

## Annotated Bibliography

Agrusa, Jerome. "The Airbnb Effect: How Tourist Destinations Are Addressing Short-Term Vacation Rentals." *International Journal of Qualitative Research in Services*, vol. 4, no. 1, 2020, pp. 20–29, <https://doi.org/10.1504/IJQRS.2020.109685>.

Agrusa, in their study, examines the effect of short-term vacation rentals (STR) on two tourist destinations, a so-called up-and-coming tourist destination in Japan, and more importantly to our study, an established tourist destination in Honolulu, Hawaii. The government's role in both destinations has addressed the introduction of STRs or Airbnb along with their legislative position. The study analyzes the location's reactions and responses to the introduction of STR's and compares them respectively, mainly in terms of government action, a location's embrace or skepticism of them and the larger consequence that action has had on the communities living in the cities. It highlights the decision of tourism money that may possibly lead to better outcomes, versus the regulation of STR's which can guarantee more security for citizens. Although our project is mainly focused on Hawaii, having a comparison of different possible responses can help ground our investigation.

Agrusa, Jerome, et al. "Tourism well-being and transitioning island destinations for sustainable development." *Journal of Risk and Financial Management* 14.1 (2021): 32.

In "Tourism well-being and transitioning island destinations for sustainable development" by Agrusa et al. (2021), the authors argue that Hawaii's heavy reliance on tourism, exacerbated by the COVID-19 pandemic, has left its residents economically vulnerable. The study, conducted through a survey of potential tourists, advocates for a shift in tourism practices towards sustainable development that prioritizes the well-being of both residents

and tourists. The evidence is drawn from respondents' views on COVID-19 testing as a travel requirement, reflecting a concern for public health and safety. This resource is crucial for understanding the economic challenges faced by Hawaii and aligns with the research questions on Airbnb's impact in Lahaina and Honolulu. It emphasizes the need for a comprehensive approach to tourism, resonating with the broader exploration of factors influencing Airbnb pricing fluctuations, housing stability, and the well-being of local populations in these Hawaiian neighborhoods. The study's call for a diversified economy also contributes to the examination of the demographic most adversely affected by Airbnb challenges in Lahaina and Honolulu.

Brooker, Anna Meg Shields, et al. "Identifying Tourist Experiences in Maui, Hawaii Using Mobile Location Data." *Papers in Applied Geography*, vol. 6, no. 2, 2020, pp. 132–50, <https://doi.org/10.1080/23754931.2020.1747524>.

This article offers insight into spatial big data and how this information is collected, stored, and used to identify the tourist experiences in Maui Hawaii for decision-making purposes. Big spatial data is used to visualize data from a particular area. The paper mentions major advancements in spatial big data and how upon analysis of this data has allowed for the collection of granular-level information and spatiotemporal movements of people in Maui. There are many theoretical and quantitative misunderstandings with geospatial data that have led to confusion among researchers analyzing the data. There is currently uncertainty of the amount of informational detail that can be collected from mobile data, therefore the goal of the paper is to understand the complexity of information that can be extracted within mobile data with the use of two objectives: to explore the use of mobile data to

group tourists based on their travel experience in Maui, Hawaii and Identify the linkage between various accommodation types and the guest's travel experience.

Carter, McKenna. *Effects of Development on Native Hawaiian Communities*. Diss. The University of Arizona., 2022.

McKenna Carter's research paper, "Effects of Development on Native Hawaiian Communities," investigates the repercussions of development on the sustainability of the Keaukaha community in Hawaii. The study, utilizing a comprehensive research approach involving data collection and interviews with residents and community officials, categorizes developments based on social, environmental, and economic impacts. The research reveals that externally initiated developments like the Hilo Airport and Hilo Sewage Plant inflict distress and enduring negative effects, contrasting with community-driven developments, such as the Keaukaha schools, which exhibit substantial positive impacts by fostering community unity and resilience. Carter's work is pivotal for understanding the multifaceted challenges faced by Native Hawaiian communities due to historical injustices, neglect, and external influences. In the context of the research questions exploring Airbnb's impact on Hawaiian neighborhoods, Carter's findings offer valuable insights into the broader effects of external developments on native communities, contributing to a holistic understanding of sustainability challenges in Hawaiian neighborhoods.

Gold, Allyson E. "Community Consequences of Airbnb." *Washington Law Review*, vol. 94, no. 4, Dec. 2019, pp. 1577–637. EBSCOhost,

[search.ebscohost.com/login.aspx?direct=true&db=a9h&AN=146419388&site=ehost-live](https://search.ebscohost.com/login.aspx?direct=true&db=a9h&AN=146419388&site=ehost-live).

