction

4. DEVELOPMENT VISION & DESIGN PRINCIPLES

EHA encourages proposals that incorporate the following principles:

- Reconfiguration of site layout to improve circulation and connectivity
- Clearly defined front yards, rear yards, and shared spaces
- Street-oriented housing with porches and pedestrian-friendly design
- Inclusion of landscaping, green space, and street trees
- Phased redevelopment strategies that minimize resident disruption

Concepts illustrated in the attached exhibits, including diagrams derived from the Benham Neighborhood planning effort, should inform proposed design approaches. Graphics from the Benham Neighborhood master plan are below.



FIGURE 66: Existing Conditions of an Elkhart Housing Authority Parking Pod

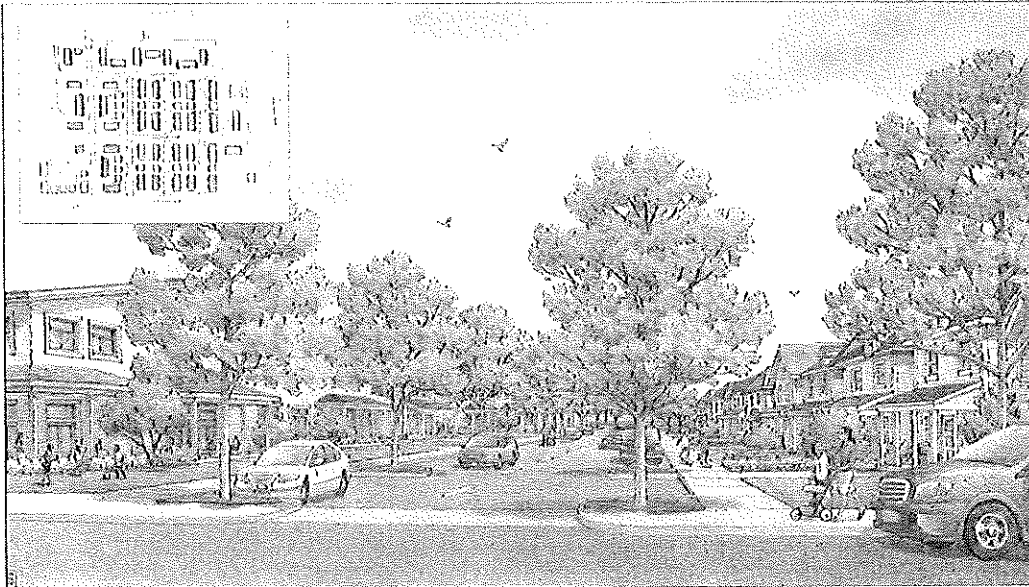


FIGURE 70: Rendering of Proposed Conditions of a Former Elkhart Housing Authority Parking Pod

Reskinned Housing Authority units face a new street that connects to the greater community. Parking is re-oriented along the street. Trees are planted to define the space and provide safety and comfort. The thumbnail in the upper left-hand corner of the image shows the reconnected street grid in blue.

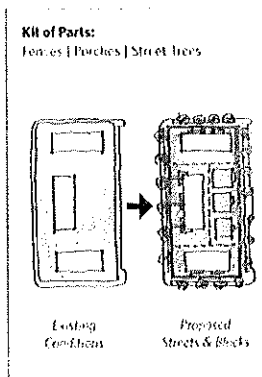


FIGURE 68: Before & After Block Structure Diagram
Use fences, porches, and street trees as space-defining elements around buildings.

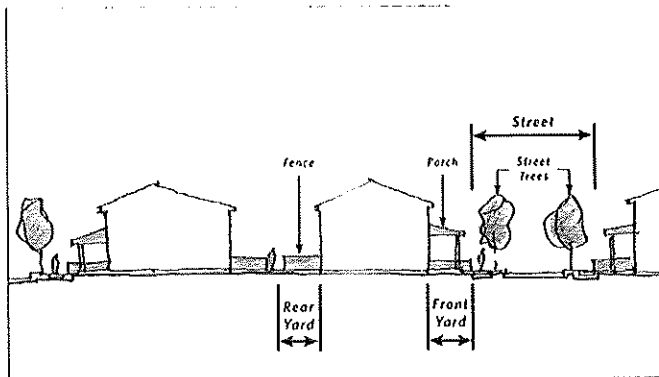


FIGURE 69: Section Through the Proposed Block and Street Structure
This diagram illustrates the distinction between clearly-defined public spaces (streets) and private spaces (front yards and rear yards). Defined outdoor space creates safer streets, a stronger sense of property stewardship, and a sense of place.

