



**CONSIDER APPROVAL OF RESOLUTION 2026-96R,  
EXPRESSING SUPPORT FOR THE NOMINATION OF  
CENSUS TRACTS TO BE DESIGNATED AS  
QUALIFIED OPPORTUNITY ZONES TO PROMOTE  
ECONOMIC GROWTH, AND ENHANCE  
REDEVELOPMENT OPPORTUNITIES; AND  
AUTHORIZING THE MAYOR TO SIGN LETTERS OF  
SUPPORT; AND DECLARING AN EFFECTIVE DATE.**

June 16, 2026

# BACKGROUND



- The federal Tax Cuts and Jobs Act of 2017 authorized states to nominate certain eligible low-income census tracts as Qualified Opportunity Zones (OZ) to encourage long-term investment in economically distressed areas.
- Opportunity Zone 2.0 continues the program's mission of encouraging long-term private investment in low-income communities by offering federal tax incentives to investors, while strengthening accountability and refining eligibility criteria.



## BACKGROUND cont'd

- Under the Opportunity Zone 2.0 Program, 25% of eligible tracts may be nominated by governors every ten years, effective January 1, 2027. The Texas Office of the Governor states that eligible census tracts for OZ status may be designated upon receiving recommendations from municipal and regional stakeholders by June 26, 2026.
- The OZ program is a tax incentive designed to attract investors that have experienced capital appreciation that otherwise would have to pay a capital gains tax upon sale of their assets. OZ investors can invest in a range of economic development activities in the designated zone, including workforce/affordable housing units, investment in job creation, and community improvements.



## BACKGROUND cont'd

- The City Council desires to formally nominate and express its support for the designation of the identified census tract area(s):
- Census Tracts 103.05, 103.06, 104.02, 105, 9605.01
- As Qualified Opportunity Zones to promote economic growth, enhance redevelopment opportunities, and serve the public interest.
- Census tract eligibility is based upon data from the 2024 American Community Survey (ACS) five-year estimates for poverty and median family income (MFI), as released by the U.S. Department of the Treasury.



