

Affordable Housing Snapshot (Housing Affordability Index)

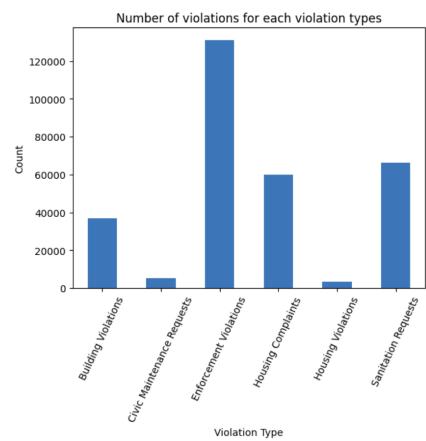
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Background and Motivation: We wanted to explore the housing violations received by landlords in Boston to come up with a metric to rank landlords. Our goal is to assign scores to each landlord in Boston based on the type of violation they obtained. By doing so we hope that the new tenants can make more informed decisions when they are renting a property.

Previous Work: There have not been any attempts toward these goals in Boston in the past. Our client was inspired by the housing dashboard that Chicago and New York have.

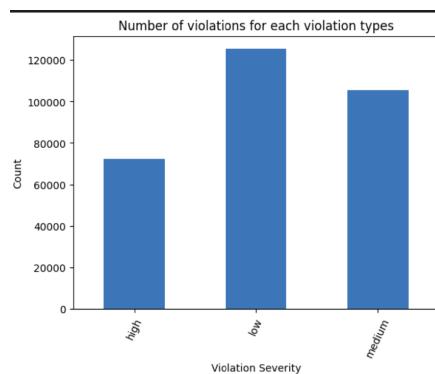
Data collection: We didn't have to collect data. We have used 4 violation datasets: Rentsmart data, Code Enforcement Data, Building and Property Violations Data, and 311 Data. In addition, we have also used the Parcel data to map the violations to owners.

Base Project Questions and Analysis:



What are the most frequent violation types in Boston?

-> The most frequent violation type appears to be Enforcement Violations followed by Sanitation Requests.



What is the most frequent violation severity in Boston?

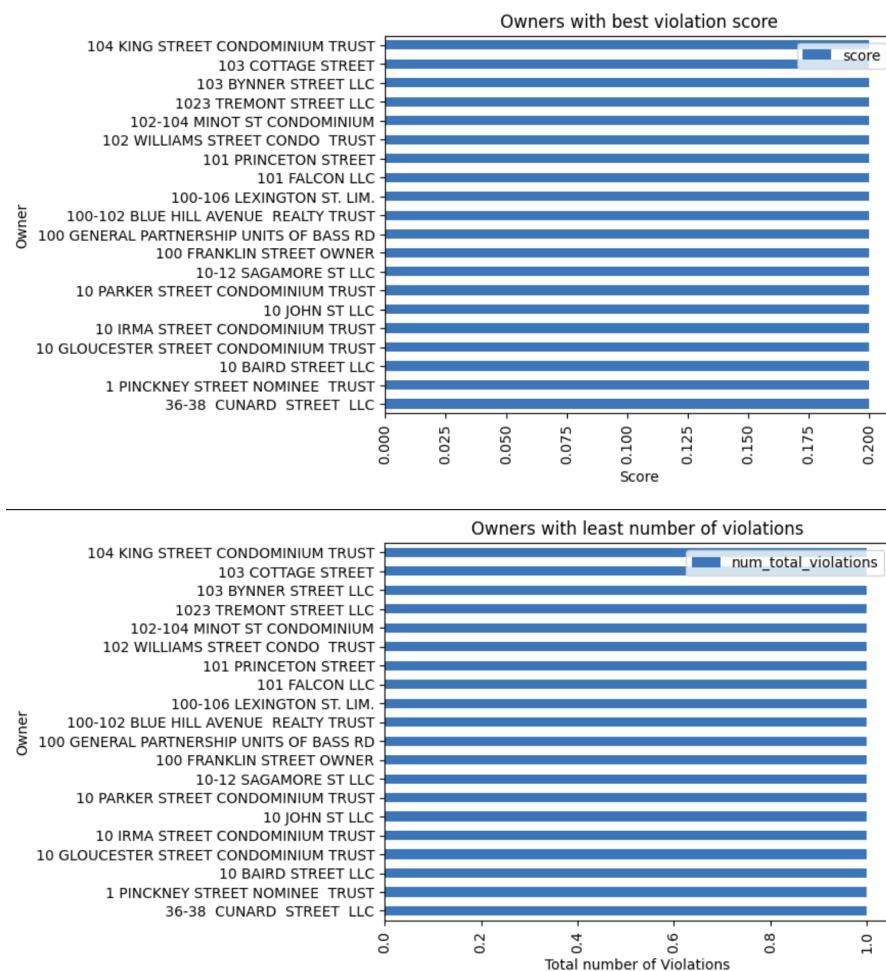
-> The most frequent violation severity is low violations.

