



OPPORTUNITY 1

LOCAL EQUITY'S MONTHLY IMPACT INVESTMENT NEWSLETTER

Impact Investment - EB5 Regional Center - Opportunity Zones - Economic Development - Project Entitlement

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NEW: Local Equity Regional Center. [Download our EB-5 Brochure.](#)

Opportunity Zones 2.0 urged as tax program boosts multifamily investing

The expiration date is nearing on a tax benefit launched in President Donald Trump's first term that helped spur the completion of new multifamily units in low-income areas at more than twice the pace nationally. [Read more.](#)

Sanctity Hotel, Hilton's Tapestry Collection Property, Opens in Rancho Cucamonga, CA

Amid the continued growth of the Inland Empire, Sanctity Hotel has opened in Rancho Cucamonga. This new 68-room property, a part of Hilton's Tapestry Collection, will officially open on April 3. The hotel's grand opening ushers in a new era of hospitality, blending luxury accommodations, enhanced wellness services, and the city's first rooftop bar and dining facility, Durango Cocina & Rooftop. [Read more.](#)

US Travel Boom Fueled by Ten New Hotels Across Florida, California, Utah, Texas, and more Offering Salt Caves, Lazy Rivers, and Luxe Escapes

The US travel boom is being energized by a wave of exceptional new hotel openings that blend luxury, innovation, and regional charm across key destinations like Florida, California, Utah, Texas, and beyond. These ten standout properties—featuring everything from salt cave spas and lazy rivers to retro-chic coastal resorts and alpine ski lodges—are redefining domestic travel by offering immersive, indulgent experiences tailored to modern travelers seeking both comfort and adventure. As Americans prioritize wellness, design, and unique local experiences, these hotels are emerging as the new anchors of the nation's growing tourism surge. [Read more.](#)


BNSF's \$1.5B Barstow Rail Project Advances: World's Largest Intermodal Hub Moves Toward 2026 Construction

BARSTOW, Calif. (VVNG.com) — A plan to build the world's largest intermodal rail facility on the westside of Barstow is gaining momentum, with BNSF Railway officials confirming new growth projections and a construction timeline targeting late 2026.

"Something I'm really proud of—it [will be] the largest intermodal facility in the entire world. It's the first of its kind. I think it's transformative in the way we move goods across this country," said Lena Kent, BNSF's General Director of Public Affairs. [Read more.](#)

Cities with the fastest-growing home prices in the Los Angeles metro area

The real estate frenzy spurred by the coronavirus pandemic continues, though at a slower pace. Buyers are still competing for a limited supply of housing, driving up prices for affordable properties.

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The typical home value in the United States was \$359,741 in March, 1.2% higher than the year before.
[Read more.](#)

Cali proposes cutting animation in on a bigger tax credit

California lawmakers have proposed a new bill that would increase the state's tax credit for local film and TV productions to 35%, as well as expanding the subsidy to cover animated films, series and shorts for the first time. These projects would need to have a minimum production budget of US\$1 million, but if Senate Bill 630 passes, it could provide a much-needed lift to California's animation industry. [Read more.](#)

California's Fuel Industry Is Shrinking

(Bloomberg) -- California will see almost one-fifth of its crude-processing capacity vanish in the next 12 months as two key refineries quit the business of turning oil into fuels. Valero Energy Corp. and Phillips 66 plan to idle a combined 284,000 barrels of daily refining capacity by this time next year, moves that will squeeze the perennially tight motor-fuels market in the most-populous US state. [Read more.](#)

California Coastal Commission Unites Musk and Newsom

It stands in the way of both rebuilding fire-ravaged Los Angeles and SpaceX launches at Vandenberg. Elon Musk and Gov. Gavin Newsom don't agree on much these days, but they're both gunning for the California Coastal Commission. Mr. Newsom sees it as blocking the rebuilding of Los Angeles after the wildfires, while Mr. Musk is aggrieved by its denial of a U.S. Air Force plan to allow SpaceX more rocket launches from Vandenberg Space Force Base, which is federal property. "I'm with Elon," Mr. Newsom said. "I didn't like that." [Read more.](#)

