LA Foreclosure Forecast

Proposed Project for the Data Incubator

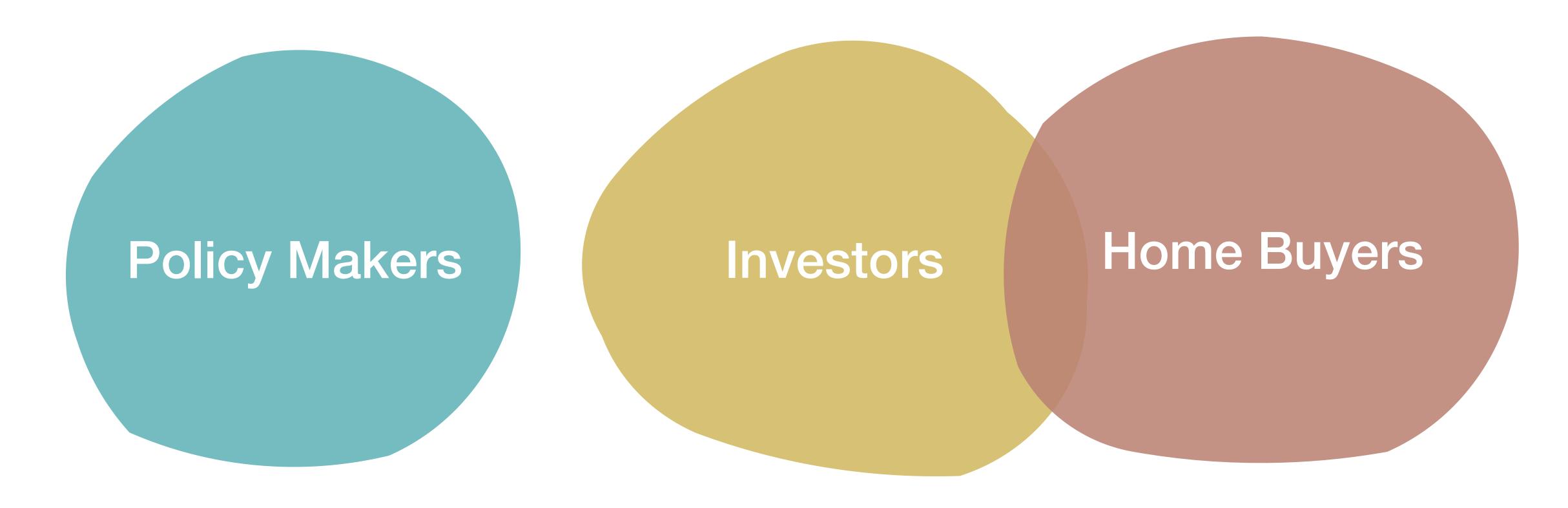
Lu Han

A longer version...

Build a Machine Learning model to predict the number of foreclosures in different districts of LA in the coming month



Who Cares?



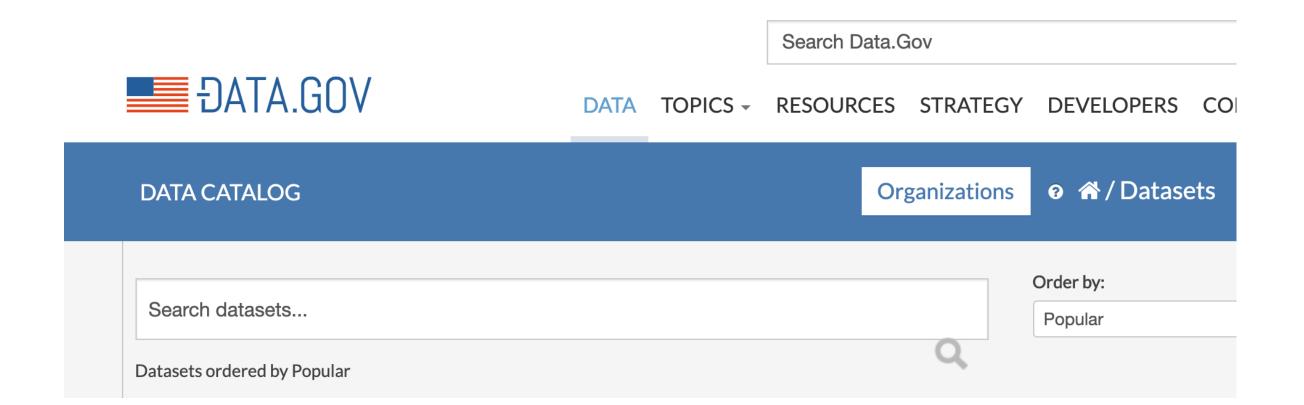
Provide directions for policies like the CARES Act Mortgage Forbearance To determine if they should wait for a little bit longer to invest in foreclosed properties To have a better sense of the housing market

Foreclosure Data

5074004004 | 09/29/2020

The data owner: HCIDLA (Housing and Community Investment Department LA)

LOS ANGELES CA



90006 Multi-Family

LA Registered Foreclosure Properties Data since 2017

2882 W 14TH ST

34688x24

2020_Registered_Foreclosure_Properties												
APN	Registered Date	Property Zip	Property Type	Property Address	Property City	Property State	Council District	Lender	Lender Contact	Lender Contact Phone	lon lat	•
2415020015	04/20/2020	9160	O1 Single Family	10719 W COLLINS ST	LOS ANGELES	CA		2 Provident Funding	Derrek Chiddix	800-696-8199	-118.36435	34.17408
2535019008	09/01/2020	9133	31 Multi-Family	13200 W PINNEY ST	PACOIMA	CA		7 Evgenia Tanaeva, trustee of the TNN Bluesky Trust	Evgenia Tanaeva	310-994-2494	-118.4202	34.26872
2564015040	08/11/2020	9104;	42 Single Family	6828 ST ESTABAN ST	LOS ANGELES	CA		7 GAIN Federal Credit Union	Yvonne Boutte	626-846-1710	-118.28058	34.24608
2768009005	07/09/2020	9132!	25 Single Family	18053 W GRESHAM ST	LOS ANGELES	CA	7	12 Ashland Capital Fund, LLC	Matt Kelley	949-310-9736	-118.52694	34.2311
4103009051	07/20/2020	9004!	45 Single Family	7120 S LA TIJERA BLVD	LOS ANGELES	CA	1	11 Fay Servicing	Eric Moore	877-338-3791	-118.37581	33.97346
4384031001	01/06/2020	90211	10 Single Family	2260 N SAN YSIDRO DR	LOS ANGELES	CA		5 AB Capital	Justin Johnson	949-383-4763	-118.42462	34.11244

10 USA Real Estate Investment Services Inc.

888-872-8848

Socorro Moncibais

-118.30567

34.04619

Other Ingredients

- Further analysis: other factors with an impact on the foreclosures
 - Unemployment rate
- Machine Learning Model
- Ensemble Regression Model for different zip codes in LA
 - K-Nearest Neighbor
 - Random Forest

