**Operating Grant Funding Information – Video Transcript**

Front Porch Investments | Development and Preservation Fund | Fall 2023

Duration: 12 minutes, 44 seconds

| Slide | mm:ss | Narration |
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| 1 | 00:00 | Thank you for taking the time to watch this informational video for the Fall 2023 cycle of the Development and Preservation Fund. Before we jump in, please note that all applications are due by 11:59 p.m. on Friday, September 1st, with funding decisions to go out at the end of November. |
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| 2 | 00:19 | First, take a moment to review this brief outline of what will be covered in the slides ahead, including background information on the Development and Preservation Fund program, an overview of Front Porch’s partnership with the City of Omaha, as well as guidelines for this current round of funding. |
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| 3 | 00:36 | For those who may not be familiar with Front Porch Investments, we’re a nonprofit organization born from the Omaha-Council Bluffs Affordable Housing Assessment that was released in 2021. We are tasked with moving forward the strategies identified as solutions to addressing the affordable housing gap in the Greater Omaha Area. One of the beautiful things about the Development and Preservation Fund is that it combines two of the five strategies outlined in the assessment and moves us one step closer to our vision of “a community committed to ensuring all have a home where they can thrive.”  This round of funding is made possible through a continued partnership with the City of Omaha, aligning with our mission to “create opportunities to implement successful housing solutions by maximizing public and private resources.” |
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| 4 | 01:23 | Front Porch operates as a funding intermediary, connecting investors and donors to community-based work and providing financial support for developers and housing-supportive nonprofits. As I mentioned before, we are excited to continue partnership in this cycle with the City of Omaha, our public partner for the distribution of American Rescue Plan Act funds. We will talk more in this workshop about the unique criteria and guidance in this cycle related to ARPA funding. |
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| 5 | 01:51 | Now, taking a look at the broad goals of the Development and Preservation Fund.  So the Fund was created in alignment with recommendations provided through the Omaha and Council Bluffs Area Assessment of Housing Affordability, Needs, & Priorities report I mentioned earlier. As identified in the assessment, the broad goals of the fund are to:  1) Provide gap financing for the development of new affordable housing, including mixed-income rental housing, the creation of affordable housing in areas near job centers and transit, and transformative "catalyst" projects in neighborhoods undergoing broader revitalization efforts; and  2) to provide needed gap financing to preserve and improve the quality of at-risk dedicated affordable rental housing, as well as "naturally occurring" affordable housing properties in deteriorating condition, or those at risk of conversion to market rate.  Additional investment priorities for the Fund include increasing housing ecosystem capacity; increasing accessibility; increasing housing stability; expanding housing options; supporting equity and housing justice; supporting innovation and best practices; and supporting collaborative partnerships.  The Development and Preservation Fund provides a minimum of two funding cycles annually – our goal is to have application open dates of February 1st and August 1st each year. While the overall focus of the Fund, seen here, won’t change over time, we do anticipate that each cycle may have a different focus area depending on available funding and community need. For example, per our partnership with the City, this current round is solely focused on funding projects and nonprofits within the boundaries of the City of Omaha. |
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| 6 | 03:30 | Eligible request types this round can be seen here.  One-time operating grants will be available to Omaha-based, Omaha-serving housing-supportive nonprofits. Additionally, short- and long-term loan funding will be available for affordable housing development and preservation projects within the City of Omaha. To learn more about project loans this round, visit the current loan funding page on our website.  Please note that operating grants, as we’ll be discussing in this video, are only available to nonprofit entities. Due to IRS guidelines, for-profits are only eligible for Front Porch loan funding.  There is an estimated $9 million in funding that will be awarded in this round – $3 million for each type – long-term loans, short-term loans, and operating grants. While short-term loans will be privately funded, long-term loans and operating grants will utilize ARPA dollars. |
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| 7 | 04:25 | Our partnership with the City of Omaha includes a $20M commitment of ARPA funding that has been matched by Front Porch with $20M in philanthropic investment. Funds have been allocated via loans and/or grants across multiple funding cycles.  Thus far, funding rounds have focused primarily on the creation of new mixed-income and affordable units, preservation of existing units and/or adaptive reuse, and activities associated with development and preservation projects including acquisition, site remediation, or other pre-development activities. This current round of funding includes the one-time addition of operating grants for Omaha-based and Omaha-serving, housing-supportive nonprofits. |
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| 8 | 05:07 | I’ll now go into further detail about the ARPA-funded one-time operating grants. |
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| 9 | 05:13 | The goal of these grants is to provide one-time unrestricted support to Omaha-based, Omaha-serving housing-supportive nonprofits. These terms have been specifically defined for determining eligibility this round, which I’ll show you in a moment.  The estimated funding pool is $3 million through ARPA funding. That total will be distributed proportionately amongst eligible applicants based on relative size of eligible housing investments within Omaha city limits. There will not be a field for submitting a specific request amount; rather application questions will capture information on housing-related expenses in relation to an organization's overall budget, as well as those dedicated for use in Omaha. |
