



OPPORTUNITY 1

LOCAL EQUITY'S MONTHLY IMPACT INVESTMENT NEWSLETTER / ISSUE 67

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

July 1, 2026

NEW: [Click here to subscribe to our LinkedIn version newsletter](#)

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

A Strategic Guide to Preparing the Opportunity Zones 2.0 Local Authority Recommendation Form

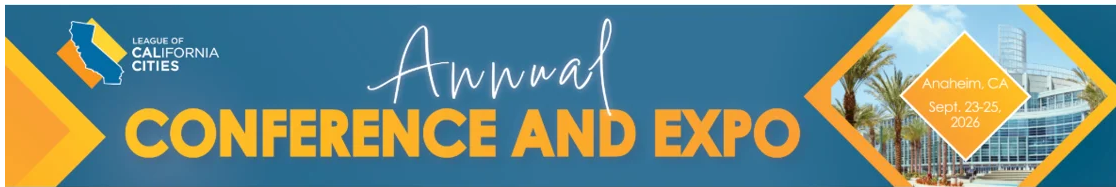
The California Governor's Office of Business and Economic Development (GO-Biz) has released the Opportunity Zones 2.0 Local Authority Recommendation Form, providing local jurisdictions with an opportunity to recommend eligible census tracts for California's nomination process. [Read more.](#)

Intrepid Fiber Networks Announces Expansion into Corona and Riverside, California
BROOMFIELD, Colo.--(BUSINESS WIRE)--Intrepid Fiber Networks, the nation's leading wholesale open-access fiber infrastructure platform, today announced a significant expansion of its California network with a substantial investment to build fiber-to-the-premises infrastructure across the cities of Corona and Riverside in Riverside County. The deployment will bring symmetrical multi-gigabit broadband to over 50,000 homes and businesses, delivering the open-access fiber connectivity that Southern California communities deserve. [Read more.](#)

Meet Silverwood, the multigenerational housing community in California's Inland Empire
Amid an exodus of outpriced Californians fleeing the Golden State in search of affordable housing and intentional community, a sprawling neighborhood development in the heart of the Inland Empire is aiming to keep them home and inject a multibillion-dollar boost into the local economy. [Read more.](#)

California has 4 of the fastest growing US job markets
One way to gauge California's relatively solid employment picture in early 2026 is to note that four of the country's fastest-growing job markets are here. [Read more.](#)

Infrastructure Work on the Rise as People Head Inland
"The Riverside-San Bernardino metro added nearly 40,000 people between 2023 and 2024, making it one of the largest-gaining metro areas in the country. Meanwhile, LA County lost 60,000 to 70,000 residents over that same period," he says. "People are moving inland because they can actually afford to live here, and all of that growth has to be supported with infrastructure." [Read more.](#)



Registration for League of California Cities 2026 Annual Conference and Expo

Registration will open in late Spring!

Sep 23 - 25, 2026 in Anaheim Convention Center, CA

Mark your calendars for our 2026 Annual Conference and Expo, September 23-25 at the Anaheim Convention Center in Anaheim. This year's conference will feature general sessions, workshops, and networking events for hundreds of leaders from all sections of city government, including mayors, council members, city managers, city clerks, city attorneys, fiscal officers, and other city staff. [Register here.](#)

Local Equity Quiz / Multiple Choice Quiz (5 Questions)

Fourth of July Riddle Corner

1. I fly high but have no wings. I'm red, white, and blue. What am I?
2. I light up the night with colorful bursts but disappear in seconds. What am I?
3. I was signed in 1776 and changed history. What am I?
4. I have 50 stars and 13 stripes. What am I?

Answers: *The American flag / Fireworks / The Declaration of Independence / The U.S. flag*

Happy Fourth of July from your friends at Local Equity! 🇺🇸

As we celebrate the 250th anniversary of our nation's Independence, all of us at Local Equity would like to wish you and your family a happy, safe, and memorable Fourth of July.

This special milestone is a wonderful reminder of the strength of our communities and the opportunities we create when we work together. We are grateful for the trust and partnerships that allow us to support communities and help make a positive impact every day.

Whether you're spending the holiday with family, friends, or neighbors, we hope your day is filled with laughter, great food, fireworks, and moments to cherish.

Happy Independence Day, and here's to celebrating 250 years of freedom, resilience, and the spirit that continues to bring us together.

