



HCCP Designee Spotlight: Robert Oley

Acting Vice President of Operations
Guardian Management

Robert Oley joined Guardian Management in March 2018 as the Director of Compliance. Shortly thereafter, he was promoted to vice president of compliance, and in January 2019, he was appointed acting vice president of operations. Robert has more than 27 years of property management experience with a focus in affordable housing. He holds numerous designations, most notably the Housing Credit Certified Professional (HCCP), Specialist in Housing Credit Management (SHCM), Certified Specialist in Occupancy-Public Housing (CSO-PH) and Certified Specialist of Inspection-Uniform Physical Condition Standards (CSI-UPCS).

How has the HCCP designation impacted your career?

With the understanding that the HCCP designation is one of the industry's most distinguished, it provides agencies, general partners, industry leaders and peers with a level of confidence regarding my knowledge and commitment to the LIHTC industry. I had a potential client ask me, "What are your alphabets?" I was stumped, but quickly realized she wanted to know my designations. I started with HCCP, and she said, "Enough said, you obviously know your stuff."

Holding this designation has allowed me the opportunity to be part of something greater, and it allows me to network with top industry professionals, many of whom I now call friends.

How did you get into the LIHTC industry?

I was in college and needed money. That said, I started my career as a part-time leasing agent through a temporary agency that specialized in property management. My first assignment was a high-end brand-new community. I thought I had died and gone to heaven. This was the life — or so I thought. Little did I know that I was destined for greater things.

My next assignment was a Project-Based Section 8 community. I thought, “Who did I kill in a prior life?” Well, to my delight, it ended up being the best thing EVER! After spending the next few years working onsite and with different affordable programs, I was given an opportunity to relocate and take over my first LIHTC community. Back then, there was no formal training — it was sink or swim. So I dusted off the regulations and dug in.

After cleaning up my site and the other eight properties in the portfolio, I was asked to provide assistance to the entire Texas region. That’s when my career really launched. It’s been a wild ride, and I wouldn’t change a thing.

What are your day-to-day responsibilities?

As the acting vice president of operations, I oversee Guardian’s portfolio of 130 properties comprising more than 8,600 units, as well as our Compliance and Marketing Department. My responsibilities vary depending on the day. They range from client relations, financial oversight, ensuring sites are maintaining compliance, and acting as a liaison between Guardian and the many agencies for which we do business. However, my main focus is supporting my team.

What helped with your success in the LIHTC industry?

First and foremost, building strong relationships, as well as continuing to learn and stay ahead of the curve. There is no way an individual can survive in this industry without doing both.

What’s your favorite hobby?

Shopping! Specifically, antiques. I love walking through antique malls and finding treasures from the past. You never know what you might find.