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Comparebnb: The Effects of Airbnb on New York and London

Annotated Bibliography

Benítez-Aurioles, Beatriz, and Iis Tussyadiah. "What Airbnb Does to the Housing Market."

Annals of Tourism Research, vol. 90, Sep. 2021,

<https://doi.org/10.1016/j.annals.2020.103108>. Accessed 2 Dec. 2023.

In this article, Benítez-Aurioles and Tussyadiah propose a mathematical model for calculating the strength of the correlation between Airbnb rentals to housing and long-term rent prices. Their model is based on the conference paper "The Sharing Economy and Housing Affordability: Evidence from Airbnb" by Kyle Barron, Edward Kung, and Davide Proserpio. The focus of data was on London and the data set was sourced from AirDNA, a website dedicated to compiling data for short-term rentals in general. Benítez-Aurioles and Tussyadiah hypothesized that an increase in Airbnb listings would increase housing and long-term rent prices by reducing the supply of housing. Their model suggests that the effect of an increase in Airbnb listings will be more pronounced on housing prices than long-term rent prices, as more Airbnb listings in an area may raise the popularity of the area. Benítez-Aurioles and Tussyadiah present their findings as a clear method to confirm the notion that Airbnb rentals affect housing prices.

Boon, Wouter P. C., et al. "Collective Institutional Work: The Case of Airbnb in Amsterdam,

London and New York." *Industry and Innovation*, vol. 26, no. 8, 18 June 2019, pp.

898–919, <https://doi.org/10.1080/13662716.2019.1633279>. Accessed 2 Dec. 2023.

In this article, Boon, et al. explore the institutional change affecting Amsterdam, London, and New York following the introduction of Airbnb. Amsterdam Airbnb rentals face light regulations, but New York Airbnb rentals face the most restrictions; London was initially very restrictive, but following the Deregulation Act, London Airbnb rentals had the least

regulations. Boon, et al. gauged the amount of institutional activity by examining the number of articles and policy documents created between 2012 to 2017. Based on the activity, pushes for institutional change concerning Airbnb have been gradually increasing, and there is likely still no consensus concerning regulations regarding Airbnb rentals. In all three cities, there were more pushes to create new regulatory systems rather than maintaining or disrupting previously existing systems. These findings and figures were validated through expert interviews. Boon, et al. conclude that institutionalizing Airbnb rentals has been an erratic process and will continue to increase in activity.

Chiasson, Trina, and Dyanna Gregory. *Data + Design: A Simple Introduction to Preparing and Visualizing Information*. Infoactive, 2014.

We were able to access this book courtesy of Dr. Kurtz. The chapters within gave us insight into how to clean our dataset properly, interpret the different variables in the dataset, and create good research questions. The different topics covered are data types, research questions, what data can and cannot reveal, and proper ways to examine data. This book was fundamental to our research as it guided us to structure our narrative more compellingly with our data visualizations and included the analysis skills we needed to form our argument.

Ferreri, Mara, and Romola Sanyal. "Platform Economies and Urban Planning: Airbnb and Regulated Deregulation in London." *Urban Studies*, vol. 55, no. 15, Nov. 2018, pp. 3353–3368, <https://doi.org/10.1177/0042098017751982>. Accessed 2 Dec. 2023.

This article delves into the emergence of the sharing economy, particularly focusing on digital technology companies that create online platforms connecting individuals who wish to rent out their underutilized assets with those in need of short-term access to these

assets. The text notes that while the sharing economy is often presented as a model of “sharing,” it primarily operates for profit. These economic activities brought about by the sharing economy have significant effects on urban environments, disrupting conventional hospitality, transportation, service industries, and housing. This text provides a comprehensive exploration of the impact of the sharing economy, with a specific focus on Airbnb in London. It emphasizes that sharing economy activities extend beyond economic and labor-related challenges and extend to planning policy and urban governance. The article contributes to the ongoing discussions surrounding the sharing economy’s role in shaping regulations, policy changes, and enforcement practices in urban environments. It underscores the challenges faced by local authorities in obtaining data necessary for enforcing new regulations while addressing the complex interplay between corporate interests and public welfare.

Hofmann, Tess. "Airbnb in New York City: Whose Privacy Rights Are Threatened by a

Government Data Grab." *Fordham Law Review*, vol. 87, no. 6, May 2019, pp.

