

The Airbnb city:

Steering the globally driven access to local housing resources

Cooperative and competitive modes of public rules and regulations and their effects

Scientific workshop on short rental housing regulations phenomena

ILS Research Institute for Urban and Regional Development

TU Dortmund School of Spatial Planning

Call for Papers and Participation

The Sharing economy is already establishing itself in many sectors as a serious commercial competitor to standard economy services. Mainly offered via platforms, it is changing not only the rules of communication, consumer behaviour or mobility. It also has an impact on the way how people find and use housing as a temporal accommodation. In particular, home sharing and short-term rentals as well as digital matching between accommodation providers and tenants are causing conflicts not only with the traditional hotel industry, but also with the regular housing market and its role as one of the welfare goods. The growing use of standard dwellings as holiday homes complements the housing shortage by already ongoing developments such as re-urbanisation, growing household numbers per capita, and the low affordability of housing in urban centres.

The actual extent of misappropriated apartments as short-term rentals is widely unknown and could only be determined by the platforms as such. However, researchers, companies and activists are themselves scrapping the usage data of Airbnb in order to tackle and quantify the spatial externalities of short term rentals in cities.

The different basic conditions of cities worldwide lead to site-specific developments and forms of regulations targeting the sharing economy and its impact on the housing market. While some cities respond with a laissez-faire attitude, others take individually adapted measures to control the extent of the Sharing Economy. Some measures have not only been implemented by municipalities themselves but also by digital sharing platforms for short-term rentals such as Airbnb. But even though in many cases an agreement on the threshold between tolerable and intolerable extent and conditions of short-term rentals has been settled between cities and providers, the control and enforcement of these laws proves as difficult and remains widely insufficient. The Lack of reporting as well as the volatility of supply and demand pose some of many challenges that municipalities are facing.

The workshop will therefore focus on the relationship between short-term rentals and the protection of housing, focusing on the discussion and evaluation of effective and feasible regulatory approaches for cities. Following issues shall be discussed on behalf of the participant's case presentations:

1. Case based discourse:

Specific Regulative approaches towards short-term rentals and their effectivity will be introduced by the participant's case-based presentations during the morning session. They will contribute to a discussion defining patterns of regulations, their roots within different planning cultures and juristic settings, as well as their objective effects. Besides that, related research methods used and to be yet further developed will be a topic of the experts' exchange.

2. General discourse:

Second, the afternoon session will focus on the general views on local vs. (supra)national regulation attempts of a globally spread and spatially as well as institutionally heavily to grasp local resource access phenomena. The main point of interest is to define possibilities for urban planners as well as related institutions to react on digital phenomena steering the access to local resources by assessing the effectivity of regulatory approaches.

We are welcoming contributions related to the above topics and contributing in any possible way to the defined target of the scientific workshop. The aim is to connect empirical evidence of short-term rentals and its methodology related to studies on regulatory attempts and their effectivity with the overall discourse on future local planning regulative power within the globalizing and digitalizing world. The general theoretical framework is based on the “uberized urban planning” (Douay 2018) discourse.

Please apply for your participation by sending us an abstract no longer than 500 words addressing the topic of your presentation and its relation to the workshop theme. If possible, also include 1-3 particular questions which in your opinion should be discussed on behalf of the theme.

The workshop takes place at the ILS in Dortmund on 2019 November 25 from 9:30 to 16:30. The participation is free, a participation letter of proof from your institution is required for the registration. In-time digital participation is also possible if granted for the whole workshop.

Important Dates:

Call for Participation Deadline: October 15

Notice of Participation: October 30

Registration Deadline: November 5

Workshop: November 25

Please send your abstracts to diane.matuschek@ils-research.de

In case of any questions, please do not hesitate to contact us under the same address.

Organizers:

Jan Polívka, ILS, jan.polivka@ils-forschung.de

Diane Matuschek, ILS, diane.matuschek@ils-research.de

Vilim Brezina, TU Dortmund, vilim.brezina@tu-dortmund.de

Program:

9:30 Registration, Coffee

10:00 Start

10:15 Welcome, Introduction

10:30 1. Block | The Case-Study Introduction and Case-related Discourse (Presentations)

12:00 Lunch

13:30 2a. Planning Regulation Evaluation Methods
15:00 Coffee Break
15:30 2b. Block | Analysing Planning regulatory approaches (General Discourse on Steering possibilities)
17:00 Final discussion: Lessons Learned and future Perspectives
18:00 End of the Workshop

Venue:

ILS – Research Institute for Regional and Urban Development
Brüderweg 22-24
44135 Dortmund