

By the Time the Waitlist Grows, the Window Has Closed

The Problem

Housing authorities operate reactively — because public data only shows neighborhood change after it happens. LIHTC preservation, voucher placement, and affordable unit acquisition require a 2–3 year lead time. The data sources you have today (ACS, HUD reports) are stale at publication.

When rents spike and displacement accelerates, the intervention window is already closed.

The Gap

You need to identify tracts in the **early displacement window** — before rent acceleration is visible, while LIHTC unit preservation or targeted voucher placement can still prevent displacement. No standard data source provides this at census-tract resolution with 2–3 year advance signal.

What ZipIntel Does

- **Housing Authority displacement score** (`score_housing_authority`) — identifies tracts entering the early gentrification window before your waitlist data reflects the pressure
- **Subsidy cliff signals** — LIHTC expiration date and Section 8 concentration risk by tract, so preservation decisions have lead time
- **Blight detection** — census-tract blight score for strategic investment prioritization and strategic acquisition targeting

The Backtest

Tested on years the model was never trained on: **flagged 84% of tracts that faced significant displacement pressure 2 years ahead, on data the model had never seen** (AUC 0.835 at T+2).

The T+2 horizon matches the actual lead time your LIHTC preservation decisions require.

Get the Early-Window Report

See which tracts in your portfolio are in the early displacement window. Request a 3-metro report.

Request the report — info@zipintel.eu

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