

Bad Landlords II

Councilor Breadon

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Goal/Motivation: Gather data about landlords and the violations committed by them to create a worst landlord watchlist for the city of Boston. This is meant to increase transparency for Boston tenants and residents about the zoning and development of rental properties in the city. Our specific task is to look at eviction filings and housing court cases.

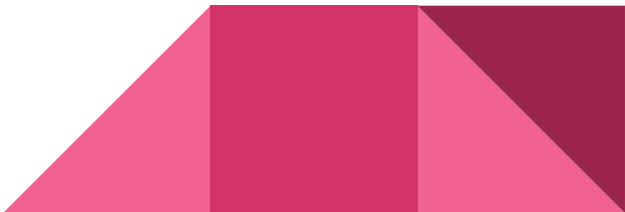
Background: General knowledge about various violations as well as a basic understanding of the layout of the city is necessary to understand the data.

The Road So Far...

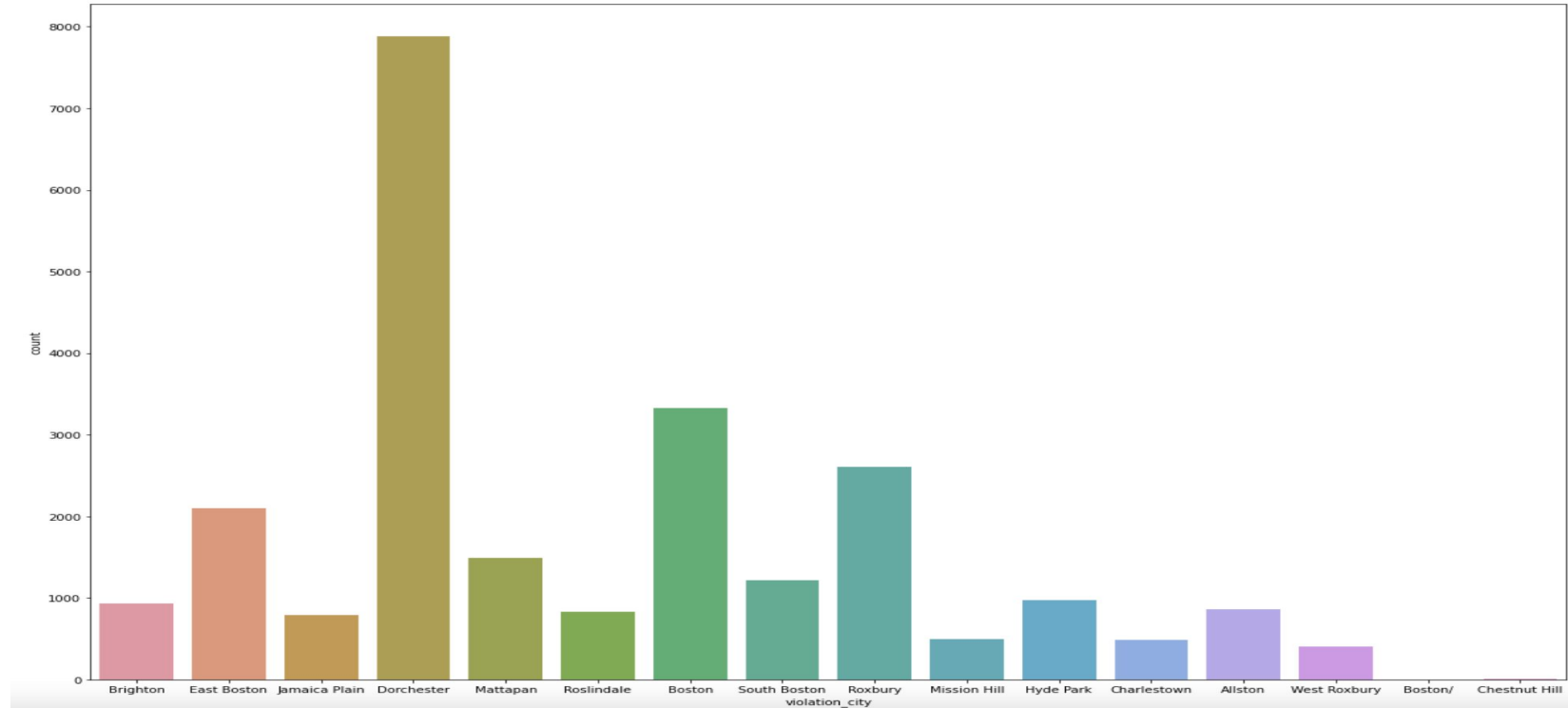
What we've done so far:

