



Request for Proposals: Development of Affordable Housing at 96th Drive & Cady Avenue

Release Date: July 15, 2025

Purpose and Goals

Front Porch Investments (FPI), in collaboration with New Visions Homeless Services (NVHS), is seeking proposals from qualified and mission-aligned real estate developers to lead the development of a transformative, community-centered affordable or mixed-income housing project on a 4.72-acre site located at 96th Drive and Cady Avenue in Omaha, Nebraska.

This Request for Proposals (RFP) represents a unique opportunity to advance equitable housing development on land already acquired by NVHS, where a complementary housing vision is being realized for veterans exiting homelessness. NVHS is in the early stages of developing a 46-unit permanent supportive housing campus for veterans on the parcel to the north of this subject site. The southern parcel will be conveyed to a selected development partner that demonstrates alignment with the values of New Visions, a clear commitment to long-term affordability, and the capacity to deliver an impactful housing development that complements the surrounding neighborhood.

The parcel will be conveyed for \$1 to reduce financing barriers for affordability. Proposals from both nonprofit and for-profit developers are welcome.

About the Partners

New Visions Homeless Services has been a leader in homeless services in the metro area since 1993, providing help, hope, and opportunities for our neighbors who are experiencing homelessness and hunger in the Council Bluffs and Omaha communities. New Visions provides basic human needs of shelter, food, clothing, and safety for individuals who have faced countless barriers and experienced a lifetime of trauma. The goal of New Visions' programming is to move individuals into stable and sustainable housing while also working to reduce or prevent incidents of homelessness in our community. NVHS programs serve the communities of Council Bluffs and Omaha on two campuses, with emphasis on US military veterans and men and women with disabilities experiencing chronic homelessness.

Front Porch Investments is a catalyst for innovative and community-centered affordable housing solutions, with a focus on investment, advocacy, and engagement. Front Porch Investments' primary goal is to increase funding, innovation, and strategic partnerships in support of affordable housing across the Greater Omaha metro area. The organization leverages public-private partnerships to collaborate with stakeholders and strengthen the housing ecosystem.

About the Site

Location: Southeast of 96th and Cady Avenue, Omaha, Nebraska

Legal Description: CAMELOT VILLAGE 2* LOT 14 BLOCK 0 IRREG 4.725 AC

Total Parcel Size: 4.72 acres (NVHS will develop the 5.09 acres to the north)

Zoning: R6-PUD (Low-Density Multi-Family with Planned Unit Development overlay)



Site Characteristics:

- Vacant land with grass-covered and wooded areas
- Adjacent to Edison Elementary School

- Walkable access to dining, services, and transit corridors
- Opportunity for shared trails, infrastructure, and amenities with the adjacent Senior Veterans Permanent Supportive Housing program
- Existing pipeline easement limits building area in some locations
- ALTA survey, Phase 1, and topographical survey provided

Appraisal and Valuation: An independent appraisal conducted in 2024 values the full 9.81-acre site at \$1.175 million. The 4.72-acre parcel offered through this RFP will be conveyed to the selected developer for a nominal fee (\$1), contingent upon alignment with the project's stated goals and affordability requirements.

Environmental and Legal Due Diligence:

- Phase I Environmental Site Assessment (May 2025) found no recognized environmental conditions (RECs)
- ALTA and Topographical Survey prepared by TD2
- Infrastructure pre-design completed in partnership with Sampson Construction
- Conceptual site planning completed with Alley Poyner Macchietto Architecture

Infrastructure Needs:

- Extension and paving of Cady Avenue
- Sanitary, water, and stormwater improvements
- Estimated off-site infrastructure costs are estimated to be approximately \$1 million. NVHS anticipates at least a 50/50 cost-share with the selected developer of the southern parcel and is exploring potential city participation to bring down costs.

