



**ACADIANA'S
OPPORTUNITY ZONE
PROSPECTUS**

FEBRUARY 2019

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PROSPECTUS PURPOSE

The goal of this prospectus is to:

1. Highlight how Opportunity Zones can integrate investments generated by the new tax benefit to complement existing and prospective economic development activities
2. Serve as a matchmaker between project developers, Opportunity Zone investors, and Opportunity Zone communities in South Louisiana's Acadiana Region
3. Kickstart investment in local Opportunity Funds

The 2019 calendar year is critical for the establishment of Opportunity Funds. Unless extended by Congress, Opportunity Zones sunset in 2026, and certain benefits are not available for investments made after 2019.



KEY PARTNERS

Acadiana possesses a broad, cross-sector group of partners dedicated to assisting in the attraction of investment into Acadiana's Opportunity Zones.

Acadiana Planning Commission – a public-sector organization focused on planning and implementation of community, economic, and transportation development throughout South Louisiana's Acadiana Region

One Acadiana – a business-led, privately-funded economic development organization serving nine parishes (counties) in South Louisiana's Acadiana Region

ABOUT SOUTH LOUISIANA'S ACADIANA REGION

South Louisiana's nine-parish region, known locally as "Acadiana," is located midway between Houston and New Orleans. The region offers a pro-business climate, loyal labor force, and diverse infrastructure, making the centrally located region a hot spot for business along the Gulf Coast. Known for its vibrant culture, food, and music, Acadiana has worked diligently to preserve its unique culture, which has positioned the region as a destination for tourism, education, and commerce. The region embraces its entrepreneurial, "wildcatter" spirit and is a leader in the production of our nation's energy. Geographically, the hub of Acadiana, Lafayette, is located at the intersection of Interstate 10 and Interstate 49.

The region includes the following parishes (counties): Acadia, Evangeline, Iberia, Jeff Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion parishes.



DOWNTOWNS, RESILIENCY, AND ACADIANA'S OPPORTUNITY ZONES

The selection of Opportunity Zones in the Acadiana Region provides an opportunity to:

1. Invest in the revitalization of **downtowns and town centers** in communities across the region
2. Strengthen the region's long-term **resiliency** by building economic opportunity and increasing living standards

In making recommendations for the designation of Acadiana's Opportunity Zones, census tracts were targeted to benefit a range of stakeholders, including residents of low-income communities and community development organizations within each of Acadiana's parishes. A balance of Acadiana's rural and urban neighborhoods was selected to diversify investment activity. The selection process considered existing infrastructure and the capacity of neighborhoods to absorb private capital, while complementing and leveraging existing and prospective economic development activities.



Acadiana's Opportunity Zone strategy advances the goals and objectives of Acadiana's Comprehensive Economic Development Strategy (CEDS), a regional economic development plan approved by the U.S. Economic Development Administration. Acadiana's CEDS serves as the master plan for future economic development in the region. Opportunity Zones represent a new economic development tool that may be utilized to advance the goals outlined in this master plan. Acadiana's CEDS was developed through a regional planning process. Community planning and capacity building, downtown revitalization, and regional resiliency are at the heart of the CEDS and of Acadiana's Opportunity Zone strategy.^A

OPPORTUNITY ZONES OVERVIEW



BACKGROUND ON OPPORTUNITY ZONE PROGRAM

The Opportunity Zone program was established by Congress in the Tax Cuts and Jobs Act of 2017^B as an innovative approach to spurring long-term private sector investments in low-income urban and rural communities. The program establishes a mechanism that enables investors with capital gains tax liabilities across the country to receive favorable tax treatment for investing in Opportunity Funds certified by the U.S. Treasury Department. The Opportunity Funds use capital to make equity investments in businesses and real estate in Opportunity Zones^C.

Source: <http://www.lisc.org/our-initiatives/opportunity-zones/>

OPPORTUNITY FUNDS^D

- Must be certified by the U.S. Treasury Department
- Must be organized as a corporation or partnership for the purpose of investing in Qualified Opportunity Zone property
- Must hold at least 90% of their assets in Qualified Opportunity Zone property, which includes newly issued stock, partnership interests, or business property in a Qualified Opportunity Zone business
- Opportunity Fund investments are limited to equity investments in businesses, real estate, and business assets located in a Qualified Opportunity Zone
- Loans are not eligible for the tax incentives
- Opportunity Fund investments in real estate are subject to a substantial rehabilitation requirement

Source: <http://www.lisc.org/our-initiatives/opportunity-zones/>

BENEFITS OF OPPORTUNITY ZONE INVESTMENT

The Opportunity Zone program offers three tax incentives for investing in low-income communities through a Qualified Opportunity Fund^E.



