

OMLB Application Review Score Card

Applicant Name:

Property Address:

Application Qualification

Transferees of OMLB properties should be vetted to the greatest extent possible. This form summarizes the OMLB Staff's qualification review as it conforms to the requirements specified in the policies and procedures.

Ineligible Transferee- first-time buyer:

- Unremedied Code Violations or Special Assessments
- Subject to Tax Foreclosure Judgements within the past five (5) years
- Delinquencies in Utilities or Properties
- Prior owner or immediate family member of owner of the subject property
- None of the above

RPO Action Plan Status:

- Reason Provided
- Reason Not Provided

RPO Explanation:

Ineligible Transferee – reoccurring buyer:

Any individual or entity that previously purchased property from the OMLB and failed to satisfactorily complete or allow access for proper documentation by the OMLB of the renovation, development or compliance monitoring requirements agreed to as a condition of the purchase.

Identified Violation

- Unapproved Transfer of Property Prior to Release of Restriction
- Failure to disclose Conflict of Interest
- Provided false or misleading information in the application, purchase agreement
- Failure to update OMLB throughout the compliance monitoring period
- Unremedied Code Violations or Special Assessments
- Subject to Tax Foreclosure Judgements within the past five (5) years
- Delinquencies in Utilities or Properties
- None of the above

Date of Violation: _____

Ineligible Transferee Status:

Hearing & Appeal Board Judgement: Date _____

- Granted Reversal of Ineligible Status
- Granted Ineligible Status



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Application Eligibility

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Ranking Considerations	0	1	2	3	4	5	Total
Team Experience	Absent Experience -- No professional development experience and no team identified	Emerging Developer -- Less than 1 year of experience, or Spark grad or student	Small-Scale Developer -- Portfolio/resume with 1 – 3 years of demonstrated experience	Identified Developer -- Identifies an experienced developer or working with a licensed professional	Experienced Developer -- Portfolio/resume with 4+ years of demonstrated experience	OMLB Experienced Developer -- Portfolio/resume with success in developing OMLB properties	
OMLB Track Record	Unsuccessful Recurring Buyer -- Repeated failed sales	Stagnant Recurring Buyer -- Little to no progress demonstrated on project deemed near expiration of compliance	Gradual Recurring Buyer -- Slight progress demonstrated on project deemed in compliance	First-Time Buyer -- New buyer to the land bank	Progressive Recurring Buyer -- Moderate to near completed progress demonstrated on project deemed in compliance	Successful Recurring Buyer -- Successfully completed all properties purchased by the land bank	
Buyer's Residency	Out of Country	Out of State	State of NE	City of Omaha	Council District	Neighbor of Property	
Social Impact	No Resident or Community Social Impact -- Project does not benefit the community			Positive Resident Impact -- Project benefits an existing member of the city council district but not at large		Positive Community Social Impact -- Project benefits the surrounding community	
Intended End User	Non-Housing -- Buyer intending to keep the space vacant of a structure	Market-Rate Rental -- Buyer intending to rent at market-rate prices	Market-Rate For Sale -- Buyer intending to sell at competitive market-rate	Affordable Rental -- Buyer intending to rent at an affordable rate	Affordable For Sale -- Buyer intending to sell at an affordable rate	Owner-Occupied or Own Business -- Buyer intending to live or run business on the property	
Zoning & Plan Alignment	Buildable Lot to Remain Vacant -- Expand Property Lines or Private Garden	Buildable Lot for Community Space -- Community Garden or Park/ Gathering Space	Non-Buildable Lot to Remain Vacant -- Expand Property Lines or Private Garden	Non-Buildable Lot for Non-Housing Structure/Community Space -- ADU, Garage, Shed, Community Garden	Buildable Lot for Multi-Housing -- Duplex, fourplex, missing middle *includes replatting or land assemblies	Buildable Lot for Single-Housing -- Detached home, townhome *includes replatting or land assemblies	
OMLB Inventory History				New Lot -- Acquired less than 2 years ago	Progressing Lot -- Remained in inventory for 2-5 years	Stagnant Lot -- Remained in inventory for more than 5 years	
Total Score							

Notes to the Committee:

▶ Applications reviewed by the committee should meet a minimum of 18 out of 35 as a score (51%) to be recommended for approval and considered for discount eligibility.

▶ Special Considerations:

1. Any application approvals below the grading threshold must be unanimously justified by the committee
2. Approved applications with the same grade and applicant type will go to auction
3. Approved applications with the same grade but different applicant types will go to the resident

Qualified
 Not Qualified

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Discount Eligibility

Applicant Name:

Property Address:

Discount Considerations	0%	5%	10%	Total
Buyer's Residency	Outside of District	City Council District	Neighbor of Property	
Intended End User	Market-Rate Housing -- Buyer intending to sell or rent at market-rate prices	Affordable Housing -- Buyer intending to sell or rent at income-based prices	Owner-Occupied or Business -- Buyer intending to live in the property or own business	
Project End Use	Lot for Non-Housing -- Expand Property Lines (Garage, Fence, Remain Vacant) or Community Space or Garden	Lot for Housing -- Single-Family Multi-Family Housing Accessory Dwelling Unit	Replat or Rezone Lot -- For structures only, including land assemblies	
Blight Remediation	Prime Lot -- Lot in prime condition or shovel-ready investment	Opportunity Lot -- Lot requires slight to moderate upfront predevelopment investments to physical conditions of lot	Blighted Lot -- Lot requires substantial upfront predevelopment investments to physical condition of lot.	
Inventory History	New Lot -- Remained in inventory for less than 2 years	Progressing Lot -- Remained in inventory for 2-5 years	Stagnant Lot -- Remained in inventory for more than 5 years	
			Total Discount %	

Notes to the Committee:

- ▶ 50% maximum discount
- ▶ All asking prices are subject to a possible discount
- ▶ Expanding property lines on a buildable lot are excluded from all discount opportunities