Gold examines Airbnbs in major cities to answer the question of what the effects of Airbnb

are on local communities, how they operate, and what can be done to regulate short-term rentals. Airbnb was started in 2008 as a way for locals to utilize unused parts of their residences and have a secondary income source, and now Airbnb has over 4 million listings worldwide in more than 100,000 cities. Positive traits that Gold determines are that Airbnbs are often more affordable than hotels, they bring in new income streams, and raise property values. However, the increase in Airbnbs is linked with the loss of long-term accommodations, displacement of long-term residents, increase in average rent prices, and change in neighborhood character. Oftentimes, Airbnb listings correlate with gentrification in historically minority-occupied neighborhoods. Gold found that in Black neighborhoods in New York, Airbnb hosts were 5 times more likely to be white. By increasing housing values, Airbnb prices out locals from their communities and furthering the instability in communities that are already grappling with affordable housing crises. This displacement is furthered as many landlords are incentivized by an increase in rental income to remove existing tenants and convert long-term affordable housing into short-term rentals. Additionally, often a large percentage of rentals in the city are owned by a small percentage of renters. Gold also addresses the discriminatory issues with Airbnb, such as discrimination against non-white hosts and visitors. Overall, Gold finds that Airbnb disproportionately harms local residents and communities while disproportionately benefitting white users.

Though not related to Hawaii directly, this article provides useful context to problems that many cities with large tourism sectors face. Gold also provides possible solutions to these problems. To combat some of the problems that local communities face because of Airbnb and other short-term rentals, Gold suggests proper taxation on rentals, limiting where

short-term rentals can exist (proper zoning), monitoring listings, restricting the number of days a whole-home accommodation may be rented in a year, and limiting the number of licenses a single individual may hold. She cites that in San Francisco, fines for not meeting licensing registration regulations have already reduced the number of rentals. Her findings are helpful to our exploration because it helps identify common problems with Airbnb and what measures can be taken to mitigate these issues.

Guttentag, Daniel. "Transformative Experiences via Airbnb: Is It the Guests or the Host Communities That Will Be Transformed?" *Journal of Tourism Futures*, vol. 5, no. 2, 2019, pp. 179–84, <https://doi.org/10.1108/JTF-04-2019-0038>.

This article offers insight into the growing presence of Airbnb rentals among tourists that has resulted in the gentrification of communities which has shifted them to tourist destinations. Transformative travel experiences tend to have a larger impact on the host communities than the tourists who are only temporarily present in these destinations. This article found that tourists increasingly book Airbnb in areas that offer transformative travel experiences. Airbnb caters to tourists who are seeking a transformative travel experience and it is very likely that Airbnb and its guests have facilitated significant transformations in host communities in many tourist locations.

"Hawaii's Governor and Airbnb in Talks over Private Tax Deal." *AP English Language News (includes AP 50 State Report)*, The Associated Press, 2017.

The administration of Hawaii's Governor, David Ige, is actively involved in ongoing negotiations with Airbnb Inc. aimed at establishing a private tax agreement. This proposed agreement would involve Airbnb taking on the responsibility of collecting taxes from its hosts who offer accommodations in Hawaii and then remitting those collected taxes to the

state government. The urgency of these discussions has been spurred by recent events, particularly the conclusion of the last legislative session. During this legislative session, lawmakers were unable to reach a consensus on enacting a tax collection bill, which left a significant gap in the state's revenue collection system. As a result, the state government is now seeking alternative means, such as this potential agreement with Airbnb, to address the issue of tax collection from short-term rentals and accommodation providers. These negotiations represent a critical step towards ensuring that the state can effectively capture tax revenue from the rapidly growing short-term rental industry and maintain a steady source of income to support various public services and infrastructure projects.

Hazlett, Richard W., and Donald W. Hyndman. *Roadside Geology of Hawai'i / Richard W. Hazlett, Donald W. Hyndman. Mountain Press Pub., 1996.*

This comprehensive review offers an in-depth exploration of the multifaceted realm of broadband communications. It spans a wide spectrum of technologies integral to the domain, traversing from the physical transmission mediums to the proliferation of high-speed data and video services. In this examination, we not only delve into the established technologies but also cast our gaze on the horizon of emerging trends and innovations that are poised to reshape the landscape of broadband communication. The discussion extends to the TCP/IP protocol suites, which are fundamental to internet communication. Understanding the protocols and their evolution is vital for maintaining the security, reliability, and efficiency of modern data transmission. In conclusion, this comprehensive overview is a journey through the intricate and ever-evolving world of broadband communications. It provides valuable insights into established technologies and emerging trends, painting a holistic picture of the technologies that underpin our

interconnected world.

