REQUEST FOR PROPOSALS

150-Unit Multifamily Housing Development RFP

30th & Ames | North Omaha, Nebraska

Solicitation No.: OIPA-2026-30A-HOU Issue date: November 6th 2026 Responses due: March 1st

Questions due: February Submission: https://wkf.ms/4z3udT1

Real change. Real Investment. Right now.

1. Solicitation and project intent

OIPA invites proposals from developers and development teams who are interested in developing an approximately 150-unit multifamily residential building and an integrated, innovative, code-compliant parking solution at approximately 29th Street to 28th Ave along Ames Street. The developer will be responsible for creating a housing concept, arranging financing including applications for program resources as necessary, and ensuring the construction, lease-up and operations of the facility. OIPA will provide a long-term land lease and other incentives to catalyze the project. This is a separate housing opportunity and excludes the 30th & Ames commercial building and Creative Construction Campus Building. OIPA is seeking financially and technically qualified teams for development; submission alone does not establish selection or award.

2. About OIPA & the Innovation District

OIPA is advancing a broader North Omaha economic development strategy centered on catalytic real estate development, quality jobs, entrepreneurship, housing, infrastructure modernization, innovative businesses, community wealth building, and neighborhood livability.

About OIPA. OIPA is a political subdivision of the State of Nebraska, organized under the Municipal Inland Port Authority Act, with authority to acquire, own, lease, and develop property and to issue revenue bonds to promote development within its port district. In April 2024, the Nebraska Legislature passed Legislative Bill 164, committing $30 million in state funds to OIPA specifically to create and operate an innovation district in North Omaha. The State's allocation is an unprecedented public investment in one of Omaha's most historically underserved communities. OIPA's Board guides the organization's mission to advance catalytic real estate development, quality jobs, entrepreneurship, housing, community wealth building, and neighborhood livability in North Omaha, with a development strategy shaped by months of community engagement and a commitment to ensuring the district benefits the people who already call North Omaha home.

A Community-Driven Vision. Developed through input from North Omaha residents and stakeholders, OIPA's vision is that the Innovation District "will be a thriving, empowered, and welcoming ecosystem in North Omaha—a historic and culturally rich community—where community members leverage creativity and technology to collaboratively design and build a stronger and more vibrant environment and economy while actively preventing displacement." The district is guided by five principles:

1. Foster and promote local innovation in entrepreneurship, job training, upskilling, and skill sharing that benefits North Omaha residents.
2. Prevent resident and business displacement, ensuring the district is strong, affordable, and responsive to community needs.
3. Leverage existing and emerging industries to put the district on the leading edge of community-driven innovation while creating opportunities to retain young professionals.
4. Empower the district's multi-generational community, especially its youth, to thrive and shape the future of North Omaha.
5. Celebrate the area's cultural legacy, family-oriented quality of life, and unbound potential.

The full, community-driven **Innovation District Vision and Business Plan** can be found at this link.

The 30th & Ames area is envisioned as a visible anchor for this work, and the corner property presents an opportunity to create a gateway for the district that combines high-quality office space, neighborhood-serving retail, housing, flexible space for light manufacturing and construction-innovation users, and community spaces.

OIPA Is Investing in the District. OIPA now controls a significant land assemblage around 30th & Ames, allowing it to guide the long-term vision and buildout of the district. Working with a multidisciplinary planning, design, and real estate team, OIPA has prepared a Phase 1 concept plan, market analysis, and preliminary financial feasibility analysis for 30th & Ames, and has identified potential investments in district infrastructure, open space and public realm improvements, and district activation and operations.

Phase 1 at 30th & Ames. The Phase 1 concept plan (Exhibit A) creates a highly visible "front door" to the district along Ames Avenue. It includes Innovation Building #2 – Office/Retail at the corner; a mixed-income multifamily residential building; Innovation Building #1 – Creative Construction, with flex space for light manufacturing and construction-innovation users; an outdoor activity area and community room; and the adjacent historic U.S. Mills Building. A greenway repurposing the historic Missouri- Pacific rail line is envisioned along the southern edge of this area. While housing is an important part of the broader district, OIPA will solicit a development partner for the multifamily residential building through a separate solicitation process. This RFP is focused on the multifamily housing development.