# BACKGROUND cont'd

## Census Tract 103.05

## Census Tract 103.06

## Census Tract 104.02

**Census Tract 103.05** ^

🔍 Zoom to 📏 Pan

**State:** Texas

**County:** Hays County

**MSA (if applicable):** Austin-Round Rock-San Marcos, TX Metro Area

**OZ Eligibility Status:** OZ Eligible

**Rural Status:** Non-rural

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**Population:** 5593

**Poverty Rate:** 40.2%

**Median Family Income:** \$43819

**Median Family Income Ratio:** 0.3461

**Census Tract 103.06** ^

🔍 Zoom to 📏 Pan

**State:** Texas

**County:** Hays County

**MSA (if applicable):** Austin-Round Rock-San Marcos, TX Metro Area

**OZ Eligibility Status:** OZ Eligible

**Rural Status:** Non-rural

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**Population:** 4685

**Poverty Rate:** 20.55%

**Median Family Income:** \$61220

**Median Family Income Ratio:** 0.4836

**Census Tract 104.02** ^

🔍 Zoom to 📏 Pan

**State:** Texas

**County:** Hays County

**MSA (if applicable):** Austin-Round Rock-San Marcos, TX Metro Area

**OZ Eligibility Status:** OZ Eligible

**Rural Status:** Non-rural

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**Population:** 9259

**Poverty Rate:** 13.7%

**Median Family Income:** \$63038

**Median Family Income Ratio:** 0.498



# BACKGROUND cont'd

## Census Tract 105

**Census Tract 105** ^

🔍 Zoom to 📏 Pan

**State:** Texas

**County:** Hays County

**MSA (if applicable):** Austin-Round Rock-San Marcos, TX Metro Area

**OZ Eligibility Status:** OZ Eligible

**Rural Status:** Non-rural

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**Population:** 4975

**Poverty Rate:** 21.37%

**Median Family Income:** \$55809

**Median Family Income Ratio:** 0.4409

## Census Tract 9605.01

**Census Tract 9605.01** ^

🔍 Zoom to 📏 Pan

**State:** Texas

**County:** Caldwell County

**MSA (if applicable):** Austin-Round Rock-San Marcos, TX Metro Area

**OZ Eligibility Status:** OZ Eligible

**Rural Status:** Non-rural

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**Population:** 4703

**Poverty Rate:** 29.87%

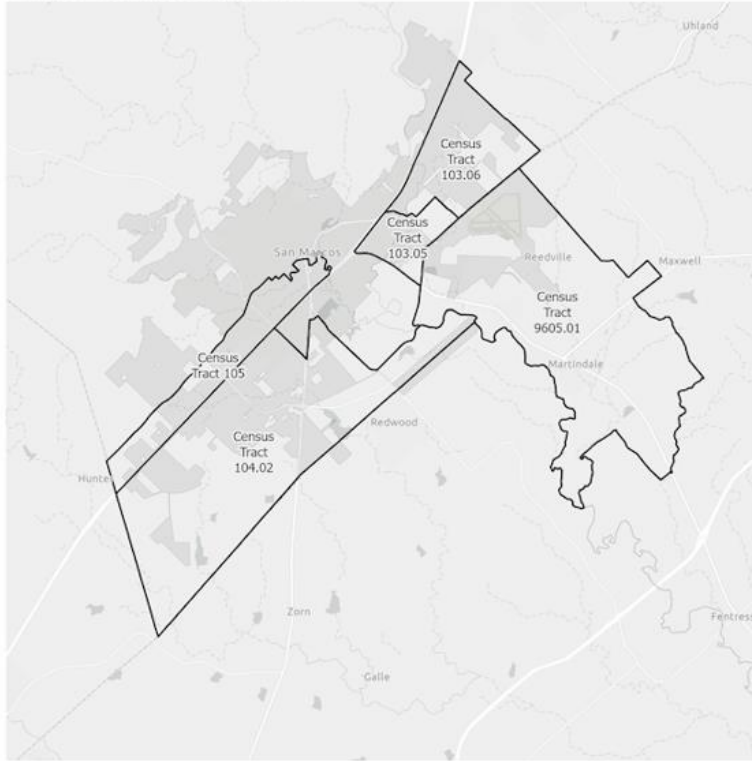
**Median Family Income:** \$63750

**Median Family Income Ratio:** 0.5036

# Census Tracts 103.05, 103.06, 104.02, 105, 9605.01



Exhibit A - Nominated Census Tracts



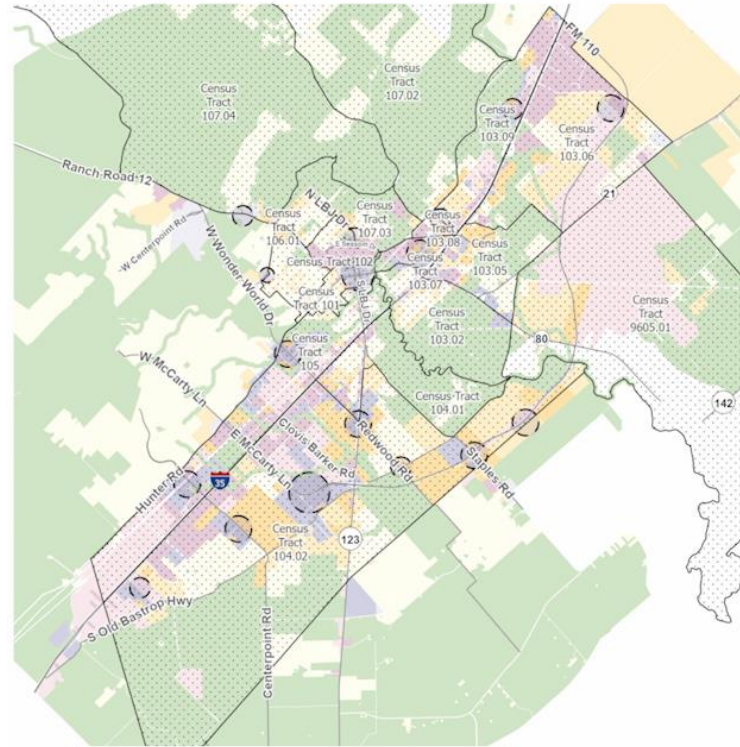
Nominated Census Tracts for Opportunity Zones  
 City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/26/2026

