

# MID-ATLANTIC

# OPPORTUNITY ZONES KEY TAKEAWAYS

**Building Opportunity:** Mapping Gentrification and Investment across Opportunity Zones



**ON AVERAGE, THE OPPORTUNITY ZONES IN THE MID-ATLANTIC ARE MORE GENTRIFIED THAN OTHER REGIONS**

**51.5**  
Average Gentrification Index Score

Opportunity Zones in the Baltimore, New York, Philadelphia, and Washington, D.C. metro areas have an average Gentrification Index score of 51.5 compared with 48.9 across all Opportunity Zones.



## HIGH-EARNING HOUSEHOLDS

The higher degree of gentrification reflects the more urban nature of the region in addition to the in-migration of educated, high-earning households. Several of the nation's most affluent Opportunity Zones are located in the Mid-Atlantic.

Areas of Brooklyn Heights with median household incomes well over \$100K are Opportunity Zones, and D.C. has three Opportunity Zones with median household incomes above \$90K: Langley Park, Sterling, and Arlington.

## NEW YORK, NEW YORK

New York's most gentrified Opportunity Zones are primarily within the boroughs of Brooklyn and the Bronx.



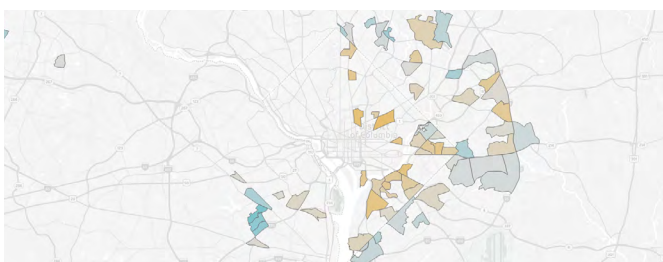
**31%**  
Increase in Household Income

The Crown Heights neighborhood includes several of the nation's most gentrified Opportunity Zones including the sixth most gentrified zone (where household incomes rose by 31% since 2010).

Opportunity Zones in Prospect Lefferts Gardens saw dramatic demographic change – in several Opportunity Zones the non-white share of the population declined by over 5% in the same period.

**5%**  
Decline in Non-White Population

## WASHINGTON, D.C.

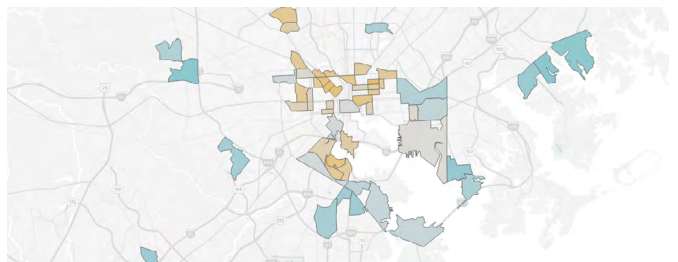


Many of Washington, D.C.'s most gentrified Opportunity Zones are located **outside the urban core**. For example, Southeast Washington and Barry Farm/Congress Heights have gentrification scores of 70.6 and 76.0, respectively.

**94**  
Percentile Ranking of Southwest Waterfront

**SOUTHWEST WATERFRONT**  
Southwest Waterfront, an Opportunity Zone adjacent to the Navy Yard neighborhood has a gentrification score of 71.6 and scores in the top 6% of Opportunity Zones evaluated.

## BALTIMORE, MARYLAND



Consistent with RCLCO's analysis that **post-industrial cities experience the greatest degree of gentrification** in Opportunity Zones, Baltimore has the highest Gentrification Index of the cities examined.

**20%**  
% of Upton Residents with Bachelor's Degrees

**UPTON**  
Gentrification is concentrated in and around Upton where the percent of residents with Bachelor's degrees or higher has doubled since 2010 (from 10% to 20%) and median incomes have also risen more than 25%.