To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: December 6, 2016

Subject: YARDI UPGRADE TO VERSION 7S

HOUSING AUTHORITY
Contra Costa County
affordable housing solutions

RECOMMENDATIONS

APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or his designee, to enter into a three-year software and support services agreement with YARDI Systems, Inc. (YARDI), in the amount not to exceed of $433,611; and to execute the necessary documents and amendments to implement this contract.

BACKGROUND

In 2003, HACCC procured the Yardi Voyager software system to manage its various federal housing programs (housing choice voucher, public housing, Shelter Plus Care, etc.). HACCC is currently utilizing Yardi Voyager version 6 to operate its programs. Yardi has released a new version of Voyager, Voyager 7S, which consolidates the financial and property management information provided in version 6 into a single, centralized database, with enhanced features, such as access to leasing modules, resident services and other features via mobile devices.

Perhaps the most significant feature of Voyager 7S is that it will migrate the YARDI software from an agency-hosted platform to a vendor-hosted platform accessed via the

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Action of Board On: **12/06/2016** ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
           Candace Andersen, Commissioner
           Mary N. Piepho, Commissioner
           Karen Mitchoff, Commissioner
           Federal D. Glover, Commissioner

ABSENT: Fay Nathaniel, Commissioner
           Jannel George-Oden, Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: December 6, 2016

Joseph Villarreal, Executive Director

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

cloud. This will provide faster and better technical support, troubleshooting and system updates than are now available to HACCC. Vendor-hosting will also alleviate some of the overwhelming demands placed on HACCC's only IT staff-person and should obviate the need to add another IT staff-person.

<u>BACKGROUND (CONT'D)</u>

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Some of the other advantages of moving to Yardi Voyager 7S are shown below:

- Online access for applicants, participants, and residents to complete initial and ongoing eligibility tasks along with other housing related services.
- HA users can access the system from a variety of hardware configurations and devices, including tablets and smart-phones, which will allow the end users to be more responsive to clients and landlords.
- Online landlord/owner access to a web-based portal for the HCV account will reduce time-consuming phone calls regarding payments and other account information.
- Disaster recovery of Yardi interface and data
- Interface enhancements built on the Microsof.NET framework, which allows the program to be more stable, powerful and faster than previous versions.
- Cost saving: Reduction in paper usage and postage and streamlined administrative processing
- Alternative rent collection and payment process options.
- On-site training for staff by Yardi experts which will include best practice reviews.

<u>FISCAL IMPACT</u>

The Housing Authority's (HACCC) total cost for this service will not exceed $433,611 over three years. Funding for this contract is included in HACCC's current budget.

<u>CONSEQUENCE OF NEGATIVE ACTION</u>

Should the Board of Commissioners elect not to authorize the Executive Director to enter into an agreement with YARDI, the Housing Authority will continue to operate with the existing system. The existing system will become an antiquated and unsupported software program in the near future. HACCC will be unable to fulfill its contractual obligations to HUD if it does not upgrade before that time.