Federal Grants w/ Opportunity Zone Priority

AGENCY	GRANT	CLOSING DATE	OPPORTUNITY NUMBER
Advanced Research Projects Agency Energy	SEEDING CRITICAL ADVANCES FOR LEADING ENERGY TECHNOLOGIES WITH UNTAPPED POTENTIAL (SCALEUP) READY	Sep. 29, 2029	DE-FOA-0003167
Department of Housing and Urban Development	Self-Help Homeownership Opportunity Program (SHOP)	Jul. 15, 2026	CPD-2600-DC-0019
	Youth Homelessness NOFO for FY2024 and FY2025	Aug. 10, 2026	CPD-2600-DC-0035
	FY26 Pathways to Removing Obstacles to Housing (PRO Housing)	Aug. 3, 2026	CPD-2600-DC-0098
Administration for Children and Families - ANA	AI3 Action Institute - Artificial Intelligence for American Indians	TBD	HHS-2026-ACF-ANA-NAI-0035
Administration for Children and Families - OPRE	Reflective Supervision in Home Visiting Research Awards	TBD	HHS-2026-ACF-OPRE-PV-0114

Local Equity Data Dashboard

 Local Equity Impact Investment- A Strategic Guide to Preparing the Opportunity Zones 2.0 Local Authority Recommendation Form; Intrepid ...

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*

2,191,700 % Change from last year -1.0%

• May 2026 number for Riverside-San Bernardino-Ontario MSA



Employment*

2,090,200 % Change from last year -0.7%



Unemployment*

101,500 % Change from last year -5.8%



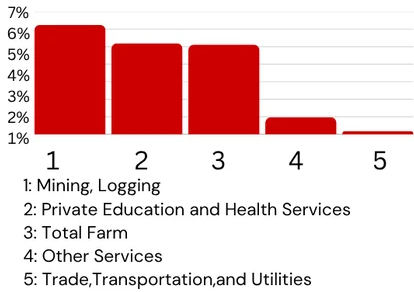
Unemployment Rate*

4.6% % Change from last year -6.1%

Inland Empire Lodging Metrics

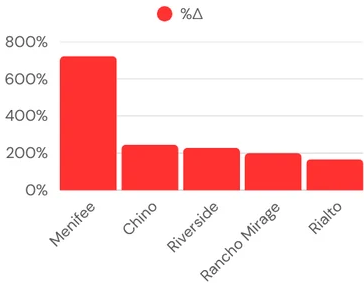
	May 25	May 26	%Δ
ADR	\$151	\$149	-1%
OCC	61.7%	61.9%	0.3%
RevPar	\$93	\$92	-0.7%

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



• May 2026 number

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

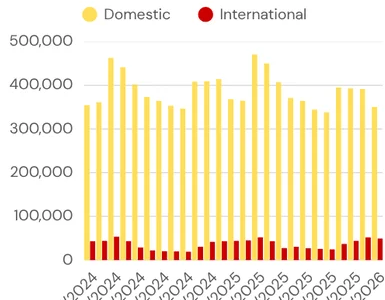


** May 2026 number

Social Services Statistics-CalFresh for IE

	Apr 25	Apr 26	%Δ
CalFresh Persons	723K	669K	-7.5%
CalFresh HH	393K	370K	-5.8%
EBT (SNB)	\$184K	\$141K	-23%
EBT (TNB)	\$33K	\$29K	-11%

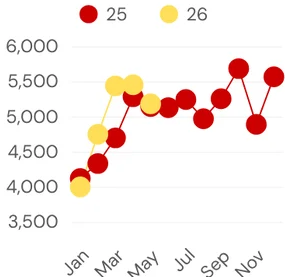
Ontario and Palm Springs International Airport Visitors Statistics



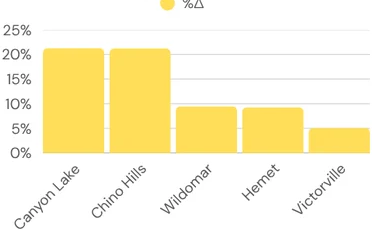
Commercial RE Transactions in the Inland Empire Over the Last 12 Months

	Sales	Avg. Cap	Avg. Price/SF
Office	272	6.8%	\$219
Industrial	456	5.8%	\$211
Retail	670	5.9%	\$338
Hospitality	29	6.7%	\$88K/room

Inland Empire RE Transactions

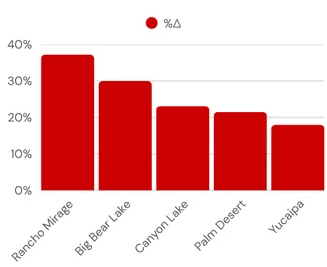


Highest % Increase in Residential RE Active Listing Count in the Inland Empire***



*** May 2026 number

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



Source: Employment Development Department, California Department of Tax and Fee Administration, Realtor, Bureau of Transportation Statistics, 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

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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 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. United States Customers and Immigration Services (USCIS) Regional Center: RC2300004157

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