Can we get detailed descriptions of the most frequent violations?

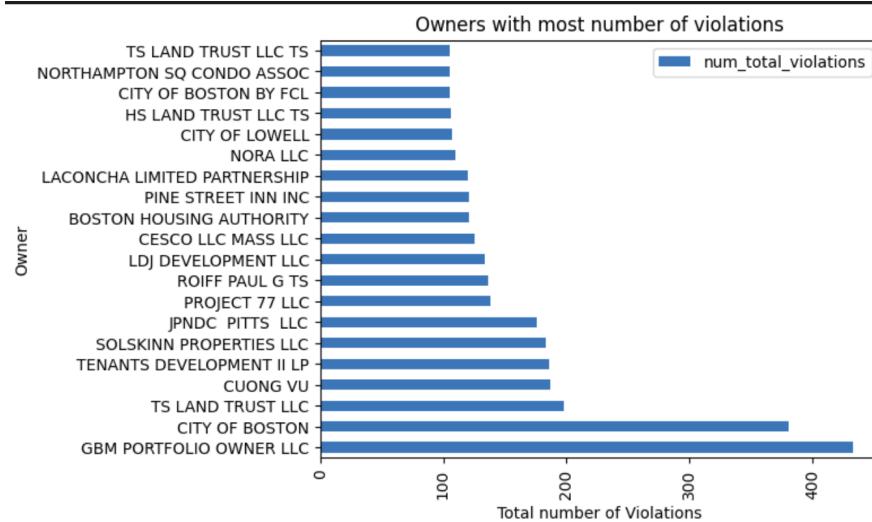
-> Word Cloud of the most frequent violations.



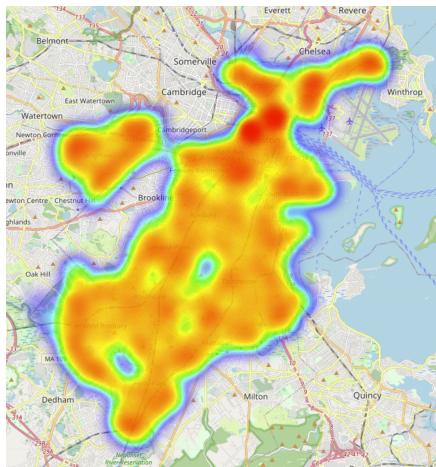
Who are the owners with the least number of violations and the best violation scores?



Who are the owners with the most violations and the worst violation scores?

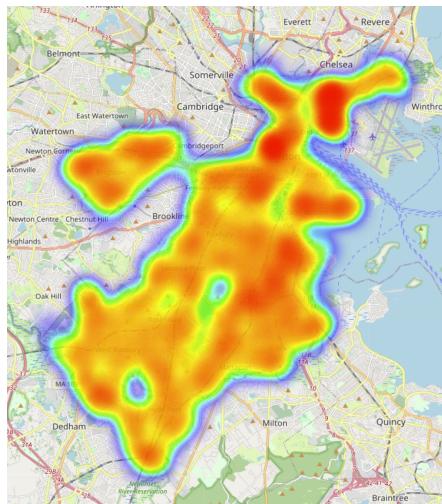


Which neighborhood in Boston has the most violations?



Most violations appear in Beacon Hill and downtown Boston.

Which neighborhood has the best, worst landlord?



