

RESOLUTION NO. _____

ADDENDUM TO YARDI SYSTEM ANNUAL LICENSE AND MAINTENANCE FEES

Item No. 5B

WHEREAS, Louisville Metro Housing Authority (LMHA) requires an integrated computer software solution to serve the needs and requirements of our staff, residents, landlords, and governing agencies: and

WHEREAS, on March 2022 LMHA staff, in accordance with LMHA procurement procedures, renewed the contract to Yardi Systems, Inc to provide conversion to and licensing of an enterprise software system; and

WHEREAS, the renewal awarded to Yardi Systems included an agreement to Annual Subscription and Licensing fees based on a per unit fee for 12,000 total units; and

WHEREAS, the current active units/vouchers in the database are 14,266 resulting in a prorated increase in the licensing and maintenance costs of \$ 38,625.00.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to approve the addendum to the Yardi Systems Inc licensing agreement, in the amount of \$ 38,625.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

Yardi is a vendor for public housing agencies, which offers a complete suite of enterprise software applications and related services to public housing and redevelopment.

LMHA is currently using Yardi software for Applicant Processing, Tenant Accounts Receivable, Accounts Payable, General Ledger, Bank Reconciliation, HUD Reporting, Inventory, and Procurement. This application is provided to LMHA at a fee calculated on a per unit basis.

Upon completion of the migration of the Housing Choice Voucher program and the return of units at the Mixed Finance units at Liberty Green and Sheppard Square, the number of units has increased beyond the original contract agreement. LMHA and Yardi will review the ceiling number of units on an ongoing basis to ensure accuracy.

II. ALTERNATIVES:

- A. Approve the addendum to Yardi Systems, Inc.
- B. Do not award the contract at this time.

III. RECOMMENDATION:

Staff recommends Alternative "A."

IV. JUSTIFICATION:

Yardi's client portfolio includes more than 240 housing authorities including half of the Moving To Work agencies. Yardi Voyager is a single-stack, web based, mobile platform. Their system includes accounting, property management, and analytics for Public Housing and Housing Choice Vouchers in one system. LMHA Staff will continue to benefit from streamlined workflows, which include mobile work orders and inspections and a centralized database which will allow for faster workflows and real time reporting.

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IV. JUSTIFICATION (cont'd):

Approval of this resolution will also provide residents, participants, landlords and vendors with anytime self-service access to meet their needs for online payments, maintenance requests, annual rent reviews, recertifications and account information.

V. BUDGET APPROVAL:

Funding for this project is provided from Operating Funds for Public Housing and Section 8.

Aaron Dean, Director of Finance

Date

VI. PROCUREMENT CERTIFICATION:

The procurement of this contract is in compliance with the Louisville Metro Housing Authority procurement policies and procedures.

Steve Webb, Purchasing Agent

Date

Submitted by: Cheryl Butler
Director of Information Technology
January 17, 2023