TEMPORARY DEFERRAL

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of on December 31, 2026.



STEP-UP IN BASIS

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.



PERMANENT EXCLUSION

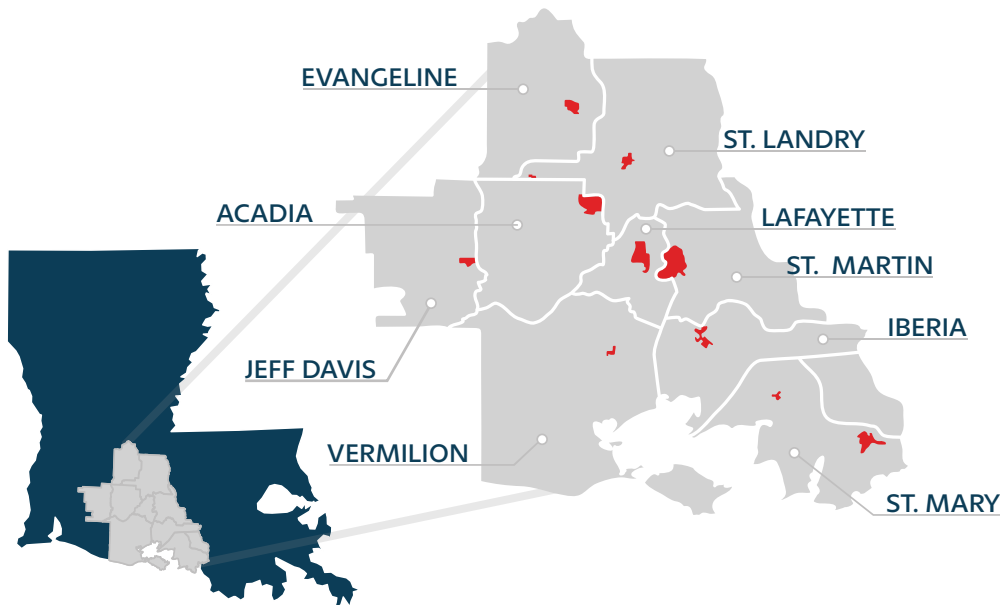
A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

Source: <https://eig.org/opportunityzones/about>

OPPORTUNITY ZONES IN THE ACADIANA REGION

The following principles guided the selection of census tracts to nominate for designation: ^F

- Benefit to a range of stakeholders not limited to private investors, but also current residents, community development organizations, community service organizations, and social enterprises
- Ability to leverage state tax incentives that directly benefit low-income households and communities, such as the Low-Income Housing Tax Credit, Historic Preservation Tax Credit, and New Markets Tax Credit
- Capacity of neighborhoods to absorb private capital, along with the existing infrastructure needed to enable investments in businesses and real estate
- Balance of rural and urban neighborhoods



PARISH (COUNTY)	CENSUS TRACT(S)
ACADIA	9601
EVANGELINE	9505, 9506
IBERIA	305, 309, 310, 311
JEFF DAVIS	5
LAFAYETTE	1, 7, 8, 9, 10.01, 11, 22
ST. LANDRY	9611, 9613, 9614, 9616
ST. MARTIN	205.01
ST. MARY	403, 404, 405, 412
VERMILION	9507

TYOLOGY FOR ACADIANA'S OPPORTUNITY ZONES

While each of the 25 designated opportunity zones in the Acadiana region has its own unique character, many of these opportunity zones share common attributes that allow for their grouping in Acadiana's Typology. These groupings are intended to serve as a general guide for gauging the compatibility of potential opportunity zone projects against the existing environment. To develop a typology for Acadiana's Opportunity Zones, Longitudinal Employer-Household Dynamics (LEHD) data was aggregated to the census tract level.



TYPOLOGY HIERARCHY

LEVEL I: Urban/Rural Classification	LEVEL II: Ratio of Jobs to Residents	LEVEL III: Anchor Institution & Industry Cluster
<p>Urban: Census tracts that are part of a Metropolitan Statistical Area (MSA) with population > 50,000</p> <p>Rural: Census tracts that are not part of a MSA and part of a population center < 50,000</p>	<p>Job Centers: Tracts with jobs to residents ratio of > 1.5</p> <p>Mixed Jobs/Residential: Tracts with jobs to residents ratio of 0.5 - 1.5</p> <p>Residential: Tracts with jobs to residents ratio of < 0.5</p>	<p>Anchor Presence: Hospitals with 300+ beds and/or universities/colleges with 5,000+ students as anchor tracts</p> <p>Industrial Presence: Tracts with at least 1,000 jobs where 20% of the jobs are classified as construction, manufacturing, or transportation and warehousing</p> <p>Information and Technology Presence: Tracts with at least 1,000 jobs where 20% of the jobs are classified as Information; Professional, Scientific or Technical Services; or Management of Companies and Enterprises¹</p>