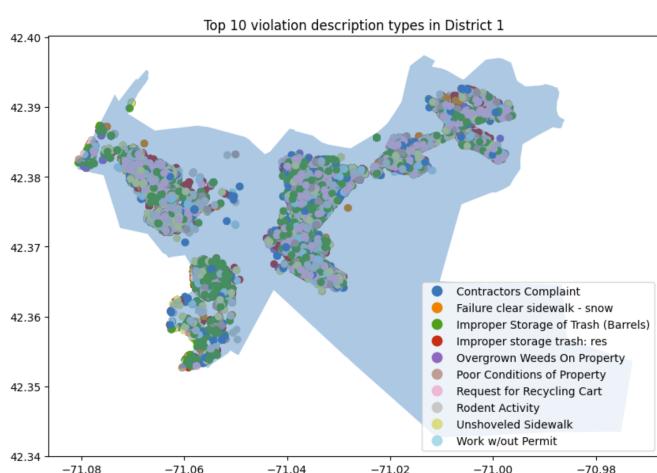
The worst appear to be centered around the downtown core
While the best appear in pockets around West Roxbury and Hyde park

Extension Project Questions and Analysis:

For our extension project, we wanted to explore different districts and then see the top violations for each given district. By doing so we hoped to see if a given violation is caused by the landlord's neglect or if this is a recurring issue in the district and it might be beyond scope of the landlord's power and would actually require the city's attention.

There are 9 districts in Boston and here are the top violations and top violators with the counts for each district.

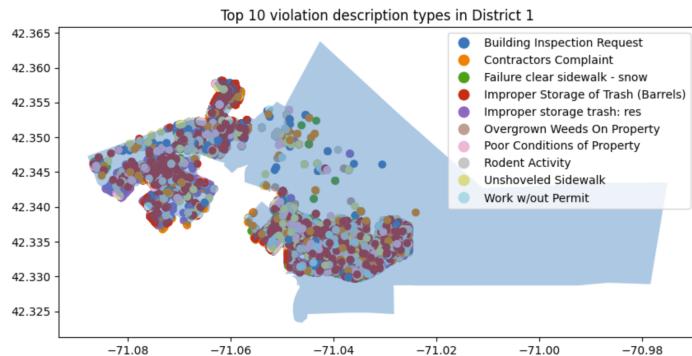
District 1:



:	Improper storage trash: res	99697
	Improper Storage of Trash (Barrels)	16669
	Failure clear sidewalk - snow	8541
	Request for Recycling Cart	6938
	Overgrown Weeds On Property	6605
	Unshoveled Sidewalk	5070
	Rodent Activity	4925
	Poor Conditions of Property	3996
	Contractors Complaint	3913
	Work w/out Permit	3730

SOLSKINN PROPERTIES LLC	772
MCGINNIS PETER H TS	428
CHERUBINI JULIAN H TRST	362
SKALKOS GEORGE & DEMETRIOS TRS	352
CASTELLUCCIO JOHN & KATHERINE	352
MOLONEY JOSEPH F JR KRISTEN J TR	352
TWELVE FOSTER STREET LLC	352
SCANNELL JAMES J TS	352
OLIVERO JOSE LUIS	352
CRISOSTAMO JOHN P ETAL	351

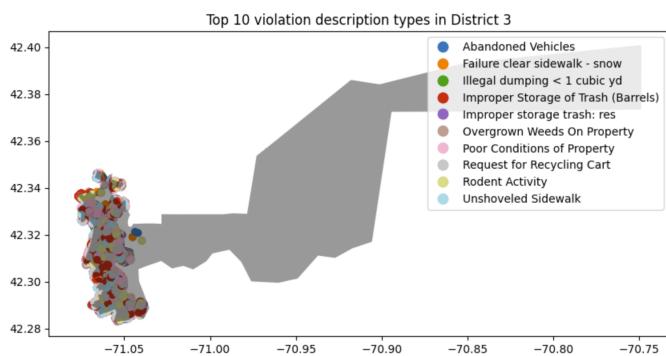
District 2:



Improper storage trash: res	41732
Improper Storage of Trash (Barrels)	13173
Failure clear sidewalk - snow	4127
Rodent Activity	3556
Unshoveled Sidewalk	2739
Contractors Complaint	2611
Work w/out Permit	2595
Poor Conditions of Property	2162
Overgrown Weeds On Property	1766
Building Inspection Request	1742

