# LA Foreclosure Forecast

**Proposed Project for the Data Incubator** 

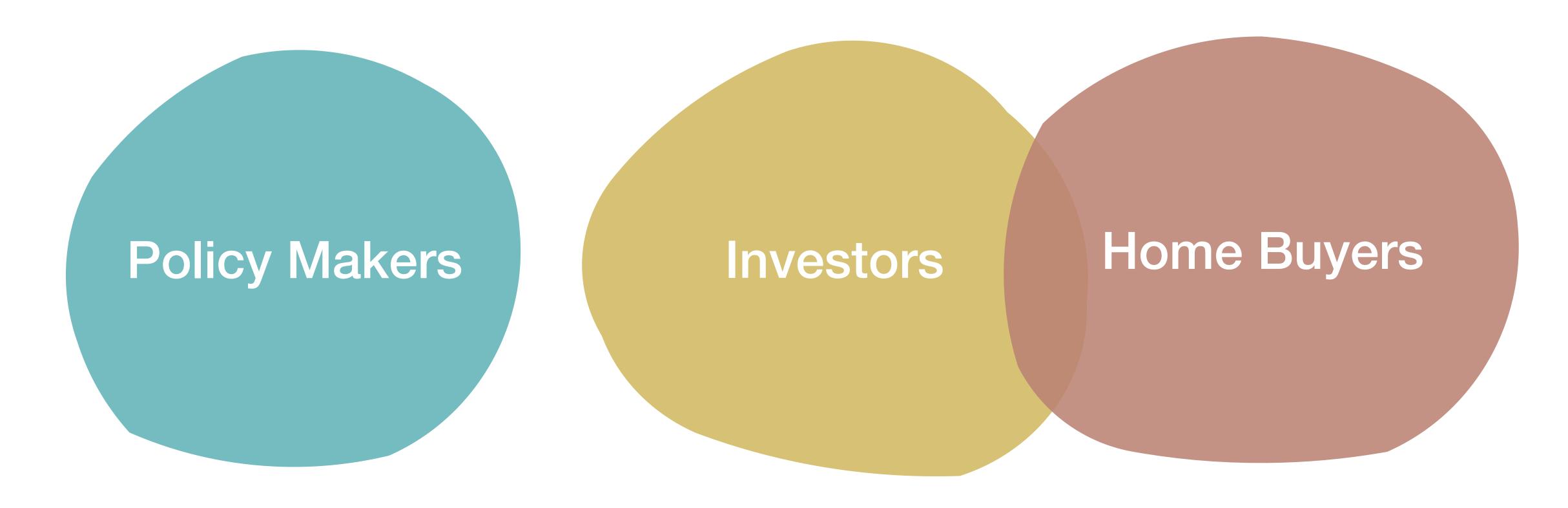
Lu Han

### 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?



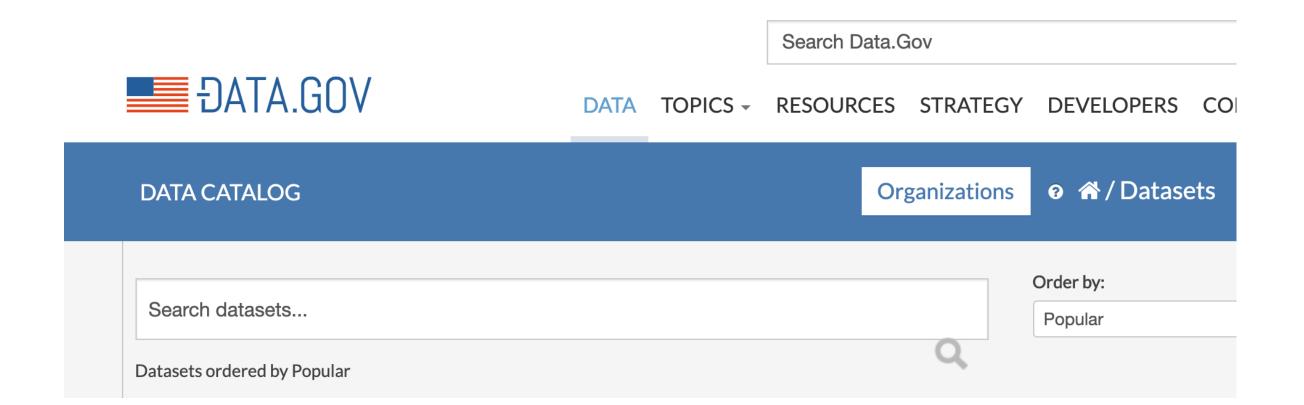
Provide directions for policies like the CARES Act Mortgage Forbearance To determine if they should wait for a little bit longer to invest in foreclosed properties To have a better sense of the housing market

#### 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