



Strategic Plan

Three-Year Strategic Plan | 2026-2028

Approved Wednesday, October 8, 2025

3-Year Strategic Plan

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Ambassadors

Want to take a deep dive into learning more about the Land Bank, become an Ambassadors!

OMLB has supported over 150+ Ambassadors in the last 4 years.



Property Sales

Interested in purchasing land bank properties?

Call our office at (402) 800-1240 or send an email to info@omlb.org.

Our office will provide additional support to ensure you are set up for success.





3-Year Strategic Plan

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Technical Term Definitions

We know our industry has a lot of technical terms to describe the nature of our work. Be sure to check out our definitions located in the appendix of this document.



Partner with Us

Collaboration in Partnership with Community.

Have a partnership idea that aligns with our strategic plan? No problem!

Contact our office to schedule a meeting to explore the possibilities.



3-Year Strategic Plan

INTRODUCTION



INTRODUCTION

About OMLB

MORE THAN A LAND BANK

The Omaha Municipal Land Bank (OMLB) catalyzes the transformation of distressed properties into community assets. It partners with community entities focused on revitalization and affordable housing to reduce vacant lots and find suitable solutions. By driving community revitalization of underused areas, the Land Bank unlocks development potential, encourages economic growth, and improves neighborhood prosperity.

As a statutory and legal matter, OMLB was designed and created to intervene and acquire, stabilize, and thoughtfully dispose of hundreds of properties that were either already stuck in legal limbo and widely unwanted by the private market or likely to slide into the tax foreclosure pipeline in the future.

Leveraging the Land Bank Act's special powers to acquire and clear title to a large backlog of tax-delinquent properties in various stages of enforcement, OMLB was uniquely poised to help resolve the significant capacity gaps at the Douglas County tax commissioner's office.

Over the past decade OMLB's role has grown significantly to respond to the growing vacant property and housing needs.

OMLB

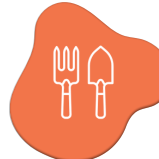
OMLB Core Programs



Acquisition of Real Estate

General Property Acquisition + Tax Sale Foreclosure

OMLB acquires properties rejected by the open market to support eliminating the occurrence of vacancy within distressed communities.



Neighborhood Stabilization

Site Prep + Planning + Maintenance

OMLB acquires properties rejected by the open market to support eliminating the occurrence of vacancy within distressed communities.



Disposition of Real Estate

Property Sales + Compliance + Technical Assistance

OMLB acquires properties rejected by the open market to support eliminating the occurrence of vacancy within distressed communities.

By the numbers...

280+

Properties Available
For Sale

50+

Properties sold on
average each year

20+

Properties
Construction Ready

REFERENCES

1. **Nebraska Municipal Land Bank Act** - 18-3403 - 18-3416



Community-Centric Focus

Work in close partnership with community members and stakeholders to understand their priorities and respond to both current needs and future opportunities.

OMLB Values



Collaboration

Build and strengthen productive partnerships with communities, organizations, and local stakeholders to advance, support, and sustain the Land Bank's mission.



Transparency

Prioritize clear, consistent, and accessible communication with all stakeholders, ensuring openness in our decisions, operations, and the stewardship of public assets.



Transformational Impact

Revitalize underutilized properties to restore community value, build authentic local engagement, and support development that renews both land and livelihoods—creating lasting economic and environmental resilience."



Our Vision

Our Mission

To serve as a community development intermediary for Omaha as its land banking tool that creates pathways for stimulating the local economy through addressing systemic vacancy issues at its core.

The mission of OMLB is to empower Omaha to support sustainable and thriving neighborhoods by collaboratively transforming VAD properties.



Our Background

With the passage of the Nebraska Land Bank Act¹ in the spring of 2013, and the creation and launch of OMLB by late 2014, Omaha embarked on a thoughtful, intentional project. OMLB's charge was to bring a laser focus on tackling tax-delinquent Vacant, Abandoned and tax-Delinquent (VAD) properties, with a hope that its work would lead to neighborhood revitalization, particularly where VAD properties were most ubiquitous—the historically Black community in northeast Omaha and the heavily Latinx community in southeast Omaha.

To learn more, visit us online at omahalandbank.org or call (402) 800-1240.

INTRODUCTION

ABOUT THE PROCESS

During the first phase of the planning process, Center for Community Progress (CCP) conducted a comprehensive analysis and stakeholder engagement process resulting in a memo to prescribe land bank strategies customized for Omaha's specific needs and to inform the local strategic plan development. With local input and Community Progress' experience with OMLB specifically and its expertise with land banks throughout the country, it provides the raw material for this memorandum detailing observations and recommendations for consideration by OMLB leadership in the preparation of its next Strategic Plan.

The second phase of the planning process leveraged Category 1 Consulting (C1C) who conducted a discovery session to discuss the strategic planning process and workshop logistics. C1C collected and reviewed critical documents to gain foundational knowledge of the organization to collaboratively determine strategic goals, critical actions, key metrics, and implementation details. After compiling and reviewing information from prior stages, C1C created the initial draft of strategic plan.

The Board of Directors and staff spent the final phase reviewing the draft and making revisions. Wrapping up the project, C1C finalized the strategic plan based on feedback and delivered to leadership.

The Strategic Plan will have a total of four goals, each which are defined in for key levels as outlined to the right.

OMLB

Strategic Plan Purpose

INFORM

Inform staff, board members, partners, funders, and community members about the organization in a clear and consistent manner.

ALIGN

Build alignment across all internal and external stakeholders by ensuring everyone has a clear understanding of the organization including what we do and how we do it.

GUIDE

Create a guide for our words, actions, and decisions by ensuring everyone is focused on achieving the same goals in the same manner.

INSPIRE

Serve as a source of inspiration and aspiration by communicating and implementing goals.

GOAL

STRATEGY

OUTCOME

CRITICAL ACTIONS

INTRODUCTION

KEY FINDINGS

This year, Center for Community Progress created a memo of **Recommendations for Framing OMLB's 2026–2028**¹. The memo analyzed observations and key take aways for OMLB for the purposes of informing the Strategic Plan

See results below:

01

The most critical issue for OMLB to address in the next three (3) years is its anticipated pipeline of land.

02

OMLB is increasingly seen by the community as a trusted and accessible steward of distressed public properties.

03

Stakeholders often assume OMLB should primarily focus its efforts on new and emerging developers coming out of aligned local programs and that these programs and developers are the solution to the distressed real estate OMLB holds.

04

OMLB's commitment to community engagement is a national model of excellence.

