

# Cochise County Opportunity Zones 2.0

May 28, 2026



*Public Programs...Personal Service*

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# Schedule

- May 28<sup>th</sup>, 2026 - Board of Supervisors Special Session meeting
- June 19<sup>th</sup>, Nominate 4 of the following 15 Census tracts to Arizona Commerce Authority.
  - ACA will select 125 of 500+ qualifying tracts
- January 1<sup>st</sup> 2027 - Opportunity Zones 2.0 take effect



# ACA Recommended Considerations

- Considering the needs and opportunities in your area
- Considering tracts where projects could be initiated in the five years.
- Access to power, water, wastewater and broadband services
- Zoned for desired development
- Entitled Zoning already in place?
- Proximity to roads and highways.
- Considering the desires of landowners in the eligible tracts-which are willing to sell and see the land developed, and which intend to hold the land as is?
- Considering proximity to people-are there enough people in or near the tract to support development in the tract -retail, industrial, office, housing, etc.?



# ACA Recommended Considerations (cont.)

- Does tract qualify as a **Rural** Opportunity Zone?
  - Rural gets a 30% federal tax incentives vs 10% in Urban zones.
- Does the tract qualify for New Markets Tax Credits, Historic Preservation Tax Credits.
- Consider which tracts could sustain long-term investment.
  - provides investors a profit (rents, hotel nights, sales, etc. over time) and a capital gain (growth in the value of the asset).
  - The Opportunity Zone incentives won't make an untenable investment attractive.
- Arizona will get to nominate fewer tracts and not all recommended tracts will be able to nominated.



# Ineligible Tract Guidance

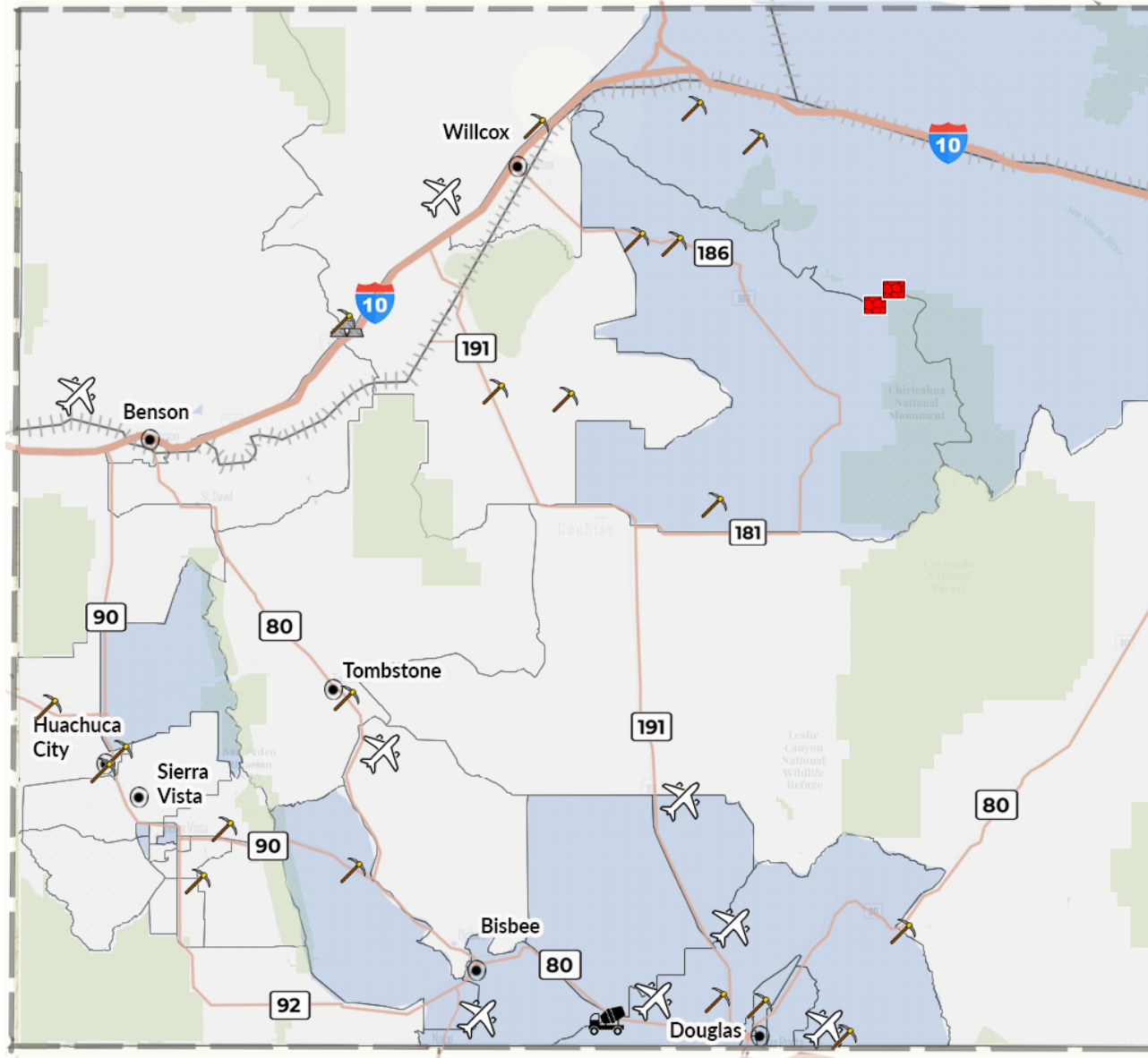
Treasury will consider the "nomination of a population census tract not current listed as eligible.





Must be accompanied by a detailed analysis, including current data collected at the census tract level, demonstrating the nominated population census tract satisfies the requirements under

- § 1400Z-1(c)(1) requirements that would need to be satisfied:
  - Tract has a median family income that does not exceed:
    - 70% of the state's median family income (if in a non-metro area) or
    - 70% of its metropolitan statistical area (MSA)'s median family income if the tract is in an MSA
  - OR**
  - Tract has a poverty rate of at least 20% and a median family income that does not exceed:
    - 125% of the state's median family income if in a non-metro area or
    - 125% of the metropolitan area's median family income if the tract is in a metro area.
- Identify the off-list tract
  - describe the data/analysis you have to demonstrate its eligibility, and explain why it is a good tract for OZ status.
  - Explain why it is critically important to include in Arizona's nominations, even though the tract does not readily qualify on the basis of the 2020-2024 American Community Survey used to determine eligibility for the tracts on Treasury's list.
- Why tract is essential to community/economic development.
- Indicate which eligible tracts selected would give up to get this tract selected.
- Not required to submit such a tract, but if you do, you will be limited to one.



