

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 of subject property at the time of foreclosure
- 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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Property Qualification

This form is only applicable to parcels that meet the criteria of Side Lots as specified in Section 7.04 and Section 2.02 of the OMLB's Acquisition, Maintenance and Disposition ("AMD") policy.

Side Lot Disposition

Pursuant to Section 7.04 of the OMLB's AMD policy, OMLB may transfer a side lot to an adjacent owner if that parcel and applicant meet the following criteria: (1) Property is vacant, unimproved, and impracticable to build on in its current state, (2) Property is physically contiguous to an adjacent end user, (3) Intended use of the side lot is disclosed, (4) Transferee holds title to the contiguous property, (5) Transferee's property is occupied, and (6) Transferee meets all general disposition considerations. Additionally, the OMLB's Executive Director has the authority to enter into and execute agreements related to the sale of property that has a value of \$1,000 or less without Board approval as stated in Section 2.02 of the AMD policies.

Applicant and property meet all following criteria:

- Property is unbuildable
- Applicant is adjacent property owner
- Adjacent property is occupied
- Property has a value of \$1,000 or less
- Sold by Executive Director



Application Eligibility Scorecard

Applicant Name:

Property Address:

Ranking Considerations	0	1	2	3	4	5	Total
Applicant Experience	No Experience -- No experience with completing similar projects. No potential development was identified.	Minimal Experience -- Applicant has less than 1 year of experience completing similar projects	Basic Experience -- Portfolio/resume with 1-3 years of demonstrated experience completing similar projects	Moderate Experience -- Portfolio/resume with 3-4 years of demonstrated experience completing similar projects	Some Experience & Identified Team -- Portfolio/resume with 4-5 years of demonstrated experience or identified development team.	Extensive Experience -- Portfolio/resume with more than 5 years of experience completing similar projects	
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	Below Market-Rate Housing -- Buyer intends to rent or sell at below market rate.	Affordable Housing -- Buyer intending to sell or rent at income-based prices and intends to utilize subsidies.	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



Discount Eligibility Scorecard

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. This is also applicable to below-market rate housing.	Affordable Housing -- Buyer intending to sell or rent at income-based prices and intends to utilize subsidies.	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
- ▶ Applicants that propose affordable housing projects must identify a qualified source of financing. Acceptable financing sources include but are not limited to, federal or state tax credits, subsidies, grants, or other financial incentives specifically designated for affordable housing development.