



The City of Woodland Opportunity Zone offers funding opportunities & investment incentives that can benefit your neighborhood and community

City of Woodland Opportunity Zone Locations:

- Census Tract 108 is bounded by Kentucky Avenue on the North, Main Street on the South, College Street on the West and Pioneer Ave to the East.
- Census Tract 111.02 is bounded by Main Street on the North, Gibson Road on the South, East Street on the West and Matmor Road on the East.

Opportunity Zone (OZ) Overview:

- OZ's are a new investment tool created to stimulate investment and economic development in low-income communities (2017 Tax Cuts & Jobs Act)
- OZ's are low income census tracts, designated by States, that have poverty rates of 20 percent or higher, or median family incomes below 80 percent of statewide or metro area median family incomes
- Investors are offered capital gains tax breaks as an incentive, in exchange for investing in Opportunity Zones
- There are now 8,761 Opportunity Zones across the country and US Territories, including 879 in CA, designated in June 2018 for 10 year period
- Regulations for funds investing in opportunity zones are still under development

Key Benefits of Opportunity Zone Designation:

- Offers businesses and projects in zone:
 - Access to new incentivized & targeted funding source that can spur business / economic growth
 - Ability to market their projects and solicit investments from any Qualified Opportunity Fund created anywhere in the U.S. /U.S. Territories
- Offers investors:
 - New capital gains* tax break in return for investing in Opportunity Zones, the longer the investment, the greater the tax break (*profit from sale of asset like stocks or real estate)
 - Wide range of eligible investments including: new or existing businesses, property, equity (stock), partnership interest, equipment, infrastructure, etc.
 - Ability to invest in Qualified Opportunity Funds created anywhere, and Opportunity Zones located anywhere in U.S./U.S. Territories
 - Ability to defer capital gains tax and support local community by investing in a Woodland Opportunity Zone
- Offers community:
 - Ability to attract new investors & financing opportunities, which may lead to beneficial projects

Additional Information:

- CA Opportunity Zone Portal - Central clearinghouse for information about CA Opportunity Zones
<https://opzones.ca.gov/>
- California OZ FAQ's - Answers to frequently asked questions about Opportunity Zones
<https://opzones.ca.gov/faqs/>
- CA OZ Marketplace - Where to review or post CA Opportunity Zone investment projects
<https://beta.oppsites.com/about/california>
- Federal OZ Regulations – To view proposed OZ regulations
<https://www.irs.gov/pub/irs-drop/reg-115420-18.pdf>
- IRS News Release on OZ Tax Incentive
<https://www.irs.gov/newsroom/treasury-irs-issue-proposed-regulationson-new-opportunity-zone-tax-incentive>

City Contacts: Wendy Ross, Economic Development Manager, Wendy.Ross@cityofwoodland.org 530-661-5921