OIPA's future development partner will be expected to work collaboratively with OIPA, public-sector partners, neighborhood stakeholders, potential tenants, financial institutions, and other project participants to produce a development that is both market-responsive and aligned with OIPA's innovation district vision.

Site & Market Context

30th & Ames is one of North Omaha's most accessible and visible intersections, with a strong base of daily activity on which to build:

- **Regional access.** The site sits immediately west of the North Freeway (U.S. 75), with direct highway access to Downtown Omaha and the broader region.
- **Transit hub.** The North Omaha Transit Center, one of the most-used transit facilities in the city, is located near 30th & Ames, will be a home station for Metro Transit's next enhanced transportation project (Likely a 24th Street BRT route) and is served by multiple Metro routes with connections to Downtown.
- **An established food and beverage hub.** The corner is already an active food truck and lunch destination, demonstrating this site's key location and demand for food and beverage options.
- **Civic and neighborhood anchors.** The Charles B. Washington Branch of the Omaha Public Library sits directly across the street, B&B Sports Academy and home to internationally acclaimed, world champion boxer Terrence Bud Crawfor is within walking distance, several educational institutions are within ½ a mile including; Omaha North High, Skinner Elementary, Druid Hill Elementary, and Metropolitan Community College, several high volume neighborhood-serving retail outlets are also in close proximity.
- **New open space and trails.** Phase 1 includes a new outdoor activity area and community space at the heart of the site, and a planned greenway will run to the south of the site, connecting the district to the surrounding neighborhood and Omaha's vast trail network.
- **Historic character.** The U.S. Mills Building, immediately south of the site, offers a distinctive historic anchor for the district.
- **Parking.** In addition to the on-site surface parking shown in the concept plan, there are approximately 150 existing parking stalls on nearby properties, and OIPA is pursuing partnerships with nearby property owners to unlock shared parking for the district with plans for structured parking in future phases.

A Growing Market. North Omaha's office market is active: the area has captured more than 40% of the City's new Class A office deliveries in recent years, driven by developments such as Millwork Commons, the Builder's District, and the Capital District. Very little new retail space has been built in North Omaha in the past 25 years, and the limited existing space has very few vacancies, signaling unmet demand. Flex space suited to light

manufacturing, maker, and construction users is extremely limited in the Omaha market. Vacancies historically have been low. Some recent developments are being delivered in North Omaha to target this relatively unserved flex space market.

Market analysis prepared for OIPA in summer 2026 estimates that with the public realm improvements and district activation envisioned for Phase 1, 30th & Ames could support the following absorption over five years:

Use	Annual Absorption Range	5-Year Cumulative Range	Basis
Office / Innovation Space	25,000–40,000 SF/year	125,000–200,000 SF	40–60% of North Omaha Class A average (10–15% of City average); anchored by known tenants
Retail	N/A – district need / tenant-driven	10,000–20,000 SF	Financial institution, café/restaurant activation, and other community retail amenities
Flex Space	5,000–10,000 SF/year	25,000–50,000 SF	10–20% of City average in a tight market; demand-driven
Multifamily Residential	40–85 units/year	200–425 units	20–40% capture of North Omaha annual average

Source: HR&A Advisors analysis for OIPA (2026). "North Omaha" study area includes northern portions of Downtown Omaha, including Millwork Commons. Multifamily figures are provided for district context and are outside the scope of this RFEI.

Strong Tenant Interest. OIPA has been approached by multiple prospective tenants interested in locating in the district. For Innovation Building #2, OIPA has received soft commitments from prospective tenants willing to pay market rents. For Innovation Building #1, prospective users have stated interest in a combined ~55,000 SF of flex space. OIPA will share these tenant leads with its development partner.

