



## **"Preferred Property" effort aims to strengthen rental management**

*Release Date: Wednesday, January 24, 2018*

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The City of Dayton is launching a new initiative aimed at boosting responsible rental property management and reducing negative impacts rentals can have on neighborhoods.

The Preferred Property Program offers qualifying properties a "stamp of approval" to help with marketing and a free listing on the City website, [daytonohio.gov](http://daytonohio.gov).

Acceptance to the program indicates a property meets requirements including structural soundness, no housing violations, and a safety assessment by the Dayton Fire Department. The program is designed for properties of four units or fewer.

In addition to the free online property listing, property owners and managers have access to services of the Dayton Mediation Center and are invited to quarterly discussions with City staff. Tenants may also attend the Good Tenant Training offered by the Mediation Center.

Participating owners or managers must complete a property management training course offered by the City of Dayton (or an equivalent), complete all appropriate inspections, and register properties with the Montgomery County rental registry.

"The Preferred Property Program is one more way the City of Dayton is responding to



resident needs and working with the community to build stronger neighborhoods," said Commissioner Matt Joseph, who proposed the initiative.

Acting in response to concerns from residents about the condition of rental housing, Joseph convened an inter-departmental City team and members of the Greater Dayton Apartment Association and the Greater Dayton Real Estate Investment Association to develop effective ways of working with landlords to improve the quality of city rental housing.

For more information, including an online application, go to [daytonohio.gov/preferredproperty](http://daytonohio.gov/preferredproperty).

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