<u>Passion Project Proposal</u>

<u>Topic:</u>

The Effect of Corporate Expansions & Relocations on Real Estate Value

<u>Design:</u>

One of the most prevalent topics in modern community development policy is the impact of massive employment changes of large organizations on the cities in which they are located. In particular, one of the main issues is the effect that they have on the cost of living in the area. The aspect of an area's cost of living that is most often explored is the cost of housing, since it is the largest expenditure for most individuals and it often directly affects the cost of other factors of the cost of living.

An MVP will seek to determine what the impact of corporate expansion, or contraction, is on the price of rent in an area. It will take into account the net number of jobs created, the number of employers previously in an area, the number of jobs previously in an area, the proximity of an area to corporate expansions, the coverage attained by corporate expansions, and the types of houses in an area, among other factors.

<u>Data:</u>

The project will use the following data types.

The data on housing prices will come from a database kept by Zillow. Fields used from that data include the median rent price, the number of bedrooms, the number of bathrooms, among other factors.

The data on corporate expansions will come from state and municipal governments and from chambers of commerce that track the information.

The data on the number of employers in an area and economic factors in a community will come from the US Census Bureau and the Department of Labor.