

YARDI VOYAGER™ Affordable Housing

Yardi Voyager™ Affordable Housing software provides seamless integration of compliance, accounting, and property management in a single, centralized database. Using simple, automated workflows, the system guides you through qualifying, certification, leasing, and move-in procedures. Our software provides fast, accurate financial processing and reporting with drill-down to every transaction. Voyager Affordable Housing saves training time by using the same leasing steps for both market-rate and affordable housing units. We provide easy-to-understand help throughout the software, and free training videos for standard compliance features.

Community Manager Dashboard – Affordable – HUD/Tax Credit

Resident Activity		Unit Statistics		Tuesday, February 09, 2010	
Move In	2	Total Units	73		
Move Out	3	Leased Units	71	97.26%	
Deposit Accounting	1	Occupied Units	68	93.15%	
On Notice	4	Available Units	2	2.74%	
Incomplete Certs	7	Model/Down/Admin	0	0%	
Annual Certs Due	9	On Hold Units	0	0%	
Unanswered Letters	5				
Expiring Leases (120 days)	12				
Scheduled Lease Renewals	3				
Alerts	6				
Maintenance		Traffic		Open Batches	
Pending Make Ready	2	Prospect Pipeline	5	Charges	New Charge Batch
Pending Work Requests	4	Today's Showings	0	Receipts	New Receipt Batch
Completed WO Followup	7	Affordable Waiting Lists	3	Payments	New Payment Batch
		Pending Applications	1		

Our property dashboard provides a simple view of all activity.

Key Features

- Single data entry and concurrent qualifying for multiple layers of subsidy
- Combined LIHTC, Section-8, HOME and Rural Development compliance
- iMAX, TRACS and MINC compliant
- Flexible waiting lists, with historical reporting
- Easy to understand resident ledgers and HAP ledgers with drill-down to every transaction
- Demographic reports
- Customizable notices and verification letters
- Combined unit-transfer and certification histories for all subsidy types
- Electronic data transfer to state housing finance agencies
- Fully integrated accounts receivable, accounts payable, and general ledger with real-time reporting
- Dashboard access to work orders and make-ready processing
- User security enables you to determine who can approve applications and move-ins
- Seamless integration with **Yardi Portal™**, **Yardi CHECKscan™**, **Yardi PAYscan™**

Streamlined Compliance

Step-by-step workflows lead you through compliance. Single data entry for multiple layers of subsidy makes it easy to produce or change all related certifications. A simple button-click starts the easy recertification process. The system keeps you in compliance every step of the way.

Prospect Certification (MI 03/01/2010 Ctrl 40052)

Name	Carla Hunter	Property	kncmb	OfficeTel#	(843) 454-5555
Address	44 Previous Street	Unit		HomeTel#	(843) 111-2222
City	Atown	Status	Prospect	Mobile#	
State, Zip	SC 49400	Lease Form	03/01/2010	Fax#	
		LeaseTo	02/28/2011	Email	carla@ajax.com

[Contacts](#) [Cancel](#) [Previous](#) [Next](#)

Qualification Steps

- [Family Members](#)
- [Income](#)
- [Assets](#)
- [Expenses](#)
- [Household Info](#)
- [Verification](#)
- [Validation](#)
- [Select Unit](#)

Validation Help?

[Occupancy Check](#)

Qualified Household (50059 Summary Date)	
Certification Type	MI
Effective Date	03/01/2010
Annual Income	23,825
Adjusted Income	21,260
Subsidy Type	1 - Sec 8
Income Status	2 - Very Low Income
TTP	532

Qualified Household (Tax Credit Compliance)	
Certification Type	MI
Effective Date	03/01/2010
Max Income	28,920
Annual Income	27,925.00
Percent AMGI	57.94
Subsidy	88.00

***Prospects qualifies for selected program but may not qualify for a specific unit.**

Quickly check qualifications for multiple programs on a single screen.

Tax Credit

- Enforces income and rent restrictions
- Automatic enforcement of the Available Unit Rule
- Automatic enforcement of the Unit Vacancy Rule
- Set-aside layering at project and building levels
- Project mapping for fixed or floating set-asides
- Flexible recertification scheduling for tenant income certifications
- State-specific tenant income certifications (TICs)
- State-specific unit event reporting
- One-step receipt processing of tenant-based voucher payments
- Complete certification history
- Automatic upload of tax credit data to state sites where applicable
- Tax credit recertification waivers
- Tax credit compliance monitor enables you to predict impact of changes before they happen

HUD 50059

- Multiple subsidy types and contracts per property
- Gross rent change (GRC) and automatic updates to later certifications
- Automated utility reimbursement payments (URP)
- Centralized special claims processing
- Centralized TRACS processing of tenant and voucher files
- Automated iMAX interface
- One-step receipt processing of HAP voucher payments
- Printing of required compliance documents including 50059s, vouchers, model leases, 9887s, and more
- Customizable reports, forms, letters and leases
- Flexible waiting lists
- Online HUD Handbook 4350.3 – with periodic updates
- Complete certification history
- Rent, HAP and utility reimbursements at a glance

