**Research Design and Data**

For the project, we would like to analyze the relationship between evictions and buyouts in San Francisco using statistical techniques. Another related question we would like to analyze is whether there is a relationship between no-fault evictions / buyouts and new condominium developments. We think it would be useful to analyze whether areas with displacement through evictions and buyouts are also seeing an influx in new housing developments, and to attempt to verify this hypothesis. By analyzing both displacement and new development, it may be possible to identify areas that are currently experiencing gentrification in the city.

One thing we will have to look into when performing this research is the best way to statistically verify a spatial relationship, since the first question we are answering is whether the locations of evictions and failed buyouts can be linked and the second question is whether the locations of evictions and buyouts can be linked to new condo developments. This is a type of statistical analysis that we have not worked with before.

For the data, we are mostly going to use open data from DataSF, since the portal contains data on evictions, buyouts, and housing developments. We might also want to look at whether rental and condo prices have increased in certain neighborhoods over time. For this, we will probably use open data from Zillow’s website. We could use ACS data for rental prices, but it would not be as fine-grained over time.

Data:

1. Eviction Notices: [Eviction Notices | DataSF | City and County of San Francisco](https://data.sfgov.org/Housing-and-Buildings/Eviction-Notices/5cei-gny5)
2. Buyouts: [Buyout agreements | DataSF | City and County of San Francisco](https://data.sfgov.org/Housing-and-Buildings/-Known-Issue-Buyout-agreements/wmam-7g8d)
3. Housing Developments: [Mayor's Office of Housing and Community Development](https://data.sfgov.org/Housing-and-Buildings/Mayor-s-Office-of-Housing-and-Community-Developmen/9rdx-httc)

[A ffordable Rental Portfolio](https://data.sfgov.org/Housing-and-Buildings/Mayor-s-Office-of-Housing-and-Community-Developmen/9rdx-httc)

1. Rental prices: Craigslist scrape or Zillow [Housing Data](https://www.zillow.com/research/data/)
2. Condo prices: Zillow scrape or Zillow [Housing Data](https://www.zillow.com/research/data/)