

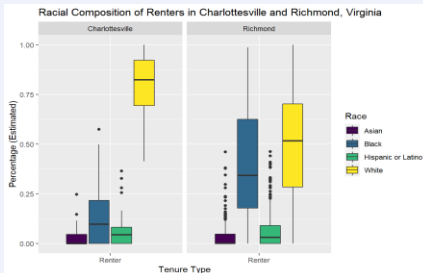
Housing Justice Atlas: An Exploration of Rent Exploitation, Rent Burden, and Residential Segregation

INTRODUCTION

The United States of America has historically and continuously denied and extracted wealth from Black populations. This is how racial capitalism is maintained: the idea that racial exploitation reinforces capital accumulation. In a deep dive into racial capitalism, we wished to find trends and correlations in the rural Charlottesville and metropolitan Richmond regions. Through an analysis of rent exploitation, rent burden, and residential segregation, we explored how racial capitalism is maintained in the current housing market.

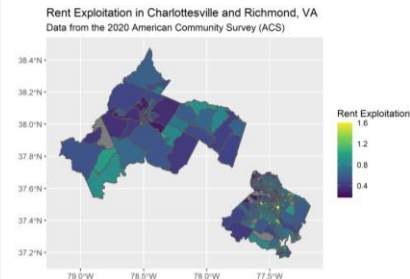
METHODOLOGY

- Pulled data from the American Community Survey about the demographics of renters, median rent, incomes, poverty status, etc., for exploration.
- Analyzed and modeled the relationships between these variables, with rent exploitation, burden, residential segregation, and the racial composition of renters.

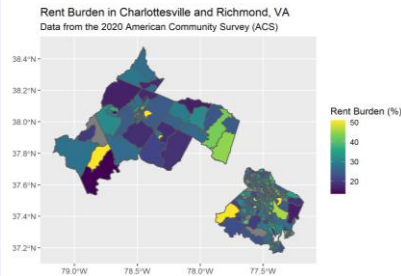


RESULTS

How is it Rent Exploitation/Burden distributed in Charlottesville and Richmond, VA?

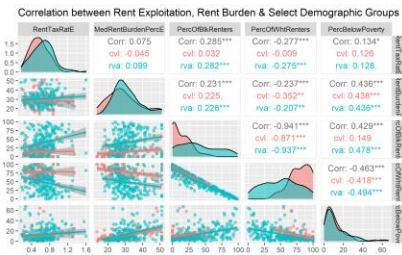


Rent Exploitation is the ratio of regions median rent to median property taxes. Observe the spikes of this ratio in areas of Charlottesville and even higher so in Richmond.



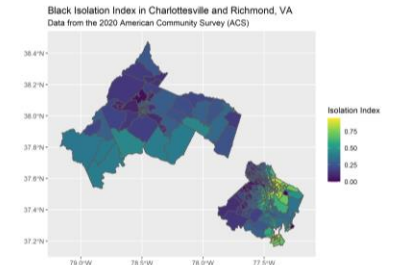
Rent Burden is the ratio of median rent to renters' income. Acting as a measurement of affordability, Rent Burden is higher in Richmond than in Charlottesville.

What is the relationship between race, poverty, and the likelihood of exploitation?



Race, poverty, rent exploitation, and rent burden are all intertwined. The presence of white renters correlates with low poverty levels, and lower chances of being rent burdened and exploited, especially in Richmond (vice versa for Black renters).

Is there any evidence of Residential Segregation in these areas as well?



Residential Segregation via isolation is more common amongst Black groups in Richmond than in Charlottesville.

CONCLUSION

- The more rent exploited a tenant is, the more likely they are to be rent burdened, particularly in Richmond.
- Additionally, the more residentially isolated Black renters are, the more likely they are to be exploited.
- Higher poverty levels are positively correlated with an increased likelihood of rent exploitation and burden. The percentage of Black renters is additionally higher in these areas.
- As the percentage of Black renters increases, the likelihood of being rent burdened and exploited increases, especially in Richmond (opposite relationship when you are a white renter).

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