¹As defined by: <https://www.bls.gov/opub/mlr/2005/07/art6full.pdf>

T TYPOLOGY CLASSIFICATION BY CENSUS TRACTS ²

T TYPOLOGY	CENSUS TRACTS
RURAL EMPLOYMENT CENTER	403
RURAL MIXED NEIGHBORHOOD	5, 9506, 9614
RURAL RESIDENTIAL CENTER	404 ^a , 405, 412, 9505, 9601, 9611, 9613, 9616
URBAN EMPLOYMENT CENTER	1 ^b , 22 ^c
URBAN MIXED NEIGHBORHOOD	7 ^a , 8, 10.01 ^a , 11, 305, 310, 311, 9507
URBAN RESIDENTIAL CENTER	9, 205.1, 309

^a Industrial Presence; ^b Information and Technical Presence; ^c Anchor Presence

² Based on 2015 data collected from the U.S. Census Bureau On the Map Tool, <https://onthemap.ces.census.gov/>

RURAL EMPLOYMENT CENTER

Rural Employment centers contain a high density of commercial activity, are the location of industrial parks or port facilities, and have a relatively low density of residents.

RURAL MIXED NEIGHBORHOOD

Rural Mixed centers are characterized by a higher density of mixed-use structures and contain a wider array of businesses that are in easy walking distance of residences.

RURAL RESIDENTIAL CENTER

Rural Residential centers are characterized by a high density of single-family residents, a few neighborhood businesses, and generally lower population densities than their urban counterparts.



URBAN EMPLOYMENT CENTER

Urban Employment centers contain the highest concentration of jobs and are characterized by very low residential density.

URBAN MIXED NEIGHBORHOOD

Urban Mixed centers are characterized by a higher density of mixed-use structures and multifamily housing and contain a wider array of businesses that are in easy walking distance of residences.

URBAN RESIDENTIAL CENTER

Urban Residential centers are characterized by a higher density of single-family residents, neighborhood businesses, and generally higher population densities than their rural counterparts.

OTHER REDEVELOPMENT RESOURCES WITHIN OPPORTUNITY ZONES

Opportunity Zones are an addition to the array of geographically-targeted state and federal programs and incentives for economic development. Many of these federal tax incentives can be stacked to fund a potential project. Other economic development incentives that are administered through the tax code include: the New Markets Tax Credit (NMTC), the Low-Income Housing Tax Credit (LIHTC), and state and federal tax credits for the rehabilitation of historic structures. Additionally, state law enables local governmental bodies to create special taxing districts and programs, such as Tax Increment Financing (TIF) and Payments In Lieu Of Taxes (PILOT) to incentivize development in targeted areas. The following section contains a brief discussion of some of these additional resources.

LOW INCOME HOUSING TAX CREDITS (LIHTC)

This program provides tax incentives, written into the Internal Revenue Code, to encourage developers to create affordable housing. These tax credits are provided to each state based on population and are distributed to the state's designated tax credit allocating agency. Louisiana's designated tax credit allocating agency is the Louisiana Housing Corporation.³

FEDERAL REHABILITATION TAX CREDIT (HISTORIC TAX CREDIT)⁴

The Federal Rehabilitation Tax Credit⁵, otherwise known as the Historic Tax Credit, offers a 20% income tax credit for the rehabilitation and re-use of income-producing, "certified historic structures." Owner-occupied residential properties do not qualify for the Historic Tax Credit.

LOUISIANA STATE HISTORIC PRESERVATION COMMERCIAL TAX CREDITS⁶

This tax credit is available for up to 20% of eligible costs and expenses towards the rehabilitation of income-producing, "certified historic structures." This credit is available for those structures that are contributing elements to Downtown Development Districts or certified Cultural Districts.

³ <https://www.lhc.la.gov/>

⁴ <https://www.nps.gov/tps/tax-incentives.htm>

⁵ https://www.nps.gov/tps/tax-incentives/incentives/essentials_1.htm

⁶ <https://www.crt.state.la.us/Assets/OCD/hp/taxincentives/state-commercial-tax-credit/State-Commercial-Booklet-10-15-14.pdf>



PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENTS (ESAS)

Phase I Assessments include background research and community outreach to determine the likelihood of contamination present on a parcel of land. Accordingly, once a property is deemed potentially contaminated, a Phase II Assessment is conducted to identify the type and extent of contamination. Phase II ESAs are used to help establish the cost of cleanup of the site and explore redevelopment options. Assessment funds are currently available to private developers, non-profit organizations, and local government to assist with the cost of redeveloping potential brownfields sites in the Opportunity Zones along University Ave North of Simcoe and South of Interstate 10.

