

TEXAS

OPPORTUNITY ZONES KEY TAKEAWAYS

Building Opportunity:

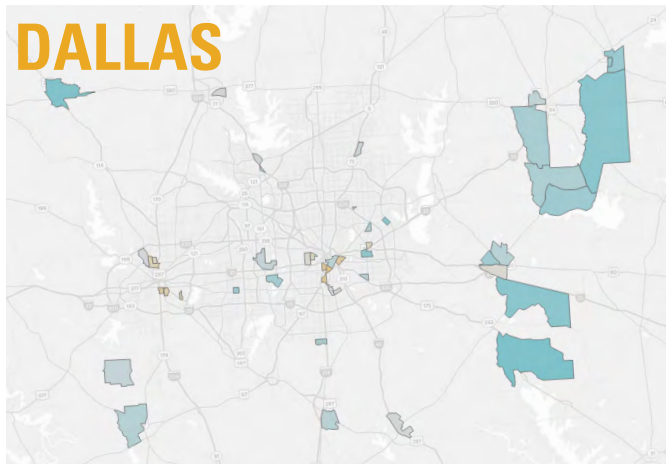
*Mapping Gentrification and Investment
across Opportunity Zones*



**OPPORTUNITY ZONES
IN TEXAS ARE LESS
GENTRIFIED THAN OTHER
STATES COMPRISING THE
MOST POPULOUS 25 METRO
AREAS**

45.5
Average Gentrification
Index Score

Texas Opportunity Zones have an average gentrification score of 45.5, well below the 48.9 average across all Opportunity Zones.



In Dallas, Opportunity Zones in Downtown and Uptown have experienced some gentrification, but suburban zones such as those in Plano have seen relatively little change compared to those in the other states.

**IN TEXAS, THE MOST GENTRIFIED
OPPORTUNITY ZONES ARE CONCENTRATED
NEAR EACH CITY'S URBAN CORE**



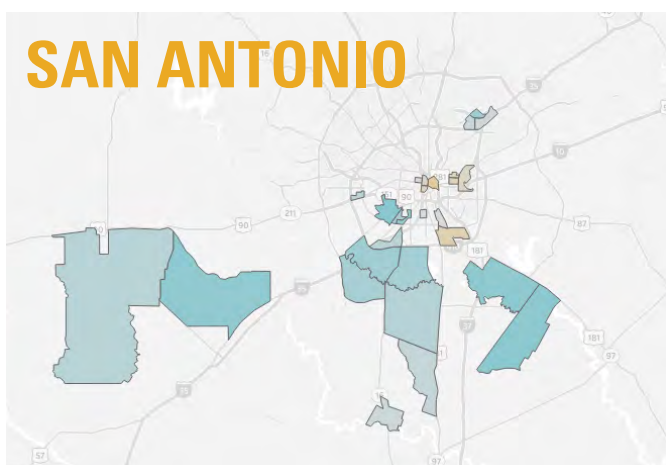
Across the state, urban Opportunity Zones have an average gentrification score of 49.9 compared with 43.4 in suburban areas.



80 of the state's 100 **least gentrified** Opportunity Zones are located in suburban areas outside of the urban core.

40%
Income Growth

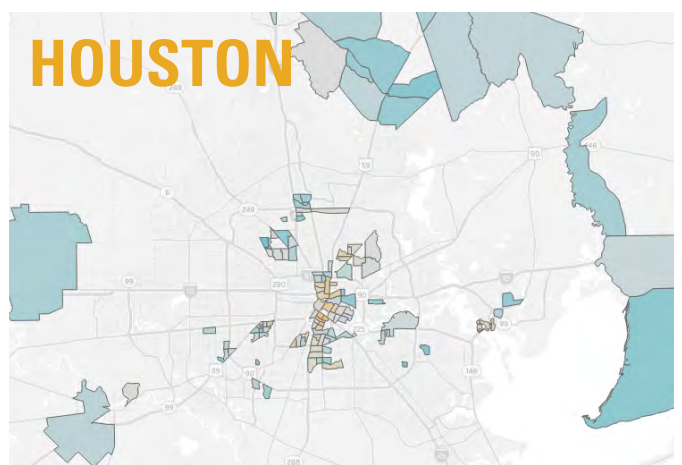
Texas Opportunity Zones have seen dramatic changes in area demographics. In 24 Opportunity Zones, area median income has grown by over 40% since 2010.



43.9
San Antonio's Average
Gentrification Index Score

Opportunity Zones in San Antonio have a lower average gentrification score than those in the rest of the South (45.8) and nationwide (48.9).

These Opportunity Zones are also more urban – 43.3% are classified as urban compared to 39.6% nationwide.



Houston's most gentrified Opportunity Zones are immediately adjacent to downtown in East Downtown and South Central Houston.

When compared to the broader South, Houston's Zones are more concentrated in the urban core, while also housing a wealthier and more non-white population.