Eligible Opportunity Zones 2.0 - Preferred Scenario



Eligible Opportunity Zones 2.0  
 Preferred Scenario Centers  
 Neighborhood High  
 Neighborhood Medium  
 Neighborhood Low  
 Neighborhood Transition  
 Mixed Use Medium  
 Mixed Use Low  
 Commercial/Employment Medium  
 Commercial/Employment Low  
 Conservation/Cluster

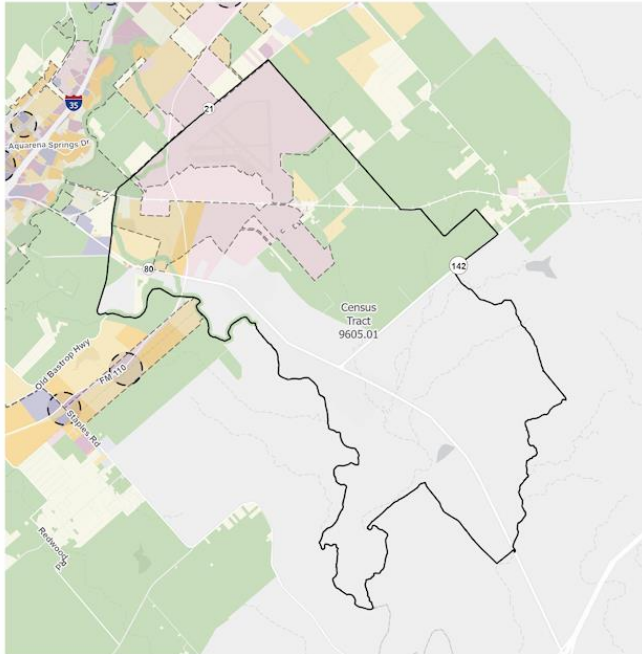


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Date: 5/22/2026

# Census Tract 9605.01

Caldwell County Nominated Census Tracts - Preferred Scenario



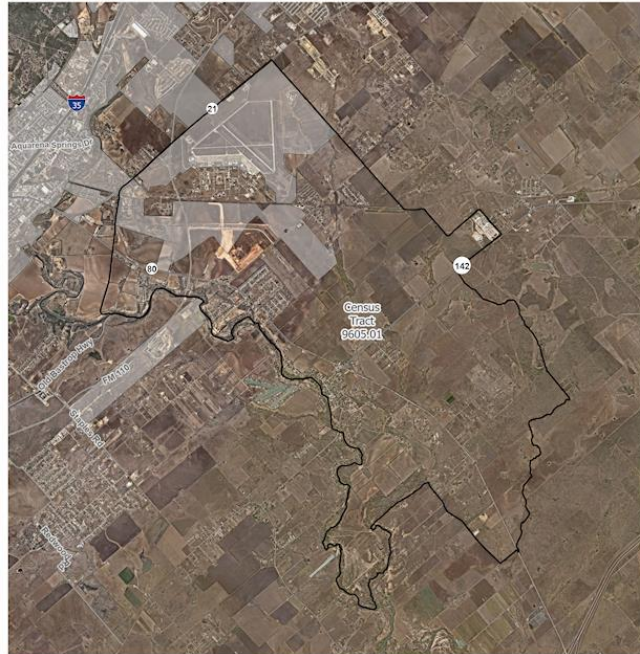
- Nominated Census Tracts in Caldwell County
- City Limit
- Preferred Scenario Centers
  - Neighborhood High
  - Neighborhood Medium
  - Neighborhood Low
- Neighborhood Transition
- Mixed Use Medium
- Mixed Use Low
- Commercial/Employment Medium
- Commercial/Employment Low
- Conservation/Cluster



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Date: 5/26/2026

Caldwell County Nominated Census Tracts - Aerial



- Nominated Census Tracts in Caldwell County
- City Limit



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Date: 5/26/2026