

# OPPORTUNITY ZONE 2.0

## Candidate Census Tract Scoring Analysis and Nomination

### LEVY COUNTY, FLORIDA



### PROJECT SCOPE

LDG conducted an Opportunity Zone 2.0 candidate census tract analysis and scoring assignment for the NFEDP. OZ 2.0 presents a materially different nomination environment than the original program. Eligibility is a legal threshold, not a performance guarantee. Florida will not nominate all eligible tracts, which means the value of the analysis is in separating tracts that merely qualify from tracts that present a compelling case for nomination. This analysis scores all 1,360 eligible Florida census tracts through a structured, apolitical scoring protocol organized across four weighted categories: commercial viability, infrastructure and access, economic need, and risk penalty.

Not all eligible tracts have equal performance potential. The central question is which tracts are most likely to convert designation into quality job creation, private capital investment, and expansion of the local tax base. A data-driven framework was developed to answer that question by evaluating each tract against a common analytical baseline using publicly available federal datasets, producing a defensible composite score and statewide ranking that can support tract nomination recommendations to the Governor's Office.

### ABOUT THE STRATEGIC SITES INVENTORY PROGRAM

The SSI Program is an advanced site selection initiative designed to develop an inventory of strategic real estate assets to attract quality job-creating business investments.



The goal of the SSI Program is to increase economic development competitiveness by identifying, prioritizing, and investing in nationally competitive greenfield sites ideally suited for industrial and commercial projects.

SSI project land use intensities include megasite, tech megapark, utility-scale solar, hyperscale data center, heavy industrial, light industrial, heavy agribusiness, general agribusiness, distribution freight/logistics, R&D/technology park, and business park.

### OZF 2.0 TRACT ANALYSIS

#### PURPOSE

Assign an a-political score for county-wide census tracts to provide an indication of strength relative to all statewide tracts.



Apply score elevators—QROF eligibility and SSI-designated site alignment—to ensure economic need and performance viability.



Nominate top tracts in the county that best present a compelling case for practical investment convertibility.



### TOP 3 CENSUS TRACTS LEVY COUNTY, FL

Rec #	GEOID	State Rank	Composite Score	SSI Tier
1	12075970600	236	58.6	Tier I
2	12075970304	510	48.4	Tier I
3	12075970104	533	47.8	Tier II

*\*Composite Score (0–100) Context: A composite score above 70 indicates strong performance across multiple categories. Scores of 50–70 represent solid candidates. The median score of ~44 reflects that most eligible tracts have limited commercial/industrial presence — the primary differentiator in the scoring model.*

# OPPORTUNITY ZONE 2.0 METHODOLOGY

## 3-STEP TRACT NOMINATION PROCESS

### 1. SCORE

An initial composite score is assigned to each eligible census tract in the state. The scoring formula evaluates commercial viability, infrastructure and access, economic need, and risk penalty. All sub-scores are normalized 0 to 100, then combined into a composite score indexed so the top-scoring tract equals 100 and ranked accordingly.

### 2. ADJUST

Two scoring elevators are applied after the base composite is calculated. Rural tracts with QROF eligibility receive a flat +5 point boost reflecting legislative intent for rural prioritization. SSI site alignment adds a proportional elevator based on the tract's SSI Score (SSI Score x 0.10, up to +10 points). The combined maximum elevation is 15 points, and the adjusted score is capped at 100.

### 3. NOMINATE

Census tracts are ranked by adjusted composite score and evaluated for nomination. Tracts are selected to balance statewide ranking performance with per-county geographic representation. The top tracts in each county that present the strongest case for investment convertibility are recommended for OZ 2.0 designation.

### 1. SCORE



### 2. ADJUST

#### QROF ELIGIBLE (+5.0)

The census tract is designated Rural based on USDA RUCA codes. QROF eligibility qualifies the tract for an enhanced 30% basis step-up under OZ 2.0, and receives a flat +5 point scoring elevator.

#### SSI ELEVATOR (+6.6) added points vary by tract

Adjustment proportional to SSI alignment strength. Calculated as SSI Score x 0.10, with a maximum boost of +10 points. This tract's SSI Score of 65.9 reflects strong alignment (Tier I), yielding a +6.6 point elevator.

