



To the Mayor and Members of the City Council

June 2, 2026

Page 1 of 6

SUBJECT: OPPORTUNITY ZONE 2.0 NOMINATIONS AND PROGRAM UPDATE

This Informal Report provides an overview of the Federal Opportunity Zones Program, established and administered by the U.S. Department of Treasury, and the nomination process for census tracts under Opportunity Zones 2.0.

As part of the federal Tax Cuts and Jobs Act of 2017 signed into law on December 22, 2017, the United States Congress established a new community development program to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a federal tax incentive for investors to reinvest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity Zones designated by the governor of every U.S. state and territory. In 2025, the program was extended and made permanent, enabling states to designate a new set of Opportunity Zones once every decade. The updated program is subject to annual program reporting requirements at the federal level and the following new designation criteria (applicable to each census tract):

- **Median Family Income:** The median family income (MFI) is 70% or less of the applicable area or statewide MFI (decreased from 80% in Version 1.0).
- **Poverty Rate:** The tract has a poverty rate of at least 20% and a MFI that is 125% or less of the applicable area or statewide MFI (no cap on MFI in Version 1.0).

Opportunity Funds are private sector investment vehicles that invest at least 90 percent of their capital in Opportunity Zones. Opportunity Funds provide investors the chance to put unrealized capital gains to work by investing in low-income, high-poverty areas while receiving more favorable treatment in relation to federal capital gains taxes, including tax deferrals and a step-up in basis. The fund model enables a broad array of investors to pool their resources in Opportunity Zones, increasing the scale of investments going to underserved areas. Since the program was established, more than \$100 billion has been invested in designated Opportunity Zones across the country.

At present, Fort Worth has six active Opportunity Zones that were designated by the Governor's Office in 2018 from the 105 eligible census tracts located in Fort Worth at the time. All existing Opportunity Zones will expire at the end of 2028. A new designation process, spurred by the passage of the OBBBA, will officially begin on July 1, 2026, when governors will begin nominating a new map of census tracts.

Following Treasury Department certification, the new Opportunity Zones will go into effect on January 1, 2027, and last for ten years, after which it will be replaced with updated designations on a decennial basis. Eligibility for designation has changed under the updated program, leading to a significant decrease in the number of eligible census tracts, especially in metropolitan areas. Eligible census tracts must have a poverty rate of at least 20% or a median family income that is no greater than 70% of the metropolitan area.

To the Mayor and Members of the City Council**June 2, 2026**

Page 2 of 6

**SUBJECT: OPPORTUNITY ZONE 2.0 NOMINATIONS AND PROGRAM UPDATE**

With the new requirements, Fort Worth now has 87 census tracts that are eligible for designation as an Opportunity Zone. Although the number of eligible census tracts has decreased overall in Fort Worth since 2018, the 2026 eligible tracts are highly consistent with the objectives of the Opportunity Zone program and State priorities and warrant nomination.

City of Fort Worth staff from Economic Development, Planning, and Neighborhood Services reviewed eligible tracts and identified 45 of the 87 eligible census tracts for submission as an Opportunity Zone (see attached maps). The census tracts were chosen with the following primary considerations in mind:

- 1) Area's ability to support specific objectives within the City's Economic Development Strategy,
- 2) Area's compatibility with the City's Comprehensive Plan,
- 3) Suitability to the use and limitations of the program and the availability of other tools, and
- 4) Potential for investment and economic impact locally and statewide.

Many other factors were included in the recommendation, such the area's attractiveness for near-term private investment and its potential to support new development and commercial activity that would attract Opportunity Fund investment.