2589-2622, <https://ir.lawnet.fordham.edu/flr/vol87/iss6/11>. Accessed 2 Dec. 2023.

This article critiques the role and actions of the government imposed on New York City when they forced Airbnb services in NYC to give them the data they have on their users and hosts to assist in law enforcement. The article then goes on to state that the law imposed (Local Law 146) could be a detriment to the Fourth Amendment, and thoroughly examines the history of Airbnb in New York City to determine if the invasion of privacy is justified. The excerpt uses a variety of resources to prove their argument, including other court cases and hearings. The resource is important because the idea of companies sharing our data has become “the norm” and not much is given by the users on how it

could potentially affect their well-being and livelihood in the future. I think the resource can be used in our project as a way of implementing the concept of metadata discussed in class and its real-world applications.

Hübscher, Marcus, and Till Kallert. "Taming Airbnb Locally: Analysing Regulations in Amsterdam, Berlin and London." *Tijdschrift Voor Economische En Sociale Geografie*, vol. 114, no. 1, 8 Sep. 2023, pp. 6–27, <https://doi.org/10.1111/tesg.12537>. Accessed 2 Dec. 2023.

In this article, the authors describe how Airbnb has transformed the travel industry by offering unique lodging experiences but drifted from its roots because of oversights, which are contributing to urban issues such as gentrification. Hübscher and Till discuss that as short-term rentals (STRs) proliferate, cities are dealing with the economic fallout, which prompted a study of regulatory approaches across 12 European cities to understand their varying strategies. This analysis revealed that Amsterdam's regulations effectively affected Airbnb's market influence, contrasting with London's more lenient approach which allowed listings to thrive. Meanwhile, Berlin's moderate market growth mirrored its balanced, yet firm, regulatory interventions. The research underscored how different regulatory frameworks influence the distribution and professionalization of Airbnb listings. These findings highlighted the dynamic nature of the STR market, showing that constant regulatory adaptation is essential to manage between tourism, local economies, and residential needs. Overall, the study illuminates the complex task facing cities: crafting effective STR policies that safeguard communities while embracing the economic benefits of the sharing economy, as well as giving insight into how other countries in Europe are dealing with Airbnb in comparison to London.

Jeffrey-Wilensky, Jaclyn, and Christopher Werth. “Airbnb Sues NYC over New Rules Requiring Hosts to Register Their Homes as Short-Term Rentals.”. *Gothamist*, 1 June 2023, gothamist.com/news/airbnb-sues-nyc-over-new-rules-requiring-hosts-to-register-their-homes-as-short-term-rentals. Accessed 2 Dec. 2023.

In this news article, Airbnb is in a legal fight with the city of New York. New York City established Local Law 18, which states that if an individual wants to rent out their place to visitors for a short time, then they will have to sign up with the city first and follow many detailed steps. Airbnb believes that these steps are too complicated and that almost nobody has been able to do it right so far. Therefore many people’s vacation plans may be cancelled. Some individuals who rent out part of their homes to help pay their bills are worried because they need the money they make from Airbnb guests. The city says that they are following the law. However, Airbnb and the people who rent out their homes, want the city to be more reasonable and not to treat them like a hotel because that is not what Airbnb is.

Jorden, Rashaad. “Airbnb vs. New York City: A Skift Timeline.” *Skift*, 31 Aug. 2023, 4:51 p.m., skift.com/2023/08/31/airbnb-vs-new-york-city-a-skift-timeline/. Accessed 2 Dec. 2023.

This news article illustrates the 10-year history between NYC and Airbnb. Airbnb and New York City have been clashing for years over short-term rental regulations. Many of the Airbnb listings in New York City break state laws that prohibit renting entire apartments for less than 30 days without the main resident present. The state of New York has tried to crack down on this by fining illegal listings and requiring Airbnb to hand over host information. A judge once stopped New York from collecting too much data from Airbnb, but later the city received the green light to require detailed host

information. Because of this, Airbnb has to comply with the new Local Law 18 which forces hosts to register with the city, or their listings can't be rented out. The city is lagging in processing these registrations, with a looming deadline that could see many listings removed. If hosts don't register by September 5, 2023, Airbnb will be required to block those rentals, potentially impacting many people.