### 3. NOMINATE



12075970600

12075970304

12075970104

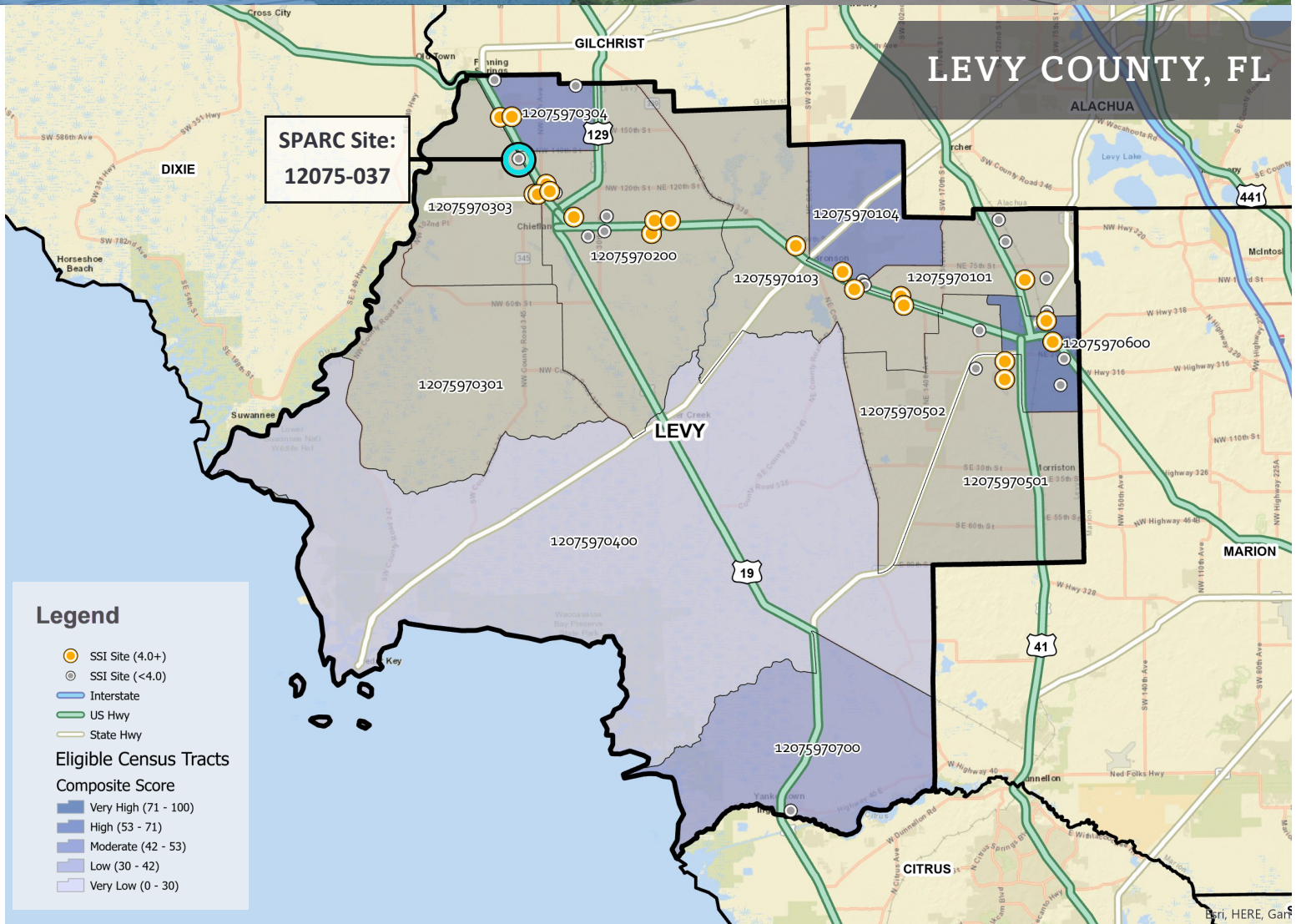
\*SSI is used as a post-scoring overlay to confirm and prioritize tract nomination. High-composite tracts are divided into tiers, where Tier I = Strong alignment with high-ranking SSI sites, Tier II = Moderate alignment with fewer sites or buffer-only presence, and Tier III = Minimal alignment with limited or buffer-only presence.

