

FIGURE 1. Scatter plot matrix for all variables

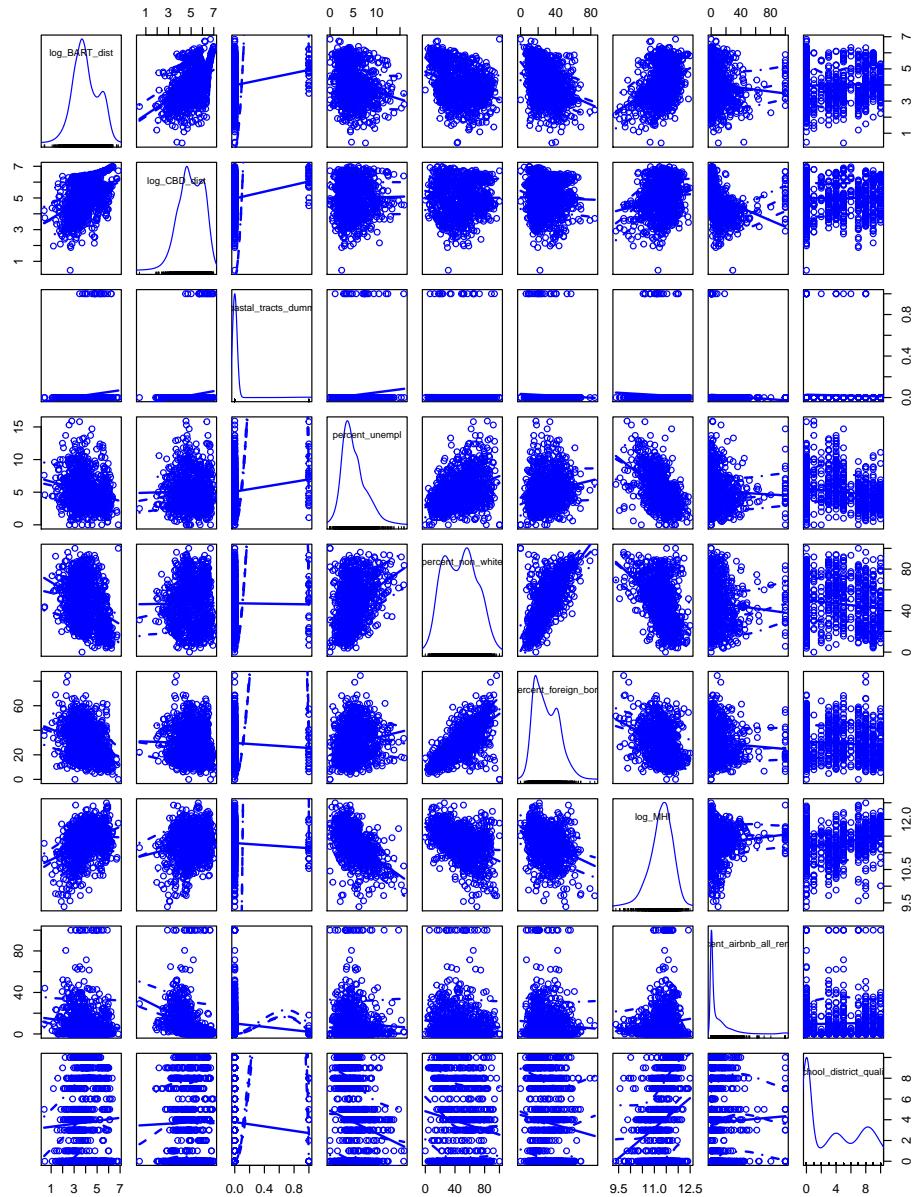


FIGURE 2. Scatter plot