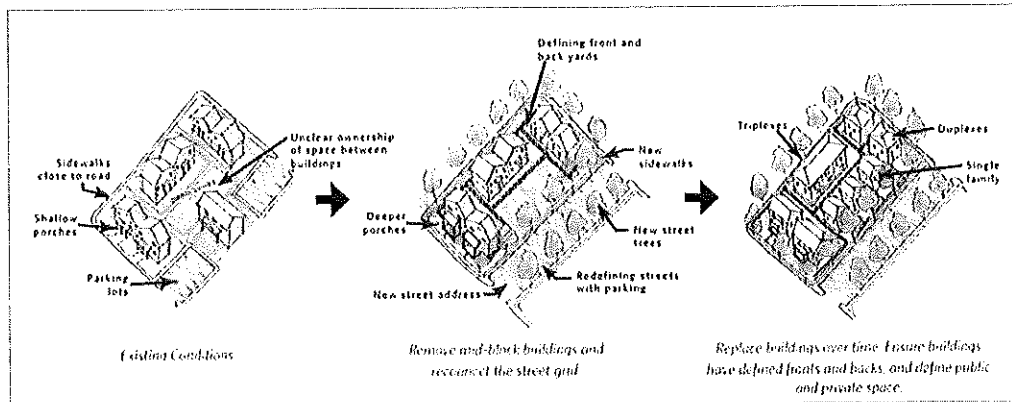


FIGURE 67: Housing Authority Phasing Diagrams

STEP 1: BUILD REPLACEMENT UNITS ON CITY-OWNED LAND

Build 12-14 replacement units on city-owned land to ensure the ability of Block 10 to be completed in the future.

Guarantee Completion

Block 10 is a historic landmark and will be demolished by the city. The city will guarantee the completion of the project by providing a replacement unit for every unit that is demolished. This will be done by providing a replacement unit on city-owned land.

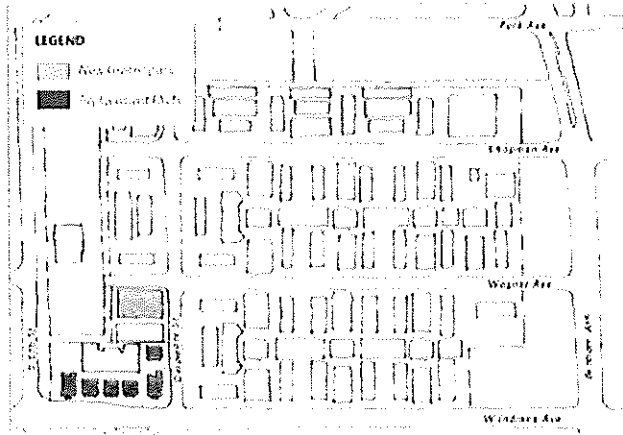


FIGURE 71: Diagram Showing Replacement Units to Build on City-Owned Land

STEP 2: IDENTIFY BUILDINGS IMPEDING THE CONNECTED STREET GRID

Most of the existing buildings in Block 10 are located on the east side of the street grid. The buildings on the west side of the street grid are located on the ends of parking pods.

Identify the buildings that are located on the ends of parking pods and are located on the west side of the street grid. These buildings are located on the ends of parking pods and are located on the west side of the street grid.

Resident Buy-In Needed

When the city provides a replacement unit for a building that is located on the ends of parking pods, the city will provide a replacement unit for the building that is located on the ends of parking pods. This will be done by providing a replacement unit for every unit that is demolished. This will be done by providing a replacement unit for every unit that is demolished.

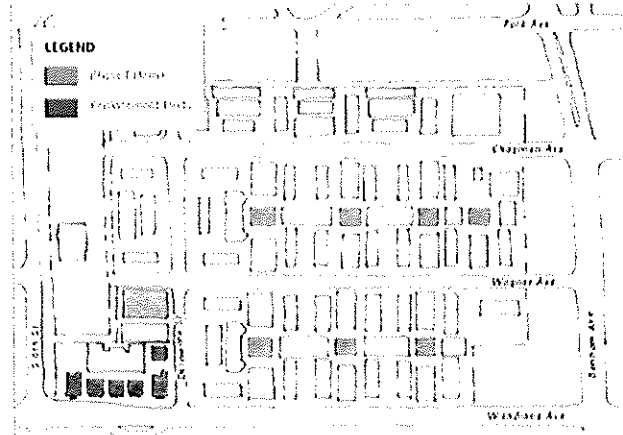


FIGURE 72: Diagram Highlighting Units for Demolition at the Ends of Parking Pods

STEP 3: RECONNECT THE STREET GRID

Reconnect street grid and provide new street grid.