# COCHISE COUNTY High Level Cochise County Eligible Tracts

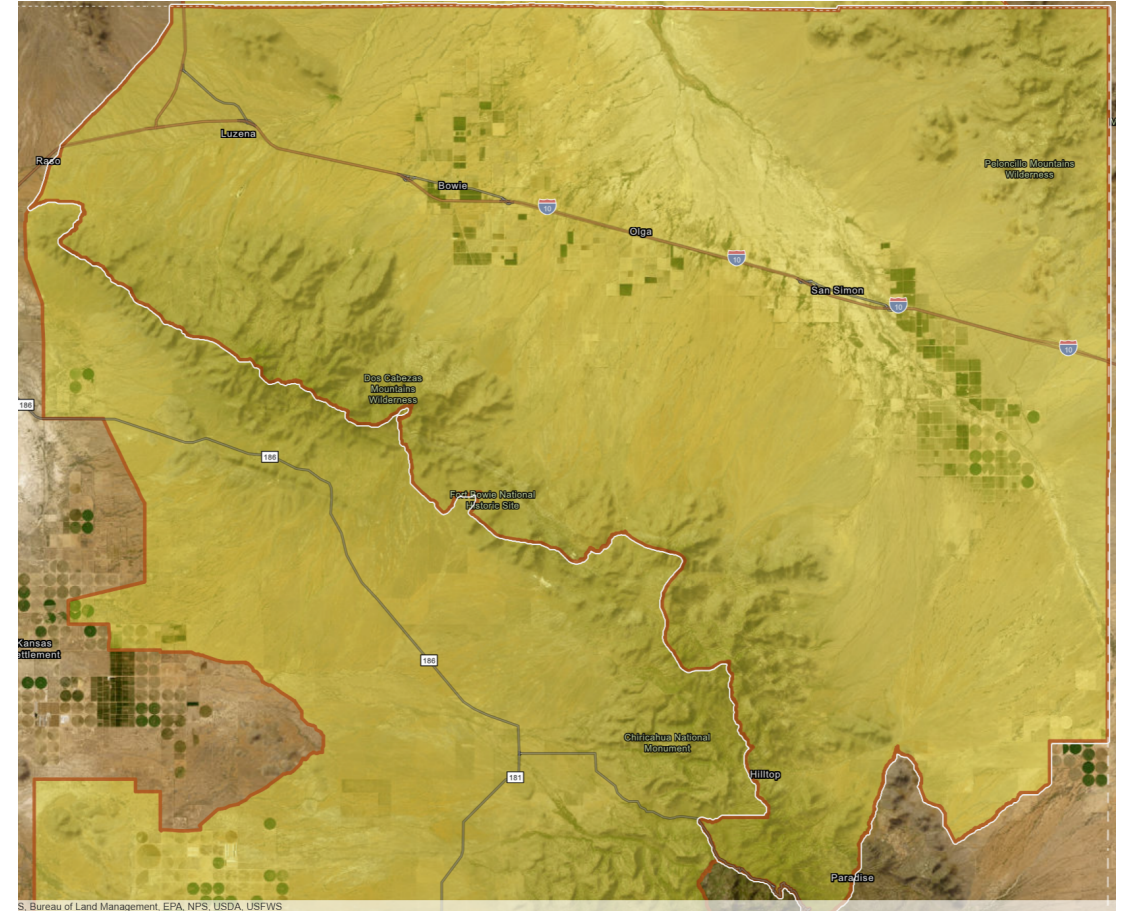


-  Aggregates and Crushed Stones (2024)
-  Cement and Lime (2024)
-  Building Stone (2024)
-  Metals (2024)