About the Opportunity

New Visions and Front Porch Investments share a commitment to developing housing that is responsive, equitable, and rooted in long-term community benefit. This site offers the opportunity to complement the adjacent Senior Veteran Permanent Supportive Housing program with a high-quality development that supports housing stability for a range of incomes and contributes to a vibrant, inclusive neighborhood.

We are seeking proposals from mission-aligned developers that prioritize resident well-being, design excellence, and long-term affordability. Proposals that incorporate trauma-informed design, family-sized units, and publicly accessible green space will be viewed favorably. We especially welcome teams whose work advances housing justice and inclusive neighborhood development.

Green Space Preservation

The site includes an existing oil/gas pipeline easement that restricts development in certain areas. This constraint offers a unique opportunity to preserve tree canopy and open space

as an amenity for both residents and the broader community. Nearby residents have expressed appreciation for the site's existing trees and undeveloped feel.

New Visions intends to preserve approximately half of the green space on its portion of the larger property and will develop a public walking trail. Applicants are encouraged to consider inclusion of additional green space such as a playground or public seating area within their site plan.

Preferred Community Benefits

Proposals that include the following community benefits will be viewed favorably:

- Publicly accessible green space (e.g., trail, playground, outdoor seating)
- Integration with New Visions' services or programming (e.g., referrals, food pantry access)
- Walkable and bikeable design elements
- Mixed-income housing (including units affordable to households between 30–60% AMI)
- Engagement of emerging, local, or MWBE development teams, particularly through mentorship, subcontracting, or joint ventures
- Design that complements surrounding residential and institutional uses

Coordination with New Visions

New Visions views the selected developer as a long-term partner and future neighbor. As stewards of the larger site, both parties will be expected to collaborate on infrastructure timelines, community engagement, and potential shared amenities.

New Visions' veterans housing program is currently pursuing tax credits through the CRANE program and anticipates an award in 2026 or 2027. While the selected developer is not expected to align construction timelines, coordination on Cady Avenue infrastructure improvements will be essential.

Ongoing collaboration may also include joint community engagement efforts and shared programming or amenities, such as food pantry coordination or contractor resource sharing. Proposals that demonstrate strong potential for such partnership will be considered more competitive.

Terms and Conditions

Acquisition Costs: The 4.72-acre parcel offered through this RFP will be conveyed for a nominal fee (\$1), contingent upon project alignment with stated affordability and community benefit goals.

Project Cost Considerations: Developers should incorporate at least a 50/50 share of the \$1 million anticipated off-site infrastructure costs into their proposals, including paving,

sanitary, water, and stormwater improvements. A preliminary infrastructure estimate is included in the attachments; however, developers are expected to conduct their own due diligence to confirm total costs and timing.

Developer Selection and Agreements: This redevelopment opportunity will be awarded based on the overall strength of the project concept, feasibility, ability to finance the project, and alignment with RFP goals. Upon selection, New Visions will enter into a development agreement with the chosen team. The agreement may include:

- A clawback clause tied to construction milestones or affordability commitments
- Deed restrictions to protect long-term affordability
- Other enforceable provisions to ensure delivery of the proposed project

Transfer of Premises: New Visions will transfer title of the property to the selected developer for a nominal fee. Closing is anticipated in Q4 2025.

Closing Costs: The selected developer will be responsible for:

- All closing costs associated with the property transfer
- A flat administrative fee of \$15,000 to Front Porch Investments

Timeline

The following schedule outlines key dates for the RFP process. While Front Porch Investments and New Visions aim to follow this timeline, all dates are subject to change.

ACTIVITY	DATE
RFP Released	July 15th, 2025
Optional Virtual Informational Session	July 23 rd 2025 at 11:00 Central
Deadline for Questions	July 31 st , 2025
Answers to Questions Posted	August 7 th , 2025
Proposals Due	August 22 nd , 2025 by 12:00pm (noon) Central
Finalist Interviews	September 12 th , 2025
Award Notification	By September 30, 2025

Proposal Requirements

Proposals must be organized according to the sections below. Please use the following headings and address each question or prompt clearly in your submission. Evaluation will be based on the depth, clarity, and relevance of the responses provided.