Lu, Luqi, and Saloomah Tabari. "Impact of Airbnb on Customers' Behavior In the UK Hotel Industry." *Tourism Analysis*, vol. 24, no. 1, 12 Feb. 2019, pp. 13–26,.

<https://doi.org/10.3727/108354219X15458295631891>. Accessed 2 Dec. 2023.

This study examines the impact of Airbnb on the UK hotel industry and its influence on customer behavior. Through cross-sectional questionnaires and interviews, the study reveals that age plays a significant role in determining the choice between Airbnb and hotels, with the largest user group for Airbnb being individuals aged 25-34. Moreover, the study underscores the competitive advantages of hotels, such as standardized safety measures, reputation, and marketing efforts, but also notes the potential threats posed by Airbnb's low barriers to entry and the sharing economy's rapid expansion. This resource contributes valuable insights into how customer behavior varies in the context of Airbnb and hotels, shedding light on potential socioeconomic impacts, which can be applied to understanding the socioeconomic dynamics of London and New York City in the context of Airbnb operations.

Morris, Chris. "NYC Just All but Banned Airbnb and Vrbo in a New Law Requiring Mass Registration." *Fortune*, 6 Sep. 2023, 8:15 a.m.,

fortune.com/2023/09/06/new-york-city-airbnb-registration-law-de-facto-ban-short-term-rentals/. Accessed 2 Dec. 2023.

This news article informs the reader of the restrictions and regulations implemented by the state of New York concerning Airbnb services across the city. These regulations restrict the ability for homeowners to rent out their homes, some of which include needing to be present during the duration of the renting and limiting the number of guests that can stay to two. These heavier regulations have also caused a decrease in listings across New York City (NYC), and in turn, leads to the possibility of Airbnb losing millions of dollars in revenue in one of its biggest markets. This article uses other articles such as the *New York Times* and legislation such as the Short-Term Rental Registration Law as its source of information. This article is important because it introduces the debate between NYC, Airbnb, and Airbnb's users. Morris broadens the areas of dispute to keep readers investigating for more on their own. This article can be used in our project as a way of introducing a narrative about the ways Airbnb has to allocate its resources and maneuver changes in its markets that can create new implications for the company and cities.

Mozo Carollo, Imanol, et al. "Is the Effect of Airbnb on the Housing Market Different in Medium-Sized Cities? Evidence from a Southern European City." *Urban Research & Practice*, 20 Feb. 2023, pp. 1–20, <https://doi.org/10.1080/17535069.2023.2179419>. Accessed 2 Dec. 2023.

This article examines the impact of Airbnb density on housing prices, with a specific focus on the city of San Sebastián. The authors argue that an increase in Airbnb density in a given area results in a significant rise in rental prices, particularly in a housing market that is already under stress and has limited supply. Notably, the effect on rental prices appears to be more pronounced than in the real estate sales market. This empirical

analysis contributes valuable insights to the ongoing debate regarding the influence of short-term rental platforms, such as Airbnb, on housing prices, shedding light on the dynamics within a medium-sized city. The findings from this research can be used as a comparative reference when examining the socioeconomic impact of Airbnb's operations in larger cities like London and New York, thus aiding in the exploration of key differences between these urban contexts.

Nieuwland, Shirley, and Rianne van Melik. "Regulating Airbnb: How Cities Deal with Perceived Negative Externalities of Short-Term Rentals." *Current Issues in Tourism*, vol. 23, no. 7, 2020, pp. 811–825, <https://doi.org/10.1080/13683500.2018.1504899>. Accessed 2 Dec. 2023.

This article discusses the challenges faced by cities around the world due to the consequences of increased tourism, especially caused by the proliferation of online short-term rental platforms like Airbnb. It highlights the concerns raised by local citizens, including overcrowded city centers and rising rent, attributing these issues in part to the popularity of Airbnb and similar platforms. The article mentions Airbnb's rapid growth and its significant presence in numerous countries and cities. The impact of Airbnb is explored both positively and negatively. On the positive side, Airbnb is seen as an opportunity for residents to earn extra income by renting out their homes, providing tourists with authentic "off-the-beaten-track" experiences. Airbnb claims to generate tourism-related jobs and revitalize neighborhoods previously overlooked by tourists. This resource provides valuable insights into the challenges and impacts of Airbnb on cities and highlights the various regulatory approaches taken by different cities. It touches on the positive and negative aspects of Airbnb, making it clear that the platform has

multifaceted effects on both residents and tourists. Additionally, it emphasizes the need for more comprehensive research in this field, especially regarding how the cities are regulating and responding to the rise of short-term rentals like Airbnb.