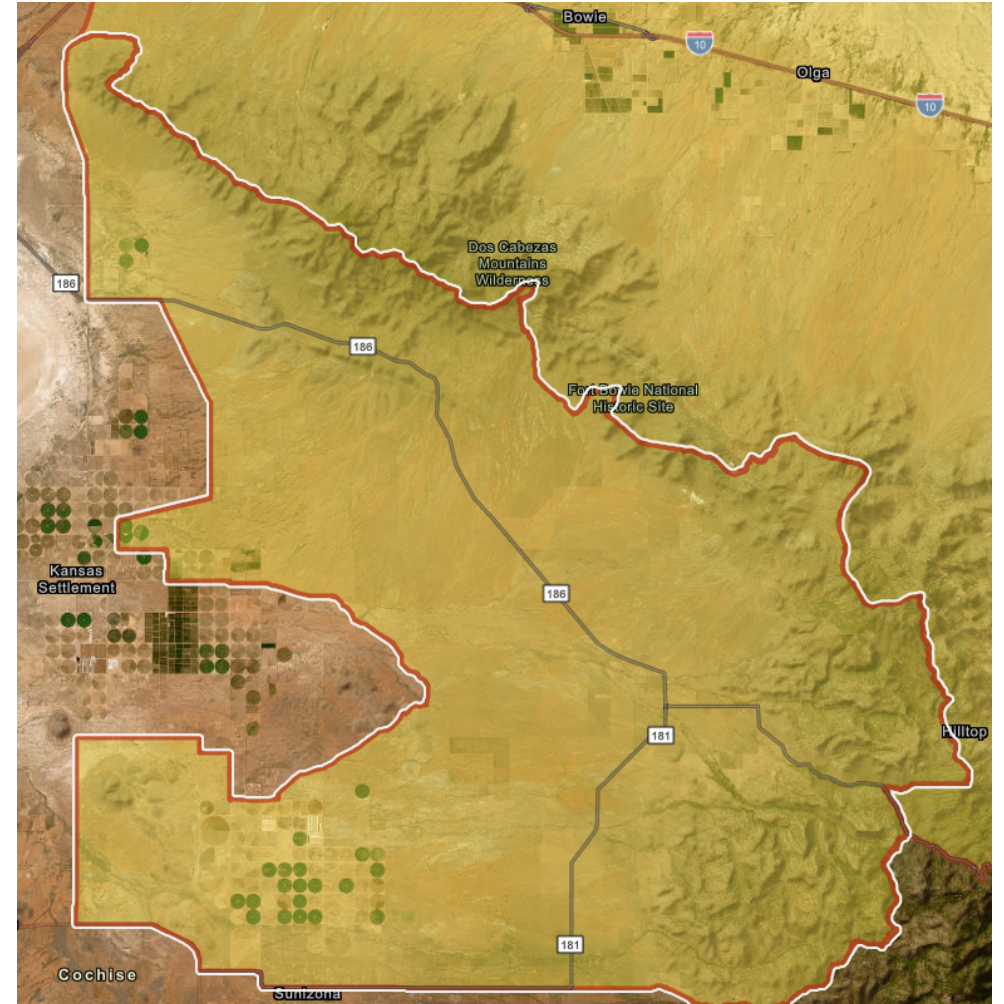
# 04003000101 - Bowie San Simon Area

- Supervisor District - >95% District 3, <5% District 2
- Water Providers - Bowie and San Simon WID (minimal coverage)
- Electric Provider - SSVEC, Columbus Electric Co-op
- Natural Gas Provider - Southwest Gas
- Broadband Providers - Valley Telecom, Verizon, T-Mobile, TWN
- Active Management Area - <10% - WILLCOX AMA
- Major Roads - I-10, US HWY 191
- Fire District - BOWIE
- New Market Tax Credit - Severe Distress or Non-Metropolitan
- Zoning -98.99% RU-4,
- Poverty Rate 20.50%
- Median Income \$48,722
- Unemployment Rate 4.70%
- Population Trend (5yr %) 3.29%
- Median Housing Cost \$52,200
- Median Housing Cost / Median Income 1.07
- Population Density (people/sqmi) 1.30



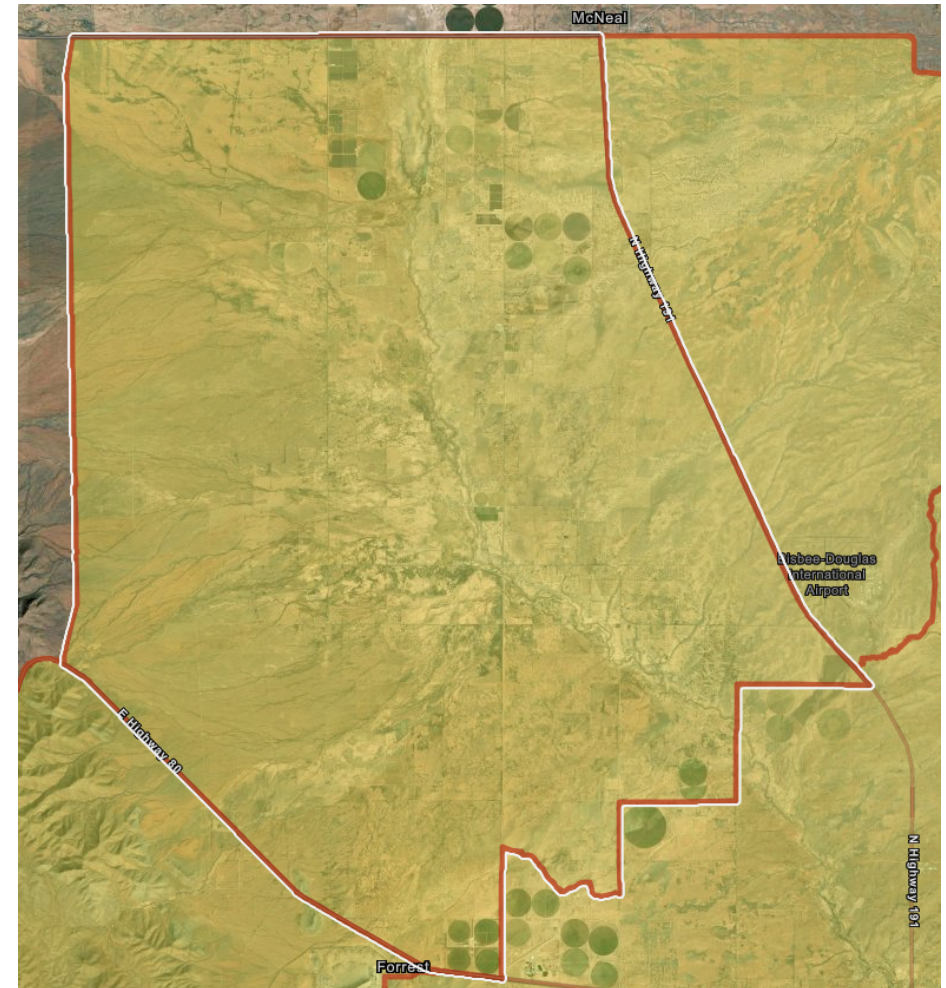
# 04003000102 - Dos Cabezas

- Supervisor District - >95% District 3, <5% District 2
- Community Water Supplier - Sunizona Water (Minimal Coverage)
- Electric Provider - SSVEC
- Broadband Providers - Valley Telecom Group, TWN Communications
- Natural Gas Provider - Southwest Gas
- Active Management Area - Yes - WILLCOX AMA, DOUGLAS AMA
- Major Roads - AZ HWY 186, AZ HWY 181, US HWY 191
- New Market Tax Credit - Eligible
- Zoning - 97.31% RU-4, 1.78% RU-10
- Poverty Rate 27.50%
- Median Income \$36,538
- Unemployment Rate 11.60%
- Population Trend (5yr %) -1.92%
- Median Housing Cost \$77,900
- Median Housing Cost / Median Income 2.13
- Population Density (people/sqmi) 1.49



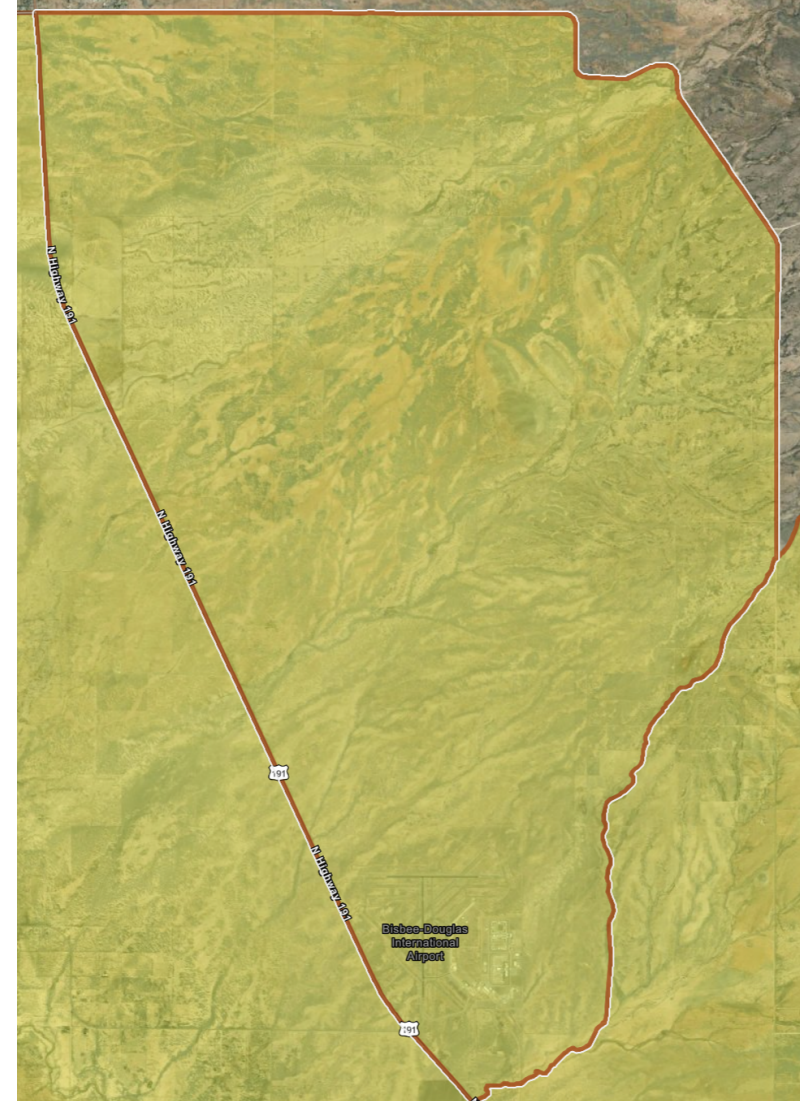
# 04003000502 – Double Adobe, White Water Draw