1. Experience and Equity (20 Points)

1.1. Organizational History and Track Record

Describe your organization's history, with an emphasis on the development of housing and similar projects. Include project scope, total development cost, scale, and outcomes.

1.2. Community Presence and Alignment

Demonstrate your local presence or investment in the Omaha region, and how your organization's values align with those of New Visions.

1.3. Affordable Housing Experience

Share examples of past developments where your team successfully integrated affordability, design quality, and long-term sustainability.

1.4. Project Leadership

Identify the key personnel responsible for this project. Include roles, qualifications, years of experience, and prior accomplishments. Highlight relevant experience in affordable housing and team diversity.

1.5. Development Partners

Describe your process for selecting a general contractor and subcontractors. What steps will you take to engage and contract with women- and minority-owned businesses (W/MBEs)?

1.6. Equity Commitments

How does your project team advance racial equity or housing justice in its approach? Provide examples from past projects, internal practices, or community partnerships.

1.7. References

Provide at least two professional references (e.g., funders, investors, public agencies) familiar with your work in housing development.

2. Proposed Use and Community Fit (35 Points)

2.1. Project Description

Describe the proposed development. How many units will be created? What unit sizes and configurations are included? What data or demand analysis supports your unit mix?

2.2. Affordability Strategy

Specify the AMI levels (e.g., 30%, 50%, 60%) you intend to serve. What is the proposed affordability period?

2.3. Community Fit and Public Benefit

Explain why your project is a strong fit for this location. How will it serve the local community, future residents, and broader neighborhood (e.g., publicly accessible amenities, services, or economic impact)? How will your project collaborate with New Visions, including shared infrastructure, programming, or neighborhood engagement?

2.4. Community Engagement

Describe your strategy for meaningful community engagement. Include: past

experience with resident or stakeholder engagement, planned outreach methods, partners involved and how feedback will inform the design or programming.

2.5. Development Timeline

List key milestones from predevelopment to completion. Describe how you will manage project timelines and mitigate risks or delays.

3. Financing and Feasibility (25 Points)

3.1. Financing Approach

Describe your strategy for financing affordable housing projects. Include past experience with similar projects.

3.2. Funding Sources

Identify anticipated funding sources (e.g., LIHTC, TIF, HOME) to demonstrate the financial wherewithal to finance the project. Explain your understanding of timelines and contingency plans if competitive funding is not awarded.

3.3. Project Budget

Provide a summary development budget including: hard and soft costs, site work and infrastructure, contingency and reserves, and developer fee.

3.4. Construction Guaranty

Identify the guarantor of the construction loan. Describe their current capacity and relationship to the development team.

4. Design, Stewardship, and Innovation (20 Points)

4.1. Design Integration

Describe how your project complements surrounding land uses. Highlight design features that enhance walkability and neighborhood integration. How will the proposed design incorporate existing site constraints, including the pipeline easement and preservation of green space?

4.2. Construction Quality and Sustainability

Describe your approach to ensuring long-term durability. Include any energy efficiency and sustainable building practices.

4.3. Amenities and Resident Support

List amenities that support resident well-being (e.g., broadband access, open space, mobility features, or co-located services).

4.4. Innovative or Value-Added Elements

Identify any unique features such as mixed-use components, climate resilience, public programming, or green building certification.

4.5. Operations and Stewardship

Describe your approach to long-term property management and maintenance. Will you self-manage or contract?

5. Attachments (Required)

5.1. Team Resumes (key development and management personnel)

5.2. Sources and Uses Budget

- 5.3. Detailed Project Pro Forma
- 5.4. Conceptual Renderings or Site Plan
- 5.5. Optional: Letters of support or examples of past projects

Please limit the response to 30 pages or less. Attachments are excluded from the page count. Applicants are responsible for ensuring that their proposal addresses all required components. Incomplete submissions or failure to follow required formatting may result in disqualification. Front Porch Investments and New Visions reserves the right to accept or reject any submission.