matrix for selected variables

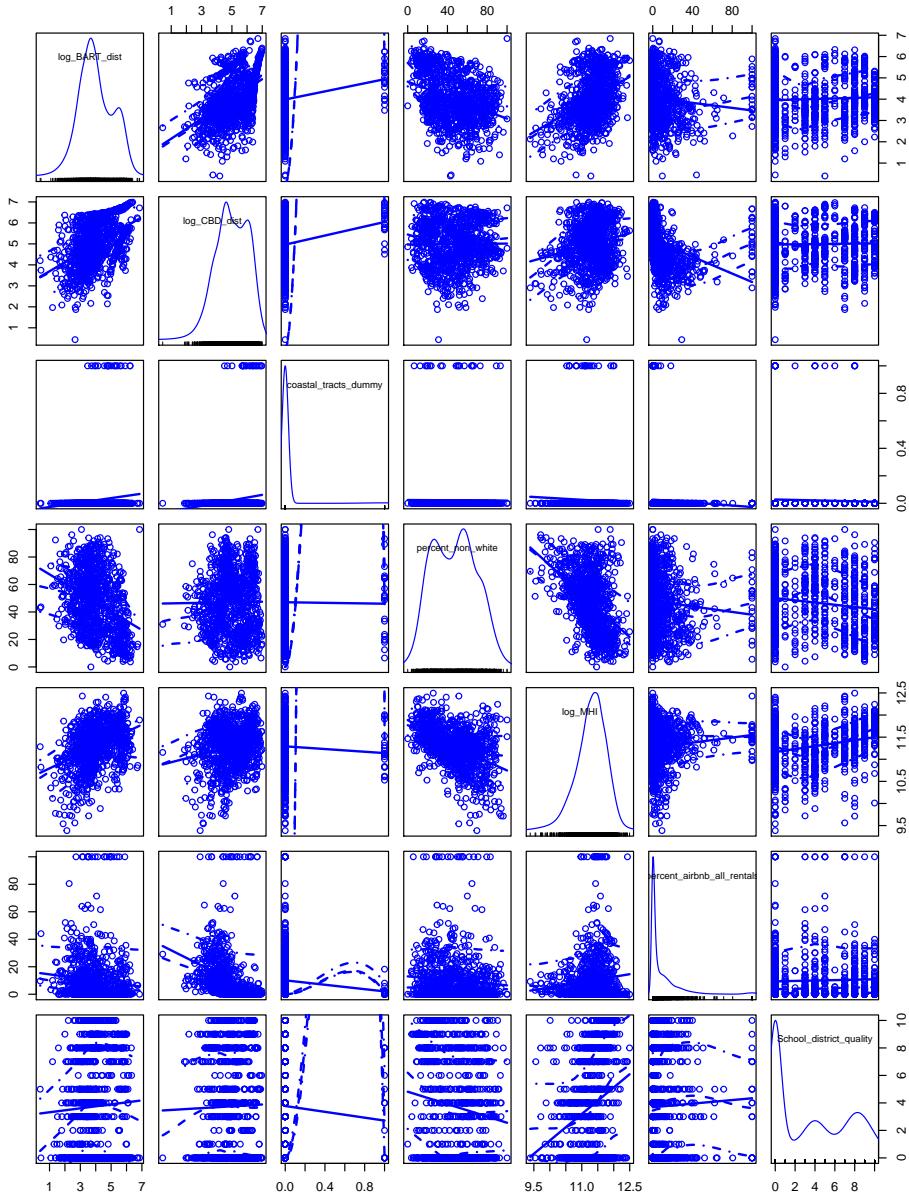


FIGURE 3. Spatial Weights (neighbors)