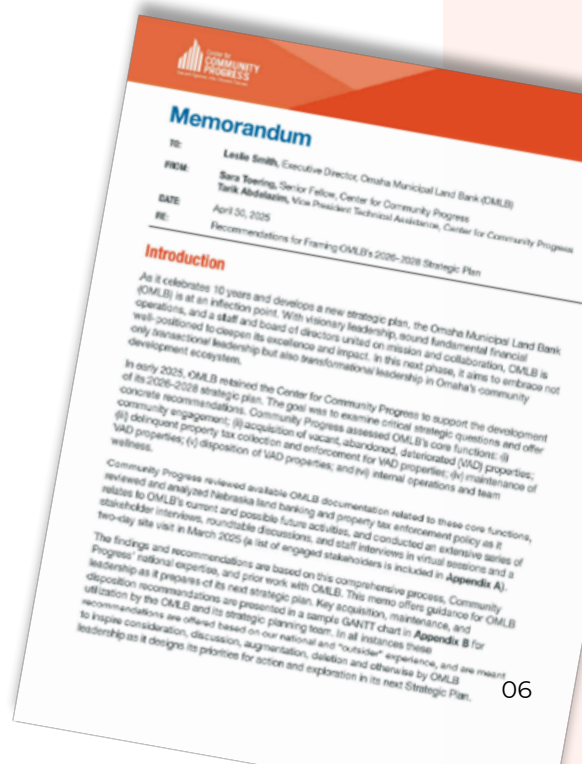
- OMLB provides a critical, often invisible public service by pursuing delinquent property taxes on VAD parcels.
- Maintenance and disposition of distressed real estate requires a different approach than management and disposition of “clean,” high-value properties.

05

OMLB has leadership, financial stability, partnerships, and staff expertise to pursue transformative development.

06

Key opportunities for strengthening the OMLB team include adding capacity for communications, marketing, impact tracking, and additional investments for supporting the overall team well-being and executive team coaching



INTRODUCTION

EXECUTIVE SUMMARY

In 2024, we worked to revised our disposition policies, improved our internal capacity building through growing our staff and board engagement, welcomed our largest Ambassador cohort yet, listed our properties on the MLS, and transitioned to a new property sales platform. Last year, Omaha Municipal Land Bank (OMLB) made some national waves as our work were featured in several publications and presented in national conferences.

Over the past decade OMLB's role has grown significantly to respond to the growing vacant property and housing needs.

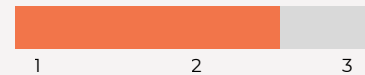
OMLB presents its 2026-2028 Strategic Plan to guide its mission of transforming Vacant, Abandoned, and tax-Delinquent (VAD) properties into community assets.

As OMLB approaches its 10-year anniversary, this plan reflects a pivotal moment to deepen impact, strengthen partnerships, and expand its role in community development.

This plan is the result of extensive stakeholder engagement, legal and data analysis, and strategic workshops. It sets the foundation for an action plan to be developed in the following year, aligning OMLB's efforts with community needs and long-term transformation.

TIMELINE FOR COMPLETION

Each "Outcome" is assigned an approximate timeframe it will take to complete. Ongoing activities are designated as the full three years for completion.



PRIORITY LEVEL



Relative: Low urgency, may have some importance for but impact may vary.



Relative: Item may fluctuate in time and impact required to deliver with moderate impact and importance.



Essential: Moderate urgency and moderate to high impact, important but not as critical.



Critical: Highest priority and impact, delivery for the item is critical for advancing OMLB's mission.

DEPARTMENT ROLES

To understand the structure of the organization and the department's defined, please refer to page 37 in the appendix for an organization chart.

Strategic Plan Key Themes



Revitalize VAD Properties + Stabilize Neighborhoods

Through targeted acquisition, data-driven prioritization, and strategic reuse, OMLB aims to restore neighborhood value and stabilize communities - restoring the tax base and economic vitality.



Expand Access to Inventory Affordable Housing

By supporting emerging developers and proven developers committed to affordable housing, preparing shovel-ready lots, and promoting home ownership, OMLB will increase affordable housing inventory and strengthen community resilience.



Empower Community Participation

OMLB will ensure residents can contribute to decision-making, benefit from investments, and shape neighborhood change through civic engagement and transparency.



Strengthening Organizational Capacity

Investments in leadership, operational systems, and sustainable funding will ensure long-term resilience and effectiveness.



Goal 01.

3-Year Strategic Plan

Restore value to Vacant, Abandoned, and tax-Delinquent (VAD) properties and promote neighborhood stabilization through strategic planning, targeted acquisition, and responsible long-term stewardship.

Strategy 01.01 Use data to inform future VAD remediation efforts in collaboration with municipal agencies and strategic partnership.

Strategy 01.02 Create and implement a Neighborhood Stabilization plan to inform how OMLB acquires VAD properties for the purposes of stabilizing the neighborhood.

Strategy 01.03 Implement incremental revitalization efforts in targeted neighborhoods through focused planning and block-by-block interventions to ensure redevelopment benefits residents and meets local needs while restoring the local tax base.

OUTCOME 01.01.01

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



Use data to inform future VAD remediation efforts in collaboration with municipal agencies and strategic partnerships

Strategy 01.01: Use data to inform future VAD remediation efforts in collaboration with municipal agencies and strategic partnerships

CRITICAL ACTIONS

- Build a stakeholder map to collaborate with and inform partners.
- Establish a scope of work for the project and identify available resources to support the final product.
- Use data to prioritize properties based on location, condition, and impact on surrounding neighborhoods.
- Build a consensus of shared targets adopted and tracked for impact.
- Identify recommendations to address VAD remediation, shared goals, established roles, and resources needs.
- Produce a report on VAD properties within the City of Omaha.

SUCCESS METRICS

- Establish a list of prioritized and focus areas for redevelopment to target, identified by location, condition, and impact of improvement.
- VAD Report (including list of recommendations for reducing presence of VAD properties within the next 3 years) and map of VAD properties produced and published publicly.
- Delivery of job descriptions and/or scope of work to support advocacy capacity and to develop the VAD study and mapping project.

OUTCOME ROLES

Lead: Neighborhood Stabilization

Support: Acquisition & Disposition

RESOURCE NEEDS

Human Resources & Capacity Building:

- Hire a Data Scientist consultant part-time to support data needs and produce VAD reports.
- Engage partners and community members to understand their focus and to identify who can perform what and identify resources needed for implementing successfully.
- Create a new position to allow for a full-time Planner position to lead OMLB's Neighborhood Stabilization efforts.

