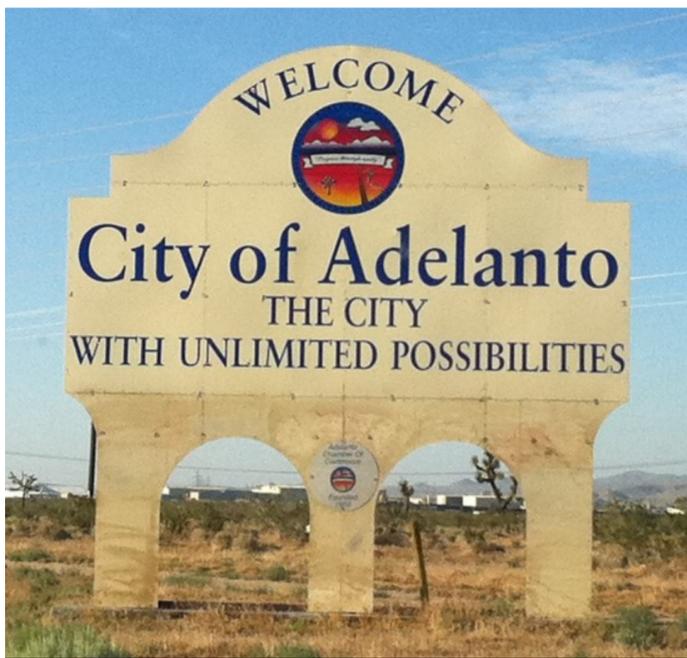


# OPPORTUNITY 1

SAN BERNARDINO COUNTY - CALIFORNIA  
MONTHLY OPPORTUNITY ZONE NEWSLETTER

JULY 1ST 2021 · ISSUE 3 · VOLUME 7



## SELECT USA INVESTMENT SUMMIT

On June 12th, Select USA hosted a presentation about how to gain investments for projects in distressed communities. The meeting featured speakers from Milken Institute and Local Equity. The speakers gave insight into how marketing can be used to interest investors in the project in progress in an opportunity zone. Their insight into the marketing strategy they find effective gives inspiration for the viewer on how to market. The full video can be found [here](#).

## THE END OF COVID RESTRICTIONS IMPACT ON REAL ESTATE

Communities want to adaptively reuse their space to bring innovative industries into their economy. This is especially important with the lift of COVID restrictions. With more companies conducting business in person, there will be more demand for the land zoned for commercial use. Businesses can make use of opportunity zone investment, historic tax credits and public funding to be competitive for the limited commercial spaces. [JD Supra](#)



## SBC MAY OZ INVESTMENTS

June San Bernardino County Opportunity Zone properties have hit an all-time high with 'Asking Rents' hitting an average of \$15.36, a \$1.56 or 11% annual increase. OZ Asking rents currently trade at approximately double the general market rents. OZ deals cap rates trade at approximately 5.7%, down from 6.2% a year ago but still above the market that performs at an average of 5%. Top buyers in the SBC OZs include Blackstone, Prologis, Black Creek, Rexford, Caisse de depot, and Brookfield, with Lee & Assoc and CBRE the most active buyer brokers. 80% of buyers are US, 15% local, and only 5% foreign.

## RECENT WEBINARS (click link)

[Select USA](#) - Hosted by the Department of Commerce, Select USA is the international annual conference for investors and corporations. Gil Keinan hosted an OZ training. [Housing and Urban Development](#) - HUD, Enterprise, GoBiz and Local Equity discuss OZs.

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# OPEN GRANTS WITH OZ BENEFITS

## AmeriCorps

[AmeriCorps State and National Tribal Grants](#)

## National Endowment for the Arts (NEA)

[American Rescue Plan Grants to Organizations #1](#)

[American Rescue Plan Grants to Organizations #2](#)

[American Rescue Plan Local Arts Agencies for Subgranting](#)

[Grants for Arts Projects 2](#)

[Our Town](#)

## National Endowment for the Humanities (NEH)

[Media Projects: Development Grants and Production Grants](#)

[Public Humanities Projects \(Humanities Discussions: 5 Categories: Exhibitions, Discussions, Exhibitions, Planning Grants, Exhibitions, Implementation Grants, Historic Places, Planning Grants, Historic Places, Implementation Grants\)](#)

## National Science Foundation (NSF)

[Improving Undergraduate STEM Education: Education and Human Resources](#)

## U.S. Small Business Administration (SBA)

[Community Navigator Pilot Program](#)

[HUB Zone](#)