CHIN MABEL TS	337
CLARENDO PROPERTIES LLC	313
BUCKLEY DEVELOPMENT LLC	270
MJ VENTURE LLC	264
AKG REALTY LLC	262
TWENTY 3 CORTES LLC	251
DUMBAUGH CHARLES C TS	235
ROMAN CATHOLIC ARCHBISHOP	232
BOSTON HOUSING AUTHORITY	226
HIGHGATE HOLDINGS LLC	198

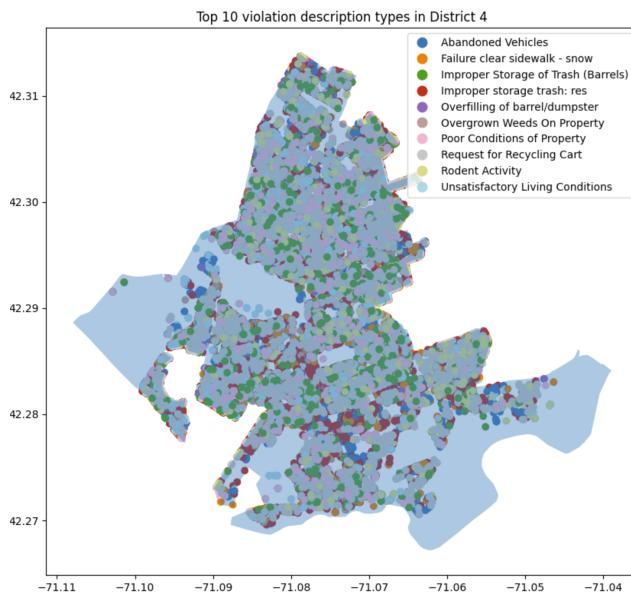
District 3:



Improper storage trash: res	62665
Overgrown Weeds On Property	15614
Improper Storage of Trash (Barrels)	8077
Poor Conditions of Property	7351
Failure clear sidewalk - snow	7082
Request for Recycling Cart	5875
Rodent Activity	5288
Unshoveled Sidewalk	3299
Illegal dumping < 1 cubic yd	3079
Abandoned Vehicles	3041

CITY OF BOSTON	560
HIGGINS FAMILY REALTY TRUST	429
FIESE THOMAS J	384
WENNERS STANLEY D	378
HITCHCOCK PAULA	378
GKF REALTY TRUST	378
FEOLA RANDOLPH A & MARIE A	378
TEDESCO ANTHONY	378
SORRENTINO, ANTHONY	378
CLEARY DENIS J & KATHRYN M	378

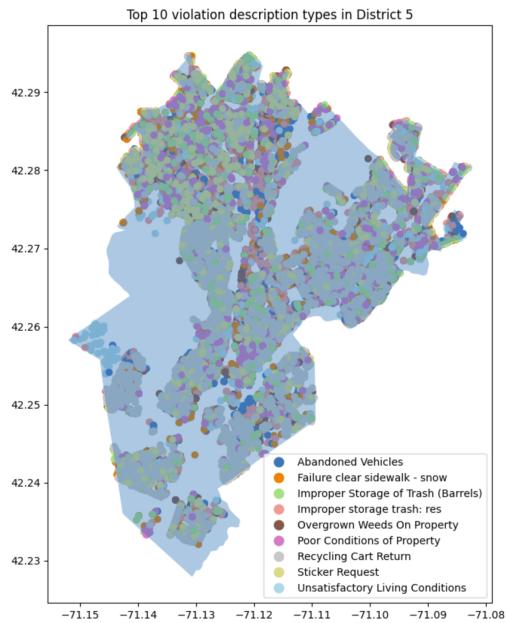
District 4:



Improper storage trash: res	48624
Overgrown Weeds On Property	12514
Failure clear sidewalk - snow	4872
Unsatisfactory Living Conditions	4760
Request for Recycling Cart	4597
Improper Storage of Trash (Barrels)	4436
Poor Conditions of Property	4169
Rodent Activity	3321
Overfilling of barrel/dumpster	3320
Abandoned Vehicles	3246