Financial & Political Support:

- Funding to support the research, host the data assessment and to provide public access to a dashboard that is maintained.

Data, Technology & Supplies:

- Establish a Stakeholder Map; Mapping Software; Datasets to inform the VAD research effort

OUTCOME 01.01.02

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



Collaborate with local entities to implement findings in VAD Report and returning properties to the tax base using the Strategic Code Compliance & Enforcement Model.

Strategy 01.01: Use data to inform future VAD remediation efforts in collaboration with municipal agencies and strategic partnerships

CRITICAL ACTIONS

- Establish a cadence of meetings with partners to implement findings in the report.
- Explore with the City of Omaha opportunities to deepen partnership.
- Secure resources, data, and roles necessary to implement the findings in collaboration with partners.
- Track and report progress towards implementing the findings.
- Assess progress made on goals annually.

SUCCESS METRICS

- Number of VAD properties enforced (violations, condemnation, foreclosed, and/or receivership), acquired, and returned to the tax roll. Specify what was abated and by whom i.e., owners, city, OMLB.
- Total \$ amount of taxes returned to the tax base annually and project life cycle.
- Total \$ expended to abate VAD issues.
- Partnership develops SOW for the 3-year VAD assessment in 2028 to ensure coordinated pipeline of for VAD property remediation.

OUTCOME ROLES

Lead: Neighborhood Stabilization

Support: Acquisition & Disposition

RESOURCE NEEDS

Human Resources & Capacity Building:

- Code Compliance & Tax Enforcement related entities should participate in the partnership (consider legal, civic, and public safety services).

Financial & Political Support:

- Secure funding to support the development and ongoing maintenance for the database/dashboard. Potentially partner with another organization to host and facilitate conversations.

Data, Technology & Supplies:

- Code Compliance & Tax Enforcement related entities should participate in the partnership (consider legal, civic, and public safety services).

OUTCOME 01.02.01

Take control of high-impact VAD properties in targeted neighborhoods through focused planning and revitalization efforts in alignment with recommendations from the VAD Report.

Strategy 01.02: Create and implement a Neighborhood Stabilization plan to inform how OMLB acquires VAD properties for the purposes of stabilizing the neighborhood.

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Acquire VAD properties in alignment with VAD Report and identified redevelopment areas through donation and private market purchases in alignment with the mission and any board adopted neighborhood stabilization plans.
- Expand provisions of the Land Bank Act to allow for incentivizing housing and economic development projects in neighborhood stabilization focus areas.

SUCCESS METRICS

- Total number of properties acquired. Identify deliverables by council district.
- Total percentage of VAD properties reduced by 10% in the area.

OUTCOME ROLES

Lead: Neighborhood Stabilization

Support: Community Affairs

RESOURCE NEEDS

Human Resources & Capacity Building:

- Recommend hiring a planner to guide and oversee projects and partnerships to maintain the mission of the VAD report and the organization.
- Build out advocacy capacity to improve political relations, develop grass root advocacy efforts, engage and educate the public to support and strengthen the language in Land Bank Act.

Financial & Political Support:

- Secure resources to ensure OMLB has sufficient capacity for onboarding talent with technical expertise and capabilities to advance critical actions.

OUTCOME 01.02.02

Reduce the presence of abandoned properties by strategically acquiring properties through the Receivership process.

Strategy 01.02: Create and implement a Neighborhood Stabilization plan to inform how OMLB acquires VAD properties for the purposes of stabilizing the neighborhood.

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Once legislation and local programs are established, develop a seed fund to support the OMLB's ability to acquire properties through the receivership process, return VAD properties to productive use, and work to secure properties, prevent further deterioration and/or illegal use.

SUCCESS METRICS

- Receivership bill passes in the NE legislature
- Omaha establishes and activates Receivership program
- OMLB serves as a Receiver

OUTCOME ROLES

Lead: Community Affairs

Support: Acquisition, Neighborhood Stabilization & Disposition

RESOURCE NEEDS

Human Resources & Capacity Building:

- Support development of advocacy capacity to support coalition building work to encourage Receivership passage.

Financial & Political Support:

- Establish at least \$500k in seed financing to support implementation of Receivership program once established.

Legal Policy & Programming:

- Ensure OMLB retains legislative support and ensure best efforts are taken to support bill passage.

OUTCOME 01.02.03

Maintain and scale TLC program to drive impact in reducing the presence of tax-delinquent and vacant properties in Omaha.

Strategy 01.02: Create and implement a Neighborhood Stabilization plan to inform how OMLB acquires VAD properties for the purposes of stabilizing the neighborhood.

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Acquire VAD properties through the tax foreclosure process leveraging the strategic use of the automatic bid at large and hyperfocus investments in redevelopment areas.

SUCCESS METRICS

- Douglas County interlocal agreement renewed in 2026.
- Produce a report outs for Annual & Lifetime impact.
- # of TLC purchased / assigned, redeemed, and foreclosed
- Total dollars returned to the tax base as a result of foreclosure activities
- Assessed Value of properties acquired by tax foreclosure

OUTCOME ROLES

Lead: Acquisition, Neighborhood Stabilization & Disposition

Support: Community Affairs

RESOURCE NEEDS

Human Resources & Capacity Building:

- Scale support for legal to address increased TLC activities. Identify software that manages the business life cycle of TLCs and captures value added data to inform impact.

Financial & Political Support:

- Increase OMLB TLC investment by 66% to allow for 60% of the investments to address tax delinquent properties located within redevelopment areas.

Legal Policy & Programming:

- Renew and implement Douglas County interlocal agreement to continue tax foreclosure services.

Data & Technology:

- Identify software that tracks OMLB's TLC economic impact from the point of purchase and assignment until a lien has redeemed or a property is acquired.

OUTCOME 01.03.01

Develop a neighborhood stabilization plan that informs small-scale development activities utilizing hyper-focused acquisition, site prep, and rehabilitation planned activities that support removing instances of VAD properties within the neighborhood.

Strategy 01.03: *Implement incremental revitalization efforts in targeted neighborhoods through focused planning and block-by-block interventions to ensure redevelopment benefits residents and meets local needs while restoring the local tax base.*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Establish a Neighborhood Stabilization plan in partnership with community that supports planned activities, infill development, strategies for adaptive reuse, rehabilitation efforts and mixed-income project needs.
- Deepen relationships and participation with community members and advises how OMLB will collaborate with local partnerships to align and identify VAD property acquisition, maintenance, and assemblage solutions for focus area.
- Incorporate community input for all Neighborhood Stabilization Planning efforts.