## COMPOSITE SCORE CARD WEIGHTED CRITERIA

Competitiveness Driver	Weight
<b>Commercial Viability</b>	<b>35%</b>
<b>Employment Activity</b>	
Industrial & Logistics Jobs (LODES)	21.0%
I&L Employment Share	7.0%
I&L Business Count	7.0%
<b>Infrastructure &amp; Access</b>	<b>30%</b>
<b>Transportation</b>	
Interstate / NHS Proximity	8.4–9.9%
Class I Rail Mainline Proximity	5.1–6.6%
<b>Utilities</b>	
Electrical Substation Proximity	6.6%
Transmission Line Proximity	4.8–5.1%
Broadband Availability	2.1–4.8%
<b>Economic Need</b>	<b>20%</b>
<b>Distress Indicators</b>	
Poverty Rate	6.0%
MFI Ratio (Tract vs. Area Median)	6.0%
Unemployment Rate	5.0%
Vacancy Rate	3.0%
<b>Risk Penalty</b>	<b>-15%</b>
<b>Environmental &amp; Hazard Exposure</b>	
FEMA Flood Zone Exposure	11.25%
EPA TRI Composite	1.875%
EPA Superfund Composite	1.875%
<b>Score Elevators</b>	<b>+15 max</b>
<b>Post-Scoring Adjustments</b>	
SSI Alignment (Continuous)	+10 pts
Rural / QROF Eligibility (Flat)	+5 pts

A composite score of 0 to 100 is developed for each eligible census tract to identify tracts with the highest development and investment potential. The table above shows category weights and sub-factor distributions that drive the overall composite score. Scores are used to rank, adjust, and nominate tracts for OZ 2.0 designation.

