

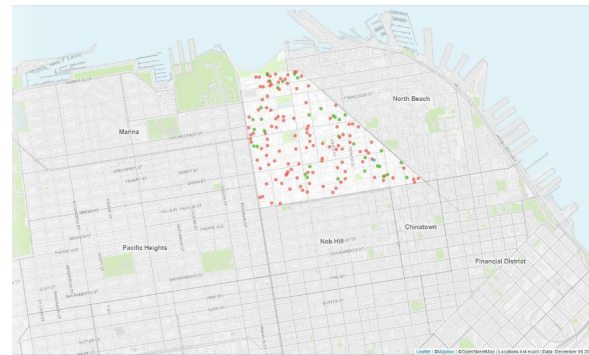
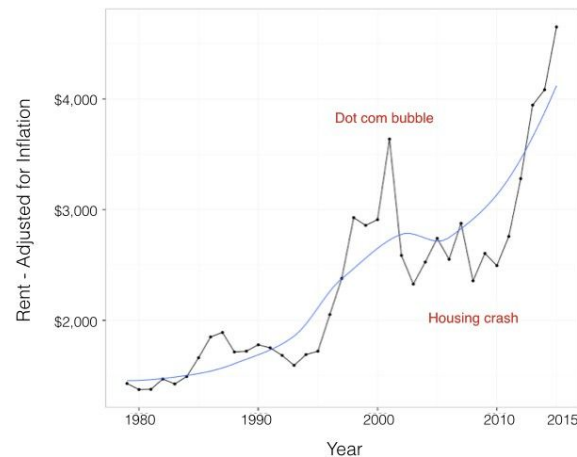
Air BnB and the SF Housing Crisis

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The Issue

- San Francisco has seen enormous spikes in rent prices in the last 5 years.
- Neighborhoods such as the Financial District, Bayview, and Russian Hill are seeing rent prices hitting nearly \$5,000/month

Median Monthly Rent Price of 2BD Rental in SF

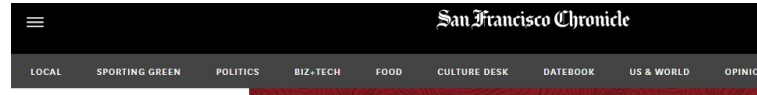


Air BnB's Contribution ?

- Availability Issue
 - 90-Day Rental Limit Compliance Rule
 - Pay Registration Fee
 - “One Home, One Host”
- Price & Neighborhoods
 - Prices soar in neighborhoods with tourist attraction, transit availability, and close to commercial/financial buildings.
- Hosts and Reviews

Sources:

- <https://www.nolo.com/legal-encyclopedia/overview-airbnb-law-san-francisco.html>
- <https://www.sfchronicle.com/business/article/SF-fines-Airbnb-landlords-2-25-million-for-13364513.php>
- <https://www.usatoday.com/story/tech/news/2017/05/01/airbnb-san-francisco-settlement-regulations-illegal-homeaway/101168688/>



BIZ & TECH // BUSINESS

SF fines Airbnb landlords \$2.25 million for illegal rentals

 Carotyn Said | Nov. 5, 2018 | Updated: Nov. 5, 2018 7:23 p.m.



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Airbnb rentals in San Francisco may dive with new host rules

Elizabeth Weise USATODAY

Published 6:01 p.m. ET May 1, 2017 | Updated 5:41 p.m. ET May 2, 2017



Our Coding Process

What does it All Mean?

- Availability:
 - More High Availability Listings than Low Availability Listings
 - Higher Chance of illegal listings, vacant home owners, and displacement of locals
- Hosts
 - There are many hosts that hold multiple (>1) properties on Air BnB and property management companies such as Zeus holds high number of listings (248)
 - Highest reviewed hosts are not reflected based on affordable pricing
- Price
 - Average Prices have fluctuated over the years, but all in all are showing an upward trend
 - There was a big drop from 2016 to 2017, and that was due to the implementation of stricter rules on Air BnB from city of SF
- Listings
 - There are far more listings listed as “Entire Homes” or “Private Rooms” than “Shared Rooms”
 - Shared rooms only take 2% of the total listings
 - * Perhaps this means people don't like staying with strangers on the road *

Air BnB and SF Housing Crisis?

There's actually little findings to support that Air BnB is a major contributor to the SF Housing Crisis ...

However

there are many listers not adhering to the “One Host, One Home” rule

More than 50% of available listings are Highly available, meaning less locals are able to purchase affordable housing in the area

There are multiple property management companies that list multiple properties on the website

Things We could have added or improved

- Provide depth with gmaps charts by adding listing types and neighborhoods
- Use “split” function to grab certain keywords from “Review Comment” to find what customers liked or hated about their experiences
- Find out demand changes throughout the year
 - Seasonality - High Demands during Summer months
 - Special Events - Major Financial or Tech events affect Air BnB Demands