SUCCESS METRICS

- OMLB's Neighborhood Stabilization plan (NSP) becomes produced and supported by the OMLB Board.

OUTCOME ROLES

Lead: Acquisition, Neighborhood Stabilization & Disposition

Support: Community Affairs

RESOURCE NEEDS

Human Resources & Capacity Building:

- Hire a planner to lead the development and implementation of the Neighborhood Stabilization Plans. NSP will identify OMLB's block-level approach for revitalizing redevelopment area and reducing the presence of VAD properties.
- Onboard community engagement support to assist with facilitation, outreach, and communication to engage stakeholders, public and immediate residents within the redevelopment area.

Data & Technology:

- Secure software to track and monitor the number of engagements that take place with the public, residents, and neighborhood partners.
- Track the number of land assemblies created and properties acquired in accordance with delivering on the goals of the VAD report.

OUTCOME 01.03.02

Remove impediments for new and emerging development through preparing properties to be construction ready.

Strategy 01.03: *Implement incremental revitalization efforts in targeted neighborhoods through focused planning and block-by-block interventions to ensure redevelopment benefits residents and meets local needs while restoring the local tax base.*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Secure new capital and subsidies to offset future predevelopment costs allowing for shovel-ready investments that incentivize small-scale, infill development of affordable housing.
- Ramp up Shovel-Ready Program investments in the redevelopment area identified in the Neighborhood Stabilization plan.

RESOURCE NEEDS

Financial & Political Support:

- Expand financing of shovel-ready investment to support VAD remediation identified in the NSP.

SUCCESS METRICS

- Invest \$1 million dollars in new funding to expand shovel-ready project.
- Total # of properties prepared to be shovel-ready projects.
- Total # of affordable housing units proposed and created on shovel-ready lots.
- Total investment dollars leveraged in shovel ready projects.
- Total \$ returned to the tax base because of the predevelopment investment.

OUTCOME ROLES

Lead: Acquisition, Neighborhood Stabilization & Disposition

Support: Executive

OUTCOME 01.03.03

Explore possible roles for OMLB to support large-scale redevelopment projects.

Strategy 01.03: *Implement incremental revitalization efforts in targeted neighborhoods through focused planning and block-by-block interventions to ensure redevelopment benefits residents and meets local needs while restoring the local tax base.*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Explore the planning, coordination, and execution of Hope Village to expand housing opportunities and support neighborhood transformation.
- Engage with local partners including the City of Omaha, neighborhood, and development partners to identify future large-scale development opportunities in which OMLB is positioned as a catalytic resource.

RESOURCE NEEDS

Financial & Political Support:

- Fundraise enough money to conduct a preliminary predevelopment review of a large-scale redevelopment project. The review should include recommendations for OMLB to contribute in a potential partnership to support redevelopment.

SUCCESS METRICS

- Produce a recommendation for OMLB to participate in large-scale redevelopment projects, future commercial or industrial projects, including fundraising from the developer ecosystem.

OUTCOME ROLES

Lead: Neighborhood Stabilization & Maintenance

Support: AMD

Goal 02.

3-Year Strategic Plan

Increase housing inventory access and local development capacity to deliver affordable homes, promote ownership, and strengthen community resilience.

Strategy 02.01

Implement interim lot strategies to transform underutilized parcels into assets that foster stewardship and prepare for future housing production to contribute towards offering a diverse set of options to accommodate mixed and affordable housing communities.

OUTCOME 02.01.01

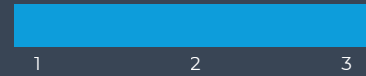
Foster ownership and development models that keep wealth in the community while increasing access to housing for existing and historically underserved residents through promoting awareness of accessing land and housing through the Land Bank.

Strategy 02.01: *Implement interim lot strategies to transform underutilized parcels into assets that foster stewardship and prepare for future housing production to contribute towards offering a diverse set of options to accommodate mixed and affordable housing communities.*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Implement a proactive property marketing and outreach plan to raise awareness of available lots and housing opportunities.
- Expand partnership network to share resources for supporting development and housing needs.
- Encourage community-based ownership and participation in stewardship.
- Increase communications with neighborhoods to raise awareness of ownership opportunities with respect to neighboring properties.

RESOURCE NEEDS

Human Resources & Capacity Building:

- Hire or contract experts to track and capture OMLB's impact through visual design to convey OMLB's impact for stimulating the economy, generating wealth building opportunities and increasing access to affordable housing units.
- The following contractors will be needed: Graphics Design & Marketing Consultant, Business Process, and Data Scientist

SUCCESS METRICS

- Total amount of housing and affordable units are created.
- Establish at least one outreach opportunity pipeline for those in need of housing leveraging the housing and developer ecosystem partners.

OUTCOME ROLES

Lead: Disposition

Support: Community Affairs

OUTCOME 02.01.02

Pursue sustainable maintenance strategies and funding to ensure consistent care of OMLB's inventory and build neighborhood trust.

Strategy 02.01: *Implement interim lot strategies to transform underutilized parcels into assets that foster stewardship and prepare for future housing production to contribute towards offering a diverse set of options to accommodate mixed and affordable housing communities.*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Responsibly maintain all parcels in OMLB's inventory.
- Evaluate and seek partnerships with community for additional creative reuse of inventory properties.
- Maintain all properties to be above code compliance standards.

SUCCESS METRICS

- Track and monitor the code violations and neighbor complaints issued in year 1 to establish benchmark.
- Reduce the notice of overall violations issued by the City of Omaha by 10%YOY.

OUTCOME ROLES

Lead: Neighborhood Stabilization & Maintenance

Support: Community Affairs

RESOURCE NEEDS

Human Resources & Capacity Building:

- Expand focus on maintenance to be separate from procurement operations.

OUTCOME 02.01.03

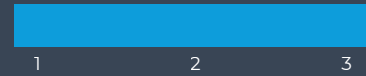
Provide customized support to help new and emerging developers turn Land Bank properties into housing, while growing a pipeline of new developers ready to tackle the housing shortage.

Strategy 02.01: *Implement interim lot strategies to transform underutilized parcels into assets that foster stewardship and prepare for future housing production to contribute towards offering a diverse set of options to accommodate mixed and affordable housing communities.*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Maintain and grow partnership network to support new and emerging developers.
- Deepen relationships and engagements with partners to elevate the available resources to strengthen the success of the project's completion.
- Ensure that all OMLB's properties sell in alignment with the community-informed policies.
- Assess and optimize applicant and buyer experience by capturing context and language needs by zip codes (e.g., application, closing and compliance processes, and communication channels).