- Supervisor District - District 2
- Water Supplier – Twin Buttes (Minimal Coverage)
- Electric Provider - SSVEC, APS
- Broadband Providers - Verizon, T-Mobile, TWN Communications
- Natural Gas Provider - Southwest Gas
- Active Management Area - Yes - DOUGLAS AMA
- Major Roads - AZ HWY 80, US HWY 191
- New Market Tax Credit - Eligible
- Zoning - 97.70% RU-4, 1.65% R-36
- Poverty Rate 28.40%
- Median Income \$47,143
- Unemployment Rate 8.30%
- Population Trend (5yr %) -16.75%
- Median Housing Cost \$128,600
- Median Housing Cost / Median Income 2.73
- Population Density (people/sqmi) 5.46



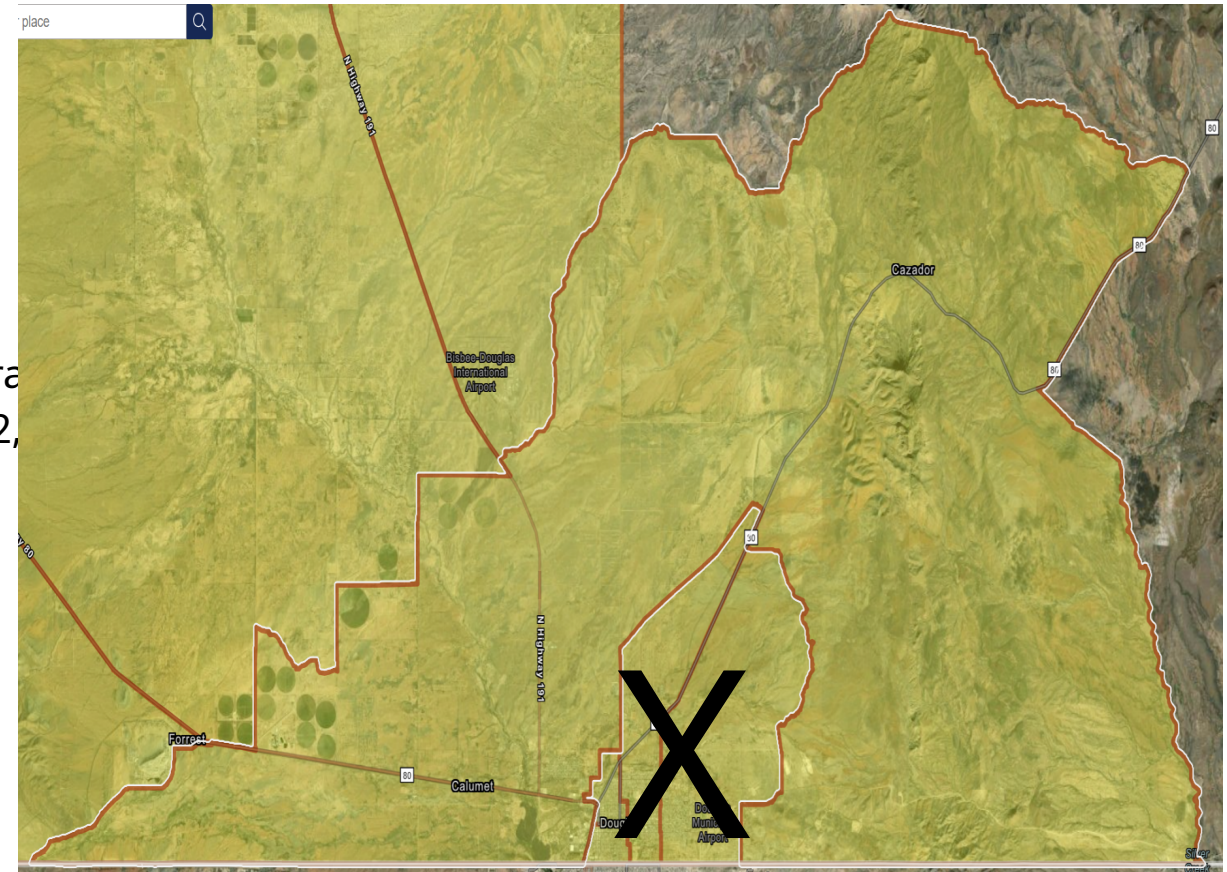
# 04003000503 - McNeal

- Supervisor District - District 2
- Water Supplier - Douglas, County at BDI (Minimal Coverage)
- Electric Provider - SSVEC, APS
- Broadband Providers - Valley Telecom Group, Verizon, TWN Communications
- Natural Gas Provider - Southwest Gas
- Active Management Area - Yes - DOUGLAS AMA
- Major Roads - US HWY 191
- New Market Tax Credit - Not Eligible
- Zoning - 91.92% RU-4, 7.19% PD-2
- Poverty Rate 28.40%
- Median Income \$33,214
- Unemployment Rate 2.60%
- Population Trend (5yr %) -17.70%
- Median Housing Cost \$232,700
- Median Housing Cost / Median Income 7.01
- Population Density (people/sqmi) 54.23