To the Mayor and Members of the City Council

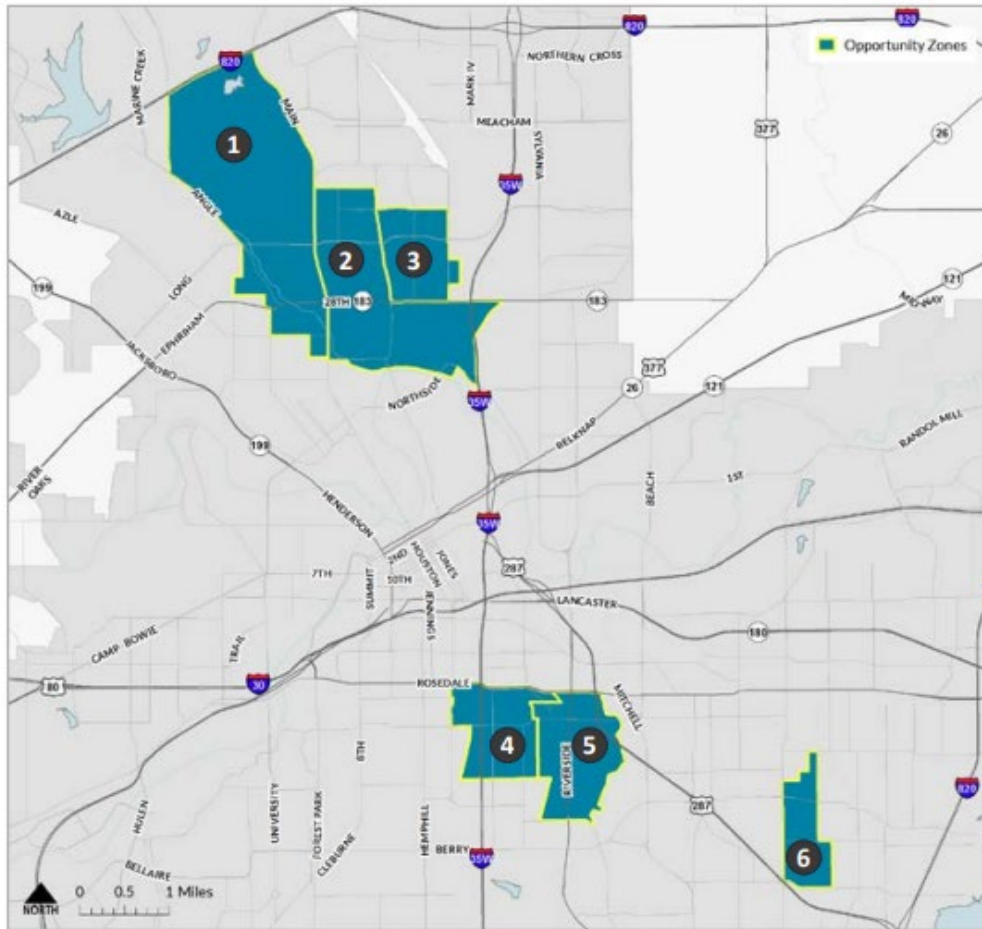
June 2, 2026

Page 3 of 6



SUBJECT: OPPORTUNITY ZONE 2.0 NOMINATIONS AND PROGRAM UPDATE

Current Fort Worth Opportunity Zones



- OZ FW-1** Meacham Airport / Stockyards West
- OZ FW-2** Fort Worth Stockyards / Northside
- OZ FW-3** Stockyards TOD / Diamond Hill
- OZ FW-4** Medical Innovation District / Hillside-Morningside
- OZ FW-5** Cobb Park
- OZ FW-6** East Berry / Edgewood

To the Mayor and Members of the City Council

June 2, 2026

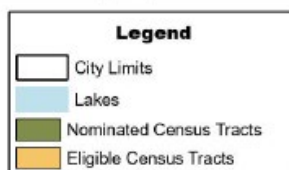
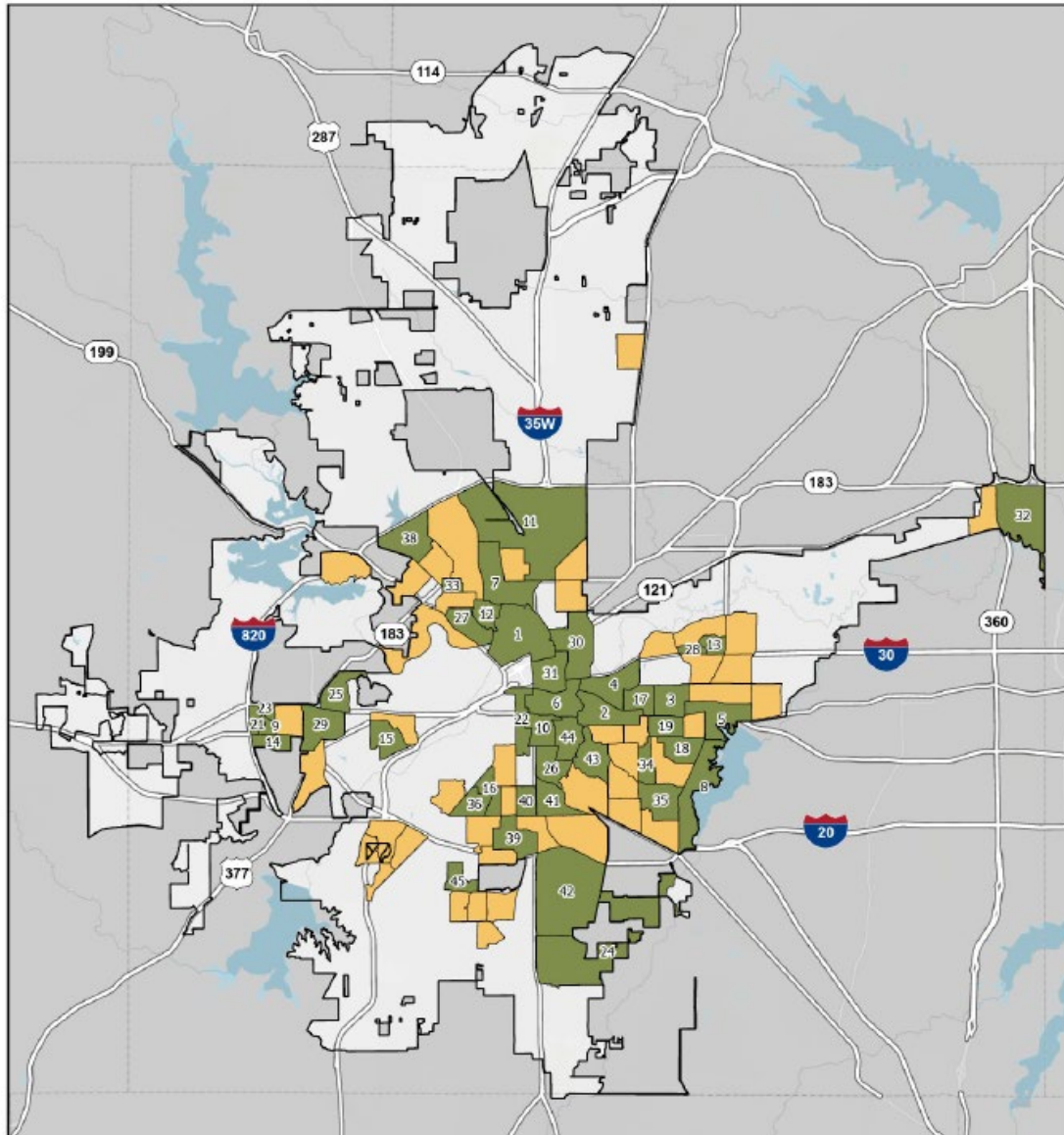
Page 4 of 6



