

論文の内容の要旨

論文題目 Toward a Sustainable Ride on the “Perennial Gale of Creative Destruction”:
Adaptive Governance of Short-Term Rentals

(民泊の適応的ガバナンスの研究:「持続可能性」と「創造的破壊」の観点による考察)

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Sustainable city and community is the eleventh goal of the seventeen Sustainable Development Goals (SDGs) published by United Nations in 2015, and the importance of this particular goal is growing as more people move into urban areas around the globe. While academic literature had discussed the ways the well-being of communities can be preserved, the effective ways to cope with new stressors must be devised as technological innovations keep altering the process in which the socioeconomic and environmental landscape changes.

The growth of middle-income class all over the world, which is a much desired achievement in terms of other SDGs, resulted in the influx of travelers in cities with tourist attraction, disrupting the local economic and social structures. The most controversial aspect of tourism development today is short-term rentals (STRs), the practice of renting out housing units for a short-period, less than a month according to the regulation in most cities, for a certain amount of fee paid through online platforms epitomized by the Silicon Valley company Airbnb. As the popularity of STRs grew exponentially over the past decade, critics have argued that the promulgation of STRs causes gentrification – displacement of tenants for capital investment targeting wealthier users – and nuisance to permanent residents. The United States, especially the State of California, is experiencing a serious housing shortage; the issue of STRs has very serious implications for them as well as for popular tourist destinations in other regions. Municipalities around the world have started to regulate STRs in recent years to ameliorate these issues.

As the academic literature on the subject of effective regulation of STRs, which is highly relevant to the SDG 11 mentioned above, is still young and fraught with knowledge gaps, this doctoral research was conducted to provide several key insights for both scholars and practitioners interested in sustainable communities and/or tourism. After the introduction of the issue in Chapter 1, the evolutionary process of STRs from the inception of Airbnb to the most recent regulatory events around the world is discussed in Chapter 2. Document analysis of academic and newspaper articles, reports and blogs with the theoretical frameworks of Adaptive Governance and Socialization of Conflict was conducted to demystify how STR began to be regulated, which

the existing literature had not clarified. The result shows that Airbnb and their rivaling hotel industry lobbied governmental officials and mobilized sympathetic stakeholders for policies in their own favor, involving various entities including public relation firms and academia. The current regulation is the middle ground of what Airbnb pursued, i.e., no regulation of STRs, and the demand from the hotels: a complete ban of STRs.

Existing literature of STR regulation is dominated by purely theoretical works and case studies. In Chapter 3, the characteristics of STR regulation in 17 American cities are examined to build a conceptual framework in which the findings from existing and future empirical studies can be connected for better understanding the subject matter. Six approaches to STR regulation were identified with the values of regulatory variables of the cities as well as the STR Friendliness of each city was evaluated. Using an eyeball test, the study shows that STR regulation has been rigor in cities with higher dependence on the hotel industry, while the speed of rent growth does not make the city's regulation rigorous significantly.

Due to the novelty of STR regulation, the assessment of the effectiveness of STR regulation has just begun and few case studies exist. Chapter 4 investigates the effectiveness of the current STR regulation in San Francisco, California, the city experiencing the worst housing crisis today. Using Interrupted Time Series analysis, a method frequently used to assess the impact of public interventions, besides panel analysis to address the potential heterogeneity between neighborhoods, the ratio of Airbnb listings to housing units of the entire city and of 27 zip codes within, before and after the beginning of the coercive enforcement of the regulation at January 2018, are compared. The results show that the negative effect of the regulation on Airbnb listings was homogeneous across the neighborhoods but short lived: the listings bounced back to the pre-intervention period level within a year. This can be explained by a loophole discussed in expert interviews conducted with the Office of Short-Term Rentals and Tenant Union of the city.

Chapter 5 concludes the thesis with recommendations for policy and future studies. It is important for the policymakers to recognize the possibility of STRs concentration in certain areas, such as the Mission and Haight-Ashbury Districts in San Francisco, which have cultural factors that attract tourists. Limiting the number of buildings with which STR operation is allowed would be an effective tool to address this problem. Moreover, it is advisable to limit or even prohibit STRs in buildings of affordable housing for them to function as such instead of as "affordable hotels". For researchers, investigation of the loopholes in the current STR regulation is an important topic they can contribute to for better regulate STRs for maintaining sustainable community in tourist destinations.