SUCCESS METRICS

- Build additional resources for buyers through engaging and connecting partners by hosting a minimum of 2 outreach opportunities and bridging resource gaps externally.
- Track Buyers' development through completion in year 1 to establish benchmark for completion rate. The following year, increase rate of completion of affordable housing increased by 10% YOY.
- Generate a minimum of 12 touch points annually with buyers to aid and/or train them to support their application needs.
- Track the intended end use and end-user of Land Bank Buyers' by approved applications, closed sales, and completed projects. Work to increase the projects that support homeownership YOY by 10%.
- Assess buyer experience and applicant experience to evaluate and optimize application, communication, support, and engagement experience.
- Generate a process improvement plan annually to implement and drive an increase in applications by 15 – 25%.

OUTCOME ROLES

Lead: Disposition

Support: Community Affairs

RESOURCE NEEDS

Financial & Political Support:

- Fundraise enough money to conduct a preliminary predevelopment review of a large-scale redevelopment project. The review should include recommendations for OMLB to contribute in a potential partnership to support redevelopment.

Human Resources & Capacity Building:

- Establish a Real Estate division identifying a Director of Real Estate, which is supported by Real Estate Specialist who supports Land Bank Buyers' case management and assists with OMLB property sales research and marketing needs – internship or part-time.

Goal 03.

3-Year Strategic Plan

Cultivate community power and participation by ensuring residents share in the benefits of investment and play an active role in shaping neighborhood change.

Strategy 03.01 OMLB's impacts are well understood, trusted, and celebrated by an informed Omaha.

Strategy 03.02 Expand civic engagement & organizing capacity

Strategy 03.03 Reinvest in land banked communities by broadening vendor outreach, support & investment

OUTCOME 03.01.01

Ensure multilingual and interpretation access is available to all Omahan's seeking to engage services from OMLB.

Strategy 03.01: OMLB's impacts are well understood, trusted, and celebrated by an informed Omaha.

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Maintain Spanish and French policies and post the applications on the website.
- Ensure all OMLB led/hosted events, flyers are promoted in English and Spanish.
- Require information is available in Spanish providing instructions on scheduling translating services for OMLB led events.
- Interpretation and translation services are available upon request at board meetings, which are open to the public.

SUCCESS METRICS

- Number of languages in which services are available.
- Percentage of interpretation or translation requests fulfilled within a set period.
- Availability of clear instructions (online/in-person) on how to request language support.
- Increase in public awareness of language access services (measured through surveys or outreach engagement).
- Satisfaction rating from users who received interpretation or translation services.
- Host at least two OMLB associated trainings presented with accommodations / translation outside English.

RESOURCE NEEDS

Financial & Political Support:

- Maintain and increase investment for translating and providing interpretation services.
- Engage partners and community members to understand their focus and to identify who can perform services and identify resources needed for implementing successfully.
- Maintain translating and interpretive services.

OUTCOME ROLES

Lead: Community Affairs

Support: Executive

OUTCOME 03.01.02

Document and report on OMLB's economic impact and values to the neighborhood and the city of Omaha.

Strategy 03.01: *OMLB's impacts are well understood, trusted, and celebrated by an informed Omaha.*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Update website and all collateral to include storytelling, data and outcome tracking and people-centric values.
- Present semi-annual and annual report out to the board for OMLB's progress towards annual outcome and metrics identified in strategic plan.
- Host annual meetings with the public to provide reports on annual impact, distribute annual reports, and present the objectives.

SUCCESS METRICS

- Each year, OMLB will provide at least two (2) updates to the Board demonstrating progress towards the goals outlined in the strategic plan.
- Host at least one annual meeting each year.

OUTCOME ROLES

Lead: Community Affairs

Support: Executive

RESOURCE NEEDS

Financial & Political Support:

- Invest in deeper storytelling and graphic design work that demonstrates OMLB's impact on all programs for all annual reports. Hire professional graphic designer.
- Ensure adequate support is onboard to provide event planning and management to execute functional and successful annual meetings.
- Hire a part-time data scientist to provide data analysis of progress made in alignment with the strategic plan.

Data & Technology:

- Develop tailored impact tracking, analysis, and report accountability to Land Banked communities and the city of Omaha for annual and lifetime impact.

OUTCOME 03.02.01

Use human-centered design engagement methods (e.g., pop-ups, arts-based storytelling, digital platforms) to reach diverse audiences for all Neighborhood Stabilization Planning and Community-Informed Policy Framework efforts.

Strategy 03.02: *Expand Civic Engagement & Organizing Capacity*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Develop community engagement plans that identify consensus around social impact, prioritized end-use and creative reuse opportunities.
- Encourage community-based ownership and participation in stewardship.
- Incorporate community input for all Neighborhood Stabilization Planning efforts.
- Ensure all event communications are accessible and posted with reasonable notice.

RESOURCE NEEDS

Human Resources & Capacity Building:

- Consider building strategic partnerships with other organizations to assist with capacity and provide community engagement, outreach, and public planning meeting support.

SUCCESS METRICS

- Produce annual outreach and engagement plans for every neighborhood stabilization plan.
- Track and document the implementation of the outreach.

OUTCOME ROLES

Lead: Acquisition, Neighborhood Stabilization & Disposition

Support: Community Affairs

OUTCOME 03.02.02

Continue the Ambassador Program and expand alumni engagement.

Strategy 03.02: *Expand Civic Engagement & Organizing Capacity*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Continue offering Ambassadors and explore potential programming available to engage alumni in future gatherings, projects, and events.
- Assist participants in gaining an understanding or awareness related to community development, land use, and working with the Land Bank.
- Document and track the outcomes of the Ambassadors that participate in the program.

SUCCESS METRICS

- Increase the percentage of Ambassadors who can accurately describe the Land Bank's acquisition, maintenance, and disposition processes (pre-/post-assessment).
- Number of Ambassadors reporting increased awareness of partner organizations and resources.
- Increase the percentage of Ambassadors who report greater trust or perceived transparency in Land Bank operations after program completion.
- Maintain a 50% retention rate of participation through graduation.
- Qualitative testimonials reflect a shift from passive observer to active participant in land revitalization.

OUTCOME ROLES

Lead: Community Affairs

Support: OMLB Team

RESOURCE NEEDS

Human Resources & Capacity Building:

- Ensure planning and marketing are in place to adequately support the program goals and metrics listed above.

Financial & Political Support:

- Increase investment in this program to scale future cohorts and to provide outlets to engage alumni base. Leverage alumni base for coalition building and volunteer opportunities.

OUTCOME 03.02.03

Advance federal, local and state policy solutions that support intentional and transparent land use, expand housing access, and community-driven revitalization.

