



We do not exist simply to make grants and close loans, we are collectively catalyzing and influencing the Greater Omaha community to link arms, follow our lead, solve innovatively, and constantly challenge how more of our community can join to say [#WeArePartOfTheSolution](#).

A Look Back To Early 2021

Five goals were identified in the Assessment of Housing Needs and Priorities.

Goal 1: Accelerate affordable housing production

Focused on increasing the number of quality, dedicated affordable housing units added to the market each year, this goal touches on a wide range of development, policy, and regulatory tools, including the use of local incentives, various forms of gap financing for development, and capacity building of the local nonprofit housing development ecosystem.

Goal 2: Preserve existing affordable housing

This set of tools is focused on improving the quality of existing affordable housing units—both rental and for-sale—while also maintaining their affordability. This includes approaches to reinvest in existing affordable housing properties, expand capital access in distressed markets, and working with landlords to improve their practices.

Goal 3: Prevent and address housing instability

Keeping people in their homes, stably housing people, and improving the usability of existing supports for housing stability is of utmost importance. These strategies could include tenant legal representation, permanent supportive housing, the expansion of housing vouchers, banning source-of-income discrimination, and other eviction diversion tools (to build on, or expand, existing initiatives).

Goal 4: Foster innovations to lower housing costs

Reducing the cost of producing new, quality, affordable housing in the region is the focus of this goal, and includes regulatory changes, piloting innovations, and financing supports for promising new housing types.

Goal 5: Address the negative impacts of gentrification

This set of tools is designed to lower the cost burdens of gentrification on long-time and lower-income residents, while also ensuring that all members of a neighborhood stand to benefit from and participate in investment in their community. This includes strategies like property tax relief, land trusts, community investment trusts, and mixed-income development patterns.

Our Initiatives

The Assessment also identified five key initiatives to make progress on those goals

1



Create a **preservation fund** to preserve existing affordable housing assets at a high standard of quality

2



Establish a **development fund** to accelerate the production of new affordable housing units

3



Invest in **eviction diversion** to prevent a cycle of eviction, housing instability, and homelessness, especially at this time of crisis

4



Create a **greenlining program** to strengthen neighborhoods and expand access to homeowners

5



Embrace **policy change** to maximize impact of existing and proposed efforts

Our Mission

Front Porch Investments envisions a future when our entire community is committed to ensuring everyone has a home where they can thrive, with bold decisions about housing being made at every level, and effective innovation and solutions being utilized to support housing as a human right.

Our mission is to create opportunities to implement successful housing solutions by maximizing public and private resources, convening community partners, new stakeholders, and historically excluded voices, including all these perspectives in a shared vision for the future.



We accomplish our mission through our values:

Getting the right work done, in the right way.

Basically, this means that we consistently ask ourselves which work needs to be done when, and how, based on our framework, goals, and the impact that is needed. This also means that we consistently ask: “Is this our work to create, or do we need to instead, collaborate?”

Leveraging resources to test bold innovation.

We use the word “braid” a lot in our day-to-day work, and it’s not accidental. Multiple strands of braided material are not only stronger but are easier to carry. When we braid funding sources together, and leverage resources already available in the community, we lighten the load across the housing sector. Our desire to be truly innovative means that we do not simply suggest solutions that have never been done before, we focus on the right solutions in our community, that have simply not been implemented here locally.

Prioritizing equitable access to power.

Power is a tricky thing, and we believe the first step towards equitably sharing power is to acknowledge that it exists, and to examine who holds it. ‘Power with’ provides for more meaningful decisions, more sustainable solutions, and brings a community together in ways that often cannot be measured. We prioritize and seek out ways to disrupt the notion of ‘Power over’ and take every opportunity to offer our work with an open hand, and with many seats pulled up to the table.

Fostering a collaborative environment where transformative change happens.

Collaboration requires accountability, consistency, and a certain level of shared vision. Part of our work is to foster and create environments where true collaboration can exist, even when it is sometimes messy, and takes longer than if we’d done it ourselves. If we want to see our vision come to fruition, where everyone has a home where they can thrive, and our policies support housing as a human right, we must seek that transformation in our communities, together, with linked arms.

Our values sound lovely and powerful in writing, but how did they actually play out in 2022?