Instructions for Submitting a Proposal

Informational Session

An optional informational session will be hosted by Front Porch Investments on:

Date: Wednesday, July 23rd 2025

Time: 11:00am

Format: Zoom – link [here](#) and on Front Porch Investments [website](#)

Meeting ID: 351 166 0256

Passcode: 501246

During the session, representatives from Front Porch Investments and New Visions Homeless Services development team will be available to answer questions. A recording will be made available on the Front Porch website for those unable to attend live.

Questions and Answers

Questions regarding this RFP may be submitted via email to:

hello@frontporchinvestments.org

Deadline to submit questions: Thursday, July 31, 2025 at 11:59 PM

Responses posted online: Thursday, August 7, 2025

Answers will be posted on the Front Porch Investments website at:

www.frontporchinvestments.org

Access to Supplemental Materials

To support proposal preparation, the following materials are available upon request:

- ALTA and topographical surveys
- Phase I Environmental Site Assessment
- Infrastructure cost estimate
- Independent appraisal
- Preliminary concept plan for Senior Veteran Permanent Supportive Housing program (New Visions' project on the north parcel)

To request these documents, email hello@frontporchinvestments.org with the subject line: “New Visions RFP – Document Request.” Materials will be provided within two business days.

Please note: These documents are provided for informational purposes only. Reproduction or redistribution outside the scope of this RFP is not permitted without the consent of the original provider.

Proposal Submission Instructions

Proposals must be submitted electronically by:

Deadline: 12:00 PM (noon) on Friday, August 22, 2025

Email: hello@frontporchinvestments.org

Subject Line: [Applicant Organization Name] – New Visions RFP Submission

Format: PDF attachment, including all required components as outlined in the Proposal Requirements section.

Late or incomplete proposals will not be considered.

Notifications and Next Steps

Finalists may be invited to participate in interviews, tentatively scheduled for **September 12th, 2025**. All applicants will be notified of the outcome of their submission. Award notifications are expected to be sent by **September 30, 2025**.

Evaluation of Proposals

Proposals will be evaluated by a selection committee consisting of representatives from New Visions Homeless Services, Front Porch Investments, and external subject matter experts. Each submission will be assessed for clarity, feasibility, alignment with project goals, and potential to generate long-term community benefit.

The evaluation will be based on the following weighted categories:

Section	Points	What Reviewers Will Evaluate
Experience and Equity	20 points	Strength of the development team, relevant experience, community ties, and demonstrated commitment to equity and inclusion in past projects and team composition.
Proposed Use and Community Fit	35 points	Alignment with site vision, affordability strategy, public benefit, thoughtful integration into the neighborhood, strength of community engagement approach, and timeline readiness.
Financing and Feasibility	25 points	Financial viability of the proposal, demonstrated wherewithal to finance the project, program strength and credibility of funding strategy, accuracy of

		budget, and ability to execute and sustain the development.
Design, Stewardship, and Innovation	20 points	Design quality, sustainability practices, inclusion of supportive amenities, innovation in site use or community integration, and strength of long-term stewardship plans.

In addition to the criteria above, proposals that demonstrate the following may receive higher scores within each section:

- **Strong values alignment** with New Visions’ and Front Porch’s shared values around equitable development and trauma-informed approaches.
- **Readiness to proceed**, including a realistic development timeline and demonstrated capacity to secure financing.
- **Collaboration and partnership potential** with New Visions, especially in areas like shared green space, infrastructure coordination, or joint community programming.
- **Inclusion of emerging developers** or women- and minority-owned business enterprises (W/MBEs), especially where mentorship, joint ventures, or capacity-building are integrated.