3. Residential development scope

Develop a multifamily building on the site with at least 150 units, targeting families of diverse households sizes and accessible units. Final count and mix remain subject to feasibility and applicable requirements.

- Propose a viable combination of market-rate, attainable and/or income-restricted homes responsive to North Omaha housing needs, available financing, long-term operating viability, and any negotiated public benefits. OIPA has not prescribed an AMI mix or rent restrictions at this stage.
- Propose financing programs and affordability restrictions as well as a timeline and strategy for applications
- Further the attached development concept (Exhibit A).
- Further evaluate surface, tuck-under, podium, structured, shared or phased parking alternatives as feasible. Tuck under and covered parking must be built to be converted into retail – commercial spaces when demand requires and to afford "pop up" retail spaces in the interim.
- Align the final development with OIPA's site concepts, address pedestrian safety, accessible routes, transit connectivity, circulation, loading, stormwater, security, waste collection, landscaping, building massing and active street edges, while coordinating with OIPA and development partners on connectivity between the planned office commercial and creative construction buildings.
- Propose sustainable design, energy-efficient building systems, durable materials and building operations consistent with whole-life affordability and district design excellence.
- Must utilize the OIPA property tax abatement incentive trough the Master Lease and Conduit Bond Issuance structure
- Identify any other subsidies or resources needed from OIPA
- Provide all guarantees and be the owner of the project through any program compliance period

Development principles and community commitments

- Deliver housing at a mix of affordability levels both attainable currently in the neighborhood and aspirational

- Deliver an economically viable, high-quality neighborhood supporting development that catalyzes investment and contributes to an active, livable, walkable district.
- Demonstrate a meaningful, measurable approach to local employment, workforce pathways, and participation of small, minority-owned, women-owned, and disadvantaged firms consistent with applicable law and OIPA policy; coordinate with the City of Omaha Human Rights & Relations Department concerning Small and Emerging Business opportunities and goals.
- Support retail, community spaces, community accessibility, neighborhood stability, cultural identity, and anti-displacement measures.
- Provide accessible, safe site circulation, durable design, thoughtful integration with adjacent uses, sustainability, and a realistic lifecycle.
- Engage neighborhood stakeholders in coordination with OIPA

Minimum Requirements

- Show experience delivering complex urban multifamily projects, including one or more affordable/mixed-income housing capital stacks when proposed.
- Identify pathways to balance resident housing costs with development economics, such as appropriate tax credits, public/private financing and value engineering, without assuming awards.
- Describe long-term property management, resident services (if applicable), maintenance, security and compliance with any financing-based income/rent restrictions.
- Explain resident/community engagement, equitable leasing and outreach, support artist, creatives, and entrepreneurs and preserve neighborhood access to opportunity.

Identify the expected cost to deliver this project along with any anticipated financing gaps.Potential OIPA participation and commercial structure

OIPA anticipates a long-term ground lease with OIPA retaining land ownership, subject to transaction negotiations, legal authority, due diligence and Board approval. Respondents may recommend alternatives and must identify implications for control, long-term affordability or mission, public funding, risk and disposition.

OIPA may evaluate eligible public tools, including its conduit revenue bond program, appropriate tax-related incentives, infrastructure participation, possible grants or gap financing, and tenant or partner introductions. No tool or funding is committed. Eligibility, terms and any tax treatment require separate legal/bond-counsel review and approvals. Any financing arrangement must specifically allocate risk, ongoing compliance and operating obligations; OIPA does not imply debt repayment support.