Strategy 03.02: *Expand Civic Engagement & Organizing Capacity*

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Advocate for legislation that enables the legal framework to support receivership in Nebraska.
- Expand provisions of the Land Bank Act to allow for incentivizing housing and economic development projects in the neighborhood stabilization focus area through incentivizing land assemblies.
- Continue to support policies that align and advance the mission of the Land Bank.

SUCCESS METRICS

- Track and document advocacy efforts.
- Land Bank bill amended to strengthen its ability to advance its mission for returning VAD properties into community assets.

OUTCOME ROLES

Lead: Community Affairs

Support: Executive

RESOURCE NEEDS

Human Resources & Capacity Building:

- Support development of advocacy capacity to support coalition building work to encourage Receivership legislation passage
- Maintain Lobbyist support.

OUTCOME 03.03.01

Recruit new vendors and build up existing engagement, capacity, and investment of registered OMLB Vendors.

Strategy 03.03: Reinvest in Land banked Communities by Broadening Vendor Outreach, Support & Investment

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Formalize bidding outreach engagement strategies to maximize opportunities to recruit and participate from new vendors.
- Participate in local vendor events to recruit and register new vendors.
- Provide outlets to engage vendors through hosting orientation, Tolemi software training, sharing resources, communicating OMLB updates and networking.
- Assess and optimize vendor experience with engaging the Land Bank by capturing context and language needs by zip codes (e.g., bidding/contracting processes, and communication channels).
- Prioritizing investment in vendors for opportunities located in land bank communities and the certified City of Omaha Small & Emerging Businesses.

SUCCESS METRICS

- Track and report percentage of investments flowing into vendors by zip code.
- Host at least 1 vendor engagement activity for networking and business opportunities.
- Analyze OMLB spending in advance to identify new procurement activities.
- Produce an annual vendor engagement report and present update to the board committees.
- Participate in a minimum of 4 outreach activities a year to recruit businesses to register as vendors.
- Create a benchmark based on 2025 YE numbers and increase the registered vendors by 10 YOY

OUTCOME ROLES

Lead: Neighborhood Stabilization

Support: Community Affairs

RESOURCE NEEDS

Human Resources & Capacity Building:

- Expand focus on maintenance to be separate from procurement operations.



Goal 04.

3-Year Strategic Plan

Strengthen organizational capacity and sustainability by investing in strong leadership, effective systems, and stable, long-term funding to ensure OMLB's mission endures and evolves.

Strategy 04.01

Build a skilled and resilient team and strengthen board governance.

Strategy 04.02

Secure stable, diverse, and long-term funding

OUTCOME 04.01.01

Develop a “Comprehensive Talent Recruitment, Retention, and Succession” plan for ultimate adoption by the Board.

Strategy 04.01: Build a Skilled and Resilient Team and Strengthen Board Governance.

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Gradually expand the team's ability to adequately fulfil the items reflected in the strategic plan through consulting, onboarding fellows/interns or hiring positions.
- Strengthening department's capacity through engaging strategic partnerships and hiring qualified consultants or staff.
- Develop a succession plan and process for OMLB teammates.
- Establish and create clear role definitions, succession plans, and performance benchmarks.

SUCCESS METRICS

- Board approves a Comprehensive Talent Recruitment, Retention, and Succession plan.

OUTCOME ROLES

Lead: Executive

Support: Governance Committee

RESOURCE NEEDS

Human Resources & Capacity Building:

- Leverage HR best practices and brokerage firms.
- Building capacity by exploring internships to support clerical needs.

OUTCOME 04.01.02

Improve Operational Systems and tools.

Strategy 04.01: Build a Skilled and Resilient Team and Strengthen Board Governance.

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Upgrade data systems for tracking property status, community engagement, and impact metrics.
- Implement project management tools to increase coordination and accountability.
- Enhance transparency and communication through improved reporting to board and stakeholder engagement platforms.
- Hire or expand consulting relationships to ensure deeper investment in tracking and reporting impact analysis and programmatic evaluation/optimization.

SUCCESS METRICS

- Staff and board efficiency increase YOY due to onboarding improved systems and tools.

OUTCOME ROLES

Lead: Executive

Support: OMLB Team

RESOURCE NEEDS

Financial & Political Support:

- Increase funding relationships to acquire new systems to support building operational efficiencies.

Data & Technology:

- Onboard new tools and software programs to improve tracking and reporting impact.

OUTCOME 04.01.03

Strengthening Governance, Board Engagement and Strategic Alignment.

Strategy 04.01: Build a Skilled and Resilient Team and Strengthen Board Governance.

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Regularly review and update strategic plans to reflect evolving community needs.
- Provide board training on governance, equity, and sustainability.
- Create outlets throughout the year to have board touchpoints for appreciation and socialization.

SUCCESS METRICS

- Board attendance and engagement improves YOY.

OUTCOME ROLES

Lead: Executive Committee

Support: Board of Directors

RESOURCE NEEDS

Human Resources & Capacity Building:

- Onboard consultant to provide board governance training and leadership support.

Legal Policy & Programming:

- Ensure public meeting laws are followed.

OUTCOME 04.02.01

Develop a long-range financial plan including public, philanthropic contributions, and earned income sources.

Strategy 04.02: Secure Stable, Diverse, and Long-Term Funding

PRIORITY LEVEL



IMPLEMENTATION TIMELINE



CRITICAL ACTIONS

- Cultivate partnerships with foundations, government entities, and private donors.
- Explore fee-for-service models and social enterprise opportunities aligned with OMLB's mission.
- Produce an accounting policy that informs financial controls aligned with audit findings.

SUCCESS METRICS

- Grow funding for operational reserves is equivalent to one year.
- Secure \$1 million for funding shovel ready and receivership activities.
- Establish financial plan that identifies funding target and timelines to support operation and programming funding needs.

OUTCOME ROLES

Lead: Executive & Finance Committee

Support: Board of Directors

RESOURCE NEEDS

Human Resources & Capacity Building:

- Hire in-house grant writer position and invest in grant management software.
- Engage a financial consultant to assist with financial planning development needs.

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Acquisition refers to how properties are acquired within OMLB's inventory. Approaches for acquiring properties included donations, market purchase, tax foreclosure, and municipal transfers. Proposed legislation, which once passed, will allow land banks to acquire properties by Receivership.

Affordable Housing refers to residential units that are priced so that households at or below a defined percentage of the Area Median Income (AMI) can obtain housing without paying more than 30% of their gross household income (including utilities).