- Created visualizations for violation counts, types of violations, and location information
- Began to search for accessible and recent eviction data
- Team communication via Discord and Trello
- Each week, each team member chose a dataset to work with (there was some overlap)
- Everyone took the time to gain a basic understanding of the datasets

The main datasets we used:

- Buildings and property violations
 - Evictionlab site for Boston eviction filings
 - Violation codes dictionary
 - 311 service requests (2022)
 - Rentsmart dataset
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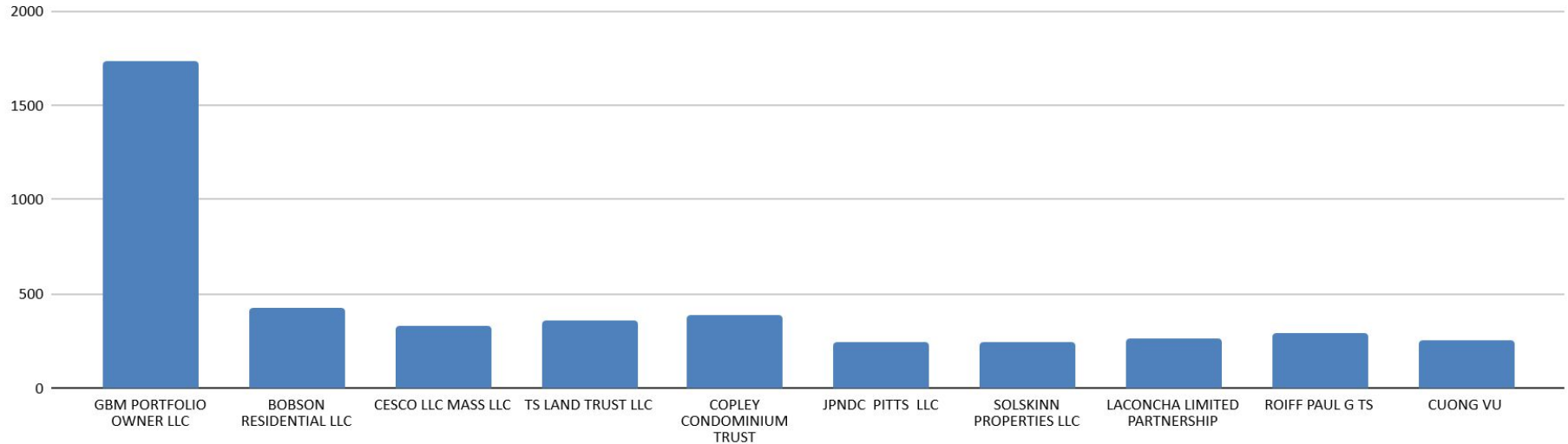
Violation Counts by Location



Dorchester has the highest number of violations followed by downtown Boston

Violation Counts by Landlord

Enforcement violations (Top 10 most violations - owners) [2016 - Present]



