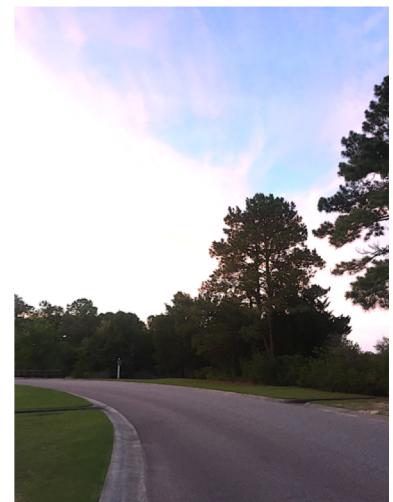


Housing and Infrastructure Development Charleston, SC

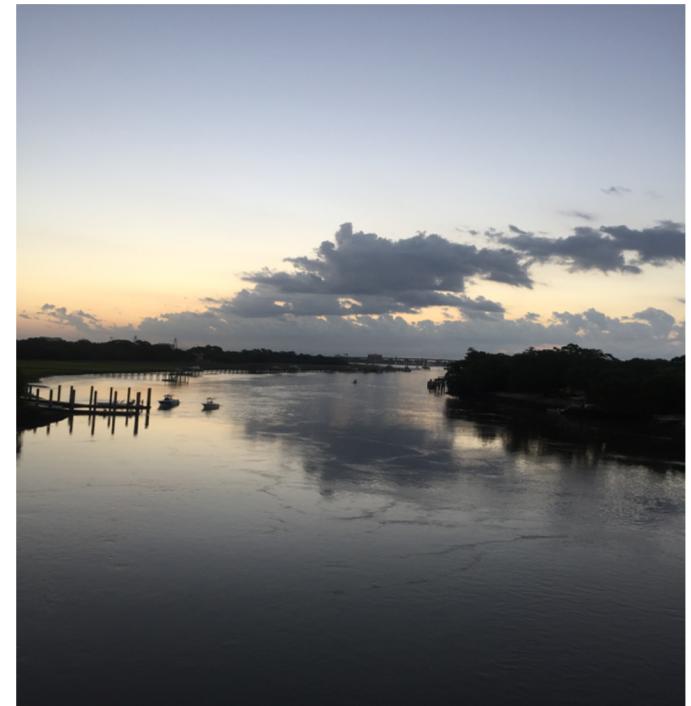
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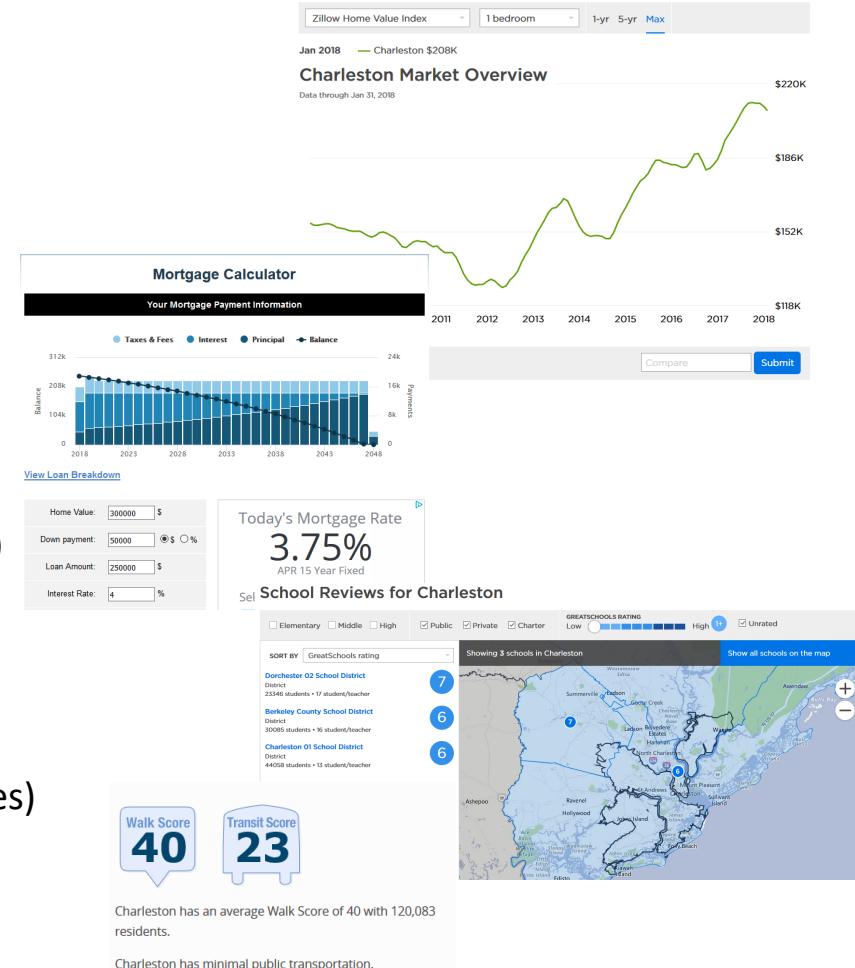
Problem Statement

- An increase in the manufacturing industry (Boeing, Volvo, Mercedes-Benz, etc.) in Charleston, SC and the migration of the surrounding area from a Travel/Leisure focused economy has increased the demand for housing and infrastructure growth
- This increase comes with diverse housing demands to include accommodation for a variety of incomes and priorities (proximity to work, school districts, rent vs buy, etc.) of those that are relocating to the Charleston area



Variables

- Median Housing Price (Zillow.com, realtor.com)
- Proximity to Work Place (Boeing, Volvo, Mercedes-Benz, etc.)
- High, Medium, Low Density Housing (Zillow.com, realtor.com)
- Household Income Ranges (mortgagecalculator.org)
- School Rating (Zillow.com, realtor.com)
- Infrastructure Rating (infrastructurereportcard.org)
- Walkability (Walkscore.com)
- Number of Current Residents (Government Websites)



Data Sets

- Data will be mined from Business and Government websites
 - Gather employment values for the industries in the area – including the number of touch labor and support jobs are expected for the region
 - Gather business expansion and development through business articles and newspapers
 - Conduct zoning searches for the various cities and towns in the Charleston area for new construction – commercial and housing
 - Government approved infrastructure changes due to influx of people (road expansions, additional bridges, extension of interstates (I-526), etc.)
- Current Housing Market analysis
 - Utilize the housing data available through websites (zillow.com, realtor.com, trulia.com, etc) to find housing fair market values for areas
 - These websites also have additional datasets available that can be useful in the prediction
- Early 2000s market data
 - The early 2000s was vastly different in the Charleston Area and using the data from that time can provide a road map then to now, and use to forecast future changes



Expected Results

- The prediction of the increase in housing percent, by type of housing (houses, condos, apartments, etc.) in Charleston and the areas surrounding due to the increase and change of the infrastructure
- Show the delta of median housing value in those areas after developments, industry, and infrastructure take hold
 - Example 1: Median housing value of Monck's Corner increased \$25k after the Volvo final assembly plant opening
 - Example 2: Median price per square-foot on John's Island increase by \$5 after the extension of Interstate 526 was completed

