

TABLE 1. Coefficients and Standard errors for Spatial Lag models (with MHI)

| Independent variables (X) | | Dependent variable (Y) | | | | | | | |
|-------------------------------|-----------------------------|----------------------------|--------------------------|----------------------|--------------------------|-----------------------|-----------------------|--------------------------|--------------------------|
| Category | Variable name | Rent burdened | | Rent over-burdened | | Log median rent | | Log median house price | |
| | | Model 1 | Model 2 | Model 3 | Model 4 | Model 5 | Model 6 | Model 7 | Model 8 |
| Airbnb | Airbnb all rentals | -0.024 (0.024) | | 0.011 (0.016) | | 0.001 (0.002) | | 0.006* (0.003) | |
| | Airbnb composite score | | -0.088*** (0.017) | | -0.038*** (0.013) | | 0.002* (0.001) | | 0.009*** (0.002) |
| Location | Log BART distance | 0.505 (0.485) | 0.560 (0.459) | 0.528 | 0.581 (0.361) | 0.054* (0.030) | 0.054* (0.029) | 0.209*** (0.067) | 0.209*** (0.067) |
| | Log CBD distance | 0.649 (0.504) | -0.164 (0.460) | -0.425 | -0.885** (0.394) | 0.006 (0.033) | 0.020 (0.032) | 0.033 (0.071) | 0.094 (0.074) |
| | Coastal tracts (dummy) | -5.231* (2.874) | -4.939* (2.831) | -3.486* (2.098) | -3.427 (2.177) | -0.009 | -0.019 (0.126) | -0.693* (0.402) | -0.735* (0.399) |
| Demographic | Unemployment rate | 1.214*** (0.130) | 1.119*** (0.129) | 0.974*** (0.007) | 0.926*** (0.100) | 0.0004 | 0.002 (0.008) | -0.023 (0.018) | -0.015 (0.019) |
| | Percentage non-white | 0.127*** (0.024) | 0.114*** (0.024) | 0.066*** (0.015) | 0.060*** (0.019) | 0.002 (0.001) | 0.002 (0.001) | -0.008** (0.003) | -0.007* (0.003) |
| | Percentage foreign-born | 0.083*** (0.027) | 0.094*** (0.027) | 0.053 | 0.059*** (0.021) | 0.002 (0.002) | 0.001 (0.002) | 0.013*** (0.004) | 0.012*** (0.004) |
| | Log median household income | 1.028*** (0.393) | 1.266*** (0.389) | -0.814*** (0.300) | -0.722** (0.299) | 0.360*** (0.024) | 0.354*** (0.024) | 0.599*** (0.055) | 0.573*** (0.055) |
| Neighborhood level | School district quality | -0.249** (0.112) | -0.246** (0.110) | -0.225*** (0.083) | -0.222*** (0.085) | 0.001 (0.005) | 0.001 (0.006) | 0.034** (0.016) | 0.034** (0.016) |
| Job accessibility | Accessibility by car | -0.00003*** (0.00001) | -0.00004*** (0.00001) | -0.00002 | -0.00002*** (0.00001) | 0.00000 (0.00000) | 0.00000 (0.00000) | 0.00000*** (0.00000) | 0.00001*** (0.00000) |
| | Accessibility by transit | 0.00004 (0.00004) | 0.0001*** (0.00004) | 0.00000 | 0.00004 (0.00003) | -0.00000 (0.00000) | -0.00000 (0.00000) | -0.00001*** (0.00001) | -0.00002*** (0.00001) |
| Constant | Intercept | 14.992** (6.470) | 19.644*** (6.248) | 25.011*** (3.018) | 28.103*** (4.474) | 1.733*** (0.478) | 1.712*** (0.491) | 4.257*** (1.012) | 4.116*** (1.025) |
| Tests and statistics | Log likelihood | -3853.035 | -3840.593 | -3594.271 | -3590.309 | -1139.145 | -1137.856 | -1937.232 | -1932.634 |
| | σ^2 | 158.282 | 154.338 | 93.214 | 92.467 | 0.604 | 0.602 | 3.113 | 3.084 |
| | Number of observations | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 |
| | deg. of freedom | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 |
| | AIC | 7734.071 | 7709.186 | 7216.542 | 7208.618 | 2306.290 | 2303.712 | 3902.463 | 3893.267 |

Notes: * $p < 0.1$; ** $p < 0.05$; *** $p < 0.01$