

Opportunity Zones Fundamentals December 12, 2018

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New Markets Support Company

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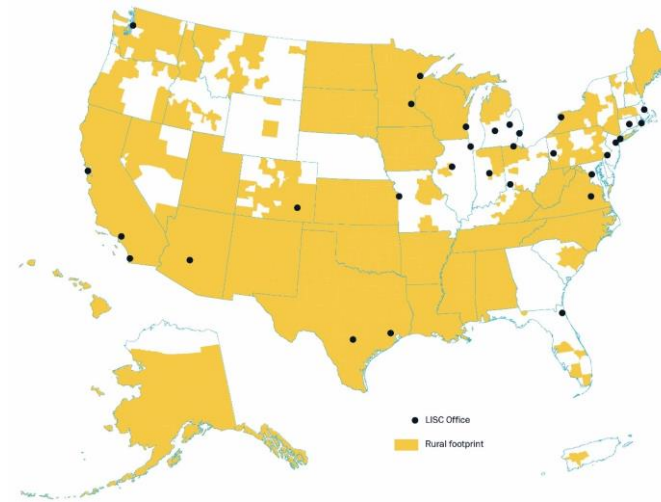
*Helping neighbors
build communities*

Local Initiatives Support Corporation

LISC is the nation's largest community development organization, with deep local roots.

We are an investor, capacity builder, advisor, convener and innovator.

We pool public and private resources to invest in people and places.



Since 2008, LISC has invested \$2.3 billion in areas designated as Opportunity Zones.



Massachusetts Opportunity Zone Designations

138

census tracts designated

79

municipalities

Average poverty rate	26.2%
Average unemployment rate	12.4%
Average family income in OZ census tracts relative to area median income (AMI)	53.1%

18% Rural

48% Gateway Cities

Potential and Risk for Communities

Potential to Harness Needed Investment

U.S. investors currently hold \$2.3 trillion in unrealized capital gains, representing a significant untapped resource for economic development.

Lack of Oversight or Impact Incentives

Incentives focus on back-end returns, rather than investments that will result in community impacts

Gentrification and Displacement

The tool might aid in the gentrification and displacement of residents and businesses in Opportunity Zone communities

Strategies for Massachusetts Communities

LISC Boston is developing guidance for communities containing designated opportunity zones, to build their capacity to define community-driven strategies for investment and growth.

What is your strategy?
Submit ideas/best practices.
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Community Strategies

Land

Zoning

Planning

Incentives

lisc.org/opportunityzones

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