The Right Work

- Expanded resources for applicants and grantees, including streamlined and improved application processes
- Shared work with government entities to expedite application processes for ARPA funding across multiple cycles and funding opportunities
- Completed the Innovation Round pilot to test investment processes and begin funding development projects
- Feedback gathered both internally and from potential funding partners during the Innovation Round revealed important insights around the processes and capacity needed to implement this type of work, which led to improved approaches for the future
- Hired a new Awards Administrator to support grant and loan processes
- Launched the Development and Preservation Fund



Leveraged Resources

- Fundraised more than \$31M in 2022 across several projects, and awarded over \$20M to organizations working towards housing stability and the development and/or preservation of affordable housing
- Maximized partnership with the City of Omaha for an initial tranche of \$20M, with additional partnership funding opportunities continuing to be elevated
- Though different funding streams and ways to leverage them will continue to surface, FPI has cultivated donor relationships to secure continued and expanded funding. FPI has used an innovative approach to leverage its funding streams and implement new approaches
- Supported and fundraised for the non congregate shelter
- Launched community fundraising campaign for messaging and narrative shift work with Housing Narrative Lab
- Braided funding from US Treasury, state, county, city and philanthropic sources for the non congregate shelter project



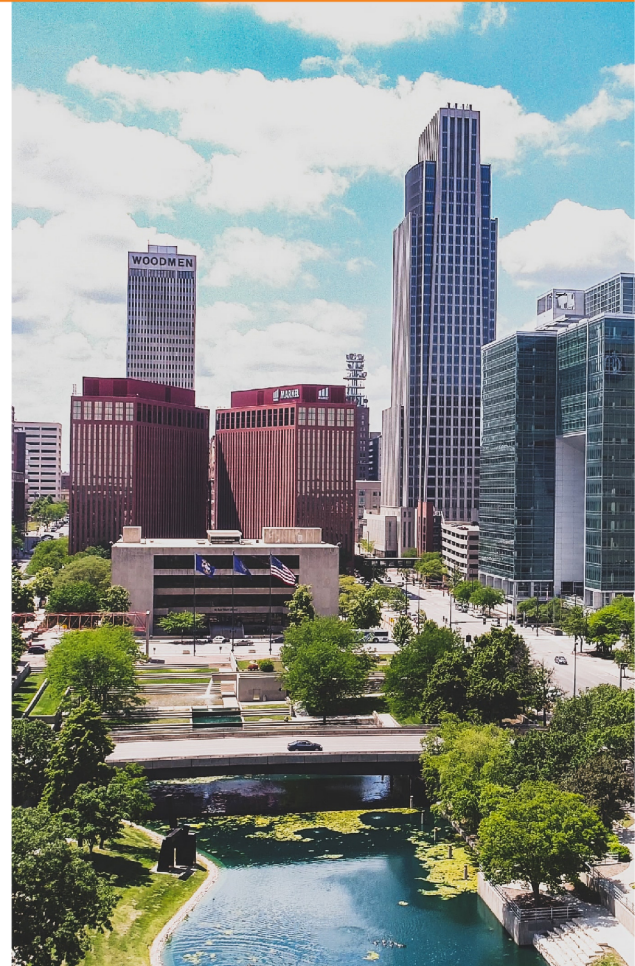
Shared Power

- FPI recognizes and regularly names the power dynamics present in different spaces (e.g. with partners, as a funder, with the community, with investors). Through emergent learning and ongoing internal conversations the team holds space to consider these power dynamics and how they interplay with systemic inequities around race, class, and accessibility
- Key to this consciousness is the team's recognition of when it's not their place to lead, and instead their role should be to support the work. One example is the non-congregate shelter project.
- Created the structure and framework to then co-create "with" (CAC / Greenlining)
- Invited and coordinated testimony across diverse organization and agency representation for multiple sessions before the Nebraska State Legislature and the Omaha City Council to advance important policies
- Provided media training and communications support for applicants and grantees and shared the microphone by introducing them to media for public stories on their work



Collaborative Environments

- Participated in Lobby School, a partnership between the Weitz Foundation and Lozier Foundation to build advocacy capacity across the nonprofit sector
- Produced a hybrid conference on redlining, bringing greater visibility to the necessary and intentional reinvestment of the Greenlining Fund, in partnership with UNO.
- Worked in close partnership with Spark and many other housing advocates on a shared statewide housing policy agenda, including hosting a first of its kind collaborative Housing Affordability and Justice Lobby Day
- Began a communications strategy that included earned media, videos, and written pieces, and launched a new website
- Convened regular learning exchanges among housing advocates from Omaha and Lincoln
- Harnessing the power of messaging, the team has maintained the highest level of media attention on the topic of affordable housing in known history for the Greater Omaha Metro.