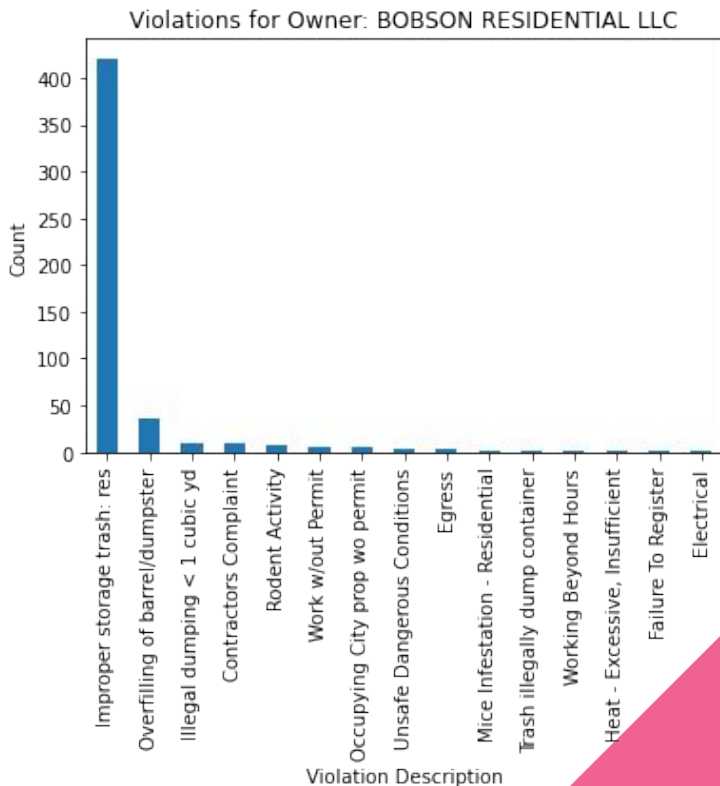
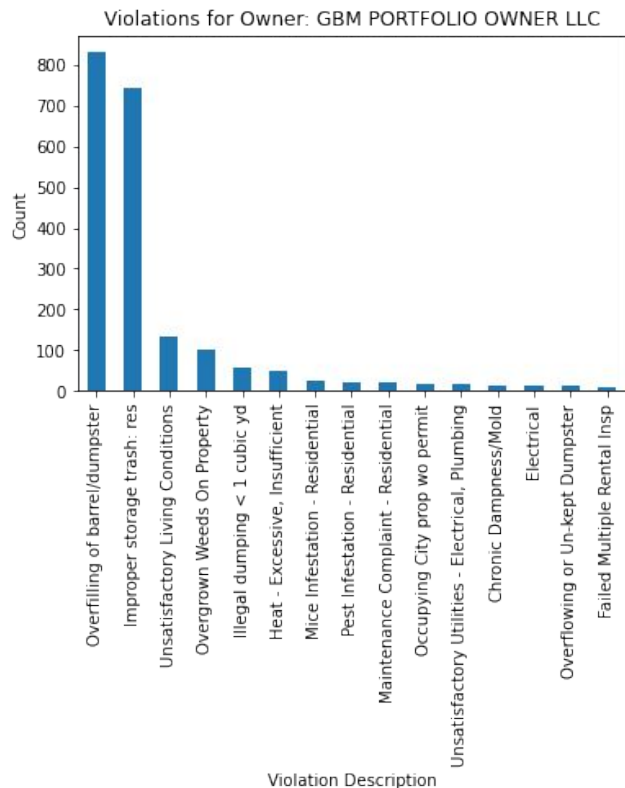
GBM Portfolio LLC has by far the greatest number of violations at around 1700 followed by Bobson Residential LLC

Most Common Violation Types by Landlord



For most landlords, housing complaints are the most common violations

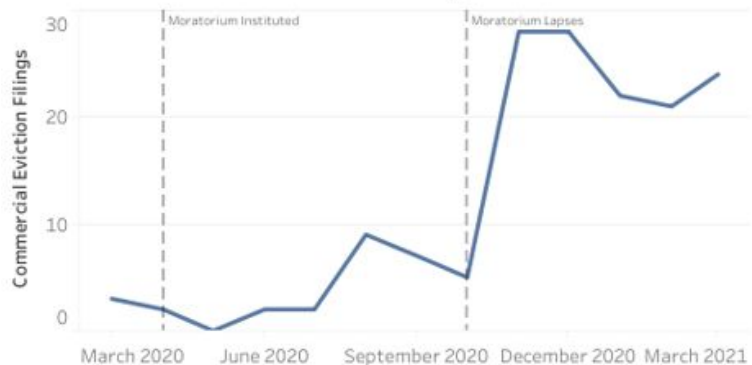
Violations for GBM and Bobson



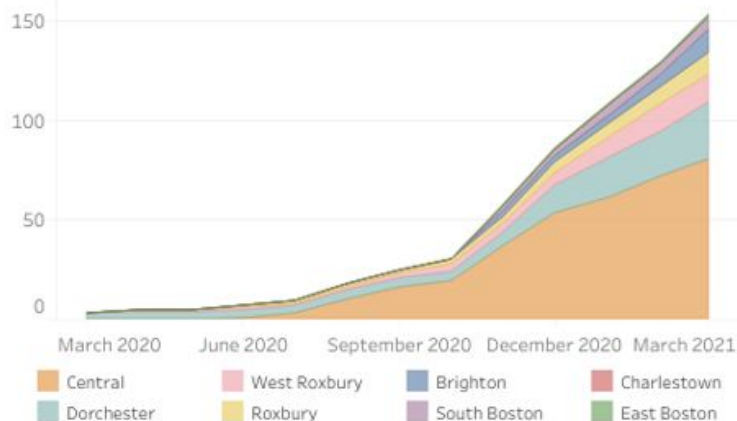
Overfitting of dumpster and improper trash storage are the most common violations for the 2 landlords with the greatest number of violations. This is where determining severity becomes an important factor.