## U.S. Department of Agriculture (USDA)

[Agriculture and Food Research Initiative - Foundational and Applied Science](#)

[Disaster Relief Act 2019 Grant Funds for Community Facilities](#)

[Great Lakes Restoration Initiative \(GLRI\) Forest Restoration](#)

[Regional Food System Partnerships](#)

[Rural Business Development Grant](#)

[Rural Cooperative Development Grant](#)

[Rural Housing Preservation Grant](#)

[Rural Innovation Stronger Economy \(RISE\) Grant Program](#)

[Rural Placemaking Innovation Challenge \(RPIC\)](#)

[Secondary Education Two-Year Postsecondary Education and Agriculture in the K-12 Classroom Challenge Grants Program \(SPECA\)](#)

[SNAP Online Purchasing Participation Assistance for Farmers and Farmers Markets](#)

[Strategic Economic and Community Development Program](#)

[Urban Agriculture and Innovation Production \(UAIP\) Competitive Grants Program](#)

## U.S. Department of Commerce (DOC)

[Broadband Infrastructure Program](#)

[Economic Adjustment Assistance \(EAA\) Program: Disaster Supplemental](#)

[Economic Development Research and National Technical](#)

[NIST MEP Competitive Awards Program](#)

[Planning Program and Local Technical Assistance Program](#)

[Public Works and Economic Adjustment Assistance Programs including CARES Act Funding](#)

[Tribal Broadband Connectivity Program](#)

## U.S. Department of Education (ED)

[Education Innovation and Research Program: Expansion Grants](#)

[Expanding Opportunity through Quality Charter Schools Program \(CSP\): Grants to State Entities](#)

[Gaining Early Awareness and Readiness for Undergraduate Programs \(GEAR UP\) Partnership Grants](#)

[Gaining Early Awareness and Readiness for Undergraduate Programs \(State Grants\)](#)

[Higher Education Programs \(HEP\): Asian American and Native American Pacific Islander-Serving Institutions \(AANAPIS\)](#)

[Higher Education Programs \(HEP\): Minority Science and Engineering Improvement Program \(MSEIP\)](#)

[Higher Education Programs \(HEP\): Predominantly Black Institutions Competitive Grant](#)

[Higher Education Programs \(HEP\): Strengthening Institutions Program \(SIP\)](#)

## U.S. Department of Energy (DOE)

[Low Greenhouse Gas \(LHG\) Vehicle Technologies Research Development](#)

[Optimizing Nuclear Waste and Advanced Reactor Disposal Systems \(ONWARDS\)](#)

[Optimizing Nuclear Waste and Advanced Reactor Disposal Systems \(ONWARDS\) \(SBIR/STTR\)](#)

[Solicitation on Topics Informing New Program Areas](#)

[Solicitation on Topics Informing New Program Areas SBIR/STTR](#)

[SuperTruck 3](#)

## U.S. Department of Health and Human Services (HHS)

[American Rescue Plan Act - Pediatric Mental Health Care Access - New Area Expansion](#)

[Closing the Gap with Social Determinants of Health Accelerator Plans](#)

[Community Economic Development Projects](#)

[Community Services Block Grant \(CSBG\) CARES Act Rapid-Cycle Impact Projects](#)

[Comprehensive High-Impact HIV Prevention Programs for Young Men of Color Who Have Sex with Men and Young Transgender Persons of Color](#)

[Family Self-Sufficiency Demonstration Development Grants](#)

[Family Support through Primary Prevention \(FSPP\) Demonstration Sites](#)

[Head Start University Partnerships: Building the Evidence Base for ECE Workforce Well-Being](#)

[Health Center Program Service Area Competition \(SAC\)](#)

[Hospital Associations COVID-19 Preparedness and Response Activities](#)

[Improving Child Welfare Through Investing in Family](#)

[Pediatric Mental Health Care Access - New Area Expansion](#)

[Preventive Health and Health Services Block Grant](#)

[Sexual Risk Avoidance Education Program](#)

[Strengthening Public Health Systems and Services through National Partnerships to Improve and Protect the Nations Health](#)

[Transitional Living Program](#)

## U.S. Department of Housing and Urban Development (HUD)

[Choice Neighborhoods Planning Grants](#)

[Distressed Cities and Persistent Poverty Technical Assistance](#)

[Healthy Homes and Weatherization Cooperation Demonstration](#)

[Housing Opportunities for Persons With AIDS \(HOPWA\) Competitive Grant: Housing as an Intervention to Fight AIDS](#)