SUBJECT: OPPORTUNITY ZONE 2.0 NOMINATIONS AND PROGRAM UPDATE

Recommended Census Tracts for Opportunity Zone Designation

The map below displays the 45 census tracts that City Staff recommend for designation as an Opportunity Zone:





To the Mayor and Members of the City Council

June 2, 2026

Page 5 of 6

SUBJECT: OPPORTUNITY ZONE 2.0 NOMINATIONS AND PROGRAM UPDATE

**Recommended Fort Worth Opportunity Zones (2026)
Recommended Census Tracts (listed by designation priority):**

Priority	Description	Census Tract
1	Panther Island	48439123200
2	Poly/Texas Wesleyan University	48439103500
3	E Lancaster	48439101403
4	Meadowbrook/TxWes	48439101500
5	Historic Handley	48439101302
6	Historic Southside	48439123100
7	Diamond Hill/Brennan Ave	48439100202
8	Lake Arlington	48439106400
9	LVT South	48439105206
10	Hillside/Morningside	48439123500
11	Meacham East / Melody Hills	48439105009
12	Northside N (Historic Marine)	48439100900
13	Woodhaven SE	48439106519
14	West Camp Bowie	48439105203
15	Como	48439102500
16	Rosemont (Granbury & McCart)	48439104803
17	Oakland Corners Urban Village	48439101402
18	Stop Six Staicup	48439106300
19	Stop Six Caville	48439103601
20	Race Street / North Beach Street	48439101202
21	LVT West	48439105204
22	South Main St. / MID	48439123600
23	LVT East	48439105207
24	Carter Park South / East	48439106004
25	Ridgmar Mall	48439123001
26	E Berry (Morningside)	48439104505
27	Northside S (Belmont Terrace)	48439100800
28	Woodhaven SW	48439106520
29	Alta Mere	48439102301
30	Six Points Urban Village	48439101202
31	Butler Triangle	48439101700
32	DFW South	48439106518
33	Northside 28th	48439100401
34	Fairhaven	48439106201
35	Southeast 287 / Sun Valley	48439106101
36	McCart Old Industrial	48439104804
37	South Campus Drive	48439106002
38	Caballito Del Mar	48439100505
39	Seminary/James Ave	48439104702
40	La Gran Plaza	48439104503
41	Seminary Dr & Fair Park	48439104504
42	Alcon / Carter Park	48439106002
43	New Mitchell	48439104604
44	Hillside/Cobb Park/Ash Crescent	48439103800
45	Wedgewood East/South Hills	48439105703



To the Mayor and Members of the City Council

June 2, 2026

Page 6 of 6

SUBJECT: OPPORTUNITY ZONE 2.0 NOMINATIONS AND PROGRAM UPDATE

Staff will present a letter to the Governor's Office and, alongside community partners, will coordinate with Governor's Office staff to respond to any requests for information and to support the designation of the nominated Fort Worth Census Tracts as an Opportunity Zone. The City's submission is due to the Governor's Office no later than June 26, 2026.

If you have any questions concerning this information, please contact Jessica Rogers, Economic Development Director at 817-212-2663 or jessica.rogers@fortworthtexas.gov.

Jesus "Jay" Chapa
City Manager