4. Team responsibilities and qualifications

- Lead a team of architects, engineers, & contractors to develop a final project plan and construction documents to be approved by OIPA.
- Perform all necessary work to identify and submit funding applications and associated requirements for the predevelopment, operations, and capital for the projects, which may include Low Income Housing Tax Credits, HOME and Housing Trust Funds, Federal Home Loan Bank, and Project-based Vouchers.
- Lead all aspects of development including due diligence: boundary/ownership, title, survey, environmental and geotechnical, zoning/entitlements, utilities, infrastructure, parking and traffic assessment.
- Provide housing concepts and parking alternatives, development budget, sources-and-uses, operating pro forma, contingencies, financing/affordability sensitivity, schedule and risk mitigation in this proposal.
- Demonstrate appropriate housing design/construction expertise, financing closures, lease-up and continuing property management.
- Demonstrate experience with public land, ground leasing and/or complex joint development or partner with a qualified specialist.

5. RFP response requirements (15 pages maximum excluding resumes/exhibits)

A. Team and commitment

Cover letter; lead entity; organization chart; contact; delivery roles and proposed property manager.

B. Housing record

Up to five comparable housing development examples that include number of units, financing utilized, affordability mix achieved, cost to deliver, anticipated delivery date, lease-up and operating status.

D. Key personnel and financial capability

Principal staff, current capacity, closed transactions and committed financing relationships; private financial materials may be sought later.

E. Proposed housing concept

Provide examples of how your team would build on our existing concept(s) (Exhibit A) and align the development with the other planned developments on site.

G. Financial proposal, schedule and project risk

Provide preliminary sources and uses, development budget including itemized parking capital costs, financing status and assumptions, 10-year operating pro forma with parking revenue/expense where applicable, affordability underwriting, development fee, proposed land/ground-lease terms, requested OIPA support and incentives, key contingencies and financing gaps. Include financing sensitivities and a schedule with major approvals and lease-up milestones, and how OIPA will participate in the project financially.

H. References and disclosures

Three references, material litigation/defaults/debarments and actual or potential conflicts of interest.

6. Proposal evaluation and selection

Draft proposal evaluation scoring (100 points), subject to final approval:

Housing concept, affordability and resident experience	**25 points**
Integrated parking plan, costs and long-term rights	20 points
Financial feasibility, funding plan and proposed commercial terms	25 points
Team track record and delivery/operating capacity	15 points
Community benefits, accessibility and anti-displacement	10 points
Schedule, risk mitigation and district integration	5 points

OIPA may request interviews and follow-up clarifications or negotiations covering unit-mix/affordability commitments, formal parking plan and enforceable rights, capital stack, land terms, development schedule, guarantees, management and community outcomes. No developer should interpret this RFP as an award, promised subsidy or guaranteed land disposition.

Solicitation schedule and submission

Issue date	**November 6th 2026**
Optional site tour / briefing	**January 19th & 21st 2027**
Written questions due	**January 18th 2027**
OIPA Responses / Addenda	**January 25th 2027**

Submissions due	**March 1st**
Next step	**Decision May 27th**

Submit a single searchable PDF to https://wkf.ms/4z3udT1, document titled: OIPA-2026-30A-HOU – [Respondent Name]. Submit questions to info@omahipa.com. OIPA may publish material answers to all registered respondents. Respondents shall not contact OIPA Board members regarding the solicitation. Site entry is by prior arrangement.

General conditions and reservation of rights

This RFP requests substantive development and financing proposals, including preliminary pricing and business terms; submissions do not constitute final binding offers and does not itself award a contract, exclusive negotiation right, lease, disposition, or financing. OIPA may clarify, amend, suspend, cancel, reissue, reject any or all submissions, modify the project or solicitation schedule, interview respondents, or discontinue the process, subject to applicable law. All respondent expenses are their own. OIPA makes no representation or warranty concerning illustrative information, site conditions, projected demand or available incentives.

Responses may be subject to Nebraska public-records requirements. Respondents should identify claimed confidential material, but confidentiality is not guaranteed. Respondents must disclose actual or potential conflicts of interest and comply with applicable law, OIPA ethics and procurement rules. Any future agreement is subject to due diligence, satisfactory terms, counsel review, finance, permitting and required OIPA Board/government approvals.

Exhibit A: Linear Concept

