



REQUEST FOR PROPOSALS

Advancing Homeownership in Historically Redlined Neighborhoods: A Regional Strategy Study

Release Date: December 5, 2025

Due Date: January 9, 2026

Introduction

Front Porch Investments (FPI) is seeking a qualified research partner to lead a comprehensive, mixed-methods study focused on strengthening homeownership access, stability, and wealth-building in Omaha–Council Bluffs’ historically redlined and long-disinvested neighborhoods. The goal is to understand the full picture of homeownership needs, barriers, opportunities, and resources across these legacy communities and identify the most effective pathways to expand homeownership and prevent displacement.

The findings from this work will inform a regional strategy that supports residents, aligns ecosystem partners, and guides the next generation of FPI’s investments and program design. We are looking for a partner who can translate both data and lived experience into clear, actionable recommendations that shape long-term, community-centered systems change in the region.

FPI anticipates the project will take approximately 9–12 months from contract execution to final deliverables.

About Front Porch Investments

Front Porch Investments is a nonprofit catalyst for innovative and community-centered affordable housing solutions in the Omaha metro area. Our work spans fund development, lending and grantmaking, policy leadership, and cross-sector collaboration.

We believe housing is a human right and center this belief in all of our programs and partnerships. With new investments and momentum, FPI is taking a regional and long-term view of what it will take to expand homeownership access and reduce disparities across legacy communities.

The Greenlining Fund

The Greenlining Fund is one of FPI’s core initiatives and was created to support homeownership and housing stability in Omaha’s historically redlined and long-disinvested neighborhoods. To date, the fund has invested in zero-percent home repair loans, targeted tax relief, and other tools that strengthen housing security and help families build wealth.

As the fund approaches its next phase, FPI is preparing to evolve this work based on stronger data, deeper community input, and a clearer understanding of regional needs.

The Community Advisory Committee (CAC)

The Community Advisory Committee is a resident-led group that advises the Greenlining Fund and brings lived experience, neighborhood knowledge, and community voice into FPI's work. Members represent legacy neighborhoods shaped by historic redlining and ongoing disinvestment.

For this project, the CAC will be a key partner at three points: refining research questions, interpreting emerging findings, and helping prioritize recommendations. Their involvement is core to ensuring the final strategy is credible, community-centered, and actionable.

Study Purpose

The selected consultant will assess homeownership needs, barriers, and opportunities in the Omaha–Council Bluffs region's formerly redlined neighborhoods and produce a system-level strategy that includes:

- Assessment of current homeownership needs, barriers, opportunities and conditions in the Omaha metro's formerly redlined neighborhoods
- A neighborhood-level analysis of North and South Omaha and relevant areas of Council Bluffs
- Inventory of existing programs and investments that support homeowners and prospective homeowners
- Identification of gaps and strengths in existing programs, policies, and funding
- Direct engagement with legacy residents to capture lived experience
- A scan of national best practices and models relevant to the region
- Tactical, actionable recommendations to guide FPI's future investment and ecosystem alignment

The final deliverable should incorporate guidance and input from FPI's Community Advisory Committee (CAC).

Scope of Work

Approach

We are seeking a **mixed-methods** approach that will include:

- Quantitative analysis (homeownership trends, mortgage data, ACS indicators, delinquency/foreclosure patterns, supply gaps, property values, denial rates, etc.)

- Qualitative data collection and analysis (interviews, focus groups, listening sessions)

Proposals should describe how the consultant will address data privacy, informed consent, and ethical use of resident stories and data, including how findings will be shared back with communities.

Understanding the Local Landscape

We are seeking **neighborhood-specific analysis** that reflects the unique conditions of:

- North Omaha C/D graded areas
- South Omaha C/D graded areas
- Relevant areas in Council Bluffs
- Sub-neighborhoods or corridors identified during research

The consultant may propose how best to define and operationalize these geographies.

To understand the **local homeownership support ecosystem** consultant will review, inventory, and assess :

- Current programs, services, incentives, and funding streams supporting homeownership
- Public, nonprofit, philanthropic, and private-sector efforts
- The alignment, gaps, and overlaps across the Omaha–Council Bluffs ecosystem

Community Engagement

Community engagement will be critical to the success of this project. The consultant will propose a community engagement approach that must include:

- Direct engagement with current and prospective homeowners in legacy neighborhoods
- Trust-building strategies tailored to the cultural and historical context of each area
- Accessible engagement methods (times, locations, language, etc.)
- A plan for compensating community participants where appropriate
- Proposals should describe how the consultant will address data privacy, informed consent, and ethical use of resident stories and data, including how findings will be shared back with communities.

The engagement plan should emphasize lived experience, dignity, and authenticity, not extractive research practices.

CAC Collaboration

The consultant must also meaningfully involve FPI's **Community Advisory Committee**. At minimum, this includes:

1. Framing Session (early stage)
2. Sense-Making Session (midpoint)
3. Recommendations Session (late stage)

The consultant may propose the format and timing. Additional involvement opportunities (such as co-hosted listening sessions or review of public-facing materials) are encouraged.