Eviction analysis

Commercial Eviction Filings Over Time

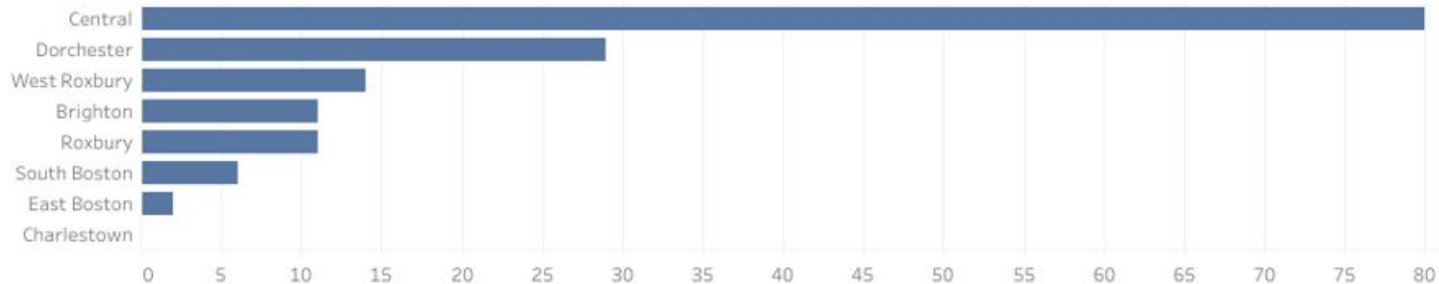


Cumulative Commercial Eviction Filings by BMC Jurisdiction



Commercial Eviction Filings By BMC Jurisdiction

Since March 15, 2020



Eviction filings began to greatly increase as the pandemic was ramping up. However, recent data is extremely scarce


Eviction analysis

Our specific task: Looking at number of evictions and housing court cases

According to the report about eviction filings we find on MassLandlords, Inc. Available online at <https://masslandlords.net/policy/eviction-data/>.

we found that the most common cause of an eviction filing is non-payment from 2021 to 2023 and the Least stable with 100+ filings is Fall River(2021 & 2022) and New Bedford (2023)

Also, we find the report of Commercial Eviction Filings in Boston During COVID-19 ([Commercial Eviction Filings In Boston During COVID-19 | Tableau Public](#)). According to the report, we find that the most common Commercial Eviction Filings By BMC Jurisdiction filing happened in the Central of Boston and December, January and February witnessed the most commercial Eviction Filings

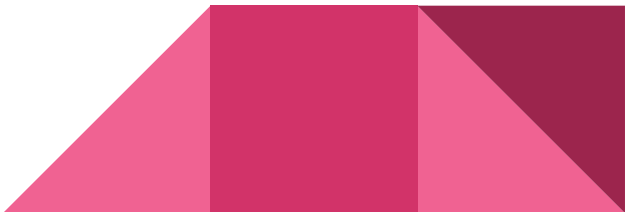


Eviction analysis

Our specific task : Looking at number of evictions and housing court cases

Also we find data <https://www.mass.gov/lists/land-court-masscourts-reports> (The Land Court Reports are 3 reports that list each new Land Court case filed during a 3 month period for service members, Tax Lien, and Miscellaneous Land Court case types. Each list entry shows the case number, filed date, city, street, and party names for each new case.) we using <https://www.zamzar.com/convert/pdf-to-csv/> to convert the downloaded pdf file to csv file.


But when we want to analyse it, we find that this data covers all the Massachusetts and it's hard to find detailed data of Boston regions, when we try to process the data, we find that the data of boston is too little to analyse.



Challenges

- Eviction data was either old or inaccessible(not in csv format)
- It was tough to find which violations were committed by which particular landlords
- Some of the data does not reflect the changes post-COVID so this needs to be accounted for

Next Steps

- Find a way to rank severity of violations by the landlords/property managers(we would have to do this manually by reading up on violation descriptions and codes)
 - Create a threshold for what constitutes a bad landlord(to do this we will need to take into account number of violations as well as severity of those violations)
 - Relate violations to eviction filings and housing court cases
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Extension Proposal

A possible extension we find interesting is determining the influence of various social factors on the number/types of violations that landlords commit. Some factors that we might consider are: the number of children/elderly people, the number of individuals who don't speak English as their first language, the number of minorities who live in a particular neighborhood, etc.. Since housing is a part of society, landlords' violations must be influenced by the social environment of the neighborhood. Some questions for analysis might include: What social factors influence the number and type of violations most and what are the social features of different neighborhoods?