Post Rent & HAP

Tenant Filter: Property: kn0130, Contract: , Tenant: , Chart Code: System

Default Values: Rent Charge: .rent, EI Charge: ei, HAP Charge: hap, UR Due Date: , UR Account: 64000000, UR Recovery Charge: util

Display Options: Show Prior Posted: Current: 06/2010, Advance to 07/2010

Unit	Tenant	Cert. Type	Effective Date	Voucher Date	Tenant Rent	HAP	Date Range	Adjust	Deposit	Rent	EI	URP	URP Rec	HAP	Billing Type
Pre-Posting for property 59 Street Gardens (kn0130) : HAP Month 6/2010 A/R Month 4/2010 A/P Month 4/2010															
1	Ira Brown (t0011301)	MI	11/01/2009	05/01/2010	-30	670	02/01/2010 - 03/31/2010	Adj						-1,340	Undo
		MI	11/01/2009	05/01/2010	-30	670	04/01/2010 - 04/30/2010	Adj						-670	Undo
		MI	11/01/2009	05/01/2010	-30	670	05/01/2010 - 05/31/2010	Adj						-670	Undo
		IR	02/01/2010	06/01/2010	125	515	02/01/2010 - 03/31/2010	Adj		250					
		IR	02/01/2010	06/01/2010	125	515	04/01/2010 - 04/30/2010	Adj		125					
		IR	02/01/2010	06/01/2010	125	515	05/01/2010 - 05/31/2010	Adj		125					
		IR	02/01/2010	06/01/2010	125	515	06/01/2010 - 06/30/2010			125					
							Total			625					
3	Nora Johnson (0010423)	AR	05/01/2010	06/01/2010	228	412	05/01/2010 - 05/31/2010	Adj		228				1,030	New
		AR	05/01/2010	06/01/2010	228	412	06/01/2010 - 06/30/2010			228				515	New
							Total			456					
4	Joseph Moore (t0010424)	IR	01/01/2010	06/01/2010	55	695	06/01/2010 - 06/30/2010					55	695	Regular	
							Total					55	695		
							Total			1,081		-65	1,414		

Review rent HAP and utility reimbursement transactions before they are created.

Rural Development

- Rental assistance certification Form RD 3560-8
- Form RD 3560-29 – Notice of Payment Due Report
- Compatible with USDA chart of accounts
- Basic rent and overage tracking
- MINC interface
- General-ledger driven 3560-7 budget worksheet
- General-ledger driven 3560-10 balance sheet worksheet
- Easy rental assistance assignment

HOME Funds

- Qualification of HOME households with one or multiple subsidies
- Household qualifying based on total or adjusted income as required
- High and low HOME units
- Fixed and floating HOME units
- Rent limit history
- Automatic enforcement of HOME available unit rule
- State-specific tenant income certifications (TICs)
- Automatic maximum rent override when combined with project-based subsidies
- HOME unit mapping

[Check Compliance](#)

Property

Units

1 Name

Required Home Units

TC Set Aside

Set Aside Map

Building	Unit	Status	Bed-rooms	Unit Sqft	Status	Move In AMI%	Current AMI%	TC Unit SetAside	TC Target SetAside	Home Unit Type	Discrepancy/Changes
kn03a	1	HM	1	900.00	OCCUPIED	37.16	37.16	60.00	<input type="text" value="60.00"/>	High Home	
kn03a	2	HM	1	900.00	OCCUPIED	48.90	48.90	50.00	<input type="text" value="50.00"/>	Low Home	
kn03a	3	MKT	1	900.00	VACANT	0.00	32.62	0.00	<input type="text" value="0.00"/>	Low Home	
kn03a	4	MKT	1	900.00	VACANT	0.00	0.00	0.00	<input type="text" value="0.00"/>		
kn03b	5	MKT	1	900.00	VACANT	0.00	0.00	50.00	<input type="text" value="50.00"/>	Low Home	
kn03b	6	MKT	1	900.00	VACANT	0.00	48.90	50.00	<input type="text" value="50.00"/>	Low Home	
kn03b	7	MKT	1	900.00	VACANT	0.00	0.00	50.00	<input type="text" value="50.00"/>	Low Home	
kn03b	8	MKT	1	900.00	OCCUPIED	0.00	0.00	0.00	<input type="text" value="0.00"/>	Low Home	

Quickly view and map your HOME and market units.

Complete Solution

Yardi Voyager Affordable Housing is a cost-effective, full business solution that integrates with:

- ↳ Yardi Portal™ for online rent payments and other resident services
- ↳ Yardi CHECKscan™ for bulk check scanning to create efficient electronic transactions
- ↳ Yardi Procure to Pay™ to centralize and streamline procurement and accounts payable
- ↳ Yardi RentGrow Screening™ resident screening and reporting with available Yardi Voyager interface

These solutions work together to increase your operational efficiency and help you cut costs.

Client Driven

The National Yardi Affordable User Group (NYAUG) is an independent organization of Yardi clients. NYAUG works closely with Yardi to help guide product direction, provide peer support, and serve as the voice of the Yardi affordable community. As a Yardi affordable housing client, your organization is eligible to participate in this vital part of the Yardi community. Yardi is committed to hearing its clients. NYAUG is a part of that commitment.



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