

SOUTHEAST

OPPORTUNITY ZONES KEY TAKEAWAYS



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

OPPORTUNITY ZONES IN THE SOUTHEAST U.S. ARE LESS GENTRIFIED THAN THE OTHER 25 METRO AREAS ANALYZED

46.6
Average Gentrification
Index Score

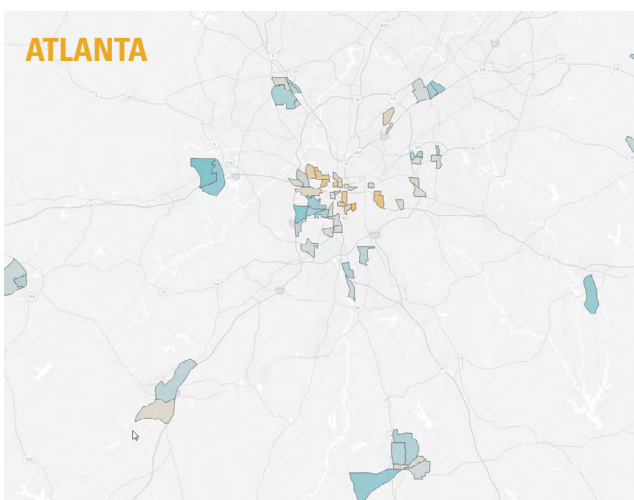
Opportunity Zones in the five Southeast metros of Orlando, Tampa, Miami, Charlotte, and Atlanta have an average Gentrification Index score of 46, 6% lower than the 48.9 average across all Opportunity Zones.

74%

of Southeast Opportunity
Zones are in the Suburbs

The most **gentrified** Opportunity Zones in the Southeast United States are evenly split between Urban and Suburban Areas.

SUBURBAN CONCENTRATION:



In Atlanta, suburban neighborhoods to the west of downtown have gentrified most rapidly in the past decade.

The neighborhoods of Bankhead and Grove Park, in particular, have seen rapid rises in income and changes in demographic composition.



For instance, in Bankhead median household income increased 17% between 2010 and 2017 and the percent of the population with Bachelor's degrees increased from 6% to 12%.

MOST GENTRIFIED OPPORTUNITY ZONES IN THE SOUTHEAST: MIAMI



Miami's most gentrified neighborhoods are in communities that have already seen tension between long-time residents and newcomers.



In Miami, neighborhoods like Little Haiti, Liberty City, and El Portal have been the site of vigorous debate around gentrification, and RCLCO's ranking confirms that these communities are undergoing rapid gentrification.

5%

El Portal receives an overall gentrification score of 73.4, ranking in the top 5% of opportunity zones evaluated.

LEAST GENTRIFIED OPPORTUNITY ZONES IN THE SOUTHEAST: TAMPA & ORLANDO



Despite having small pockets of gentrification – around Ybor City in Tampa and Parramore in Orlando – the overwhelmingly suburban nature of these metros contributed to comparatively little gentrification.



The Opportunity Zones in these cities have experienced relatively little investment and similarly limited rise in household incomes.

19%

Only 19% of Orlando Opportunity Zones are more gentrified than the national average.