# OPPORTUNITY ZONE 2.0 COUNTY OVERVIEW



5

TOTAL ELIGIBLE  
CENSUS TRACTS



375,590

ELIGIBLE TRACT  
TOTAL ACREAGE



5

TRACTS WITH SSI  
ALIGNMENT



0

TRACTS WITH  
SPARC ALIGNMENT



58.6

HIGHEST  
ADJUSTED SCORE



43

COUNTY AVERAGE  
SCORE



46.2

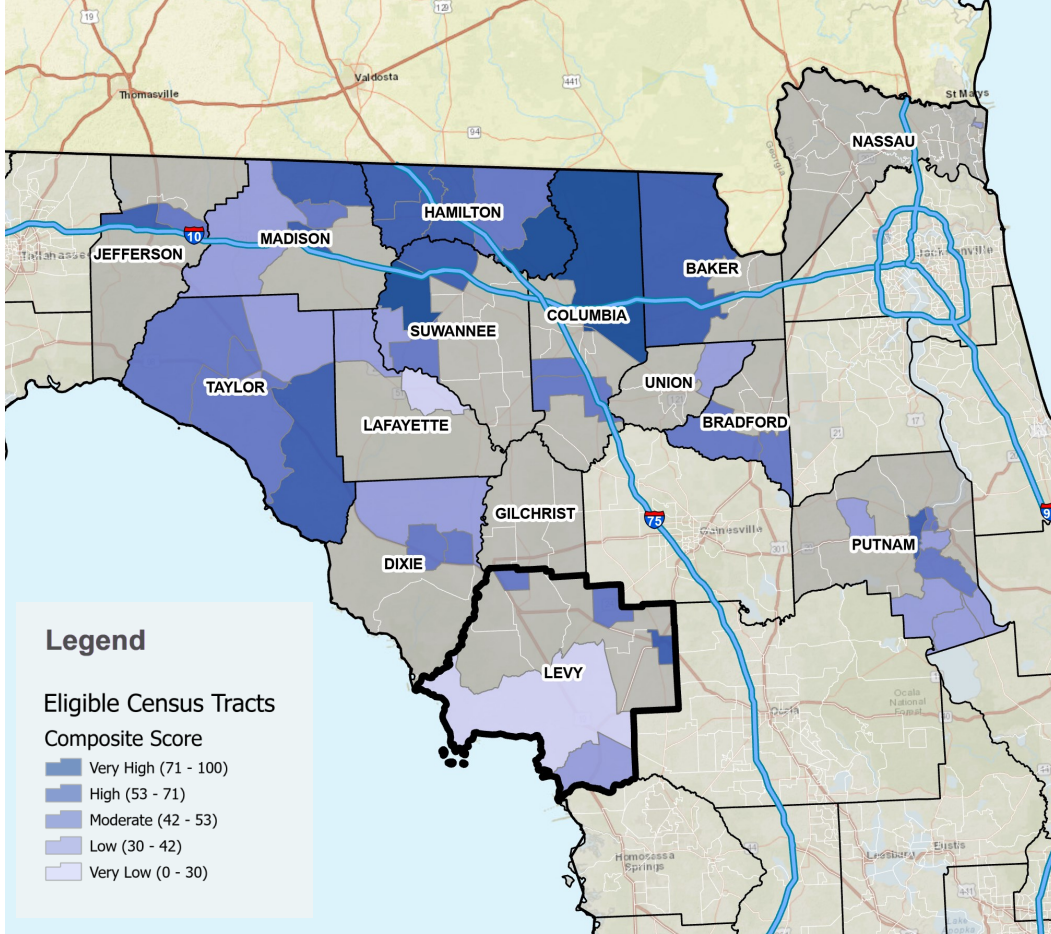
STATE AVERAGE  
SCORE



236/1,360

STATEWIDE RANK  
(BEST TRACT)

# OPPORTUNITY ZONE 2.0 RESULTS



## COMMERCIAL VIABILITY TOP 3 BY CV SUB-SCORE

GEOID	CV SCORE	I&L JOBS
12075970600	21.5	216
12075970304	12.6	47
12075970700	9.8	54
State averages: CV Score = 16.8, I&L Jobs = 262		

## INFRASTRUCTURE & ACCESS TOP 3 BY I&A SUB-SCORE

GEOID	I&A SCORE	INTST (MI)
12075970600	78.4	9.2
12075970104	66.4	11.6
12075970700	55.9	21.3
State averages: I&A Score = 77.7, Intst (mi) = 3.7		

## ECONOMIC NEED TOP 3 BY EN SUB-SCORE

GEOID	EN SCORE	POVERTY %
12075970400	49.2	23.2
12075970700	44.6	24.8
12075970104	42.4	24.1
State averages: EN Score = 43.0, Poverty % = 24.6		

## LEVY COUNTY TOP SCORING ELIGIBLE TRACTS

Statewide Rank	GEOID	Composite Score	SSI Tier	Top Sub-Score Category	Key Advantage
236	12075970600	58.6	Tier I	Infrastructure & Access	1,577 total jobs; 255 establishments; Rail in-tract; low flood (7%)
510	12075970304	48.4	Tier I	Infrastructure & Access	Lowest risk in county (4% flood); Rail in-tract; highest SSI score in NFEDP (87.1)
533	12075970104	47.8	Tier II	Infrastructure & Access	1,833 total jobs; low flood (6%); moderate need (42.4)
1159	12075970700	31.3	Tier II	Economic Need	Highest need in county; 74% flood exposure limits score
1217	12075970400	28.8	Tier II	Economic Need	Strong need (49.2); 88% flood zone; 266K acres; high-flood constraint

### Note on Eligible Tract Data

This analysis is based on 1,360 census tracts identified as eligible using publicly available 2020–2024 ACS data and statutory criteria. The U.S. Treasury's official eligible tract list has not yet been published and may differ from this working universe; it is anticipated in Spring 2026.

## RISK PROFILE TOP 3 BY LOWEST RISK SCORE

GEOID	RISK SCORE	FZ %
12075970304	4.9	4%
12075970104	7.1	6%
12075970600	15.6	7%
State averages: Risk Score = 36.3, FZ % = 31.3		

## SSI ALIGNMENT TOP 3 BY SSI SCORE

GEOID	SSI SCORE	SSI TIER
12075970304	87.1	Tier I
12075970600	65.2	Tier I
12075970104	56.6	Tier II
State average: SSI Score = 21.8		