“Registration and Requirements for Short-Term Rentals.” *NYC Rules*,

rules.cityofnewyork.us/rule/registration-and-requirements-for-short-term-rentals/.

Accessed 2 Dec. 2023.

This hub page provides access to the documentation implementation of Local Law 18 in New York City (NYC), its hearings, and comments concerning the hearings, many of which were pulled from YouTube but deleted by unknown means. In the year 2022, the Mayor’s Office of Special Enforcement passed Local Law 18, which now requires short-term rental hosts to register their houses if they intend to use them with Airbnb in the future. The host will be unable to put their house on Airbnb until the houses or spaces are unregistered. The bottom of the page consists of many comments and reactions concerning the implementation of Local Law 18, and these comments show how the implementation of Local 18 deeply affects people both inside and outside NYC. Many of the comments were originally pulled from the YouTube videos of the hearings but were later deleted from YouTube. This resource is important because it shows us the humanistic perspective behind the choices of the government and company, and shows us different people’s take on metadata being shared with the government. Additionally, the deletion of the comments from YouTube highlights silences being placed on citizens, and this hub page is now the only preservation of citizens’ sentiments. This resource helps narrate how legislation that gets passed to provoke users of their privacy can lead to ethical debates and controversy.

Sánchez-Franco, Manuel J., and Maria Elena Aramendia-Muneta. “Why Do Guests Stay at Airbnb versus Hotels? An Empirical Analysis of Necessary and Sufficient Conditions.” *Journal of Innovation & Knowledge*, vol. 8, no. 3, 2023, pp. 1–16, <https://doi.org/10.1016/j.jik.2023.100380>. Accessed 2 Dec. 2023.

This article delves into the dynamics of guest satisfaction and dissatisfaction in the context of Airbnb and hotels, highlighting the distinctions and commonalities in guest preferences and experiences. Drawing upon guest narratives and data analysis, the study underscores the significance of various factors in shaping the satisfaction and dissatisfaction of guests, including staff professionalism, property characteristics, location, and value for money. Its importance lies in shedding light on the factors influencing guest experiences, which is highly relevant to the thesis examining how Airbnb's operations impact the socioeconomic aspects of London and New York City. Understanding these factors is crucial for evaluating Airbnb's role in the hospitality markets of these two cities, particularly in relation to guest preferences and the overall guest experience.

Sarkar, Avijit, et al. “Spatial and Socioeconomic Analysis of Host Participation in the Sharing Economy Airbnb in New York City.” *Information Technology & People*, vol. 33, no. 3, 18 June 2020, pp. 983–1009, <https://doi.org/10.1108/ITP-10-2018-0481>. Accessed 2 Dec. 2023.

This article searches for potential causes of how Airbnb listings are spread throughout New York City (NYC). The geospatial spread of Airbnb listings in NYC is compared to socioeconomic factors such as gender ratio, black race/ethnicity, median household income, and occupations. Sarkar, Avijit, et al. concluded that there is enough evidence to

support their claim that factors outside of potential profits, such as hosts' trust and sustainability concerns, are significant factors in determining the geospatial spread of Airbnb listings in NYC. They advise these factors to be taken into consideration during short-term rental policymaking. This study is useful for this project because it analyzes socioeconomic factors not included in our dataset, and it offers insight for narrowing down our research topics.

Schaal, Dennis. "Airbnb's NYC Listings Could Be Down 70% after September 5." *Skift*, 31 Aug. 2023, 6:37 p.m.,

skift.com/2023/08/30/airbnbs-nyc-listings-could-be-down-70-after-september-5/.

Accessed 2 Dec. 2023.

