



OPPORTUNITY 1

LOCAL EQUITY'S MONTHLY IMPACT INVESTMENT NEWSLETTER / ISSUE 68

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

August 1, 2026

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New Opportunity Zone 2.0 Data: An Examination of Eligible Low-Income Communities in California

In June 2026, the U.S. Department of the Treasury's Office of Tax Analysis released Working Paper 128, which uses administrative information reported on IRS Forms to examine the Opportunity Zone growth, geographic distribution, investor composition, and socioeconomic characteristics of Opportunity Zone investment through tax year 2024. It also evaluates the characteristics of census tracts that may qualify for the next round of Opportunity Zone designations under the revised OZ 2.0 eligibility framework. [Read more.](#)

California ranks as nation's 15th best business climate. Who's No.1?

Nobody ever said California was an easy place to do business. Yet, even with all the grumbling about its economic environment, the state's economy keeps outperforming the critics. [Read more.](#)

What is California's best city for small business owners? This spot made top 10

California has the fourth-largest economy in the world — and small businesses play a big role in the state's success.

Small businesses account for 99.9% of all companies in the Golden State, with 4.2 million companies providing employment to 7 million people, according to the California Employment Development Department. [Read more.](#)

California Travel Boom 2026: San Francisco, LA, and San Diego Growth

California experiences a record-breaking tourism boom in 2026. San Francisco projects 24.2 million visitors while LA and San Diego draw massive event crowds.

Will the housing market crash in 2026? What the first half of the year tells us

A housing market crash happens when home values plummet due to a lack of demand for or an oversupply of homes. The factors leading to a housing market crash are varied, ranging from economic recessions to high mortgage rates that make it less affordable to buy a home. A housing crash can have upsides (low home prices) and downsides (losing built-up equity and tighter finances). [Read more.](#)



**Register for ICSC@Western
Sep 14 -16, 2026 in San Diego Convention Center, CA**

Create connections and catalyze deals with the innovators, dealmakers and change makers driving the Marketplaces Industry forward in your region. Advance your business goals and experience the latest trends shaping the spaces where consumers shop, dine, work, play, and gather. [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.](#)

Spot the difference— can you find the 8 mistakes?



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
	High-performance Optimized Recycled Nuclear Isotopes for Gen IV reactors (HORNIG)	Aug. 6, 2026	DE-FOA-0003623
	INSPIRING GENERATIONS OF NEW INNOVATORS TO IMPACT TECHNOLOGIES IN ENERGY 2026 (IGNIITE 2026)	Aug. 26, 2026	DE-FOA-0003624
Department of Housing and Urban Development	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	Aug. 27, 2026	HHS-2026-ACF-ANA-NAI-0035
Administration for Children and Families - OPRE	Reflective Supervision in Home Visiting Research Awards	Aug. 24, 2026	HHS-2026-ACF-OPRE-PV-0114

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*

2,192,100 % Change from last year -1.9%

* June 2026 number for Riverside-San Bernardino-Ontario MSA



Employment*

2,075,600 % Change from last year -1.4%



Unemployment*

116,500 % Change from last year -9.3%



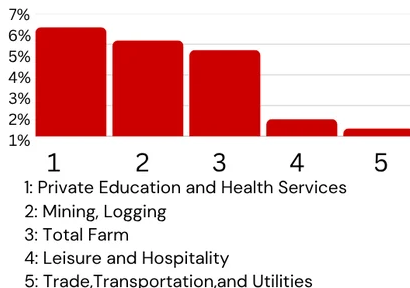
Unemployment Rate*

5.3% % Change from last year -7.7%

Inland Empire Lodging Metrics

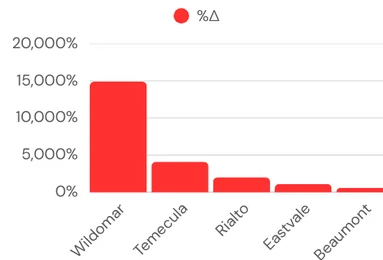
	Jun 25	Jun 26	%Δ
ADR	\$126.8	\$127.4	0.5%
OCC	64.9%	65.9%	1.7%
RevPar	\$82.2	\$84	2.1%

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



* June 2026 number

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

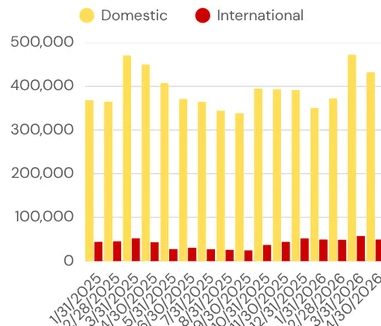


** June 2026 number

Social Services Statistics- CalFresh for IE

	May 25	May 26	%Δ
CalFresh Persons	724K	666K	-8.0%
CalFresh HH	394K	369K	-6.3%
EBT (SNB)	\$181K	\$138K	-23%
EBT (TNB)	\$32K	\$28K	-14%

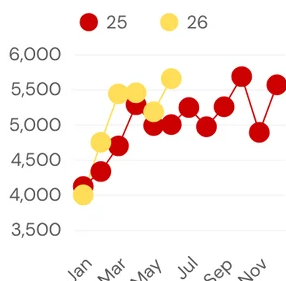
Ontario and Palm Springs International Airport Visitors Statistics



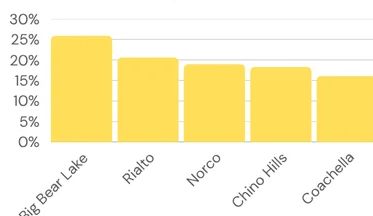
Commercial RE Transactions in the Inland Empire Over the Last 12 Months

	Sales	Avg. Cap	Avg. Price/SF
Office	264	6.7%	\$224
Industrial	461	5.8%	\$206
Retail	674	6.0%	\$326
Hospitality	34	6.3%	\$88K/room

Inland Empire RE Transactions

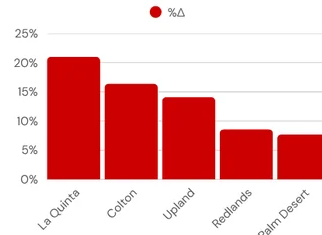


Highest % Increase in Residential RE Active Listing Count in the Inland Empire***



*** June 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 Services, 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 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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