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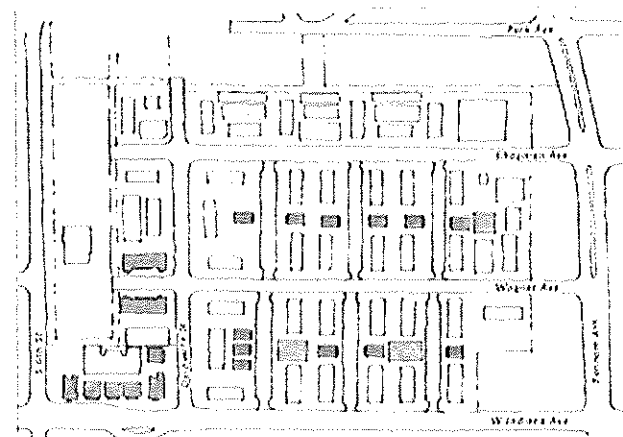
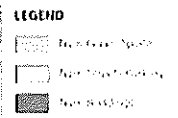


FIGURE 73: Diagram Showing Showing New Streets and New Duplex Units Facing Them

6. PROPOSAL REQUIREMENTS

All proposals must include the following components:

1. Cover Letter

A cover letter on organizational letterhead indicating interest in the project and identifying the lead development entity.

2. Development Team

- Description of the development team and organizational structure
- Identification of key personnel
- Relevant experience with similar housing or mixed-use developments

3. Project Scope & Concept Plan

- Overall development approach for renovation and new construction
- Site plan showing building layout, circulation, and open space
- Proposed unit mix and density
- Phasing strategy

4. Development Program

Include, at minimum:

- Building types and architectural character
- Parking approach and layout
- Landscaping and public space improvements

5. Financial Plan

- Draft development budget (sources and uses ideas)
- Identification of funding sources (including LIHTC, if applicable)
- Financing strategy and assumptions

6. Implementation Schedule

- Timeline for design, financing, and construction
- Phasing plan (if applicable)

7. Experience & Capacity

- Examples of similar completed projects
- Demonstrated financial and operational capacity

6. CONTINGENCIES

Respondents shall identify any contingencies required for successful project completion, including but not limited to:

- Financing requirements
- Regulatory approvals
- Partnership structures

7. SUBMISSION FORMAT

Submit one electronic version and one hard copy version of the proposal in a clear and legible format. Proposals must be complete in all respects. All materials submitted become the property of the Elkhart Housing Authority.

Submission Address:

Elkhart Housing Authority
Marsha Parham- Green
1396 Benham Ave
Elkhart, IN 46516

Marsha.Parham-Green@ehai.org

8. EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria:

- Completeness and clarity of submission
- Quality of design and site planning
- Alignment with stated project objectives

- Development team experience and qualifications
- Financial feasibility and strength of funding strategy
- Ability to leverage additional funding sources
- Responsiveness to neighborhood and community context

Additional consideration may be given to proposals that:

- Maximize community benefit
- Demonstrate innovative financing approaches
- Provide a clear and achievable implementation plan

9. SELECTION PROCESS

Step 1: RFP released and published on April 30, 2026, at regularly scheduled Elkhart Housing Authority Board of Commissioners meeting

Step 2: Developer inquires fielded by staff and returned by June 6, 2026

Step 3: Submit complete redevelopment proposal by June 16, 2026 at 5pm

Step 4: Elkhart Housing Authority Board of Commissioners are presented with all redevelopment proposals on June 18, 2026, at regularly scheduled meeting

Step 5: Chosen developer/s presents proposals to EHA Commissioners at regularly scheduled meeting on July 16, 2026, at 4:30pm.

Step 6: The EHA Commissioners will consider the proposals and use its best efforts to take one of the following actions within 30 days:

- Reject the proposal
- Accept the proposal
- Request additional information prior to acceptance/rejection

Step 7: EHA Commission will request staff to negotiate a development agreement

Step 8: EHA staff and developer negotiate development agreement terms

Step 9: Development agreement will be considered for approval by EHA Board of Commissioners

EHA reserves the right to reject any or all proposals. All materials submitted through this process become the property of the Elkhart Housing Authority. Except for financial information, these materials are subject to public records request as applicable under federal law.

10. PUBLIC / PRIVATE INVESTMENT CONTEXT

The Elkhart Housing Authority is committed to investing in the long-term success of Washington Gardens. This project represents an opportunity to:

- Preserve critical affordable housing
- Expand housing supply in the area
- Leverage public investment to catalyze private development

Development teams are encouraged to propose creative partnerships and financing strategies to maximize the impact of this initiative.