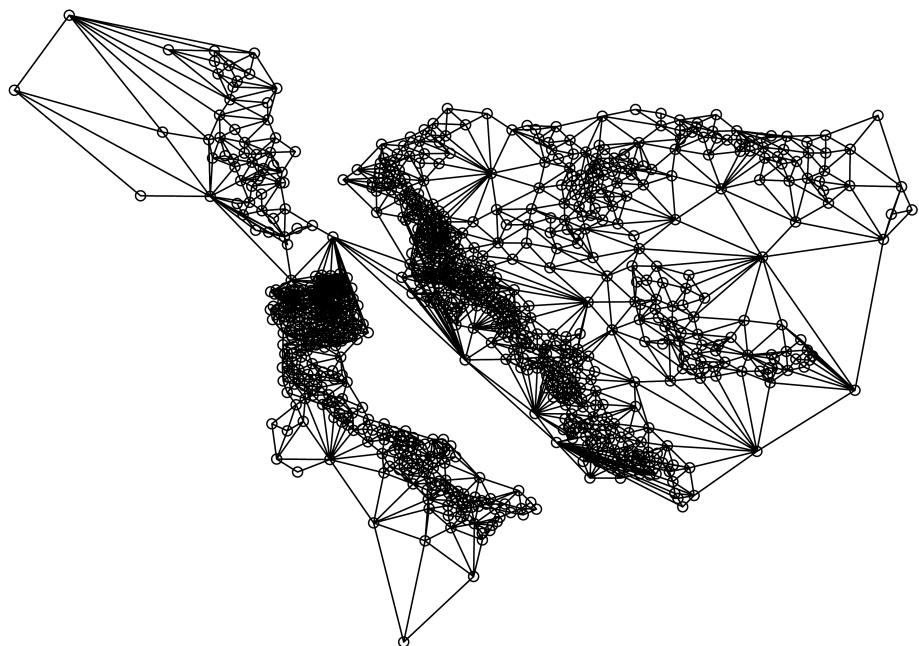


TABLE 1. Regression: selected variables

<i>Dependent variable:</i>	
	rent_burdened
log_BART_dist	1.542*** (0.407)
log_CBD_dist	2.437*** (0.418)
coastal_tracts_dummy	-4.571* (2.565)
percent_non_white	0.045** (0.020)
log_MHI	-16.684*** (0.926)
percent_airbnb_all_rentals	0.059*** (0.022)
School_district_quality	0.073 (0.103)
Constant	214.067*** (10.302)
Observations	975
R <sup>2</sup>	0.328
Adjusted R <sup>2</sup>	0.323
Residual Std. Error	11.404 (df = 967)
F Statistic	67.426*** (df = 7; 967)

*Note:* \*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 2. VIF: check ofr multicollinearity

log_BART_dist	log_CBD_dist	coastal_tracts_dummy	percent_non_white	log_MHI	percent_airbnb_all_rentals	School_district_qu
1.539	1.494	1.039	1.402	1.515	1.164	1.075

TABLE 3. OLS regression: selected variables

<i>Dependent variable:</i>	
	Y
Xlog_BART_dist	1.542*** (0.407)
Xlog_CBD_dist	2.437*** (0.418)
Xcoastal_tracts_dummy	-4.571* (2.565)
Xpercent_non_white	0.045** (0.020)
Xlog_MHI	-16.684*** (0.926)
Xpercent_airbnb_all_rentals	0.059*** (0.022)
XSchool_district_quality	0.073 (0.103)
Constant	214.067*** (10.302)
Observations	975
R <sup>2</sup>	0.328
Adjusted R <sup>2</sup>	0.323
Residual Std. Error	11.404 (df = 967)
F Statistic	67.426*** (df = 7; 967)

Note:

\*p&lt;0.1; \*\*p&lt;0.05; \*\*\*p&lt;0.01

FIGURE 4. Moran's I test for spatial autocorrelation – all variables

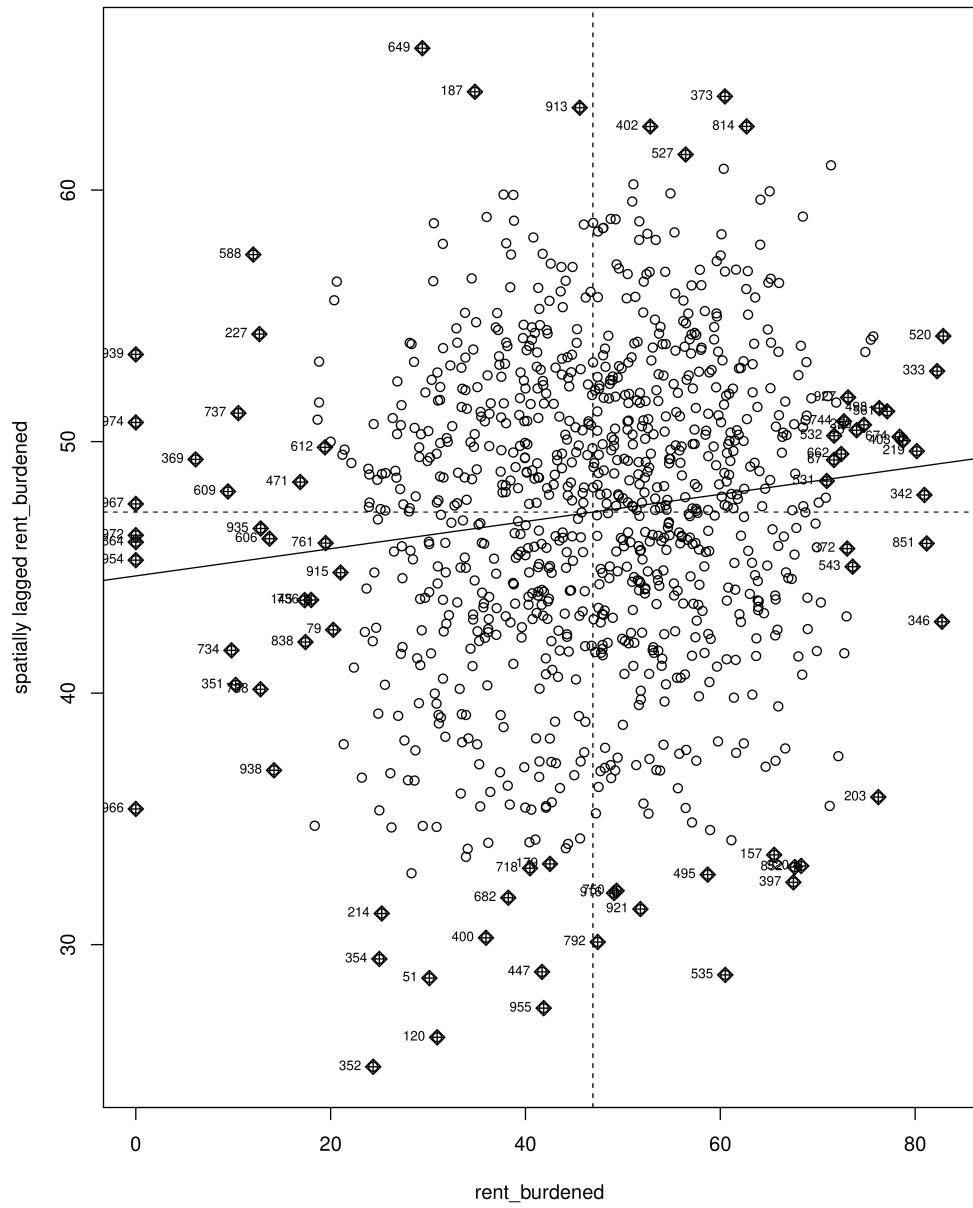


TABLE 4. Spatial Lag Model: selected variables

<i>Dependent variable:</i>	
	rent_burdened
log_BART_dist	1.526*** (0.405)
log_CBD_dist	2.428*** (0.416)
coastal_tracts_dummy	-4.631* (2.553)
percent_non_white	0.044** (0.020)
log_MHI	-16.461*** (0.905)
percent_airbnb_all_rentals	0.060*** (0.022)
Constant	210.358*** (10.605)
Observations	975
Log Likelihood	-3,752.590
$\sigma^2$	128.967
Akaike Inf. Crit.	7,523.180
Wald Test	0.500 (df = 1)
LR Test	0.509 (df = 1)

*Note:* \*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 5. Spatial Error Model: selected variables

<i>Dependent variable:</i>	
	rent_burdened
log_BART_dist	1.530*** (0.408)
log_CBD_dist	2.437*** (0.419)
coastal_tracts_dummy	-4.639* (2.561)
percent_non_white	0.046** (0.020)
log_MHI	-16.507*** (0.905)
percent_airbnb_all_rentals	0.060*** (0.022)
Constant	212.325*** (10.164)
Observations	975
Log Likelihood	-3,752.532
$\sigma^2$	128.939
Akaike Inf. Crit.	7,523.064
Wald Test	0.599 (df = 1)
LR Test	0.625 (df = 1)