For development proposals, affordability is typically measured against HUD-established AMI benchmarks:

- Extremely Low-Income ($\leq 30\%$ of AMI)
- Very Low-Income ($\leq 50\%$ of AMI)
- Low-Income ($\leq 60 - 80\%$ of AMI)
- Moderate Income ($\leq 80 - 120\%$ of AMI)

Programs, incentives, and funding sources (e.g., Low-Income Housing Tax Credits, HOME, CDBG, local subsidies) often require developers to designate a set percentage of units at these AMI levels. Compliance usually means:

- Rent restrictions: capped rents based on income tiers.
- Sales price restrictions: for ownership units, maximum sales prices tied to affordable mortgage levels.
- Long-term affordability: deed restrictions or regulatory agreements to ensure units remain affordable for a set period (often 15–30 years).

In practice, “affordable housing” for developers must satisfies federal, state, or local affordability requirements and aligns with funding or incentive programs.

Attainable housing refers to housing that is priced intentionally to be sold or rented at an affordable rate relative to the average of the Area Median Income (AMI) for the impacted neighborhood.

Buildable refers to a lot that is currently eligible to support a housing or occupied unit.

Default Tax Lien Certificate (TLC): In 2016, OMLB entered an interlocal agreement with Douglas County to foreclose TLCs that failed to sell at tax sale.

Depository program refers to OMLB's support of nonprofits to facilitate long-term *economic development* or *affordable and attainable housing projects* for the betterment of the surrounding neighborhood. This program presently removes liens on properties owned by nonprofits. The intent of the program is to support land assemblage and remove holding costs for nonprofits until the land assemblage and finance packaging is complete. The funding saved for participating in this program goes toward improving the quality and affordability of the overall project.

Disposition refers to how OMLB removes properties from its inventory and back onto the tax roll. OMLB disposes properties by way of property sales and the depository program.

Neighborhood Stabilization Plans relate to any OMLB planned activities that include acquisition activities, site preparation investment, and assembly building that aim to reduce the presence of VAD properties within a redevelopment area to achieve neighborhood stabilization. Informed by the VAD Assessment Report, the plan will identify a block-by-block level revitalization approach that engages local stakeholders and residents within the impacted communities throughout the effort.

Non-buildable refers to a lot or parcel that cannot be reasonably made buildable. OMLB TLC Program: The public tax sale takes place in March in which OMLB leverages its statutory power to strategically purchase TLCs. Power allows OMLB's bid, set at the amount of delinquent taxes to triumph all other bids for the TLC(s). This program facilitates TLC acquired in this approach.

Site Preparation refers to the strategic investment of predevelopment construction activities to make vacant OMLB lots "shovel ready". Construction activities rendered by OMLB include but not limited to: Removal of buried foundations and debris, replatting, site grading, soil remediation, and removal of heavy vegetation. These activities buy down the cost of predevelopment to mitigate the risk of future development to provide access to affordable housing options.

Shovel-ready Lots refers to the properties on which site preparation construction work has been completed and are available for sale for redevelopment.

Strategic Code Compliance & Enforcement Model is a community-based model that is essential for helping neighborhoods recover and sustain their quality of life. Embedded in the state and local police power to protect public health, safety, and security, such an approach requires the cooperation and coordination of the local public and public interest institutions and agencies whose decisions and actions are guided by sharing data and knowledge. Strategic code compliance and enforcement relies on data and knowledge to deploy its resources, administer its programs, and enforce its codes and regulations. Ordinary neighborhoods facing extraordinary changes and stress cannot thrive without developing strategic ways to protect and preserve the wellbeing of residents and their property rights from harmful forces.

Tax Lien Certificates (TLC) refers to a tax delinquent property that is slated for tax sale.

VAD will refer to the phrase, "Vacant, Abandoned and tax-Delinquent (VAD)" property or properties.

Unplatted refers to a parcel of land that has not been formally divided into lots or parcels on a recorded map (plat). This category is assigned to properties that are not presently considered buildable but can become buildable provided additional work with the planning department can yield the parcel buildable.

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Organization Chart

OMLB

Executive Administration

Human Resource | Finance + Fund Development | Policy + Advocacy | Operations

- 1. Executive Director
- 2. Deputy Director
- 3. Executive Assistant
- 4. Operations Specialist
- 5. Business Process Manager

Neighborhood Stabilization

Redevelopment

Depository Program | Special Redevelopment Projects | Urban Design Planning

Property Maintenance

General Maintenance | Shovel-Ready Site Prep

- 1. Director of Planning

Acquisition & Disposition Dept.

Acquisition

General Acquisition | Tax Lien Sale + Lien Removal

Disposition

Property Sales | Compliance Monitoring | Tech Asst.

- 1. Director of Real Estate
- 2. Real Estate Legal Counsel
- 3. Legal Assistant
- 4. Real Estate Associate

Community Affairs Dept.

Public Relations | Marketing | Ambassador
Community Engagement | Partnership

- 1. Impact & Development Manager
- 2. Policy & Advocacy Fellow

Organization Chart Details

- Job positions listed beside a **blue circle** indicate newly created positions. These positions would require the onboarding of new talent.
- Job positions listed beside a **green circle** proposes pathways for promotions to internal staff.

Strategy Screen Criteria

Strategy Screen Criteria provides a framework to guide decision making and prioritization for programs and activities that remain in alignment with the organization. This screen can be amended over time but represents the parameters in which the board supports strategic alignment for OMLB's activities to be implemented outside of what is outlined in the strategic plan.

For the purposes of OMLB's Strategy Screen, the following criteria will be used to determine decision making:

Business Development

- **Scope of project/program:** Does the program have a plan that has clearly communicated its scope, expectations, needs and more so that the team can understand its needs? Is the relevance and immediacy of this program's implementation supported? The strength, weakness, opportunities, and threats identified in this project is accounted for. Is the policy or procedure vetted or presented to a relevant board committee?
- **Strategic Plan Alignment:** Does the program align with a strategic plan goal and outcomes? How will this program impact delivering success in metrics? Does this program align with the overall mission of OMLB?
- **Financial Plan:** Will it break even or produce a surplus within 12 months (Or have a source of dedicated funding)? A budget and fund source will be submitted and is approved by the finance committee or board via budget. Can any existing funding sources be used to cover the costs of this project?
- **Resource Needs:** Will it yield a result that is sustainable – not fleeting? Does it build or reinforce our current competitive advantages? Will it require additional resources, i.e., staff? Who will lead and support? Does their need to be programs, policies, and protocols? Does this program place a heavier burden on existing staff or advance/lighten their existing load? Will external partners be asked to engage and if so to what extent? Does this program eliminate or change the priority level of another program?