[Self-Help Homeownership Opportunity Program \(SHOP\)](#)

[Lead Hazard Reduction Grant Program](#)

[Youth Homelessness Demonstration Program](#)

[Veterans Housing Rehabilitation and Modification Pilot Program](#)

## U.S. Department of Interior (DOI)

[Youth Conservation Opportunities on Public Lands](#)

## U.S. Department of Justice (DOJ)

[Advancing Hospital-Based Victim Services](#)

[Body-Worn Camera Policy and Implementation Program to Support Law Enforcement Agencies](#)

[Collaborative Approaches towards Preventing and Addressing Hate- Demonstration Projects](#)

[Community Policing Development \(CPD\) Accreditation Solicitation](#)

[Community Policing Development \(CPD\) Crisis Intervention Teams](#)

[Community Policing Development \(CPD\) Microgrants](#)

[Connect and Protect: Law Enforcement Behavioral Health Responses](#)

[Delinquency Prevention Program \(2 Categories\)](#)

[Edward Byrne Memorial Justice Assistance Grant \(JAG\) Program - Local Solicitation \(2 Categories\)](#)

[Edward Byrne Memorial Justice Assistance Grant \(JAG\) Program - State Solicitation](#)

[Family-Based Alternative Sentencing Program \(2 Categories\)](#)

[Fostering Resilience and Hope: Bridging the Gap Between Law Enforcement and the Community \(2 Categories\)](#)

[Justice Reinvestment Initiative: Reducing Crime by Improving Justice System Performance \(5 Categories\)](#)

[Justice Reinvestment Initiative: State-level Training and Technical Assistance Program \(2 Categories\)](#)

[Juvenile Justice System Reform Initiative \(2 Categories\)](#)

[Local Law Enforcement Crime Gun Intelligence Center Integration Initiative](#)

[Matthew Shepard and James Byrd, Jr. Hate Crimes Program](#)

[Opioid Affected Youth Initiative](#)

[Prison Rape Elimination Act \(PREA\) Reallocation Funds](#)

[Rural Violent Crime Reduction Initiative for Law Enforcement Agencies](#)

[Sex Offender and Registration Notification Act \(SORNA\) Reallocation Funds](#)

[SMART Policing Initiative \(2 Categories\)](#)

[State and Territory Domestic Violence and Sexual Assault Coalitions Program](#)

[STOP School Violence Grant Program \(2 Categories\)](#)

[Strengthening ICAC Technological Investigative Capacity \(2 Categories\)](#)

[Supporting Tribal Youth: Training and Technical Assistance and Youth Leadership Development](#)

[Tribal Domestic Violence and Sexual Assault Coalitions](#)

## U.S. Department of Labor (DOL)

[CAREER \(Comprehensive and Accessible Reemployment through Equitable Employment Recovery\) National Dislocated Worker Grants](#)

[Capacity Building Developmental and Capacity Building Pilot](#)

[National Dislocated Worker Grants Program Guidance](#)

[Targeted Topic Training](#)

[Training and Educational Materials Development](#)

[Workforce Opportunity for Rural Communities \(WORC\): A Grant Initiative for the Appalachian and Delta Regions](#)

[Workplace Safety and Health Training on Infectious Diseases, Including COVID-19](#)

## U.S. Department of Transportation (DOT)

[America's Marine Highway Grant Program](#)

[Center for Excellence in Project Finance](#)

[National Infrastructure Investments \(RAISE or Rebuilding American Infrastructure with Sustainability and Equity / formerly TIGER\)](#)

[Port Infrastructure Development Program](#)

[Transportation Demonstration Program](#)

## U.S. Department of Treasury (Treasury)

[CERTS Coronavirus Economic Relief for Transportation Services](#)

[Small Dollar Loan Program](#)

## U.S. Environmental Protection Agency (EPA)

[Diesel Emissions Reduction Act \(DERA\) Tribal and Insular Area Grants](#)



## Opportunity Zone Marketplace Roundtable

Opportunity Db 6/23

## 'New Nevada-based opportunity zone fund opens to investors

Northern Nevada Business Weekly, 6/21

## Opportunity zones are the tax shield tech wanted — but is it living up to expectations?

Geek Wire 6/3

## Starting An Active Business In An Opportunity Zone

JD Supra 6/10

## U.S. Sen. Tim Scott tours Charleston Tech Center as part of 'opportunity zone' legislation

Local News 2 6/18

## City of Coachella launches Opportunity Coachella!

Greater Coachella Valley Chamber 6/7

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