**Project Proposal regarding effects of housing volume increase in Orange County, Florida :**

As a group we are interested in housing in Central Florida and how, as the volume of housing increases, the rate of private ownership versus rental becomes inverse. Is home ownership becoming a less attainable goal?

**Goals:**

1) Availability – As the overall volume of housing increases overtime, there are fewer homes available for purchase.

We expect the proportion of available rental homes will go up in comparison to the number of homes available for purchase. We expect that the large volume of housing is going to rental homes.

Our research question then is how has the proportion of available homes to rental homes changed over the last five years? We will examine this for Orange County, Florida.

2) Affordability – As the volume of housing increases, affordability decreases.

We expect that the proportion of average household income to average housing cost to grow over time.

Our research question then is how has the proportion of average household income to average housing cost changed over time? We will examine this for Orange County, Florida.

3) Demographics – As the volume of housing increases, we expect the population to grow and demographics to skew over time.

We expect to find a population that implies gentrification: has more education and a change in race/ethnicity and age. Depending on the changes, this could imply new industry, a migration pattern or many other phenomena. While this would not be definitive, it would start us on new paths to make further queries.

Our research question then is how the demographics of the local population in this region of Orange County, Florida changed over the last five years and if any of these changes have a noticeable impact on housing availability and costs?

**Resources**:

-all limited to Orange County, Florida --

Multiple Listing Service (MLS) .csv

The US census: American Community Survey API

American Housing Survey .csv

**Project : Tasks**

Data preparation:

MLS downloads and merge : Cindy & Dolly

Census download and data cleanup: Dinielle, Elizabeth, Robert

Affordability: Elizabeth\*

Demographics: Dinielle\*

Availability: Cindy\*

Present: Cindy, Dinielle, Dolly, Elizabeth, Robert

\*to be revised upon modification of team members and scope