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| 10 | 05:58 | You will see “Omaha-based, Omaha-serving housing-supportive nonprofit” everywhere when reviewing guidelines for these operating grants. The way those terms are defined, specific to this allocation of ARPA funding, is key in determining nonprofit eligibility. When you go to apply, you will first be directed to an eligibility form, which will ask you simple yes-or-no questions to affirm that your organization meets the criteria as defined on this page.  The definitions seen here are as follows:   * A **housing-supportive nonprofit** is one where over 50% of the total organization budget is allocated to affordable housing. * For the purpose of this grant cycle, **affordable housing**, as included at the bottom, is defined as housing costs totaling no more than 30% of the household income for households earning at or under 120% area median income in Omaha. A chart outlining current AMI limits can be found on our website. * An **Omaha-based nonprofit** is simply that – one that is headquartered inside of Omaha city limits. * And an **Omaha-serving nonprofit** is one where over 50% of the organization’s budget-dedicated-to-housing supports activities within Omaha city limits. An interactive map can also be found on our site to search within the boundaries of the City if needing to confirm locations.   Applicants that are eligible for this current pool of funding will need to meet all criteria outlined here. |
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| 11 | 07:29 | There are three main stages of the funding cycle: the application period, review period, and reporting.  Applications are submitted online using our virtual portal – Submittable. If you are new to Submittable, one important item to note is that when creating a new account, you need to use the email address for the individual who will be the primary contact for the current application. I know some organizations have an evergreen info@ or development@ email that will continue regardless of staffing changes, which can often be useful.  After the September 1st deadline, applications will go onto a multi-step review process. In the initial assessment, applications and included budgets will be thoroughly reviewed to assess eligibility of both organization and outlined expenses. Based on relative size of eligible housing investments within Omaha, a formula will be used to determine proportionate distribution amongst eligible applicants. The calculated allotments will then be presented to the Review Committee, followed by the Board of Directors, for final review and approval of distribution amounts.  For operating grant awardees, reporting will be need to be submitted in Submittable by December 31st, 2024. Requirements are anticipated to be minimal per the use of one-time operational support this round, and final expectations will be outlined following the award. |
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| 12 | 08:49 | The operating grant application is relatively short and will ask you to substantiate your eligibility per the prior definitions.  A fillable table will be provided, in which you will need to enter three specific dollar amounts:   * Your total organization budget * The amount of your total organization budget that’s dedicated to housing * And then the dollar amount of the dedicated-housing-budget that is specific to housing activities in Omaha   So you can easily verify qualification regarding the “over 50%” eligibility definitions, the table will automatically calculate percentages as you populate applicable dollar amounts.  Additionally, you will be asked how you determined the amount from your overall org budget that’s dedicated to housing and will need to provide a brief narrative describing assumptions and justifying those expenses as housing related. You will also be asked to provide a brief narrative describing applicable housing activities taking place within Omaha city limits. We have outlined a list of eligible housing-related expenses, which I’ll walk through in a moment.  The final section of the application will be for budget uploads. Specifically:   * Your Organization Budget * Your Operating Budget, including staff that is dedicated to housing. * And lastly, any Program Budgets for programs primarily focused on housing – meaning over 50% of the program expenses are housing related, and the program goals and outcomes are housing related.   With the operating budget, we ask that you please highlight dedicated staff in the document you submit. |
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| 13 | 10:26 | Now, going deeper into the specifics about eligible expenses for the sake of calculating what portion of your overall budget qualifies as housing related as defined in this cycle.  For the purpose of this ARPA funding, the following activities may be included in the calculation of an organization’s housing-related costs:   * Developing, preserving, or rehabbing affordable housing units * Owning or operating affordable housing units or permanent supportive housing * Affordable housing advocacy and policy work * Affordable housing education and/or affordable housing financial education support and programming * Providing direct rental assistance for individuals and families for permanent housing * Resources dedicated to supporting the transition of individuals and families into permanent housing (this does not include congregate or non-congregate shelter placements) * Eviction prevention services * Affordable housing workforce development * Case management and direct services related to permanent housing supports; and * Other direct housing-related activities not listed here   + In determining Other activities, it must be related to permanent housing support, and you will need to clearly and concisely define what that is.   The following items should not be included in calculating your organization’s housing-related costs:   * Congregate or non-congregate shelter * Rapid rehousing; and * General, non housing-specific case management |
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| 14 | 11:56 | To close out this video, here’s a quick reminder of the timeline: Applications are due Friday, September 1st by 11:59 p.m. Central. Applicants will be notified of award decisions at the end of November with funding disbursement to follow in December.  If any questions arise, please first review the information and applicant resources on the current grant funding page on our website, which includes an application preview document to see what all it entails. For support with the Submittable application platform, please contact me – Tess Houser – via email at tess@omahafoundation.org. |
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| 15 | 12:34 | Thank you again for taking the time to learn about the current Development and Preservation Fund cycle, as well as your commitment to affordable housing in our community. |