CULBREATH ELIZABETH	541
TS LAND TRUST LLC	521
CITY OF BOSTON	490
HOME RECONSTRUCTION LLC	473
MARTIN JAMES H III	391
WIENER ANDREW J	322
NEPONSET INVESTMENTS LLC	296
PROJECT 77 LLC	280
COUNG VU	276
HARVEY VINA	262

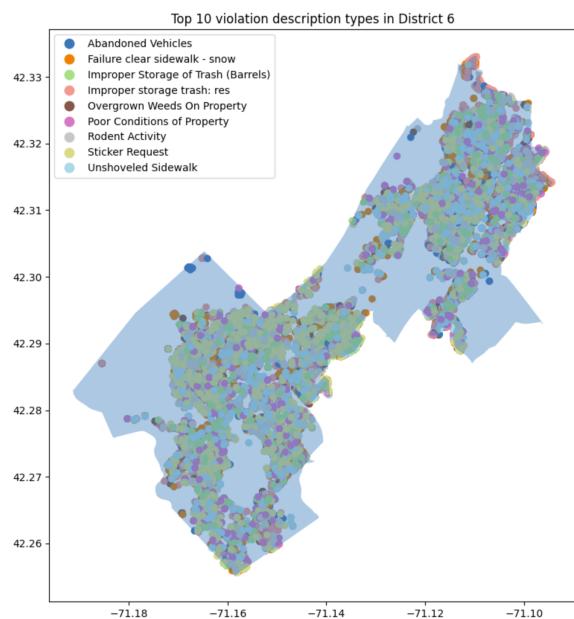
District 5:



Improper storage trash: res	28590
Overgrown Weeds On Property	10159
Recycling Cart Return	5605
Request for Recycling Cart	5436
Failure clear sidewalk - snow	5412
Poor Conditions of Property	4030
Abandoned Vehicles	3645
Improper Storage of Trash (Barrels)	3167
Sticker Request	2780
Unsatisfactory Living Conditions	2289

GBM PORTFOLIO OWNER LLC	1866
VU REALTY LLC	272
CITY OF BOSTON	260
KELLAND, ROBERT T. & CHLOE J.	259
JOHNSON BRIAN K	259
SCHROER CYNTHIA L	245
GOW, AMY L B & SCOTT A	225
RIVER SEVEN TWENTY LLC	209
SYDNEY GREGORY T TS	204
CHERY JEAN N	195

District 6:



Improper storage trash: res	19346
Failure clear sidewalk - snow	7610
Overgrown Weeds On Property	5938
Unshoveled Sidewalk	4209
Request for Recycling Cart	3729
Improper Storage of Trash (Barrels)	3026
Sticker Request	3000
Rodent Activity	2466
Abandoned Vehicles	2261
Poor Conditions of Property	2242

FIRST NORTHEAST DEVELOPMENT	366
STAMATOS GEORGE TS	332
YU JACK	328
CS-3553 WASHINGTON ST LLC MASS LLC	251
NADER ASAD M	168
CHEUK BILLY	159
LI ANGFENG	148
SMITH ROGER C TS	143
STONY BROOK CONDOMINIUM TR	143
TWIN SPRINGS REAL ESTATE LLC	140

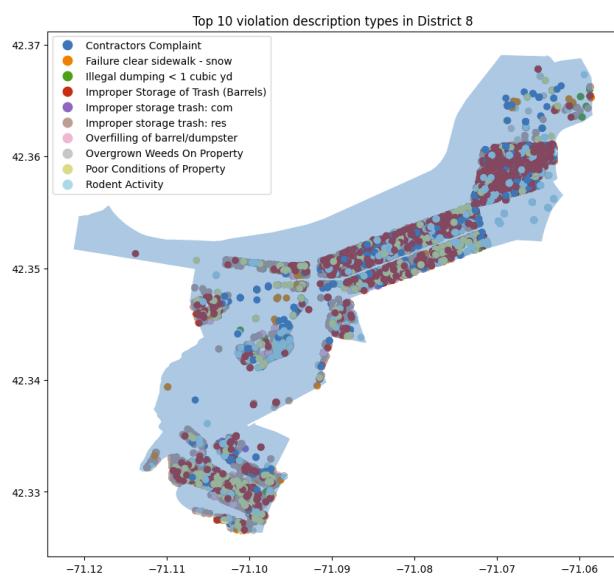
District 7:



