



REQUEST FOR PROPOSAL - Housing

Housing Focus & Target Outcomes

OIPA views housing not only as a basic community need, but as a critical tool for economic stability, innovation, and long-term wealth building for North and East Omaha residents. All housing strategies are intentionally designed to ensure that existing residents can remain in place, access new opportunities, and benefit directly from ongoing investment. OIPA defines success as housing that is not only built, but owned, accessed, and economically beneficial to the community it serves.

OIPA is seeking collaborative partners to expand access to affordable and workforce housing, with a focus on missing-middle housing serving households earning approximately 60%–120% of Area Median Income (AMI).

This will be a two-step process:

1. Selection of administrative and strategic partners
2. Selection of development partners and project teams

Preferred Housing Outcomes

- Entry-level and workforce-priced single-family homes
- Duplexes, townhomes, cottage courts, and other missing-middle typologies
- Housing aligned with local employment centers to reduce commute burdens
- Development models that promote long-term affordability and neighborhood stability

Affordability may be achieved through:

- Innovative construction methods (modular, panelized, etc.)
- Efficient site planning and density strategies
- Land lease or shared-equity models
- Community investment vehicles (e.g., community investment trusts)

- Streamlined development timelines and cost efficiencies

OIPA Role & Contributions

OIPA will serve as the master land holder and coordinating authority, assembling land and supporting development.

1. Land Contribution (OIPA-Controlled)

- Discounted land pricing or long-term ground lease
- Deferred land payment until certificate of occupancy
- Performance-based land write-down tied to affordability outcomes

2. Predevelopment & Capital

Eligible uses include:

- Environmental remediation
- Utility connections
- Site grading and preparation
- Engineering, design, and permitting
- Gap financing

Capital may be structured as:

- Grant funding (preferred for infrastructure)
- Low-interest, recoverable loans
- Revolving funding

Partnership Opportunities

OIPA welcomes both full-stack development teams and specialized partners. Teams may apply individually or as part of a collaborative structure.

Potential Partnership Roles May Include:

- Developers (lead or co-development)
- Emerging / first-time developers seeking joint venture opportunities
- General contractors and homebuilders
- Modular or innovative construction providers
- Owners' representatives / project managers
- Site readiness and infrastructure providers
- Architects and design teams
- Construction and permanent financing partners
- Real estate services (environmental, appraisal, surveying, marketing)
- Homebuyer support organizations (down payment assistance, counseling)

Additional Partnership Pathways

To encourage broader participation and innovation, OIPA is open to the following models:

- Joint Venture & Co-Development Models
- Community-Based Development Models
- Workforce-Integrated Development
- Phased or Pilot Development Approaches
- Capital Innovation Partnerships

Evaluation Criteria

Responses will be evaluated holistically. OIPA may prioritize proposals that maximize community benefit, feasibility, and long-term impact.

1. Affordability & Workforce Housing Impact

- Ability to deliver housing at workforce-accessible price points
- Clarity of affordability strategy (ownership, lease, shared equity, etc.)
- Use of land lease or cost-reduction mechanisms
- Alignment with missing-middle housing goals

2. Development Concept & Innovation

- Creativity and effectiveness of construction approach
- Use of innovative building technologies or methods
- Scalability and replicability
- Design quality and neighborhood compatibility

3. Developer Capacity & Team Experience

- Demonstrated experience in residential development or construction
- Strength of project team and key partners
- Inclusion of local, minority-owned, and women-owned firms
- Ability to execute within proposed timelines

4. Land Lease & Partnership Approach

- Approach to land lease or shared-control structures
- Long-term affordability and stewardship strategy
- Willingness to collaborate on pilot or flexible models

5. Project Readiness & Timeline

- Readiness to begin predevelopment or construction
- Feasibility of delivery within proposed timeline (target: 12-18 months)
- Status of financing, permitting, and site control (if applicable)

6. Community Alignment & Public Benefit

- Alignment with OIPA's mission and geographic priorities
- Contribution to neighborhood stability and economic mobility
- Sensitivity to community context and needs

7. Emerging Developer Inclusion & Workforce Development

- Inclusion of emerging, local, or first-time developers in meaningful roles
- Commitment to capacity-building, mentorship, or joint venture structures
- Integration of workforce development pipelines, including:
 - Apprenticeships or pre-apprenticeships

- Partnerships with training providers or trade organizations
- Local hiring commitments tied to project delivery
- Demonstrated plan to create pathways for community members to participate in and benefit from development activity

Strategic Intent:

OIPA prioritizes proposals that not only deliver housing but also build local developer capacity, expand workforce participation, and create long-term economic mobility pathways.

Selection Process

OIPA may select one or multiple collaborators. The process may include:

- Proposal review
- Interviews and concept refinement sessions
- Pilot project identification
- Negotiation of partnership structure and terms

OIPA reserves the right to:

- Modify scope
- Pursue phased or pilot-based implementation
- Enter into exclusive or non-exclusive partnerships

Submission Details

- Release of RFP – April 3rd, 2026
- Receipt of proposals - April 20th, 2026
- Recommendation to Board by Staff – April 27th, 2026
- Notification of Selection after Board Approval - May 7th, 2026

Please send all proposals to myah.lanoux@omahaipa.com