Celebrations

Team Growth

Front Porch Investments values its high-performing team which reflects a diverse array of complementary strengths and skills. To accommodate the rapid growth and scaling up of its work, Front Porch added three staff positions in 2022, building capacity around operational effectiveness, public policy, grants and loan management, and community outreach. The staff is augmented by an array of best-in-class consultants who also contribute their technical expertise to this work.



Recognition, Speaking, and Media Highlights

2022 was a rewarding year in the area of recognition and media highlights, as well as speaking opportunities. Our team appreciates the opportunity to share our knowledge about affordable housing, and we welcome moments to learn from others as well.

The topic of affordable housing has increased in popularity in the news and media outlets since the inception of FPI and we plan to see that trend continue this year.

We received the Regional Service Award from the Metropolitan Area Planning Agency (MAPA) and collectively spoke at 3-4 engagements or events per month across the Greater Omaha area, including being invited to present at the Mayor of Omaha's press conference in November, 2022. Our team delivered testimony before the Nebraska State legislature and Omaha City Council on numerous occasions and consistently utilize our website blog and social media channels to keep a pulse on the housing ecosystem and the collective work in our community.



“This is the first time we’ve seen so many housing partners coming together, and the initiative is needed for change”
- City Council President Pete Festersen

FINANCIAL SNAPSHOT



PUBLIC FUNDING
D & P Fund
\$20M

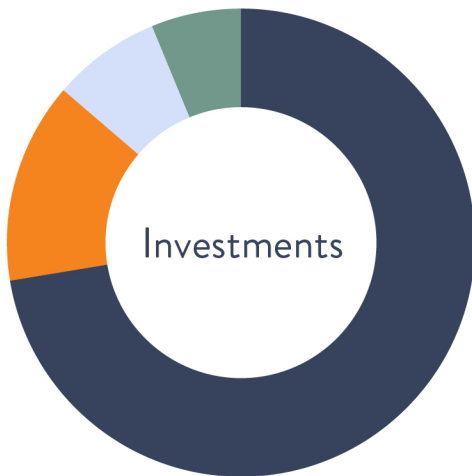
PUBLIC FUNDING
Non Congregate Shelter Project
\$3M

COMMUNITY FUNDING
Messaging Campaign
\$56K

PRIVATE FUNDING
D & P Fund
\$5M

PRIVATE FUNDING
Non Congregate Shelter Project
\$3M

- FPI secured over \$31M in funding in 2022
- Roughly \$23M in public funding was pledged
- Over \$8M in private funding was pledged



NCS
\$1.6M

Operating Investments
\$996K

Loans Awarded
\$14.9M

Grants Awarded
\$2.8M

Learning Highlight: Power of the Pivot

The “power of the pivot” is a phrase that emerged in ongoing learning reflections that spans all of the strengths and successes across FPI’s work and team members. This concept highlights the team’s strength in constantly adapting as they learn and lean into emerging challenges and opportunities in an ever-changing, complex system. The team also prioritizes alignment with the core values they seek to embed in their work day-to-day, even if it requires changing direction.

We are proud of our work, accomplishments, and even our challenges in 2022. As we settle into the learnings from the last 18 months, we look forward to the opportunities that lie ahead.

How You Can Help

We welcome you to join us in saying #WeArePartOfTheSolution. While engagement and participation in solving our affordable housing crisis will look differently for everyone, we encourage you to take one of the following actions:

1. Sign up for our email newsletter and spend some time on our website
2. Download our Reading Guide or Glossary (or both!) and share with your network
3. Support this work with a financial contribution to one of our many initiatives

In partnership,

the **Front Porch Investments** team:

- Meridith Dillon, Executive Director
- Eva Roberts, Director of Policy and Strategy
- Tess Houser, Awards Administrator
- Maxwell Morgan, Community Initiatives and Outreach Manager
- Naomi Hattaway, Communications Lead

NEBRASKA NEEDS

SAFE

AFFORDABLE

HOUSING



front
porch

I N V E S T M E N T S