Business Development	High	Medium	Low	None
1. Program/Project Scope	15	0	0	0
2. Strategic Plan Alignment	15	0	0	0
3. Financial Plan	15	0	0	0
4. Resource Needs	15	0	0	0
Total	60	0	0	0

Strategy Screen Criteria

OMLB

Value Alignment

- **Transformational Impact:** How does the project drive transformational impact towards accomplishing and delivering on our mission? Are the outcomes aligned with the strategic plan? Which goal and critical action will this project advance?
- **Transparency:** How does this project intend to communicate with the public and ensure decisions and operations are transparent and accessible?
- **Collaboration:** Who are the partners? Will it put us in competition? How crucial are relationships engaged? What does an effective partnership look like and how does this collaborative effort strengthen the ecosystem?
- **Community-Centric Focus:** Will it reinforce the community's view of us as their provider of choice?

Value Alignment	High	Medium	Low	None
1. Transformational Impact	10	0	0	0
2. Transparency	10	0	0	0
3. Collaboration	10	0	0	0
4. Community-Centric Focus	10	0	0	0
Total	40	0	0	0

Score Range:

Both scores must add up to "100" to justify new implementation of the program.

OMLB Background

Strategic Plan Cheat Sheet

Vision

To serve as a community development intermediary for Omaha as its land banking tool that creates pathways for stimulating the local economy through addressing systemic vacancy issues at its core.

Mission

The mission of OMLB is to empower Omaha to support sustainable and thriving neighborhoods by collaboratively transforming VAD properties.



Background

With the passage of the Nebraska Land Bank Act¹ in the spring of 2013, and the creation and launch of OMLB by late 2014, Omaha embarked on a thoughtful, intentional project. OMLB's charge was to bring a laser focus on tackling tax-delinquent Vacant, Abandoned and tax-Delinquent (VAD) properties, with a hope that its work would lead to neighborhood revitalization, particularly where VAD properties were most ubiquitous—the historically Black community in northeast Omaha and the heavily Latinx community in southeast Omaha.

Strategic Plan Goals

- 01.** Restore value to Vacant, Abandoned, and tax-Delinquent (VAD) properties and promote neighborhood stabilization through strategic planning, targeted acquisition, and responsible long-term stewardship.
- 02.** Increase housing inventory access and local development capacity to deliver affordable homes, promote ownership, and strengthen community resilience.
- 03.** Cultivate community power and participation by ensuring residents lead decision-making, share in the benefits of investment, and play an active role in shaping neighborhood change.
- 04.** Strengthen organizational capacity and sustainability by investing in strong leadership, effective systems, and stable, long-term funding to ensure OMLB's mission endures and evolves

Outcome Chart

OMLB

#	Outcome	Timeline	Priority Level	Lead - Department Roles	Support - Department Roles
01.01.01	Form + activate a VAD Remediation Collaborative to establish a VAD Remediation Report	1 Year	★	2 - Neighborhood Stabilization (Maintenance)	6 - A+D
01.01.02	Implement VAD Remediation Report with Collaborative table	2 Years	★	2 - Neighborhood Stabilization (Maintenance)	6 - A+D
01.02.01	Develop a neighborhood stabilization plan informed by VAD report - inform acquisition activities	3 Years	★	2 - Neighborhood Stabilization (Maintenance)	4 - Community Affairs
01.02.02	Use Receivership program to reduce VAD properties identified in VAD Report	3 Years	★	4 - Community Affairs	6 - AND
01.02.03	Maintain and scale TLC program to reduce VAD properties in alignment with VAD Report	3 Years	★	6 - AND	4 - Community Affairs
01.03.01	Develop a neighborhood stabilization plan informed by VAD report - inform disposition activities	2 Years	★	6 - AND	4 - Community Affairs
01.03.02	Launch Shovel-ready investments as identified in Neighborhood Stabilization Plan	3 Years	★	6 - AND	5 - Executive
01.03.03	Explore possible roles for OMLB to support large-scale redevelopment projects.	3 + Years	★	2 - Neighborhood Stabilization (Maintenance)	6 - AND
	Foster ownership and development models that keep wealth in the community while increasing access to housing for existing and historically underserved residents through promoting awareness of accessing land and housing through the Land Bank.				
02.01.01	Pursue sustainable maintenance strategies and funding to ensure consistent care of OMLB's inventory and build neighborhood trust.	3 Years	★	3 - Disposition	4 - Community Affairs
02.01.02	Provide customized support to help new and emerging developers turn Land Bank properties into housing, while growing a pipeline of new developers ready to tackle the housing shortage.	3 Years	★	2 - Neighborhood Stabilization (Maintenance)	4 - Community Affairs
02.01.03	Ensure multilingual and interpretation access is available to all Omahan's seeking to engage services from OMLB.	3 Years	★	3 - Disposition	4 - Community Affairs
03.01.01	Document and report on OMLB's economic impact and values to the neighborhood and the city of Omaha.	3 Years	★	4 - Community Affairs	5 - Executive
03.01.02	Use human-centered design engagement methods (e.g. pop-ups, arts-based storytelling, digital platforms) to reach diverse audiences for all Neighborhood Stabilization Planning and Community-Informed Policy Framework efforts.	3 Years	★	4 - Community Affairs	5 - Executive
03.02.01	Continue the Ambassador Program and expand alumni engagement.	2 Years	★	6 - AND	4 - Community Affairs
03.02.02	Advance federal, local and state policy solutions that support intentional and transparent land use, expand housing access, and community-driven revitalization.	3 Years	★	4 - Community Affairs	7 - OMLB Staff
03.02.03	Recruit new vendors and build up existing engagement, capacity, and investment of registered OMLB Vendors.	3 Years	★	4 - Community Affairs	5 - Executive
03.03.01	Develop a "Comprehensive Talent Recruitment, Retention, and Succession" plan for ultimate adoption by the Board.	3 Years	★	2 - Neighborhood Stabilization (Maintenance)	4 - Community Affairs
04.01.01	Improve Operational Systems and tools.	1 Year	★	5 - Executive	8 - Board of Directors
04.01.02	Strengthening Governance, Board Engagement and Strategic Alignment.	3 Years	★	5 - Executive	7 - OMLB Staff
04.01.03		2 Years	★	5 - Executive	8 - Board of Directors
04.02.01	Develop a long-range financial plan including public, philanthropic contributions, and earned income sources.	1 Year	★	5 - Executive	8 - Board of Directors



Omaha Municipal Land Bank

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