This news article explains the criteria and limitations that were implemented for Airbnb hosts in New York City (NYC) after Local Law 18 was passed in January of 2023. Short-term rentals will be required to adhere to specific rules to operate, such as a 30-day limit for how long registered hosts can book stays and be present during their guests' stay. Many predict that NYC's Airbnb listings will drastically decline and reduce in revenue and availability. However, some other cities have been able to bounce back quickly after the implementation of similar legislature, and reporters speculate that NYC may also expect a similar recovery. The city of New York allowed a 7-month window for Airbnb hosts to apply for the registration of their listings, with a deadline of September 5th. Out of about 800 of the 3,250 applications they received, the city approved only 257 host applications, denied 72, and returned 479 to request more clarifications for better ruling. This news article provided insight into the amount of active listings available in

July 2019 compared to July 2023, where they were substantially lower in more recent times.

Shabrina, Zahratu, et al. "Airbnb and Its Potential Impact on the London Housing Market."

Urban Studies, vol. 59, no. 1, Jan. 2022, pp. 197–221,

<https://doi.org/10.1177/0042098020970865>. Accessed 2 Dec. 2023.

This article by Zahratu, et al. talks about the impact Airbnb has had on the London housing market. The authors identified an area of misuse, findings that link the misuse to increased rental prices, and the implications for housing policies. Specifically, the misuse discussed of Airbnb properties is when listings do not comply with local regulations and hosts that offer these unregulated properties have multiple listings breaking regulations. The article discusses findings that data from 2018 showed 2-7% of rentals are misused through Airbnb as short-term rentals. Additionally, the increase in unit rental prices per bedroom per week leads to an extra £90 per year.

Todd, James, et al. "Assessing the Impacts of Airbnb Listings on London House Prices."

Environment and Planning. B, Urban Analytics and City Science, vol. 49, no. 1, Jan.

2022, pp. 206–222, <https://doi.org/10.1177/23998083211001836>. Accessed 2 Dec. 2023.

This study examines the impact of Airbnb on London housing prices, revealing a positive connection, with each listing potentially raising prices per square meter, specifically in central areas. Using Index of Multiple Deprivation (IMD) scores to control for socioeconomic factors, the study highlights the complexity of Airbnb's influence, which varies across regions as well as being more pronounced in tourist-heavy areas.

Limitations of the study include potential variables and the ecological mistaken belief arising from data analysis. Furthermore, findings suggest that Airbnb's effects are

significant but geographically uneven, with negative impacts in upscale neighborhoods such as Mayfair and Belgravia. The study concludes that while Airbnb contributes to London's housing market dynamics, the results of this study cannot be generalized to all cities in the United Kingdom. The authors call for more context-specific research to guide policy-making.

Wachsmuth, David, and Alexander Weisler. "Airbnb and the Rent Gap: Gentrification through the Sharing Economy." *Environment and Planning. A: Economy and Space*, vol. 50, no. 6, Sep. 2018, pp. 1147–1170, <https://doi.org/10.1177/0308518X18778038>. Accessed 2 Dec. 2023.

In this article, Wachsmuth and Weisler discuss the effects that short-term rentals, like Airbnb, have on a city's gentrification. The article focuses on a case study done in New York City which observed that increasing prices for short-term rentals also increased long-term rent prices for neighborhoods, thus resulting in gentrification. In addition to the rent gaps, socio-economic effects were discussed. Historically people in "lower" socio-economic groups are minorities, and the gentrification mentioned earlier is occurring in what were previously minority-dominant neighborhoods. This greatly increases the cost of living for minorities living where short-term rentals are popular.

Xu, Feifei, et al. "The Influence of Neighbourhood Environment on Airbnb: A Geographically Weighed Regression Analysis." *Tourism Geographies*, vol. 22, no. 1, 2020, pp. 192–209, <https://doi.org/10.1080/14616688.2019.1586987>. Accessed 2 Dec. 2023.

In this article, Xu, et al. explore how neighborhood environments affect Airbnb distributions by examining data from 14 boroughs of Inner London. Utilizing geographic information systems to examine the data, Xu, et al. first focused on three potential

factors: distance from tourist attractions, distance from the city center, and transportation accessibility. Next, they expanded the mapping to examine more detailed environmental factors: water, art & human landscape, travel & transport, universities, nightlife spots, and vegetation coverage. Xu, et al. found that many of the detailed factors had significant correlations with the spatial distribution of Airbnb listings and proposed that the government should limit Airbnb rentals to maintain neighborhood environments and increase revenue from tourism.