

URBAN AND REGIONAL DEVELOPMENT

CRT/Centro interdipartimentale Full - Airbnb and City: The Spatialities and Governance of Online Short-Term Rental Platforms in Italy and Beyond

Funded By	Centro Interdipartimentale FULL FONDAZIONE CRT CASSA DI RISPARMIO DI TORINO [Piva/CF:06655250014]
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Context of the research activity	The research focuses on spatial impacts and regulatory initiatives of online short-term rental platforms for touristic accommodation, with a specific focus on AirBnB
Objectives	<p>The research investigates the spatial and urban impact of online short-term rental platforms, such as Airbnb, in the context of major Italian cities. This research is positioned at the heart of public debate and academic inquiry, addressing critical issues that affect urban life and policy-making. We invite applications from candidates who are passionate about urban studies, spatial planning, geospatial analysis, and public policy, and who are eager to contribute to this vital area of research.</p> <p>Research Context and Objectives: The rise of online short-term rental platforms has profoundly influenced urban environments worldwide. While these platforms offer economic benefits and flexible accommodation options for tourists, they also pose significant challenges. These challenges include disruptions to the regular rental housing market, community displacement, and changes in neighborhood dynamics. Many public authorities are grappling with how best to regulate these platforms to mitigate negative impacts while preserving their benefits.</p> <p>In Italy, research and public policy responses to the proliferation of short-term rentals lag behind those in other European countries. This research project aims to fill that gap by providing a comprehensive, comparative analysis of the territorial impact of online short-term rental platforms in major Italian cities. Specifically, the project will:</p> <ol style="list-style-type: none"> 1. Conduct an in-depth geospatial analysis to map and characterize the distribution and effects of short-term rentals in urban areas. 2. Compare these findings with similar studies conducted in other European cities to identify common patterns and unique features. 3. Review and evaluate international regulatory experiences to determine

their applicability to the Italian context, considering both institutional frameworks and the specific dynamics of the Italian market.

Methodological Approach:

This research will adopt an interdisciplinary approach, integrating perspectives from urban planning, human geography, and governance studies. The successful candidate will utilize advanced geospatial analysis techniques to visualize and interpret data on short-term rentals. Additionally, they will engage in policy analysis to assess various regulatory measures implemented globally and explore their potential application in Italy.

**Skills and
competencies
for the
development of
the activity**

- Genuine interest in the urban impacts of overtourism and short-term accommodation
- Research experience and familiarity with qualitative/quantitative methods.
- Strong analytical and critical thinking skills.
- Ability to collaborate across disciplines.
- Self-motivated, independent, and effective time management.