

RESOLUTION NO. _____

RENEWAL OF YARDI SYSTEM ANNUAL LICENSE AND MAINTENANCE FEES

Item No. 5E

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 2021 LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Yardi Systems, Inc to provide conversion to and licensing of an enterprise software system; and

WHEREAS, the contract awarded to Yardi Systems included an agreement to Annual Subscription and Licensing fees of approximately \$389,000; and

WHEREAS, LMHA requested an increase in the original license count to accommodate additional Housing Choice Vouchers awarded, and additional Public Housing units to manage Sheppard Square; and

WHEREAS, LMHA requested to add optional software for rent comparisons of Housing Choice Voucher properties.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Executive Director and Contracting Officer, Elizabeth Strojjan, is hereby authorized to enter into contracts with Yardi Systems Inc, in the amount of \$504,429.50.

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 and Work Orders, Housing Choice Voucher, Accounts Payable, General Ledger, Bank Reconciliation, HUD Reporting, Inventory, and Procurement.

Staff have been pleased with the performance of Yardi Systems Inc. and upon completion of the Contract Renewal Evaluation Form, the software company has obtained an "Above Average" rating from the staff.

II. ALTERNATIVES:

- A. Approve the contract renewal with 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.

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.

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V. BUDGET APPROVAL:

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

Jeffrey Ralph, 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
April 16, 2024