

December 18, 2025

BCC Agenda Date/Item: \_\_\_\_\_

Housing Authority Board of County Commissioners  
Clackamas County

**Approval of an Amendment to a Software Contract with Yardi Systems for continued support of the software system used for Housing Authority programs and financial reporting. Amendment value is \$175,873.65 for 6 months. Total contract value is \$975,873.65 for five years. Funding is through the US Housing and Urban Development Administrative fees.**

**No County General Funds are involved.**

<b>Previous Board Action/Review</b>	• Original Contract Approved, June 10, 2021, Agenda Item 20210610 I.1		
<b>Performance Clackamas</b>	Safe, Secure, and Livable Communities		
<b>Counsel Review</b>	Yes: Ryan Hammond	<b>Procurement Review</b>	Yes
<b>Contact Person</b>	Shannon Callahan	<b>Contact Phone</b>	(971) 480-1089

**EXECUTIVE SUMMARY:** The Housing Authority of Clackamas County (HACC), a Division of Health, Housing, and Human Services Department, is requesting approval of an amendment to the software contract with Yardi Systems, Inc. (Yardi) to continue the provision of the Yardi software system used for operating Housing Authority programs and financial reporting.

Housing Authorities have very specific needs for software systems to be able to report to HUD in required formats and provide all the necessary functionality to operate various types of voucher programs and manage properties. Yardi meets these requirements and is used in alignment with Washington and Multnomah County Housing Authorities to ensure reporting on programs can be comparable across the region.

Conversion to the Yardi system was more challenging than expected due to many factors, including the age of the previous system. This contract amendment increases the contract value to include the additional training sessions for onboarding HACC staff to the new system, setting up customizations, and working through the challenges of software conversion, in addition to the budget for ongoing access to the software.

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**RECOMMENDATION:** Staff respectfully request that the Housing Authority Board approve the amendment to the contract (10181) and authorize Chair Roberts or his designee to sign on behalf of the Housing Authority of Clackamas County.

Respectfully submitted,

*Mary Rumbaugh*

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Director of Health, Housing, and Human Services

**AMENDMENT #1  
TO THE CONTRACT DOCUMENTS WITH YARDI SYSTEMS, INC.  
Contract #10181**

This Amendment #1 is entered into between **Yardi Systems, Inc.** ("Yardi") and Housing Authority of Clackamas County ("Client") and shall become part of the Contract documents entered into between both parties on **June 10, 2021**. ("Agreement").

The Purpose of this Amendment #1 is to make the following changes to the Agreement:

1. Section 20, Subsection a, **Not-to Exceed Contract Value** is hereby amended as follows:

Client represents that the total amount Client is authorized to pay for the first 5 years' fees under this agreement is **\$975,873.65** (the "Not-to-Exceed Contract value"), and Yardi acknowledges that representation.

ORIGINAL CONTRACT	\$	<b>800,000.00</b>
<b>AMENDMENT #1</b>	\$	<b>175,873.65</b>
<b>TOTAL AMENDED CONTRACT</b>	\$	<b>975,873.65</b>

Except as expressly amended above, all other terms and conditions of the Contract shall remain in full force and effect. By signature below, the parties agree to this Amendment #1, effective upon the date of the last signature below.

**Yardi Systems, Inc.**

**Housing Authority of Clackamas County**

By: Michael Remorenko  
Date: December 15, 2025  
Print Name: Michael Remorenko  
Title: Authorized Representative

\_\_\_\_\_  
Signature Date  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Approved as to Form:**

\_\_\_\_\_  
County Counsel Date