

Management Company Characteristics

As part of its development of the 2010 QAP, OHFA is establishing a methodology to evaluate the capacity of management companies. OHFA has developed a set of values relating to preferred management company characteristics. These values will be used by OHFA to determine whether management companies affiliated with proposed rental projects are the appropriate companies to produce the outcomes OHFA seeks. We are soliciting feedback on these values through Friday, July 17. Questions and comments may be directed to Brian Carnahan by e-mail at bcarnahan@ohiohome.org, or by phone at 614.728.5608.

- OHFA values management companies that have a proven record of maintaining compliant Low Income Housing Tax Credit communities, as well as other types of affordable housing.
- OHFA values management companies that take an active role in the community and are committed to providing rental homes that are safe, decent, and promote a good quality of life for the residents
- OHFA values management companies that are accessible and responsive to the needs of their residents, employees, vendors, investors, and OHFA
- OHFA values management companies that strictly adhere to all federal and local Fair Housing laws and Ohio landlord-tenant laws
- OHFA values management companies that have a well articulated and measurably successful plan for self monitoring and maintaining the compliance of the property
- OHFA values management companies that are properly licensed in all states in which the company operates
- OHFA values management companies that promote employee development through ongoing education and training
- OHFA values management companies that embrace their fiduciary responsibility to the owner while minimizing potential conflicts of interest with the owner-manager relationship.
- OHFA values management companies that place an emphasis on the orderliness and security of their record keeping system to ensure the safety and security of private and sensitive information found within tenant files and databases