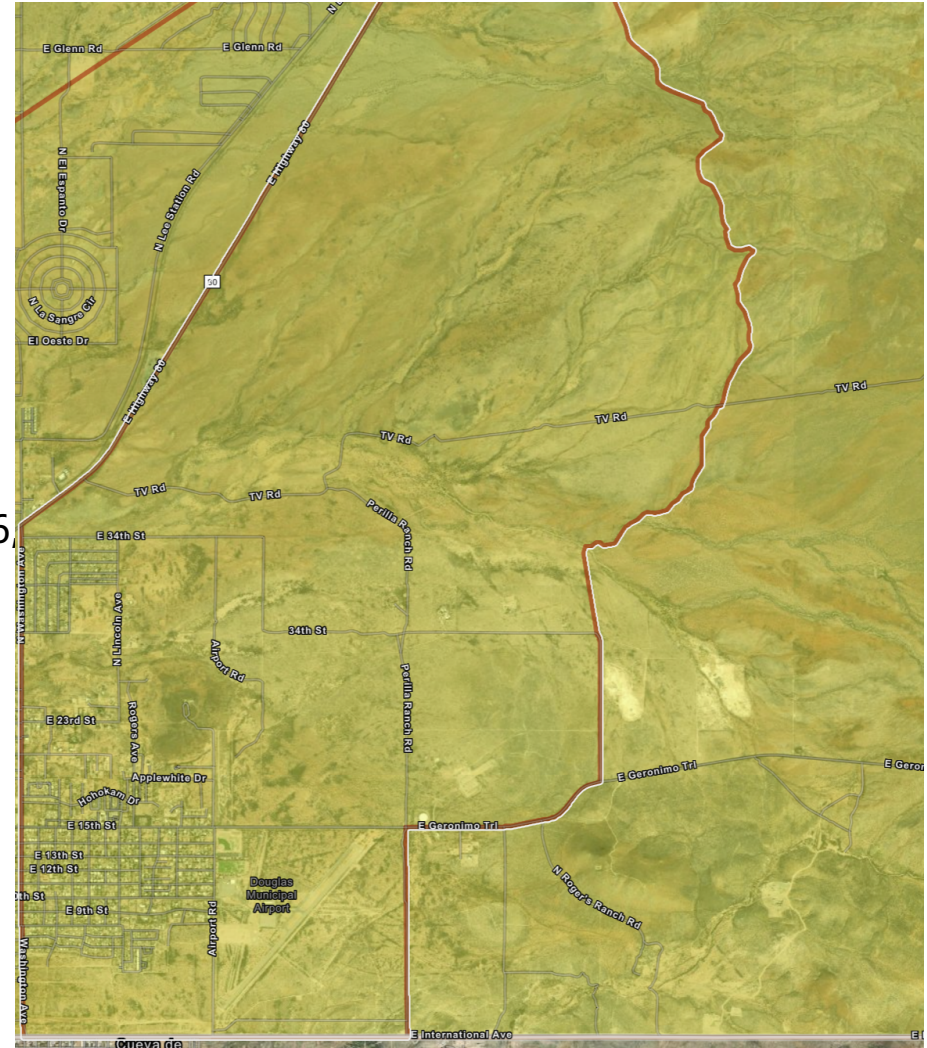
# Surrounding Douglas, Community College, POE

- Supervisor District - District 2
- Water Supplier - Cochise College, Lacosta Water, Monte Vista (Minimal Coverage)
- Electric Provider - APS
- Broadband Providers - Verizon, TWN Communications
- Natural Gas Provider - Southwest Gas
- Active Management Area - >80% - Douglas AMA
- Major Roads - AZ HWY 80, US HWY 191
- Light District, & Fire District - Pirtleville
- New Market Tax Credit - Deep Distress or High Migration Rural
- Zoning - 88.44% RU-4, 3.55% R-36, 2.62% RU-10, 1.42% SR-12, 1.16% HI, 1.00% Douglas Zoning,
- Poverty Rate 26.20%
- Median Income \$48,606
- Unemployment Rate 18.80%
- Population Trend (5yr %) 2.76%
- Median Housing Cost \$101,400
- Median Housing Cost / Median Income 2.09
- Population Density (people/sqmi) 16.25



# 04003000700 - Douglas

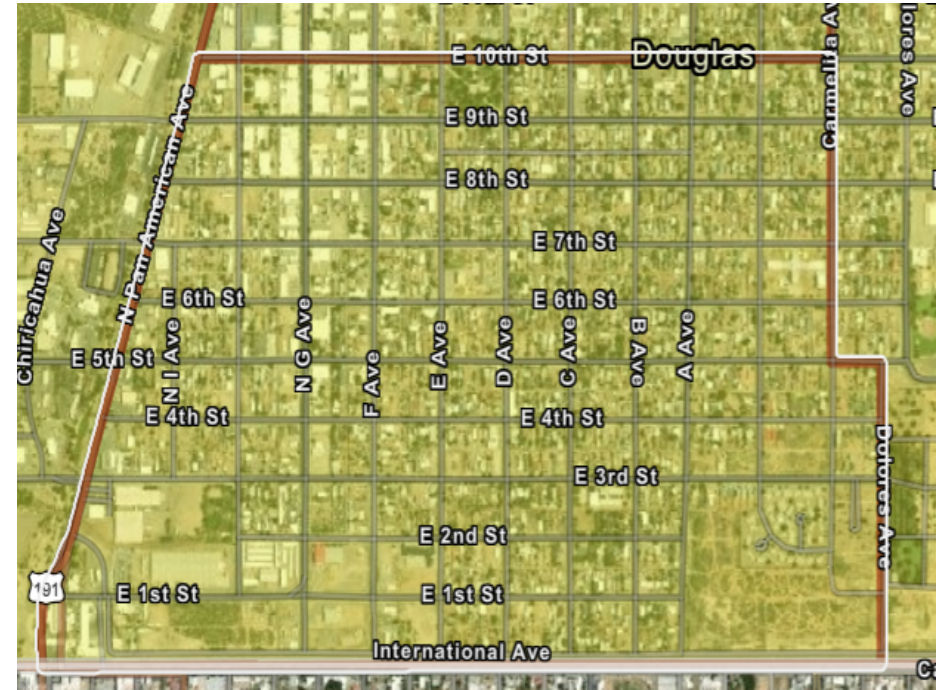
- Supervisor District - District 2
- Water Supplier - Douglas (Partial Coverage)
- Electric Provider - APS
- Broadband Providers – Cox, Simply Bits, TWN
- Natural Gas Provider - Southwest Gas
- Active Management Area - Yes - DOUGLAS AMA
- Major Roads - AZ HWY 80
- Fire District - City (Douglas)
- New Market Tax Credit - Severe Distress or Non-Metropolitan
- Zoning 70.12% RU-4, 17.15% Douglas Zoning, 9.01% R-36  
1.31% SR-43, 1.27% MH-72
- Poverty Rate 24.60%
- Median Income \$50,592
- Unemployment Rate 9.80%
- Population Trend (5yr %) -4.52%
- Median Housing Cost \$164,500
- Median Housing Cost / Median Income 3.25
- Population Density (people/sqmi) 344.52





