



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 Legislation Advances: What's Inside?

The House version of the budget reconciliation bill has been released... and Opportunity Zone renewal is included. What's inside this new OZ 2.0 draft legislation? And where does it fall short? Hear Jimmy Atkinson summarize the proposed changes [Read more.](#)

California leaders implore Congress to maintain tax cuts, Opportunity Zones

(The Center Square) — California leaders implored Congress to maintain the 2017 Tax Cuts and Jobs Act's tax cuts and tax-deferred Opportunity Zones, citing the program's success in transforming the California city of Stockton and noting the substantial tax savings created for the average Californian. [Read more.](#)

Los Angeles Housing Market: Forecast and Trends 2025-2026

So, what's happening with the price of homes around Los Angeles? Right now, in mid-May 2025, the Los Angeles housing market is showing some interesting trends. While home sales in the broader California market have seen a slight dip, the median home price in Los Angeles County has actually ticked upwards, reaching \$850,270 in April. So, if you're thinking about buying or selling in LA, let's dive into what's going on. [Read more.](#)

Inland Empire is one of the nation's oddest job markets

Could anything be more different than the workplaces of the warehouse-centric Inland Empire and tech-driven San Jose?

You see, the regions rank as two of the nation's oddest job markets. That's not for their employment specialties but rather a curious workplace gap fueled by housing affordability. [Read more.](#)

Inland Empire warehouse sale signals investor confidence despite trade risks

Even as global trade faces fresh turbulence, the hum of warehouse life in Jurupa Valley in California's Inland Empire hasn't slowed. Steel doors rattle open, trucks idle in queues, and square footage remains a prized asset in one of the nation's busiest logistics corridors. [Read more.](#)

Understanding Brownfields and Environmental Site Assessments

Local Equity Impact Investment- Housing keeps retail humming in the Inland Empire; Opportunity Zones 2.0 Legislation Advances;; Californi...
 As the Federal and State government is looking to attract development of new manufacturing facilities, redevelopment of contaminated or potentially contaminated properties is a cornerstone of sustainable urban revitalization. In the U.S., these sites are commonly referred to as brownfields. Many grants are available for assessment and remediation- this article will cover some of the initial steps and basic terminology. [Read more.](#)



Reflections from the CALED Annual Conference – May 7–9

The California Association for Local Economic Development Annual Conference was held in Ontario May 7–9 this year. The conference brought together a diverse community of economic developers, city managers, consultants, elected officials, and other fun individuals. The conference had a strong opening session which I feel compelled to share... [Read more.](#)





Inland Empire Tourism Summit Spotlights Route 66 Centennial and Regional Revival
 City of Barstow, CA – May 22, 2025 — More than 200 tourism professionals, travel suppliers, media representatives, and civic leaders gathered at the historic Harvey House in Barstow for The Inland Empire Tourism: The Regional Summit 2025, hosted by Discover Inland Empire. [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.

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

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.

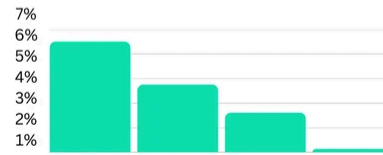


Inland Empire Lodging Metrics

	Apr 24	Apr 25	%Δ
ADR	\$127.7	\$127.1	-0.5%
OCC	64.8%	64.9%	0.2%
RevPar	\$82.7	\$82.5	-0.3%



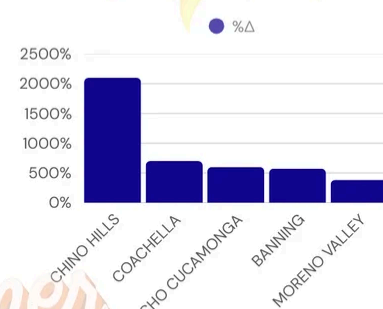
Most % Increase in Industry Employment for San Bernardino-Riverside MSA



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



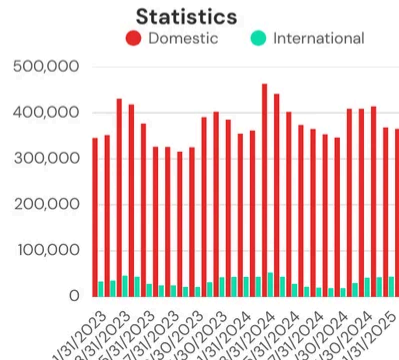
Most % Increase in Residential Building Permits Issued in the Inland Empire



Social Services Statistics-CalFresh for IE

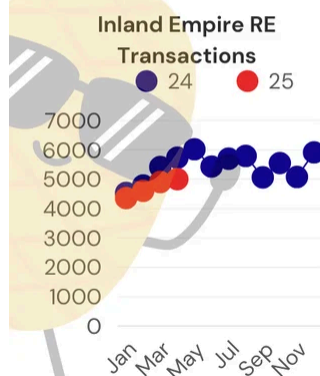
	Mar 24	Mar 25	%Δ
CalFresh Persons	707K	721K	2%
CalFresh HH	375K	391K	4.1%
EBT (SNB)	\$226K	\$186K	-17%
EBT (TNB)	\$46K	\$35K	-25%

Ontario and Palm Springs International Airport Visitors



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

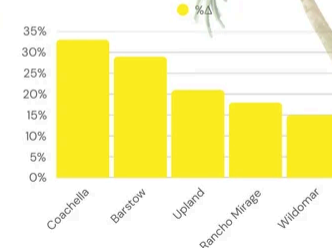
	Sales	Avg. Cap	Avg. Price/SF
Office	255	6.8%	\$206
Industrial	385	5.4%	\$267
Retail	561	6.0%	\$281
Hospitality	29	6.6%	\$108K/room



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 Legislation Advances; Californi... 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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