Tenant Power: Identifying Corporate Landlord Networks

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Introduction

In Massachusetts and across the United States, housing is increasingly owned by large, corporate landlords who tend to file more eviction notices on their tenants than small, individual landlords. These corporate landlords create limited liability companies to conceal their real identities and minimize their liability, while making housing precarious for tenants.

Methodology

This project approaches limited liability company deduplication through the analysis of property tax assessment data, and business filing records in Massachusetts, using the graph-based database system ArangoDB.

Results

Graph visualization reveals connectivity within clusters of shell companies and properties operated by corporate landlords.

Conclusion

The introduction of the corporation and corporate individual databases helped reveal connections within the property-landlord database more accurately and more efficiently. While similar projects focus on cities, this project successfully created a database of corporate landlord network across the state of Massachusetts.

Future Work

- Conduct further analysis and clustering on the existing network
- Connect the existing landlord-property network to the eviction database in Massachusetts, and be able to display an eviction summary for any given landlord or property
- Be able to flag landlords associated with high risks of evictions
- Update the web UI and make the information available for tenants

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References