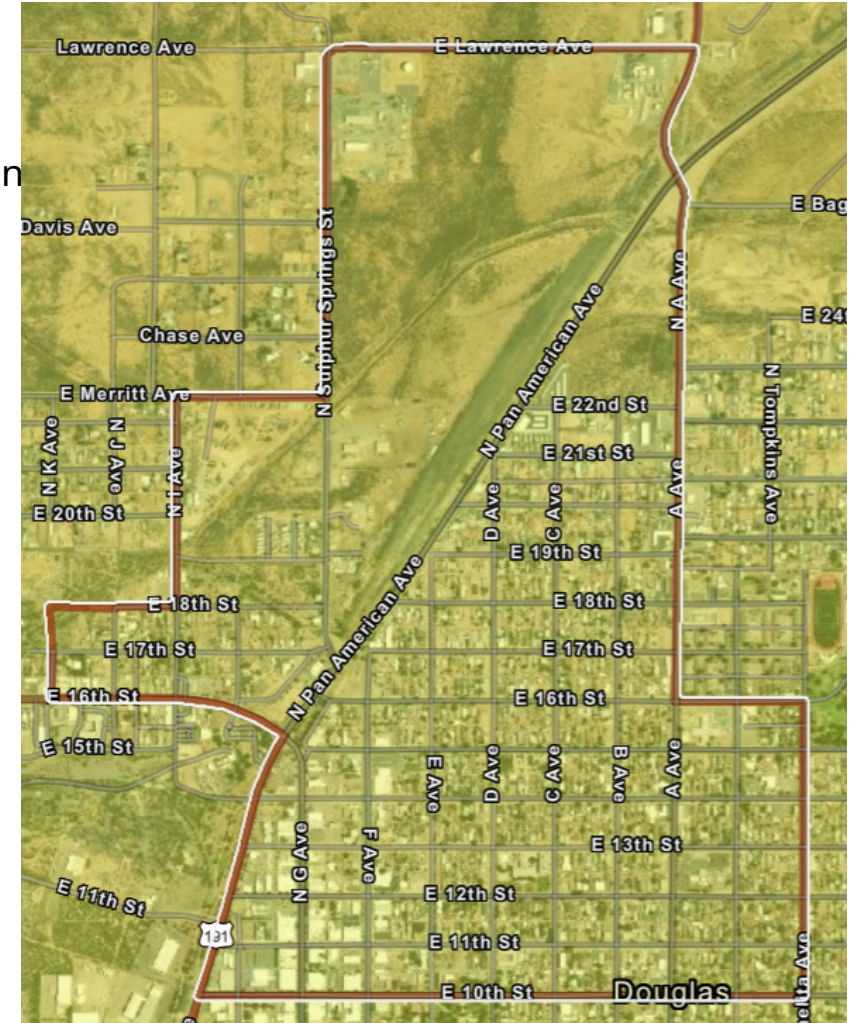
# 04003000901 - Douglas

- Supervisor District - District 2
- Community Water Supplier - City of Douglas (100% Covered)
- Electric Provider - APS
- Broadband Providers - Cox, Simply Bits, TWN, CenturyLink, T-Mobile, AT&T, Verizon
- Natural Gas Provider - Southwest Gas
- Active Management Area Yes - DOUGLAS AMA
- Major Roads - US HWY 191
- Fire District - Douglas
- New Market Tax Credit - Severe Distress or Non-Metropolitan
- Zoning - 100% Douglas Zoning
- Poverty Rate 22.50%
- Median Income \$45,518
- Unemployment Rate 7.30%
- Population Trend (5yr %) 16.90%
- Median Housing Cost \$156,500
- Median Housing Cost / Median Income 3.44
- Population Density (people/sqmi) 4090.46



# 04003000902 - Douglas

- Supervisor District - District 2
- Water Supplier - Douglas (100% Covered)
- Electric Provider - APS
- Broadband Providers - Cox, Simply Bits, TWN, CenturyLink, T-Mobile, AT&T, Verizon
- Natural Gas Provider - Southwest Gas
- Active Management Area - Yes - Douglas AMA
- Major Roads - AZ HWY 80, US HWY 191
- Fire District - Sunnyside, Douglas
- New Market Tax Credit - Deep Distress or High Migration Rural County
- Zoning - 93.67% Douglas Zoning, 3.32% R-9, 2.24% GB
- Poverty Rate 44.20%
- Median Income \$28,927
- Unemployment Rate 12.50%
- Population Trend (5yr %) 1.17%
- Median Housing Cost \$102,800
- Median Housing Cost / Median Income 3.55
- Population Density (people/sqmi) 2686.44



