



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.](#)

HOUSING KEEPS RETAIL HUMMING IN THE INLAND EMPIRE

The Inland Empire has something going for it that most other areas of Southern California do not; affordability. It's a relative term when you're discussing housing costs, to be sure, but among some of the priciest areas in the country lies this inland submarket that offers some the jobs and affordability required to obtain or maintain the SoCal lifestyle. [Read more.](#)

TPM25: BNSF believes Barstow hub can improve service to smaller markets

Long Beach, California — BNSF Railway is moving forward with its \$1.5 billion Barstow International Gateway (BIG) project in California, a 4,800-acre logistics hub that would be North America's largest intermodal facility, CEO Kate Farmer said Monday.

BNSF believes the facility would increase fluidity through the ports of Los Angeles and Long Beach, Farmer told the *Journal of Commerce's* TPM25 conference.

Located about 130 miles from the ports, BIG would handle transloaded cargo and international intermodal shipments bound for smaller inland markets while reducing port congestion and cutting emissions from trucks hauling containers between marine terminals and rail ramps. [Read more.](#)


Inland Empire Emerges as Cybersecurity Powerhouse with Mayor's Cyber Cup, Training Next Generation of Digital Defenders

The Inland Empire solidified its position as a national leader in cybersecurity education on March 8, 2025, with the return of the Mayor's Cyber Cup—an event designed to prepare students for one of the fastest-growing and most critical industries in the world. Hosted by the Inland Economic Growth and Opportunity Collaborative (IEGO), the competition brought together middle school, high school, and community college students across Riverside and San Bernardino counties to test their cybersecurity skills in real-world scenarios. [Read more.](#)

California Housing Market: Trends and Forecast 2025-2026

The **California housing market** is known for its high costs and fierce competition, but it's also a dynamic and ever-changing environment. As of February 2025, the market is showing signs of rebounding with increased home sales and fluctuating mortgage rates. While the median home price stands at \$829,060, understanding the nuances of this market is crucial whether you're a buyer, seller, or simply curious about the real estate trends. Let's dive deep into what's happening, where the opportunities lie, and what the future might hold. [Read more.](#)

The \$5 Million Gold Card vs. US EB-5 Visa: Facts, process and what investors need to know

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EB-5 is the sole structured and legally protected investor visa in the U.S., and its elimination is unlikely until a fully developed, legislated, and regulated replacement emerges. Recent discussions about a proposed \$5 million "Gold Card" visa have sparked widespread speculation. Some reports suggest it will replace the EB-5 investor visa, while others frame it as a game-changer for ultra-high-net-worth individuals seeking U.S. residency. [Read more.](#)

Partners Group to buy California energy assets for \$2.2 billion

March 18 (Reuters) - Swiss private equity firm Partners Group will buy an energy asset management platform and certain gas-fired power plants in California from U.S.-based Avenue Capital Group for \$2.2 billion, the companies said on Tuesday.

U.S. power consumption is expected to hit record highs in 2025 and 2026 due to growing demand from data centers dedicated to artificial intelligence and cryptocurrency, while homes and businesses are using more electricity for heat and transportation. [Read more.](#)

Inland Empire to get new state-of-the-art sports complex

Plans are in motion to transform some of the open space in the Inland Empire into a state-of-the-art sports complex.

The massive revitalization project will replace an old golf course with a sprawling sports facility as well as retail shops and restaurants.

Riverside city officials said the project is a big get for the north end of the city to finally provide residents with what they need. [Read more.](#)

How to Write a Housing Element Annual Progress Report (APR)

The Housing Element Annual Progress Report (APR) is a critical document that every city, county, or city and county in California, including charter cities, must prepare annually. This report evaluates the status and progress of the housing element of the general plan. The APR helps the California Department of Housing and Community Development (HCD) and other stakeholders monitor the progress each local government is making toward meeting its Regional Housing Needs Allocation (RHNA) over the designated 5 or 8-year planning cycle. [Read more.](#)

Newcastle Partners Plans Inland Empire Project

Newcastle Partners, a San Francisco-based real estate investment and development company, has secured \$27.5 million in construction financing to build a 408,997-square-foot Class A speculative industrial warehouse and distribution facility in Hesperia, Calif.

Located on 17.5 acres in the Inland Empire North market, Mesa Linda Logistics Center is slated for delivery in the first quarter of 2026. [Read more.](#)



Orange County Supplier Outreach Event

Join Local Equity at the 2025 Orange County Supplier Outreach Event

Join Orange County in collaboration with the City of Anaheim and the SoCal Procurement Alliance for their 4th annual event! Don't miss the chance to network with over 50 government agencies and special districts. [Register here.](#)



Join Local Equity at the CAIED Annual Conference

The CAIED 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.](#)

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	Basic Center Program		HHS-2025-ACF-ACYF-CY-0006
	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.




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

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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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