

## **Challenges of Spatial Policy under the cOnditions of urban Tourism gentrification (SPOT)**

The scientific objective of the project is to determine the scale and status of tourism gentrification in selected cities, as well as to identify the impact of local policy carried out by the local authorities on the process of tourism gentrification of attractive city districts and to predict the consequences of tourism development process. The authors have formulated the question about the scale of this phenomenon, as well as the impact of local government policies on the process of tourism gentrification and the possibility of predicting the consequences of spatial decisions made by the local authorities in comparison with excessive tourist attendance and short-term rentals.

The first stage in SPOT covers both analysis and correlation of the key indicators of tourism gentrification and the transformation of urban space under the influence of high tourist attendance following prior selection of cities for the analysis. The selection of economic indicators is aimed at correlating the influx of tourists with the spatial and economic transformation of the city districts. We propose a list of indicators to quantify (quantitative/qualitative assessment) the intensity of impact of both positive and negative effects of gentrification.

The next stage involves determining the level of changes that have occurred in urban space under the influence of tourism development. In the course of this research stage, statistical analyses of the scale of the phenomenon will be carried out using the data collected in the publicly available databases and, in parallel, an analysis of the long-term and short-term rental market in the selected cities of Central Europe, Eastern Europe and Turkey. The final effect of this stage will be identifying positive and negative consequences of the revitalization transformation processes in the selected cities. The SPOT will move on to the identification of the role of spatial planning acts in the process of spatial transformation of the historic city districts caused by the increase in tourist attractiveness of these parts of cities, and the stage – Predicting the development of the gentrification process using artificial intelligence (AI).

The term gentrification was first used by the British sociologist R. Glass in 1964 in the study of London spatial transformations and rapid changes in the social structure of central districts. As a result of the local government's revitalization efforts, an influx of the middle class (the gentry) into London's declining districts was recorded. Renovation of the existing housing stock and the resulting increase in property prices brought about gradual displacement of the existing, less wealthy district residents. Currently, gentrification is increasingly observed as a multidimensional impact of tourism and revitalization processes on economic, physical, social, or cultural processes. In many tourist-attractive cities, these transformations turn out a significant problem (Venice, Barcelona). An important issue is the identification of the stage of tourism gentrification, in the course of which the displacement of residents takes place, which is associated with the influx of wealthy people and also with the provision of space to tourists, with a simultaneously observed exodus of low-income residents to other (cheaper) areas of the city. As a result of the significant demand for short-term rentals, long-term rentals are becoming unaffordable for permanent residents. Beyond any doubt, these transformations are not occurring in isolation from the policy implemented by the local government, which usually remains the initiator of these changes. Actions taken in this regard are closely related to the revitalization process of the central (inner) districts of the city. These activities are preceded by the development of municipal revitalization programmes and by preparing local revitalization plans.

The expected outcomes of the research in SPOT are to outline the scale of the problem in the selected cities and to identify the role of the local government policy in the process of tourism gentrification, as well as to predict the development of tourism gentrification process using artificial intelligence (AI). The research will use a predictive model which will be created using the Statistica software (statistica.pl). Another method planned for applying at this stage of the research is [Causal AI](#) (casual artificial intelligence), which is an extension of the standard artificial intelligence and is based on the correlation analysis between variables. As a result of the analyses, research methods applicable to the realities of Central and Eastern Europe and Turkey will be indicated, allowing the identification of tourism gentrification status and the prediction of the consequences connected with the excessive tourist popularity of the examined cities. The research results will allow a better understanding of the determinants and regularities of the analysed processes.