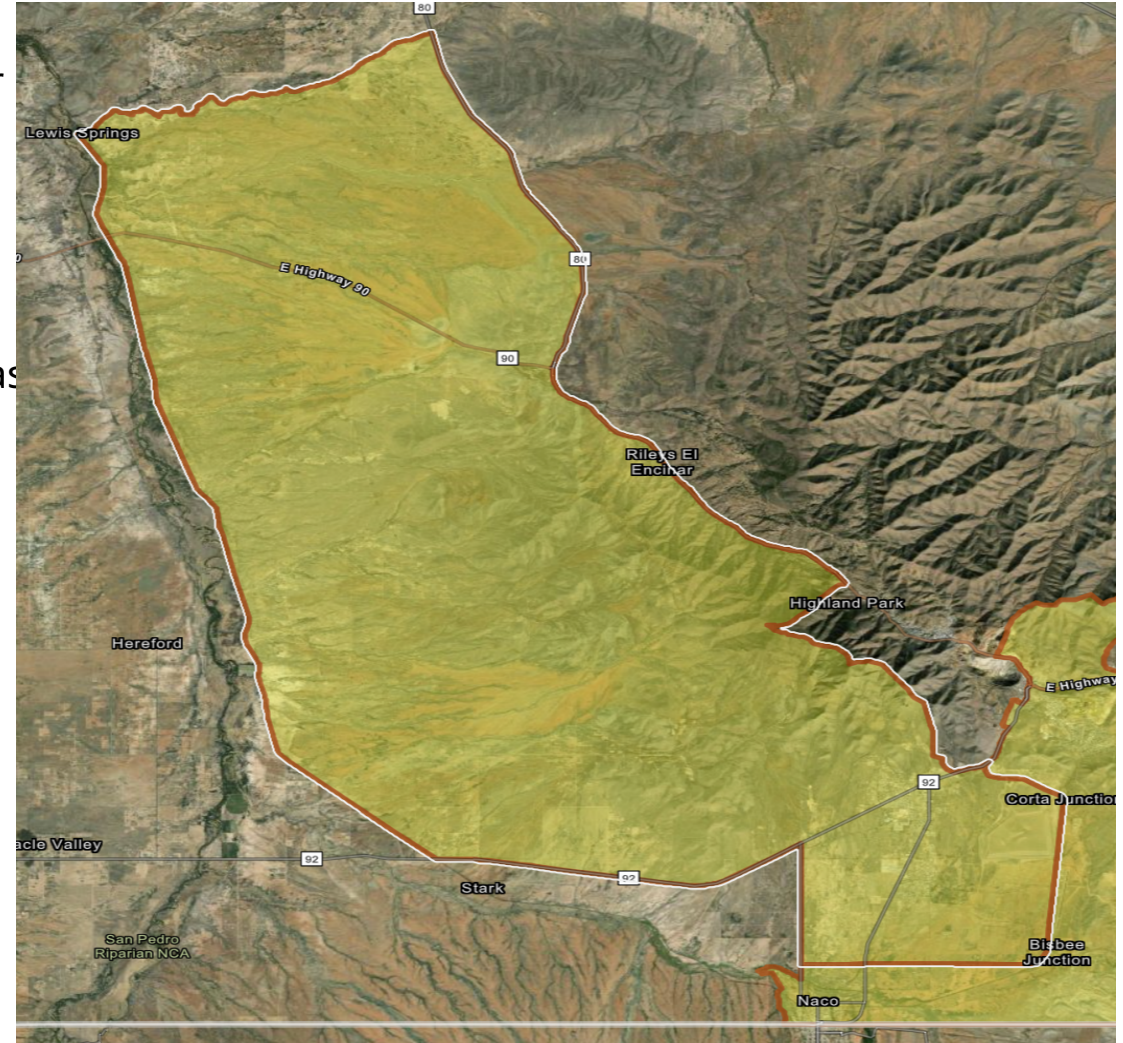
# 04003001100 – Bisbee, Warren, and Naco

- Supervisor District - District 2
- Water Supplier - AZ Water Co, Naco Water (Partial Coverage)
- Electric Provider - APS
- Broadband Providers - Sparklight, CenturyLink, TWN, Verizon, T-Mobile
- Natural Gas Provider - Southwest Gas
- Active Management Area - ~50% - DOUGLAS AMA
- Major Roads - AZ HWY 80
- Fire & Sanitation District - Naco
- New Market Tax Credit - Severe Distress or Non-Metropolitan
- Zoning - 92.63% RU-4, 3.67% R-36, 1.97% Bisbee Zoning,
- Poverty Rate 22.00%
- Median Income \$41,293
- Unemployment Rate 11.50%
- Population Trend (5yr %) -14.18%
- Median Housing Cost \$123,300
- Median Housing Cost / Median Income 2.99
- Population Density (people/sqmi) 50.26



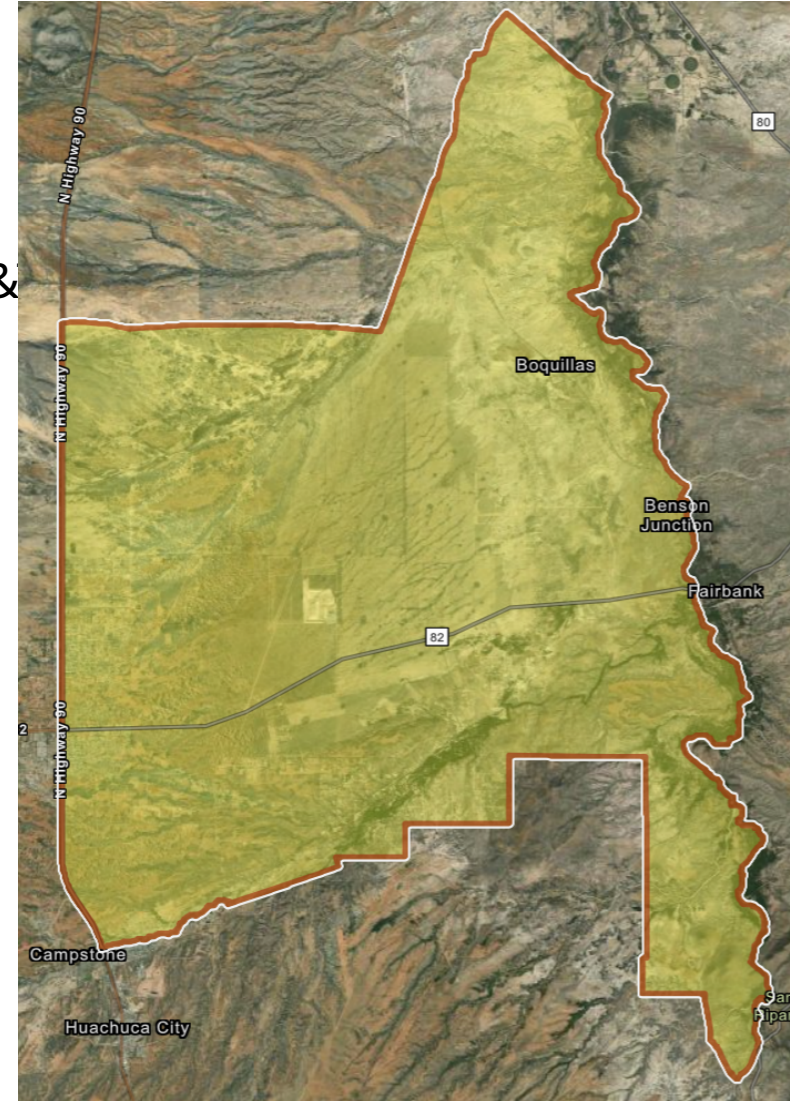
# 04003001200 – Bisbee, San Jose

- Supervisor District - District 2
- Community Water Supplier - AZ Water Co., Bisbee, Naco Water (Partial)
- Electric Provider - SSVEC, APS
- Broadband Providers - TWN Communications, Integrated Elements Unlimited,  
Sparklight, CenturyLink
- Natural Gas Provider - Southwest Gas
- Major Roads - AZ HWY 90, AZ HWY 92, AZ HWY 80
- Water Districts – Topaz, Keller
- Fire District - NACO, SAN JOSE, PALOMINAS, City (Bisbee)
- New Market Tax Credit Eligible
- Zoning - 96.23% RU-4, 1.95% Bisbee Zoning, 1.05 R-18
- Poverty Rate 27.40%
- Median Income \$46,389
- Unemployment Rate 10.80%
- Population Trend (5yr %) -3.28%
- Median Housing Cost \$154,500
- Median Housing Cost / Median Income 3.33
- Population Density (people/sqmi) 24.41