California Tourism Industry Unites in L.A. to Drive Post-Wildfire Economic Recovery

In a powerful demonstration of resilience and unity, the California tourism industry recently gathered in Los Angeles for the first time since January's wildfires – reaffirming the state's commitment to recovery and economic revitalization. More than 900 tourism executives, travel marketing professionals and other industry stakeholders convened at their annual Outlook Forum conference to collectively chart a path forward, emphasizing the vital role tourism plays in supporting the state's economy and workforce. [Read more.](#)

California company eyes North Carolina for 10,000-job aircraft factory

A next-generation jet manufacturer backed by Alaska Airlines is eyeing North Carolina for an expansion that could mean thousands of jobs. JetZero, based in Long Beach, California, is considering Greensboro's Piedmont Triad International Airport for a major manufacturing operation that could bring more than 10,000 jobs to the region, sources close to the situation told Triangle Business Journal and sister publication Triad Business Journal. [Read more.](#)

California is now the 4th largest economy in the world; India projected to surpass California by 2026

California's economy continues to dominate and develop faster than the world's top economies, with fresh data revealing that it has surpassed Japan to become the world's fourth-largest economy. California has officially overtaken Japan to become the world's fourth-largest economy, according to newly released data from the International Monetary Fund (IMF) and the U.S. Bureau of Economic Analysis (BEA). [Read more.](#)

Analysis of Employee Layoff Trends in California Counties

[Understanding WARN Data](#)

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 The Worker Adjustment and Retraining Notification (WARN) Act requires employers to notify government agencies and employees ahead of significant layoffs or business closures (link for the website: [Worker Adjustment and Retraining Notification \(WARN\)](#)). In California, the Employment Development Department (EDD) collects and publishes this information as part of its transparency and labor market monitoring efforts. [Read more.](#)

We want to hear from you!

Have an article you'd like to share? Send it our way — we might feature it in our next newsletter if it's a good fit.

Curious about a specific topic? Let us know what you'd like to learn more about, and we'll do our best to cover it in a future issue.

For submissions or inquiries, please email Cindy@localequity.com.



Join Local Equity at the CALED Annual Conference

The CALED Annual Conference will be celebrating economic developers who are “Growing Economies from the Ground Up” from May 7-9, 2025 at the DoubleTree by Hilton Hotel Ontario Airport in Ontario, CA. Don't miss this chance to increase your knowledge and connect with your peers on a variety of economic development topics and opportunities. [Register here.](#)



Inland Empire Tourism: The Regional Summit 2025

Inland Empire Tourism: The Regional Summit 2025 will gather over 300 attendees, including Discover IE members and partners, travel industry suppliers, buyers, media representatives, airports, tourism bureaus, local cities, tribes, and leaders from federal, state, and regional communities. [Register here.](#)



Call us to discuss your EB5 Projects

The EB-5 Industry Forum offers a wealth of benefits. We had the opportunity to network with industry leaders, gain valuable insights into the latest trends and developments, and expand your knowledge through engaging discussions and presentations. Call us to discuss your EB5 Projects.

Here are some pictures from the IIUSA Industry Forum





Orange County Supplier Outreach Event

Here is a picture from the Orange County Supplier Outreach Event on April 16, 2025, at the Anaheim Convention Center. We had the chance to engage and connect with local businesses from over 50 government agencies.



