

Multi-Year Evaluation of RenterAid Program and Affordable Housing Database Supply Project Data Informational

This document provides supplemental information to support prospective respondents to the Multi-Year Evaluation of RenterAid Program and Affordable Housing Supply Database Project RFP. It describes potential data sources for the RenterAid evaluation and outlines the affordable housing unit typologies LACAHSa is interested in identifying and tracking through the Affordable Housing Supply Database project.

Potential Data Sources for RenterAid Program

Below, we describe prospective data sources that LACAHSa's RenterAid program currently uses and/or is working to secure access to that may serve as foundational resources for researchers responding to the "Multi-Year Evaluation of RenterAid Program and Affordable Housing Supply Database Project" RFP. Researchers are encouraged to suggest supplemental data sources in their proposed approach, but the databases listed below represent LACAHSa's primary anticipated data infrastructure for the RenterAid program. While these data sources are not yet fully accessible at this time, LACAHSa is actively engaged in data-sharing discussions regarding their integration with LA County.

1. Homeless Management Information System (HMIS, hosted on Clarity software provided by Bitfocus)

The Homeless Management Information System (HMIS) is a national administrative database used by LA County to collect and manage client-level data on individuals and families experiencing or at risk of homelessness. HMIS data available for LACAHSa contracted researchers may include:

- **Client Characteristics:** Standardized demographics (age, race, ethnicity, gender, veteran status), disability status, household composition, and unique client identifiers enabling cross-system record linkage.
- **Eligibility Verification & Client History:** Self-reported income and benefits, health insurance coverage, disabling conditions (e.g., chronic health, mental health, substance use), and specific supportive services rendered.
- **Project-Level and Program Level¹ Data:** Project entry/exit dates, prior service history, length of time homeless, and episode histories across

¹ "Program level" refers to the individual RenterAid components as defined in the Multi-Year Evaluation of RenterAid Program and Affordable Housing Supply Database Project RFP.

emergency shelter, transitional housing, rapid re-housing, and permanent supportive housing.

- **System & Housing Outcomes:** Destination at program exit (e.g., permanent housing placement vs. return to unsheltered homelessness), enabling survival analysis and retention rate modeling over time.
- **Direct Financial Assistance & Benefit Levels:** Tracking of LACAHSAs Emergency Rental and Flexible Financial Assistance (ERFFA) amounts disbursed per household, number of months receiving ERFFA assistance, emergency grant allocations, and cost-per-household variations.

For more details on HMIS data, standards, and technical specifications, please visit the links below:

[LA County HMIS Superuser Landing Page](#)

[HUD HMIS Data Standards](#) (including the HUD HMIS Data Dictionary)

2. Los Angeles County Information Hub

The LA County Information Hub (Info Hub) is a centralized, cross-sector administrative data integration system. Designed to support person-centric care coordination, multi-system service delivery, and policy evaluation, the InfoHub securely links client-level data across public agencies. LACAHSAs will work to support access to InfoHub data for research and evaluation activities, as appropriate and in coordination with relevant County partners.

For more information on the LA County InfoHub, please visit:

[LA County Departments Reporting to Info Hub](#)

3. Legal Server

Legal Server is a centralized web-based case management database used to capture programmatic, client, and case-level data across participating Legal Service Providers (LSPs). For research and evaluation purposes, LACAHSAs will work in partnership and coordination with participating LSPs to obtain appropriate aggregated client data. Aggregated data may include:

- **Client Demographics & Eligibility:** Aggregate characteristics of clients served including race, ethnicity, gender, age, Area Median Income (AMI) tier, household size, and program eligibility criteria.

- **Case Characteristics:** Aggregate information on the types of legal assistance provided (e.g., full legal representation, brief services, legal advice), landlord/tenant dispute characteristics, and procedural case milestones.
- **Programmatic & Case Outcomes:** Aggregate housing stability and legal resolution outcomes—such as *Tenant Stayed in Home* (housing retention), *Soft Landing* (negotiated relocation/extended time), *Lost in Court*, and *Representation Ended*—allowing for empirical modeling of legal defense efficacy, eviction prevention rates, and cost-benefit analyses.