# 04003001301 – Whetstone

- Supervisor District - District 3
- Water Supplier – Sulger, Whetstone District, Northern Sunrise, Coronado (Partial)
- Electric Provider – SSVEC
- Broadband Providers - Cox, Integrated Elements Unlimited, AT&T-Mobile, CenturyLink, TWN
- Natural Gas Provider - Southwest Gas
- Major Roads - AZ HWY 90, AZ HWY 82
- Fire and Water Districts - Whetstone
- New Market Tax Credit - Not Eligible
- Zoning - 93.67% RU-4, 2.40% R-36, 1.15% HI, 1.12% GB, 1.00% RU-2
- Poverty Rate 32.00%
- Median Income \$52,425
- Unemployment Rate 9.90%
- Population Trend (5yr %) -11.20%
- Median Housing Cost \$212,300
- Median Housing Cost / Median Income 4.05
- Population Density (people/sqmi) 25.76



# 04003001501 – Sierra Vista

- Supervisor District - District 3
- Water Supplier – Bella Vista, AZ Water Co, (100% Covered)
- Electric Provider - SSVEC
- Broadband Providers - Cox, AT&T, T-Mobile, CenturyLink, TWN
- Natural Gas Provider - Southwest Gas
- Fire District - Sierra Vista
- New Market Tax Credit - Not Eligible
- Zoning 99.53% Sierra Vista Zoning
- Poverty Rate 32.50%
- Median Income \$35,072
- Unemployment Rate 4.20%
- Population Trend (5yr %) 24.78%
- Median Housing Cost \$156,000
- Median Housing Cost / Median Income 4.45
- Population Density (people/sqmi) 4294.58



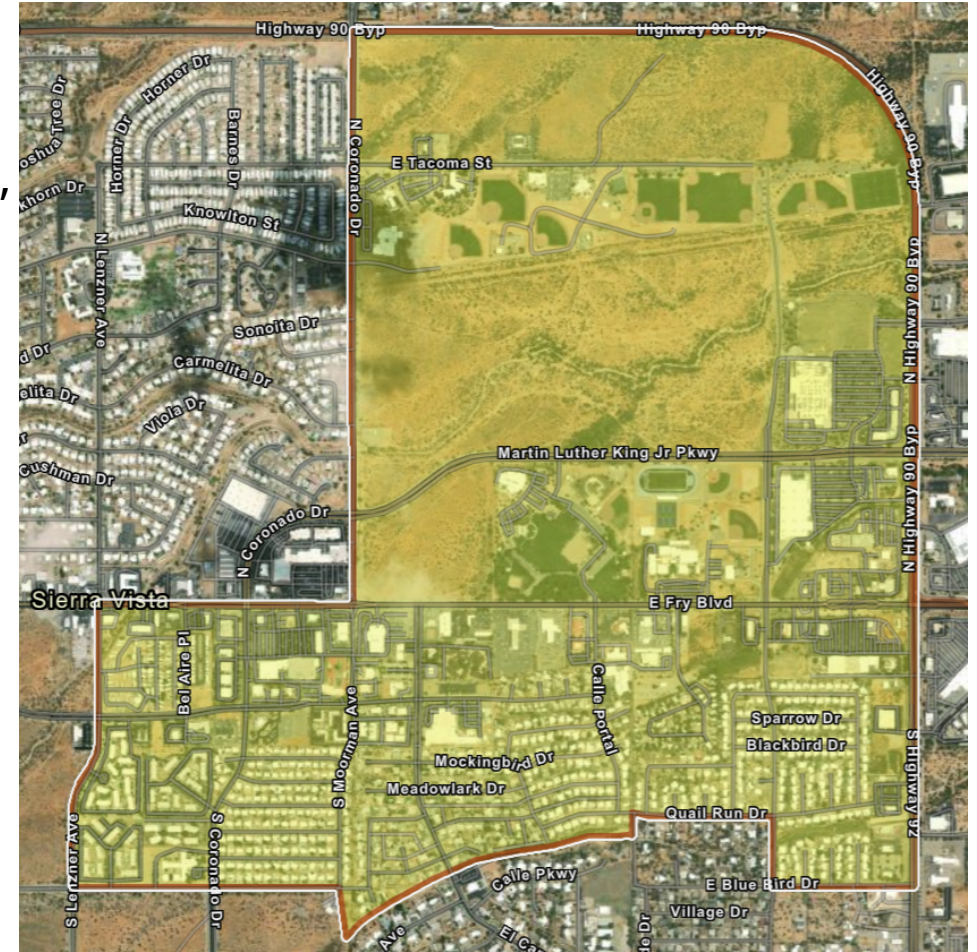
# 04003001502 – Sierra Vista (Fry town)

- Supervisor District - District 3
- Community Water Supplier - Bella Vista (100% Covered)
- Electric Provider – SSVEC
- Broadband Providers - Cox, AT&T, T-Mobile, CenturyLink, TWN
- Natural Gas Provider - Southwest Gas
- Major Roads - AZ HWY 90
- Fire District – Fry Fire, Sierra Vista
- New Market Tax Credit - Severe Distress or Non-Metropolitan
- Zoning 87.13% Sierra Vista Zoning, 8.65% MH-72, 3.68% GB
- Poverty Rate 28.70%
- Median Income \$45,269
- Unemployment Rate 9.10%
- Population Trend (5yr %) 24.91%
- Median Housing Cost \$157,400
- Median Housing Cost / Median Income 3.48
- Population Density (people/sqmi) 4021.87



# 04003001602 – Sierra Vista

- Supervisor District - District 1
- Water Supplier - Bella Vista, AZ Water Co, (100% Covered)
- Electric Provider - SSVEC
- Broadband Providers - Allo, Cox, Verizon, AT&T, CenturyLink, TWN
- Natural Gas Provider - Southwest Gas
- Major Roads - AZ HWY 90, AZ HWY 92
- Fire District - Sierra Vista
- New Market Tax Credit - Severe Distress or Non-Metropolitan
- Zoning 99.90% Sierra Vista Zoning
- Poverty Rate 21.90%
- Median Income \$48,781
- Unemployment Rate 4.80%
- Population Trend (5yr %) -14.13%
- Median Housing Cost \$190,000
- Median Housing Cost / Median Income 3.89
- Population Density (people/sqmi) 1839.75



# Board Discussion and Ratings