Jordan, Evan J., and Jocelyn Moore. "An in-depth exploration of residents' perceived impacts of transient vacation rentals." *Journal of Travel & Tourism Marketing* 35.1 (2018): 90-101.

Jordan and Moore's study aimed to address two main questions: what effects of TVRs, transient vacation rentals, do locals perceive and why do they perceive these effects? TVRs are classified as any portion of a private home, town house, apartment, condo, or any private dwelling that is rented out for less than periods of 30 days. TVRs allow anyone with extra space in their private dwellings to rent their space to visitors, which has resulted in more tourists residing in residential areas. They used Oahu as a case study to understand the effects of TVRs on locals. For their study, Jordan and Moore used snowball sampling to find interviewees and spoke to them about their feelings and perceptions of TVRs. They found that categories that locals believed TVRs impacted positively were economy, attracting conscientious travelers, and personal benefits. However, locals believe that TVRs change communities negatively, bring car traffic and pedestrian crowding, and lead to income disparity and increase home values. Additionally, locals were concerned that TVR owners are often owned by people out-of-state who do not pay the correct taxes on their properties. Interviewees also mentioned that they did not oppose all vacation rentals but did not want them in residential zones. From their study, Jordan and Moore concluded that perceived impacts of TVRs may be related to their location in residential areas and that including residents in decisions on zoning and legislation on TVRs could help alleviate conflict.

The study performed by Jordan and Moore was conducted to help understand the relationship between residents and TVRs in residential neighborhoods. Their study results

illustrate the concerns of locals and their perceptions of TVRs, which could help advise legislation related to TVRs as it shows what residents value and what can be fixed to create more harmonious communities. This research is particularly helpful for our research as it highlights who is being impacted by TVRs, such as Airbnb, and how they are changing residential neighborhoods in Hawaii.

Kathleen Wong, and USA TODAY. "Oahu Homeowners Are Split on Rental Rules." USA

Today. EBSCOhost,

[search.ebscohost.com/login.aspx?direct=true&db=a9h&AN=J0E380788040922&site=ehost-live](https://search.ebscohost.com/login.aspx?direct=true&db=a9h&AN=J0E380788040922&site=ehost-live). Accessed 27 Oct. 2023.

Wong's article takes a dive into the complexities of housing, rentals, and tourism in Hawaii through interviews with locals and providing insight on local politics. In the opening of her article, she explains the details of a new ordinance that would stop rentals in residential neighborhoods from allowing bookings for less than 30-days. The ordinance originally would require a 90-day stay, but a Judge ruled that this way too long of a time period as non-tourists (such as traveling nurses/doctors, locals in transition, and transient residents) also use rental services. However, Wong illustrates that locals are upset with this decision for a few reasons. Using first person sources (interviews with locals), Wong illustrates that many locals do not find this measure to be an adequate measure to combat the effects of tourism on residential neighborhoods, whereas some natives believe that the ordinance is not thoughtful towards the natives who rely on rentals and tourism and believe that there are more comprehensive legislature and measures that can be taken for locals. The former group are disturbed by the presence of tourists in their neighborhoods. Rentals in

residential neighborhoods reduce housing available to locals, drive up property values in areas with historically high housing prices, promote tourism sprawl, and alter the neighborhoods that native Hawaiians live in. The latter group are local/native Hawaiians who rely on tourism to pay for their finances and to fund business ventures. They believe that there could be more of an effort from the city and state to create a more comprehensive legislature and more housing. In conclusion, Wong gives context to the relationship between tourism and housing in Hawaii and its effects on locals.

The article is aimed at non-Hawaiian audiences as it showcases perspectives that locals have on housing and rental issues on the island. This allows readers with little background on these issues to understand what is currently happening, how locals feel, and how complicated the issue is. In regards to our project, this article is helpful because it is relatively recent. This allows us to understand the current landscape of tourism and rentals on the island and may give context to some of the discoveries we make (based on the data). Wong's use of primary sources is also helpful because it allows us to understand how locals and natives are important as our research questions directly deal with understanding how locals are directly affected by the current landscape of tourism and who is benefiting from tourism and rentals.

Krainer, John, and James A. Wilcox. "Fluctuating Fortunes and Hawaiian House Prices." FRBSF Economic Letter, no. 2011, 2011.

