

# Analysis and Research of The New Housing Market Data Model: Phase One by Lore

## Step 1: Define Key Features of the New Housing Dataset

- Identify what features the new dataset should include (e.g., rental incomes, shared living spaces, tenant data, utility costs, and more).
- Emphasize the importance of including data that reflects modern trends, like multi-family living in single homes.
- Address gaps in existing datasets like Zillow or HUD by incorporating underreported features such as shared living spaces.

## Step 2: Build a Data Collection Pipeline

- Develop a pipeline that allows collection of reliable housing data.
- Integrate APIs for public data sources and consider creating web scraping tools to gather data from real estate platforms.
- Design a system that will allow accurate categorization of owner-occupied vs. rental properties, with a focus on Schedule E forms.

## Step 3: Use Federal and State Tax Forms (Schedule E) for Verification

- Leverage tax forms (like Schedule E) to cross-check income from rental properties.
- Ensure that multi-family homes are properly classified based on income and tax data.
- Build a system that helps verify the legitimacy of owner-occupied vs. rental claims.

## Step 4: Develop Data Validation and Correction Systems

- Design a system to validate and correct inconsistencies or missing data.
- Include checks to identify potential fraud or underreporting, especially related to income from rental properties.

## Step 5: Market the Dataset for Use by Real Estate Companies and Government Agencies

- Present the new housing data model as an essential tool for real estate professionals, governments, and potential homeowners.
- Highlight the value of using accurate data to make informed decisions about neighborhoods and property values.
- Consider potential partnerships with government agencies to ensure the model's credibility and utility.

## Step 6: Implement Data Visualization and Reporting Tools (e.g., Tableau)

- Develop reporting systems for data visualization that will assist in understanding trends across different regions.
- Use tools like Tableau to provide interactive, easy-to-understand visualizations of the dataset.