Federal Grants w/ Opportunity Zone Priority

| AGENCY | GRANT | CLOSING DATE | OPPORTUNITY NUMBER |
|---|---|---------------|---------------------------|
| Department of Energy | SEEDING CRITICAL ADVANCES FOR LEADING ENERGY TECHNOLOGIES WITH UNTAPPED POTENTIAL (SCALEUP) READY | Sep. 29, 2029 | DE-FOA-0003467 |
| | SPURRING PROJECTS TO ADVANCE ENERGY RESEARCH AND KNOWLEDGE SWIFTLY (SPARKS) | Sep. 30, 2029 | DE-FOA-0003164 |
| Department of Health and Human Services | Measurement of Reflective Supervision in Home Visiting: Research and Evaluation Grants | | HHS-2025-ACF-OPRE-PV-0035 |
| | Tribal Early Childhood and Family Economic Well-being Research Center (TRC) | | HHS-2025-ACF-OPRE-PH-0017 |

Local Equity Data Dashboard

Good investment decisions can only be made with reliable data. We also recognize that many official data sources lack the accuracy and freshness needed to paint the real picture of the local economy. Our comprehensive platform of data is fed by a growing number of fresh sources, enabling local investors and developers to make quicker decisions. Custom reports are now available by City.



Labor Force
2,247,600 % Change from last year 1.7%



Employment
2,134,800 % Change from last year 1.6%



Unemployment
112,900 % Change from last year 4%

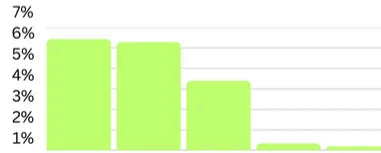


Unemployment Rate
5.1% % Change from last year 2%

Inland Empire Lodging Metrics

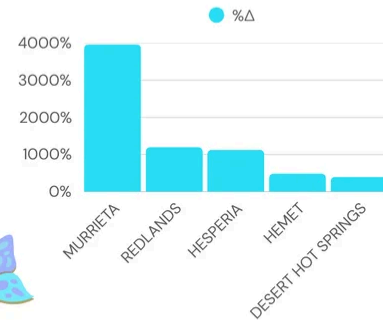
| | Mar 24 | Mar 25 | %Δ |
|--------|---------|---------|-------|
| ADR | \$126.6 | \$126.5 | -0.1% |
| OCC | 64.3% | 65.3% | 1.6% |
| RevPar | \$81.4 | \$82.6 | 1.5% |

Most % Increase in Industry Employment for San Bernardino-Riverside MSA



- 1: Total Farm
- 2: Private Education and Health Services
- 3: Government
- 4: Trade, Transportation, and Utilities
- 5: Other Services

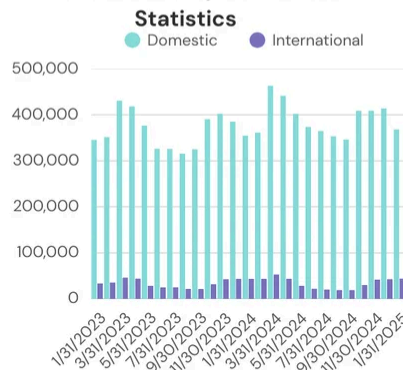
Most % Increase in Residential Building Permits Issued in the Inland Empire



Social Services Statistics-CalFresh for IE

| | Feb 24 | Feb 25 | %Δ |
|------------------|--------|--------|-------|
| CalFresh Persons | 674K | 730K | 8.2% |
| CalFresh HH | 356K | 394K | 10.5% |
| EBT (SNB) | \$231K | \$187K | -19% |
| EBT (TNB) | \$60K | \$36K | -41% |

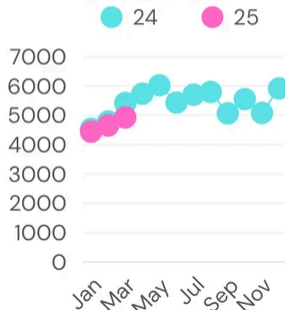
Ontario and Palm Springs International Airport Visitors