Local real estate markets often exhibit distinct patterns in response to the preferences and investments of various buyer groups. The Hawaiian real estate market, in particular, has been shaped significantly by the interests and financial capacities of both U.S. mainland and Japanese residents. A comprehensive analysis spanning the years 1975 to 2008 offers

valuable insights into the dynamics of this market. This temporal shift in influence underlines the interconnectedness of global economies and real estate markets. The interplay between U.S. mainland and Japanese buyers illustrates how external economic factors and financial conditions can sway local real estate markets. It also highlights the importance of understanding the historical context and the role of different buyer groups when analyzing real estate trends and making predictions about future market behavior.

Park, & Agrusa, J. (2020). Short-term rental: disruptively innovative or disturbingly annoying for residents? *Asia Pacific Journal of Tourism Research*, 25(8), 877–888.

<https://doi.org/10.1080/10941665.2020.1778049>

A rise in the popularity of short-term rentals (STRs) that have appeared in residential areas has provided evidence that STRs are the cause of many disturbances in the communities they are present in, further facilitating the housing crisis, and displacing native residents from their communities and transforming them into tourist destinations. This study focuses on the perspective of in-depth interviews with Hawaiian natives about the impacts and feasibility of the management of STRs in the context of sustainability tourism. This study examines Hawaii to study the sustainability of tourism, enforcement of the existing regulations that limit the increase of STR, and half of all STRs are owned by non-residents thereby negatively affecting the natives by limiting housing.

Park, Sun-Young, and Jerome Agrusa. "Short-term rental: disruptively innovative or disturbingly annoying for residents?." *Asia Pacific Journal of Tourism Research* 25.8 (2020): 877-888.

In the article "Short-term rental: disruptively innovative or disturbingly annoying for residents?" published in the *Asia Pacific Journal of Tourism Research* in 2020, Park and Agrusa investigate the impacts of short-term rentals (STRs) facilitated by online platforms

like Airbnb on residents' perspectives, with a focus on Hawaii. Conducting in-depth interviews, the authors explore the disruptive effects of STRs, including housing shortages and economic inequality, emphasizing the need for sustainable tourism management. The study is particularly relevant as it addresses the limited empirical research on this topic, providing insights into residents' sentiments and proposing feasible solutions for more sustainable tourism practices. By choosing Hawaii as a case study, the authors highlight the unique challenges the state faces, such as limited enforcement of existing regulations and a high proportion of non-resident STR ownership. The article contributes valuable perspectives to the ongoing discourse on the impact of STRs on housing and community well-being, making it a crucial resource for policymakers, destination managers, and researchers interested in the sustainable development of tourism in similar contexts.

Tanaka, Justin, and David Lau. "Airbnb in Paradise: Updating Hawai'i's Legal Approach Towards Racial Discrimination in the Sharing Economy." *University of Hawaii Law Review*, vol. 39, no. 2, 2017, p. 435–.

The article by Justin Tanaka and David Lau, criticizes Airbnb in light of a class action lawsuit pledging that the company had been facilitating racial discrimination. It is made clear that Airbnb, as a part of the growing "share economy," that puts responsibility in the hands of their workers, has caught the existing regulations many countries have developed off guard. The only action Airbnb has done to combat this issue has been a simple policy check for those wishing to host, however without the willingness for real internal policing, there really hasn't been any substantial change. As such the writers of the article argue for an update of public accommodation laws to include internet platforms as a type of public accommodation. In addition, they give potential legal remedies Hawaii could implement

for racial discrimination caused by Airbnb. This is especially important given the many examples of discrimination cases sought against Airbnb within the state. As such, this is an important article that lays the groundwork for some of our questions targeting who is affected most by Airbnb and gives important guiding options for solving the issue.

Wyman, David, et al. "Airbnb and VRBO: The Impact of Short-Term Tourist Rentals on Residential Property Pricing." *Current Issues in Tourism*, vol. 25, no. 20, 2022, pp. 3279–90, <https://doi.org/10.1080/13683500.2019.1711027>.

Wyman writes an important article on the basic impact short-term housing has had on large tourist destinations like Hawaii. Even before Airbnb, there has been a huge investment in the buyup of residential housing in tourist destinations. Beyond the reported nuisances of noise pollution and other issues caused to communities, the rise of Airbnb rentals has been correlated with an increase in housing price. It has also affected tourism as many tourist destinations report increasing pressure on everyday community resources as a consequence of over-tourism caused by the increase in short-term housing. This has stretched resources and caused a reported loss of the sense of community by those impacted. The article also delves into the reason for the rise of short-term rentals, which is simply that they are a much better investment since buyers are willing to pay more. This is important when considering short-term rentals as a business within our data. It will be important to look at who gets to benefit so we can know the extent of the damage in relation to everyone else.