*Note:* \*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 6. OLS Regression: rent-overburdened selected variables

<i>Dependent variable:</i>	
	rent_overburdened
log_BART_dist	1.311*** (0.332)
log_CBD_dist	0.832** (0.340)
coastal_tracts_dummy	-3.008 (2.088)
percent_non_white	0.022 (0.016)
log_MHI	-12.040*** (0.754)
percent_airbnb_all_rentals	0.051*** (0.018)
School_district_quality	0.009 (0.084)
Constant	148.207*** (8.389)
Observations	975
R <sup>2</sup>	0.263
Adjusted R <sup>2</sup>	0.258
Residual Std. Error	9.287 (df = 967)
F Statistic	49.414*** (df = 7; 967)

*Note:* \*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 7. Variance Inflation Factor: test for Multicollinearity

log_BART_dist	log_CBD_dist	coastal_tracts_dummy	percent_non_white	log_MHI	percent_airbnb_all_rentals	School_district_qu
1.539	1.494	1.039	1.402	1.515	1.164	1.075

FIGURE 5. Moran's I test for spatial autocorrelation – rent\_overburdened

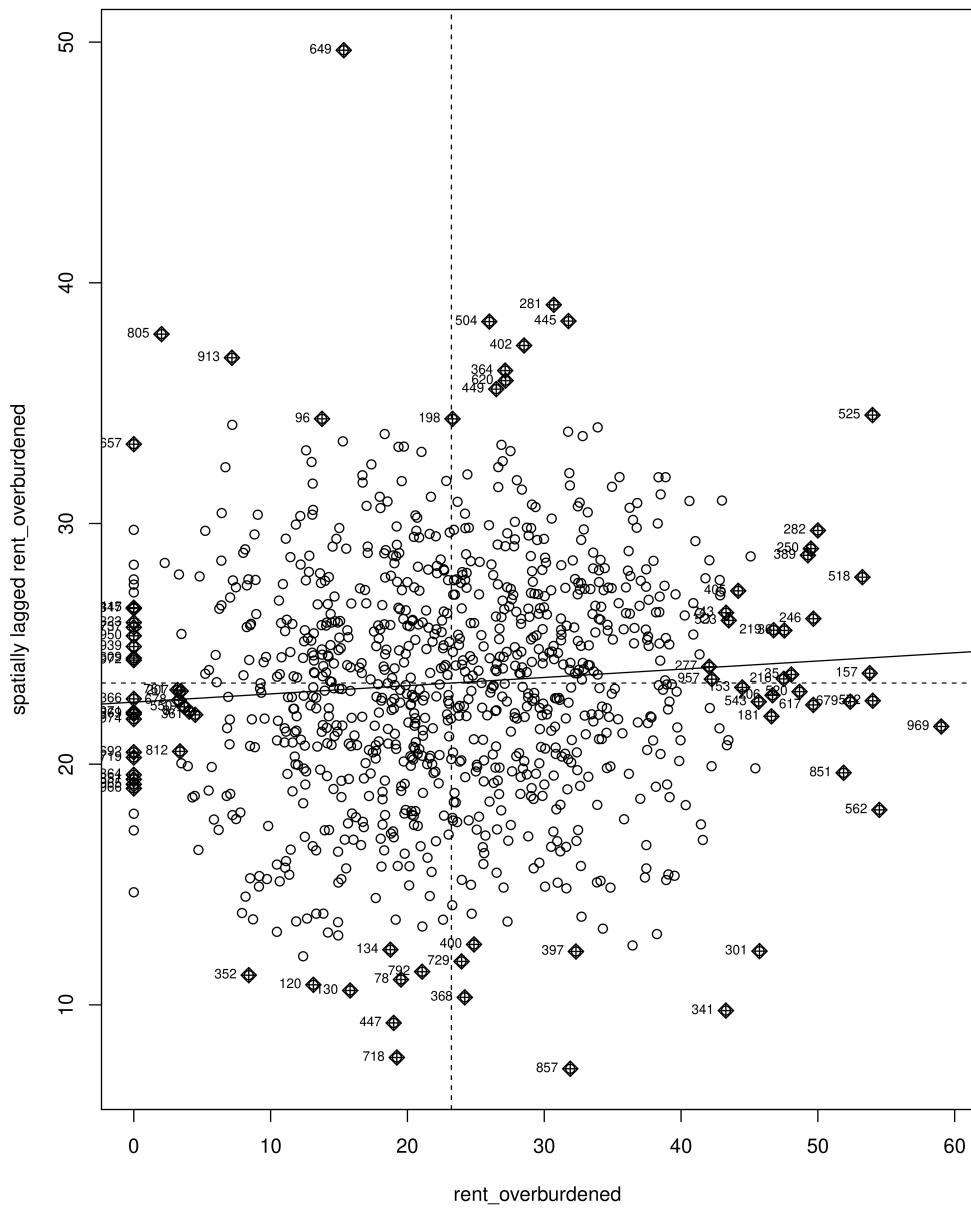


TABLE 8. Spatial Lag Model (rent-overburdened selected variables)

<i>Dependent variable:</i>	
	rent_overburdened
log_BART_dist	1.310*** (0.330)
log_CBD_dist	0.833** (0.339)
coastal_tracts_dummy	-3.012 (2.079)
percent_non_white	0.022 (0.016)
log_MHI	-12.037*** (0.736)
percent_airbnb_all_rentals	0.051*** (0.018)
Constant	148.430*** (8.455)
Observations	975
Log Likelihood	-3,552.350
$\sigma^2$	85.540
Akaike Inf. Crit.	7,122.701
Wald Test	0.035 (df = 1)
LR Test	0.037 (df = 1)

*Note:* \*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 9. Spatial Error Model - rent-overburdened selected variables

<i>Dependent variable:</i>	
	rent_overburdened