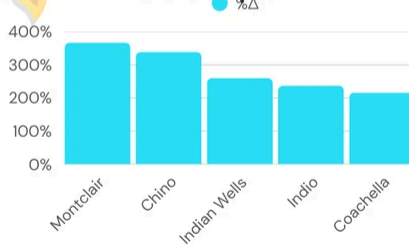
Commercial RE Transactions in the Inland Empire Over the Last 12 Months

| | Sales | Avg. Cap | Avg. Price/SF |
|-------------|-------|----------|---------------|
| Office | 259 | 6.8% | \$201 |
| Industrial | 395 | 5.4% | \$268 |
| Retail | 569 | 6.0% | \$290 |
| Hospitality | 28 | 6.6% | \$108K/room |

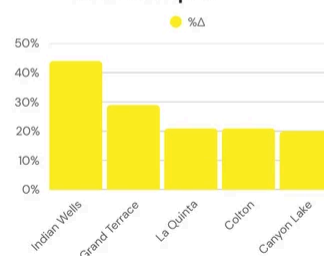
Inland Empire RE Transactions



Highest % Increase in Residential RE Active Listing Count in the Inland Empire



Highest % Increase in Residential RE Median Listing Price in the Inland Empire




Source: Employment Development Department, SOCDS Building Permits, Realtor, Bureau of Transportation Statistics, STR Global, Ltd., California Department of Social Service, Costar, Fidelity National Title

About Us:

Local Equity LLC is an economic development organization and impact investment firm. The mission of the company is to advance disadvantaged communities by providing technical assistance and finding financial solutions to priority projects that are supported by local stakeholders. Local Equity is also a registered California Finance Lender, and a California EB-5 Regional Center. We create financing solutions and provide tools & technical support to advance deals in the areas of community development, healthcare equity, food access, affordable housing, tourism, and infrastructure.

Statement: At Local Equity, our mission is to empower communities by working alongside their leaders, not by directing them. Guided by the Capital Absorption Framework we offer support from behind the

 Local Equity Impact Investment- Housing keeps retail humming in the Inland Empire; Opportunity Zones 2.0 urged as tax program boosts multi... scenes, helping to advance local initiatives without imposing external agendas.

The company is engaged in:

Technical Assistance:

- Surplus Land Act (SLA) prep, syndication, and coordination with HCD
- Governor's Office for Business & Economic Development (GoBiz) Site Selection response
- Developer attraction, development underwriting, and capital stack creation
- Incentive management (Impact Fees, Infrastructure, TOT Rebates)
- Local developer support and intake qualification.
- Cannabis reporting and compliance advisory
- Economic Impact Studies
- Tax Increment Financing (EIFD, CRIA) and other district formations coordination
- RFP creation & response coordination
- Easement and Right of Way acquisition and recording
- Indian tribes non tribal land development
- Pro Housing designation process
- Site assemblage
- Entitlement work

Real Estate Investment, Development, and Management Pipeline:

- Civic infrastructure buildings
- Entertainment and tourism assets
- Medical facilities
- Hotels
- Supermarkets, QSRs, Gas Stations
- Water & wastewater facilities
- Brownfields Management & Support
- Energy Generation & Storage
- Airport Hangars
- Industrial

Notable Memberships and participation:

- The California Association for Local Economic Development (CalED)- Financing Committee
- Small Business Development Corporation of Orange County (Board Seat)
- Discover Inland Empire Tourism (Board Chair)
- Beverly Hills Conference and Visitor's Bureau (Board Seat)

Strength:

- Extensive national investor and lender network
- Existing relationships in economic development and senior leadership with State/Federal
- Strong bench strength in economic analysis and investment modelling with scalable platform
- Experience in alternative financing including C-Pace, EB-5, Opportunity Zones, Tax Credits
- Strong reputation for 'getting things done in a timely manner'

Licenses:

1. California Finance Lender & Broker: 60DBO-128090
2. United States Customers and Immigration Services (USCIS) Regional Center: RC2300004157

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