4. LACAHSAs Administrative Database (hosted by Azure)

Hosted on Azure, this cloud-based administrative database will serve as the primary digital intake and tracking system for all RenterAid portal applicants. The platform will capture front-door application and screening data including:

- **Applicant Demographics & Household Structure:** Standardized client- and household-level demographic variables, family composition, dependent counts, race, ethnicity, etc.
- **Socioeconomic & Eligibility Metrics:** Self-reported and verified household income, Area Median Income (AMI) stratifications, financial hardship indicators, and program eligibility determination status.
- **Housing History & Vulnerability Drivers:** Detailed housing stability history, including prior episodes of homelessness or displacement, rent burden metrics, and specific risk factors.
- **Triage & Programmatic Allocation:** Prioritization scores, algorithmic targeting indicators, and application status milestones from initial intake through final disposition.

Azure will hold an enduring record of all households applying to RenterAid through the LACAHSAs RenterAid portal, including households that are found not eligible for services.

5. Neighborly

Neighborly serves as LACAHSAs centralized grant management, compliance, and financial reporting portal. The system tracks fiscal disbursements, compliance metrics, and programmatic output data across participating Eligible Jurisdictions (EJs) and local partners administering Renter Protection and Homelessness Prevention (RPHP) activities. This database may provide:

- **Programmatic Reach & Output Metrics:** Aggregate counts of individuals and families served across EJs and service types.
- **Demographics & Target Populations:** Standardized household demographic profiles, socioeconomic indicators, and geographic coverage metrics across reporting entities.
- **Fiscal Spending Trends:** EJ-level financial expenditure tracking, budget-to-actuals, and longitudinal spending trends across funding categories.

6. Centralized Fiscal Agent Database (TBD)

Database, data availability, and specific measures are still being determined. Potential data may include

- **Financial Assistance Volume & Amounts:** Number and dollar value of assistance requests, approvals, denials, and payments.
- **Processing & Payment Timelines:** Time from request to approval and from approval to disbursement.
- **Approval/Denial Trends:** Approval rates and reasons for denial or incomplete requests.
- **Types of Assistance:** Distribution of assistance by category, such as rental arrears, utilities, deposits, or other housing-related costs.
- **Repeat Assistance:** Frequency and timing of multiple assistance requests for the same household.
- **Landlord Participation:** Acceptance rates, payment completion, and potentially reasons payments cannot be completed.

Affordable Housing Supply Database Project Typology

Description

LACAHS is seeking a research partner that can help identify and track various affordable housing unit typologies – this includes subsidized, deed-restricted, and Naturally Occurring Affordable Housing (NOAH). Proposing contractors will help build the database as described in the Affordable Housing Supply Database Scope of Work section of the “Multi-Year Evaluation of RenterAid Program and Affordable Housing Supply Database Project” RFP. Typologies that LACAHS is interested in identifying and tracking include:

Affordable Housing Unit Type
<i>Subsidized + Statutory</i> • Traditional Public Housing • Project-Based Section 8
<i>Subsidized + Statutory, with focus on special populations (e.g., elderly, disabled)</i> • Project-Based Section 8 • Section 202 / PRAC • Other Permanent Supportive Housing
<i>Tax Incentives + Statutory</i> • LIHTC
<i>Non-Tax Incentives + Statutory</i> • Inclusionary zoning • Density bonus • Other deed-restricted (e.g., Community Land Trust)
<i>Demand-Side Subsidies</i> • Housing Choice Vouchers • Time-Limited Subsidies/Rapid Rehousing
<i>Non-Subsidized + Non-Statutory</i> • Naturally Occurring Affordable Housing (NOAH)
<i>Other Units with either Subsidies, Tax or Non-Tax Incentives from State/Local Funding Sources</i> Unit types to be solidified but likely to include: Multifamily Housing Program, Infill/Prohousing Infrastructure Grant, HomeKey, Affordable Housing Trust Fund, and Others

LACAHSA previously partnered with the Neighborhood Data for Social Change (NDSC), a project within the University of Southern California’s Luskin School of Real Estate to develop a NOAH definition, methodology, and baseline count for Los Angeles County that is now a part of NDSC’s State of Los Angeles County Housing & Neighborhoods (SOLACHAN) report. It is available at [this link](#). Note that the NOAH methodology developed

does not currently cover all NOAH units of interest to LACAHSa and the Affordable Housing Supply Database Project will build upon this initial NOAH baseline to include buildings with less than 5 units, mobile homes, and other NOAH unit types.