National Best Practices

In addition to this deep research and analysis of the local ecosystem, the selected consultant will conduct a **review of programs, policies, and investments from comparable communities** that have successfully:

- Expanded homeownership access
- Preserved legacy homeowners
- Reduced displacement
- Increased intergenerational wealth-building

The consultant should identify models with real-world evidence that could be adapted for the Omaha–Council Bluffs region.

Deliverables

The selected consultant will be expected to produce the following deliverables. Format and sequencing may be proposed by the consultant.

1. Project Workplan

A detailed workplan outlining methods, timeline, engagement approach, and key milestones.

2. Interim Findings Package

A mid-project summary that includes:

- Early quantitative and qualitative findings
- Local program and ecosystem inventory
- Initial national scan themes

- Preliminary insights for CAC review

3. Community Engagement Summary

Documentation of resident engagement activities, including major themes, neighborhood differences, and how feedback shaped the analysis.

4. Draft Strategy Report

Findings, neighborhood analysis, gaps/opportunities, draft recommendations and scenarios, and discussion questions for the CAC.

5. Final Strategy Report

A polished regional homeownership strategy with:

- Prioritized recommendations
- Roles for key partners
- Potential programs or policy shifts
- Funding and investment opportunities
- Suggested metrics to track progress and data sources / data stewards
- An implementation roadmap for near-, mid-, and long-term actions

6. Presentations

At least three presentations: FPI staff, CAC and broader partner or funder audience (format co-designed with FPI)

7. Public-Facing Summary

A concise, accessible summary for residents, partners, and funders.

All data products, analyses, and materials produced under this contract will be the property of FPI and may be used to inform future programming, communications, and partnerships.

Budget Range

Proposals should be scoped within a range of \$175,000–\$250,000 inclusive of travel.

Background Resources

The following are provided as reference materials to inform this proposal and the work of the selected consultant:

- [2021 Housing Affordability, Needs & Priorities Assessment](#)
- [City of Omaha Housing Affordability Action Plan \(HAAP\)](#)

- [FPI 2024 Annual Report](#)
- [Omaha Redlining history and maps](#)

Proposal Requirements

Proposals should be **no longer than 20 pages**, excluding appendices (CVs, work samples, budget tables).

1. Project Understanding & Equity Lens

- a. Brief executive summary of your proposed approach
- b. Understanding of the history of redlining in Omaha–Council Bluffs and its ongoing impacts
- c. How racial equity, anti-displacement, and wealth-building for legacy residents will guide your work

2. Research Design & Methods

- a. Proposed methodology, including both quantitative and qualitative components
- b. How you will define and operationalize geographies (North/South Omaha, Council Bluffs, sub-neighborhoods)
- c. How you will integrate local data, national best practices, and lived experience into a coherent strategy
- d. Ethical data management and privacy approach

3. Community Engagement & CAC Partnership

- a. Community engagement approach, including outreach to current and prospective homeowners in legacy neighborhoods
- b. Specific strategies for trust-building, accessibility (location, timing, language)
- c. Participant compensation plan
- d. Proposed approach for partnering with the CAC, including touchpoints and any additional collaboration

4. Team Qualifications & Experience

- a. Overview of project team, roles, and level of effort for each
- b. Relevant experience conducting mixed-methods housing or homeownership research
- c. Experience working with historically excluded communities and resident-led bodies
- d. 2–4 examples of similar or relevant projects, with links or work samples (may be in appendix)

- e. Local partners (if lead firm is not regional)

5. Project Management, Timeline, and Budget

- a. Proposed timeline and key milestones from project start through final deliverables
- b. Project management approach, including cadence of check-ins with FPI and CAC
- c. Detailed budget and brief budget narrative, including staffing, travel, community compensation, and overhead
- d. Explanation of any assumptions or contingencies tied to the proposed budget range

6. References

- a. Contact information for at least two (and up to four) references who can speak to your work on similar projects

Evaluation Criteria

Proposals will be scored using the categories and point values below, aligned to the Proposal Requirements.

Category	Points
Project Understanding & Equity Lens	20
Research Design & Methods	20
Community Engagement & CAC Partnership	20
Team Qualifications & Experience	20
Timeline, Project Management & Budget	15
Clarity & Communication	5
Total	100

Submission Instructions

Proposals due: January 9, 2026 by 5:00 pm Central Time

Submit via email to: hello@frontporchinvestments.org

Subject: *Homeownership Strategy RFP – [Organization Name]*

Clarifying Questions

Any clarifying questions should be submitted to hello@frontporchinvestments.org by 12pm noon Central Time on **December 19th**. Answers will be posted on the [Do Business with Us](#) page of the Front Porch Investments website no later than 5:00pm Central Time on **December 23rd**.

Timeline

- **RFP Released:** December 5th, 2025
- **Questions Due:** December 19th, 2025 at 12:00pm Central Time
- **Responses Posted:** December 23rd, 2025 by 5:00pm Central Time
- **Proposals Due:** January 9th 2026 by 5:00pm Central Time
- **Potential Finalist Interviews:** January 22nd or 23rd, 2026
- **Selection/Notification:** January 30th, 2026
- **Project Start:** Q1 2026 (exact date negotiable)