

MAY 22ND REDDING, CA

# OPPORTUNITY ZONES 101

A PRIMER FOR THE NORTH STATE



**10:30-11:00 Registration** | Come early to mix & mingle.

**11:00-11:15am Welcome** | Set the context, understand who's in the room, and what to expect.

**11:15-11:45am Watch & Learn** | Video by Economic Innovation Group (EIG), the group that incubated this concept. Rachel Reilly (EIG) gives an overview of Opportunity Zones and Opportunity Funds. Alex Flachsbart (Opportunity Zones Alabama) shares about his approach to rural Opportunity Zones.

**11:45-12:00pm Compare Notes** | Tiq Chapa (Impact Experience) shares his field notes about how rural communities in West Virginia, rural Georgia, and others are approaching opportunity zones as a community development tool.



Tiq Chapa grew up in King City, CA in rural Central California and went on to help launch Stanford Latino Entrepreneurship Initiative's Executive Education Program (SLEI-Ed) serving Latino entrepreneurs. Lately, he has been working with rural communities that are exploring Opportunity Zones.

About Impact Experience: Impact Experience builds bridges and deep relationships between impact investors, foundations, entrepreneurs, artists and local leaders to co-create solutions with marginalized communities.

<https://www.impact-experience.com/>

**12:00-12:45pm Fuel Up** | Lunch buffet, with vegetarian option available. Those who wish to sign up for a speed round of "Ask a Tax Person," please do so during the lunch break.

**12:30pm "Ask a Tax Person" (Optional Breakout Session)** | Brent Parker (Novogradac) will lead a session for those who have specific technical questions. Limit: 2 rounds with 15 people per round. This optional breakout will continue until 1:20pm. Please bring your belongings with you as we will shift the room while you are away. Location: boardroom adjacent to ballroom.



Brent Parker is a CPA and Principal of Novogradac & Company LLP. He is experienced in affordable housing and community development, nonprofit organizations and public housing authorities, historic rehabilitation, and renewable energy, with a particular focus on the low-income housing tax credit (LIHTC), renewable energy tax credit (RETC), new markets tax credit (NMTC) and historic tax credit (HTC) industries. Since 2017 tax reform, he has been tracking Opportunity Zones and tax implications. <https://www.novoco.com/>

*The foregoing general discussion is not legal or tax advice. Participants are urged to consult with their own legal and tax advisors about the tax, legal and regulatory issues in connection with the matters discussed today. This convening is for broad-based educational and awareness-raising reasons only, and the fast-changing regulatory environment requires careful attention by all involved.*

**12:45-1:20pm Play Your Card** | For those in the main room: You each have a number of cards to play (metaphorically & now literally) when it comes to Opportunity Zones. Take out the deck of cards in your folder: positive imagination, shadow imagination, prediction, action, investigation & momentum. Spend time thinking individually about each card, fill it out at your seat. Then, we'll share with each other.

**1:20-1:30pm Synthesize** | Brent Parker (Novogradac) to informally report back on key themes of questions he's hearing and how they may differ (or not) from the types of questions people have about Opportunity Zones in more urban settings.

**1:30-2:00pm Compare Notes** | Learn from Cody Evans (Stanford) about what he is seeing for green tech projects and operating businesses in Opportunity Zones (think: beyond real estate). He will join us remotely via videoconference.



Cody Evans is an MBA/MS Candidate at Stanford Graduate School of Business.

His analysis of Opportunity Zones has been published in Tax Notes (Vol.90, Number 3), Barron's (March 1, 2019), Stanford Social Innovation Review and more. <http://opportunityzones.stanford.edu/>

**2:00-2:15pm Break** | Stretch your legs, have a bite, & come back focused & ready for our final conversation.

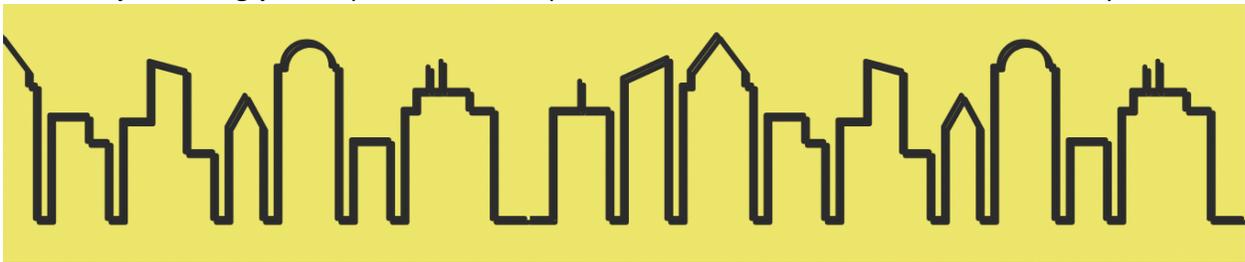
**2:15-2:35pm First Respondents** | Participants to share their take on what Opportunity Zones could mean for their community, and for the North State more broadly.

**2:35-2:50pm Tools for the Job** | Ian Ross (OppSites) will share about the OppSites platform and how they are partnering with the state to accelerate deal flow within Opportunity Zones. He'll share concrete examples of communities that are seeing a flurry of activity on the site and his high-level takeaways from what he's seeing so far. <https://oppsites.com/about/california>



Ian Ross spent 18 years at the intersection of cities and towns, design and policy, politics and real estate, economics and community development - and partnered with over 30 cities and organizations to produce visions, plans, and policies necessary to revitalize neighborhoods and districts, and transform underutilized areas in favor of walkable urbanism. Now he focuses on developing technology to transform the process of making and remaking cities and towns.

**2:50-3:00pm Closing** | Share possible next steps and schedule time for coffee with someone you met!



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