



Board Letter

**Agenda Date:** March 15, 2022

**Agenda #:** 4

Recommendation for Professional Screening Services Agreement through Yardi Property Management Platform.

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

**Recommendation**

The Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that CHA’s Board of Commissioners (“Board”) approve the award of a contract to the below listed contractor for the amount of \$3,568,385.00, which is comprised of a three-year base term of March 31, 2022 through March 30, 2025, in the amount of \$2,141,031.00, and two (2) one-year option terms in the amount of \$713,677.00 each to provide resident screenings.

The Board delegates authority to the CEO to use her discretion to exercise each of the options, and each option term may only be exercised individually and upon expiration of the prior year’s term.

<b>Recommended Awardee</b>	<b>Base Contract Value</b>	<b>Base Term</b>	<b>Option Terms</b>	<b>Total Contract Value</b>
RentGrow, Inc. dba Yardi Resident Screening	\$2,141,031	3 Years	1 <sup>st</sup> Option: \$713,677 2 <sup>nd</sup> Option: \$713,677	\$3,568,385
<b>Total:</b>	<b>\$2,141,031.00</b>		<b>Aggregate Total:</b>	<b>\$3,568,385.00</b>

The requested action complies in all material respects with all applicable federal, state, and local laws, and CHA Board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

**Funding**

MTW Block Grant Funds

**Background**

In 2003, the CHA implemented the Yardi Housing Management Software as its property and voucher management system. The Yardi software was placed into production for use by the CHA in November 2005. The existing Yardi Support and Maintenance Agreement includes technical support and product maintenance, including fixes and updates to the software.

In October 2008, CHA elected to license additional Yardi software, including the vendor’s Customer Service, Portfolio Management Dashboard, and Web Portal Modules (collectively the

“Upgrade Modules”). These new Upgrade Modules were separately licensed, implemented into CHA’s production environment and subject to the same terms and conditions for ongoing support, maintenance, and upgrade coverage as the parties have observed for Yardi Voyager System.

RentGrow, Inc. dba Yardi Resident Screening™ is a wholly owned Yardi subsidiary that provides online screening services to help managers make rental decisions based upon comprehensive background data. The system is fully integrated with Yardi Voyager and allows single sign-on and provides real-time analytics.

Yardi Resident Screening is already built into CHA’s Yardi Voyager Property Management Platform. It simplifies screening and recertification processes in accordance with CHA’s policies and HUD regulations for the CHA’s Housing Choice Voucher Program (HCVP) and the Property Asset Management (PAM) division utilizing:

- One system to learn, manage, launch screenings, and track results seamlessly within the Yardi Voyager prospect workflow
- Reinforced business processes and improved compliance through tightly integrated systems
- Fewer steps and greater ease of use with embedded, comprehensive screening
- Ongoing support from a dedicated team of screening experts

Providing:

- Criminal screening
- Credit screening
- Executive management analytics

CHA vendors, HCV, and Public Housing Programs utilize the Yardi software database as their property management software.

In addition, the HCV Department would like to utilize the Work Number starting April 1, 2022. The Work Number is owned and supplied by Equifax. RentGrow, Inc. offers the Work Number data via their Social Service Verification (SSV). This service reduces the risks of relying on participants’ reported income. The Work Number will provide secure, convenient access to the financial data needed for compliant income certifications, which HUD recognizes as a level five (5) up-front income verification (UIV) and is the highest level of verification for wage and salary information.

The Work Number has access to more than 100 million active payroll records. This data comes directly from employers each pay period offering our program,

- Pay cycle information which we can then compare to ensure income calculations are more accurate
- Comparison of actual income vs. reported income to identify unreported or misstated income

- Identify income trends/anomalies to help us ensure income certifications portray an accurate household's income

The implementation of this service, the Work Number, will assist us reduce Housing Assistance Payments (HAP) waste.

**Procurement Activities**

In accordance with CHA sole source procedures and the proprietary nature of the software system, this remains a necessary procurement requirement for the maintenance, support, and upgrades to the Yardi platform and applications.

**MWDBE and SECTION 3 COMPLIANCE:**

CHA staff has reviewed the current contract with Yardi regarding Resident Screening and has determined that acceptance of a waiver from CHA stated goals is acceptable for the supply and delivery of this contract. Yardi Resident Screening is previously built into CHA's Yardi Voyager Property Management Platform. It simplifies screening and recertification processes for CHA in accordance with our internal policies and HUD regulations.

**Vendor Background Information**

Anant Yardi, President and Founder, 430 S Fairview Avenue, Santa Barbara CA 93117. Established in 1982, Yardi Systems, Inc. ("Yardi") is a software provider for the real estate investment management and property management industries. The company offers business solutions for the real estate market, including multi-family, affordable, public housing, senior and military housing, as well as office, industrial, retail, and self-storage market segments. Yardi has been providing software, maintenance, support, and implementation services for the CHA's Housing Management System since 2003.

RentGrow, Inc. is a wholly owned subsidiary of Yardi Systems Inc. As the incumbent provider, under the original agreement Yardi was a self-performing MBE vendor, no hires needed, and vendor elected to pay into the "Section 3 Fund". Under this continuation of services, there is no opportunity for direct M/W/DBE services since we maintain a license for continued usage.

Based on the foregoing, it is in the best interest of the CHA for the Board of Commissioners to authorize the Chief Executive Officer or her designee to enter into a contract for resident screening services with RentGrow, Inc. in the amount of \$3,568,385.00.

Respectfully Submitted:



**Tracey Scott**  
**Chief Executive Officer**



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**RESOLUTION NO. 2022-CHA-10**


**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 15, 2022 entitled "Recommendation for Professional Screening Services Agreement through Yardi Property Management Platform."

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or her designee, to enter into a contract with RentGrow, Inc. dba Yardi Resident Screening, to provide Professional Screening Services through the Yardi Property Management Platform for the amount of \$3,568,385.00, which is comprised of a three-year base term of March 31, 2022 through March 30, 2025, in the amount of \$2,141,031.00, and two (2) one-year option terms in the amount of \$713,677.00 per option term.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.



  
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**Angela Hurlock**  
**Chairperson**  
**Chicago Housing Authority**