log_BART_dist	1.308*** (0.329)
log_CBD_dist	0.834** (0.337)
coastal_tracts_dummy	-3.010 (2.075)
percent_non_white	0.022 (0.016)
log_MHI	-12.028*** (0.730)
percent_airbnb_all_rentals	0.051*** (0.018)
Constant	148.129*** (8.194)
Observations	975
Log Likelihood	-3,552.274
$\sigma^2$	85.520
Akaike Inf. Crit.	7,122.548
Wald Test	0.185 (df = 1)
LR Test	0.189 (df = 1)

*Note:*

\*p&lt;0.1; \*\*p&lt;0.05; \*\*\*p&lt;0.01

TABLE 10. Regression - log-median-rent selected variables

<i>Dependent variable:</i>	
	log_median_rent
log_BART_dist	0.031*** (0.010)
log_CBD_dist	0.032*** (0.010)
coastal_tracts_dummy	-0.044 (0.064)
percent_non_white	-0.001 (0.0005)
log_MHI	0.237*** (0.023)
percent_airbnb_all_rentals	0.0004 (0.001)
Constant	4.437*** (0.254)
Observations	975
R <sup>2</sup>	0.223
Adjusted R <sup>2</sup>	0.219
Residual Std. Error	0.286 (df = 968)
F Statistic	46.394*** (df = 6; 968)

Note: \*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 11. Variance Inflation Factor - Test for Multicollinearity

log_BART_dist	log_CBD_dist	coastal_tracts_dummy	percent_non_white	log_MHI	percent_airbnb_all_rentals
1.534	1.494	1.039	1.401	1.441	1.164

TABLE 12. Spatial Lag model - log-median-rent selected variables

<i>Dependent variable:</i>	
	log_median_rent
log_BART_dist	0.031*** (0.010)
log_CBD_dist	0.031*** (0.010)
coastal_tracts_dummy	-0.032 (0.064)
percent_non_white	-0.001 (0.0005)
log_MHI	0.228*** (0.023)
percent_airbnb_all_rentals	0.0004 (0.001)
Constant	3.478*** (0.411)
Observations	975
Log Likelihood	-154.626
$\sigma^2$	0.080
Akaike Inf. Crit.	327.252
Wald Test	9.424*** (df = 1)
LR Test	9.518*** (df = 1)

Note:

\*p&lt;0.1; \*\*p&lt;0.05; \*\*\*p&lt;0.01

TABLE 13. Spatial Error Model - log-median-rent selected variables

<i>Dependent variable:</i>	
	log_median_rent
log_BART_dist	0.032*** (0.010)
log_CBD_dist	0.032*** (0.011)
coastal_tracts_dummy	-0.026 (0.064)
percent_non_white	-0.001 (0.001)
log_MHI	0.229*** (0.023)
percent_airbnb_all_rentals	0.0005 (0.001)
Constant	4.529*** (0.257)
Observations	975
Log Likelihood	-156.409
$\sigma^2$	0.080
Akaike Inf. Crit.	330.817
Wald Test	6.318** (df = 1)
LR Test	5.952** (df = 1)

*Note:* \*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 14. Variance Inflation Factor - test for MC

log_BART_dist	log_CBD_dist	coastal_tracts_dummy	percent_non_white	log_MHI	percent_airbnb_active_rentals
1.534	1.475	1.039	1.401	1.422	1.140

TABLE 15. OLS Regression - log-median-rent selected variables

<i>Dependent variable:</i>	
	log_median_rent
Xlog_BART_dist	1.538*** (0.408)
Xlog_CBD_dist	2.365*** (0.416)
Xcoastal_tracts_dummy	-4.574* (2.567)
Xpercent_non_white	0.046** (0.020)
Xlog_MHI	-16.541*** (0.922)
Xpercent_airbnb_active_rentals	0.041** (0.018)
XSchool_district_quality	0.078 (0.103)
Constant	212.809*** (10.289)
Observations	975
R <sup>2</sup>	0.327
Adjusted R <sup>2</sup>	0.322
Residual Std. Error	11.416 (df = 967)
F Statistic	67.018*** (df = 7; 967)