Improper storage trash: res	57008
Overgrown Weeds On Property	12258
Improper Storage of Trash (Barrels)	5149
Poor Conditions of Property	3731
Failure clear sidewalk - snow	3609
Unsatisfactory Living Conditions	3417
Request for Recycling Cart	2912
Rodent Activity	2903
Overfilling of barrel/dumpster	2609
Illegal dumping < 1 cubic yd	2535

LACONCHA LIMITED PARTNERSHIP	605
291 HIGHLAND STREET LLC	464
DEWITT ANN-MARIE & GREGORY L TTS	459
TREPANIER CLARENCE N & HELEN M	459
GOODWIN III EDWARD L	459
MCWILLIAMS BRIAN G & MARJORIE A	459
KONG XIAOJING	459
ROIFF PAUL G TS	449
INGERSOLL ERIK ETUX	441
COOK VELMA L ETAL	441

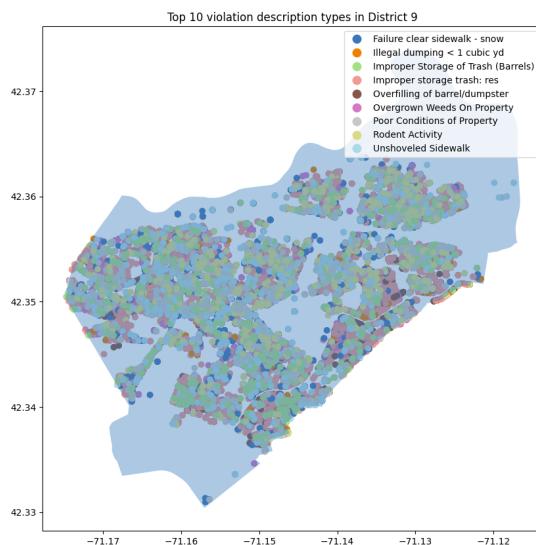
District 8:



Improper storage trash: res	166053
Improper Storage of Trash (Barrels)	24509
Illegal dumping < 1 cubic yd	3852
Rodent Activity	3780
Overfilling of barrel/dumpster	3225
Failure clear sidewalk - snow	3219
Poor Conditions of Property	2839
Contractors Complaint	2013
Improper storage trash: com	1672
Overgrown Weeds On Property	1647

MARTIN LADD M JR	915
LDJ DEVELOPMENT LLC	724
SELMASSON HOLDINGS LLC	699
MAGUIRE ROBERT G	597
GILPA CORPORATION	554
RAO PASQUALE V	511
BOBSON RESIDENTIAL LLC	444
THOMAS DAVID L JR	423
FAHIMIAN E JOHN	423
FREEDMAN LILLIAN Z TS	418

District 9:



Improper storage trash: res	65996
Overgrown Weeds On Property	8495
Failure clear sidewalk - snow	8018
Rodent Activity	4367
Illegal dumping < 1 cubic yd	4287
Overfilling of barrel/dumpster	4175
Improper Storage of Trash (Barrels)	4140
Request for Recycling Cart	3668
Poor Conditions of Property	3503
Unshoveled Sidewalk	3315

RODRIGUEZ JOSE	768
SIXTY 2 BEACON COOPERATIVE	768
WILMERDING MICHAEL R	768
NINE RADNOR RD LLC	376
RYOO CHANG WOO	341
MERJIK RAFFI	315
MARK ROSENBERG 2015 REALTY	309
KOVALKO JOHN P	305
DIARBAKERLY NAGEEB TS	302
BLUE PINE TREE LLC	293

Placeholder: Analysis for the extension project

Project Limitations and Challenges faced:

- Hard to tell the owners of the properties.
- Difficult to combine the different datasets together to make one large dataset with all the violations data.
- Defining a metric to rate landlords.

Suggestions for the future of the project:

The violation data collection could be standarized. We have lost some of the data when we tried to map the violation to an owner. The rentsamrt dataset was the most meaningful dataset to answer our clients questions. When violations are recorded in the future, there might be a standard to follow for each dataset. This way we can better keep track of the violations and the owners.