*Note:*

\*p&lt;0.1; \*\*p&lt;0.05; \*\*\*p&lt;0.01

FIGURE 6. Moran's I test for spatial autocorrelation

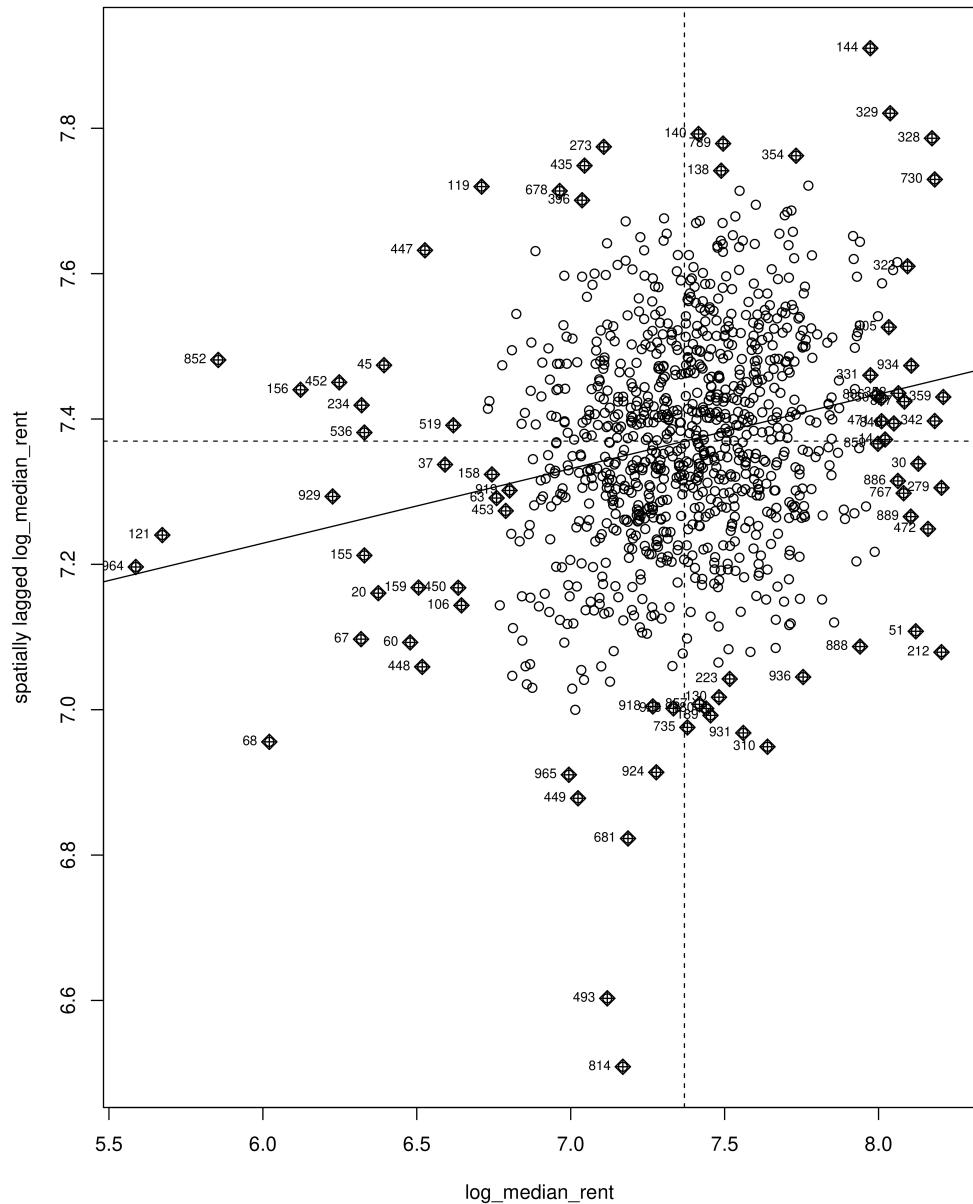


TABLE 16. Spatial Lag Model - log median rent - selected variables  
(active rentals)

<i>Dependent variable:</i>	
	log_median_rent
log_BART_dist	0.031*** (0.010)
log_CBD_dist	0.029*** (0.010)
coastal_tracts_dummy	−0.032 (0.064)
percent_non_white	−0.001 (0.0005)
log_MHI	0.230*** (0.022)
percent_airbnb_active_rentals	0.0001 (0.0005)
Constant	3.464*** (0.410)
Observations	975
Log Likelihood	−154.873
$\sigma^2$	0.080
Akaike Inf. Crit.	327.745
Wald Test	9.461*** (df = 1)
LR Test	9.556*** (df = 1)

*Note:*

\*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 17. Spatial Error Model - log-median-rent with selected variables (active rentals)

<i>Dependent variable:</i>	
	log_median_rent
log_BART_dist	0.032*** (0.010)
log_CBD_dist	0.030*** (0.011)
coastal_tracts_dummy	-0.026 (0.064)
percent_non_white	-0.001 (0.001)
log_MHI	0.231*** (0.023)
percent_airbnb_active_rentals	0.0001 (0.0005)
Constant	4.514*** (0.257)
Observations	975
Log Likelihood	-156.717
$\sigma^2$	0.081
Akaike Inf. Crit.	331.433
Wald Test	6.230** (df = 1)
LR Test	5.868** (df = 1)

Note:

\*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 18. Regression - rent-hourly wage and selected variables

<i>Dependent variable:</i>	
	rent_hourly_wage
log_BART_dist	0.879*** (0.252)
log_CBD_dist	-3.266*** (0.259)
coastal_tracts_dummy	0.585 (1.589)
percent_non_white	0.047*** (0.012)
log_MHI	2.441*** (0.560)
percent_airbnb_all_rentals	0.012 (0.014)
Constant	-0.807 (6.285)
Observations	975
R <sup>2</sup>	0.173
Adjusted R <sup>2</sup>	0.167
Residual Std. Error	7.067 (df = 968)
F Statistic	33.657*** (df = 6; 968)

*Note:* \*p<0.1; \*\*p<0.05; \*\*\*p<0.01

TABLE 19. Variance Inflation Matrix - Rent hourly wage with selected variables

log_BART_dist	log_CBD_dist	coastal_tracts_dummy	percent_non_white	log_MHI	percent_airbnb_all_rentals
1.534	1.494	1.039	1.401	1.441	1.164