BROWNFIELDS REDEVELOPMENT RESOURCES

The South Louisiana Brownfields Revolving Loan Fund (RLF) can provide low-interest subordinate loans to pay for the cleanup of environmentally contaminated sites.

LOUISIANA TAX INCREMENT FINANCING (TIF) DISTRICTS⁷

TIF is a mechanism that local governments can use to capture the future tax benefits of real estate improvements in order to pay the present cost of those improvements. TIF can be used to channel funding, or tax increments, toward improvements in distressed or underdeveloped areas. Louisiana law allows the use of TIF as an incentive for funding development and redevelopment projects.

ENTERPRISE ZONE TAX CREDIT

Enterprise Zone provides income and franchise tax credits to a new or existing Louisiana business. In order to qualify, business must create permanent, net new full-time jobs and hire at least 50% of those net new jobs from one of the state's targeted groups.

Source- <https://www.opportunitylouisiana.com/business-incentives/enterprise-zone>

⁷<https://digitalcommons.law.lsu.edu/cgi/viewcontent.cgi?article=6141&context=lalrev>

OTHER BUSINESS DEVELOPMENT RESOURCES

SMALL BUSINESS DEVELOPMENT AND RESTORE LOUISIANA BUSINESS RECOVERY REVOLVING LOAN FUNDS

South Central Planning and Development Commission (SCPDC) operates a Revolving Loan Fund designed to link small businesses to financing solutions. The RLF is funded through a grant from the U. S. Economic Development Administration (EDA), a division of the U.S. Department of Commerce. The program is designed to fill the gaps in financing not provided by conventional means. By offering a fixed rate substantially lower than available commercial rates, the RLF lowers the blended interest rate for a total loan package. The program is designed to assist expanding and new businesses. The RLF offers lending amounts between \$25,000 and \$250,000.



LED'S CERTIFIED SITES PROGRAM

A Louisiana Economic Development Certified Site is a development-ready site that has completed a rigorous review process. The program is designed to assess specific site details for compliance and authenticity. All certified sites are 180-day development ready, offering the additional advantage of ensuring that the client's construction is more likely to remain on schedule. Many sites throughout Acadiana have completed the process, including two sites within Opportunity Zones.

EXTENSIVE REVIEW PROCESS

- Zoning restrictions
- Title work
- Environmental studies
- Soil analysis
- Surveys

REGIONAL PROFILE (NINE-PARISH REGION)

POPULATION:
687,000

HIGHER EDUCATION ENROLLMENT:
75,000+

INFRASTRUCTURE:

- 2** CLASS 1 RAIL LINES
- 7** COSTAL PORTS
- 2** COMMERCIAL AIRPORTS

WORKFORCE:


5.9% 2017 UNEMPLOYMENT RATE

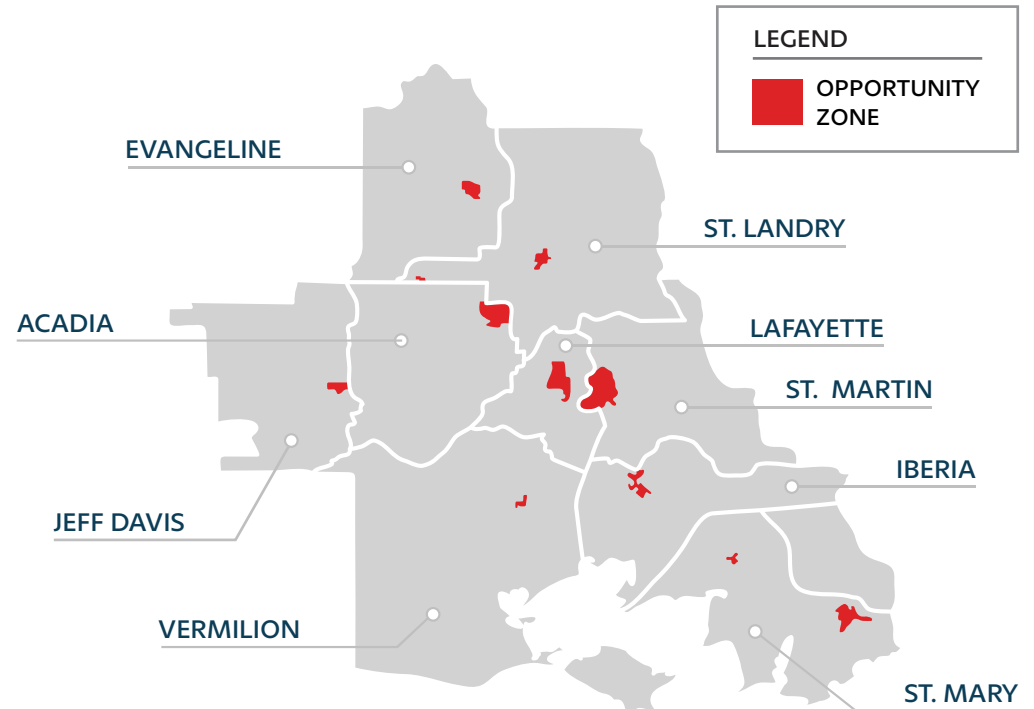
OPPORTUNITY ZONES:

25 CENSUS TRACTS THROUGHOUT THE REGION ARE QUALIFIED

ACCESS TO A SKILLED, LOYAL WORKFORCE


689,000
REGION POPULATION

1.4MILLION
PEOPLE WITHIN
A 60-MILE
RADIUS OF
LAFAYETTE 



POPULATION

PARISH	2018 CENSUS POPULATION ESTIMATE
ACADIA	62,190
EVANGELINE	33,443
IBERIA	70,941
JEFF DAVIS	31,582
LAFAYETTE	242,782
ST. LANDRY	82,764
ST. MARTIN	53,621
ST. MARY	49,774
VERMILION	59,830
NINE-PARISH TOTAL	686,927

Source: U.S. Census Bureau, 2013–2018 American Community Survey, 5–year estimates

HIGHER EDUCATION ENROLLMENT

INSTITUTION*	ENROLLMENT**
LOUISIANA STATE UNIVERSITY	30,861
UNIVERSITY OF LOUISIANA AT LAFAYETTE	17,297
MCNEESE STATE UNIVERSITY	7,629
SOUTHERN UNIVERSITY AND A&M COLLEGE	6,118
SOUTH LOUISIANA COMMUNITY COLLEGE	6,534
SOWELA TECHNICAL COMMUNITY COLLEGE	3,347
LOUISIANA STATE UNIVERSITY AT EUNICE	3,044
SOUTH CENTRAL LOUISIANA TECHNICAL COLLEGE – YOUNG MEMORIAL	1,961
TOTAL	76,791

Source: National Center for Education Statistics 2016–2017, IPEDS 2018

*Above includes universities and vocational schools within 75 miles of central Acadiana

**Above enrollment is for Fall 2017

WORKFORCE

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
ACADIA	22,665	1,287	5.4%	-0.5
EVANGELINE	11,545	673	5.5%	-0.4
IBERIA	27,064	1,587	5.5%	-1.8
JEFF DAVIS	12,873	637	4.7%	-0.2
LAFAYETTE	108,265	5,072	4.5%	-0.4
ST. LANDRY	29,941	1,992	6.2%	-0.5
ST. MARTIN	21,226	1,173	5.2%	-0.9
ST. MARY	18,778	1,325	6.6%	-1.3
VERMILION	22,920	1,276	5.3%	-0.7
NINE-PARISH REGION	275,277	15,022	5.2%	-0.6
LOUISIANA	2,000,791	102,704	4.9%	-0.2
U.S.	155,761,000	6,314,000	3.9%	-0.5

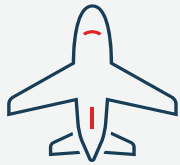
Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

INFRASTRUCTURE

In the Acadiana Region, we understand that market accessibility is a significant differentiator for growing businesses. Having instant and reliable access to the surrounding world is paramount for reaching consumers, suppliers, and collaborators — and ultimately finding success.

Strategically located at the crossroads of I-10 and I-49, the Acadiana Region offers two Class 1 rail lines, seven coastal ports and two commercial airports. This interconnectivity provides companies with optimal access to shipping and transportation routes, reaching 38 interior states via the Mississippi River and international destinations via the Gulf of Mexico.



TWO COMMERCIAL AIRPORTS

Lafayette Regional Airport

Acadiana Regional Airport



FOUR RAIL SYSTEMS

TWO CLASS I

BSNF*

Union Pacific*

TWO CLASS III

Louisiana and Delta Railroad*

Acadiana Railway Company*



FIVE COASTAL PORTS

Port of Iberia

Port of Morgan City*

Port of Vermilion

Port of West St. Mary

Twin Parish Port



TWO INLAND PORTS

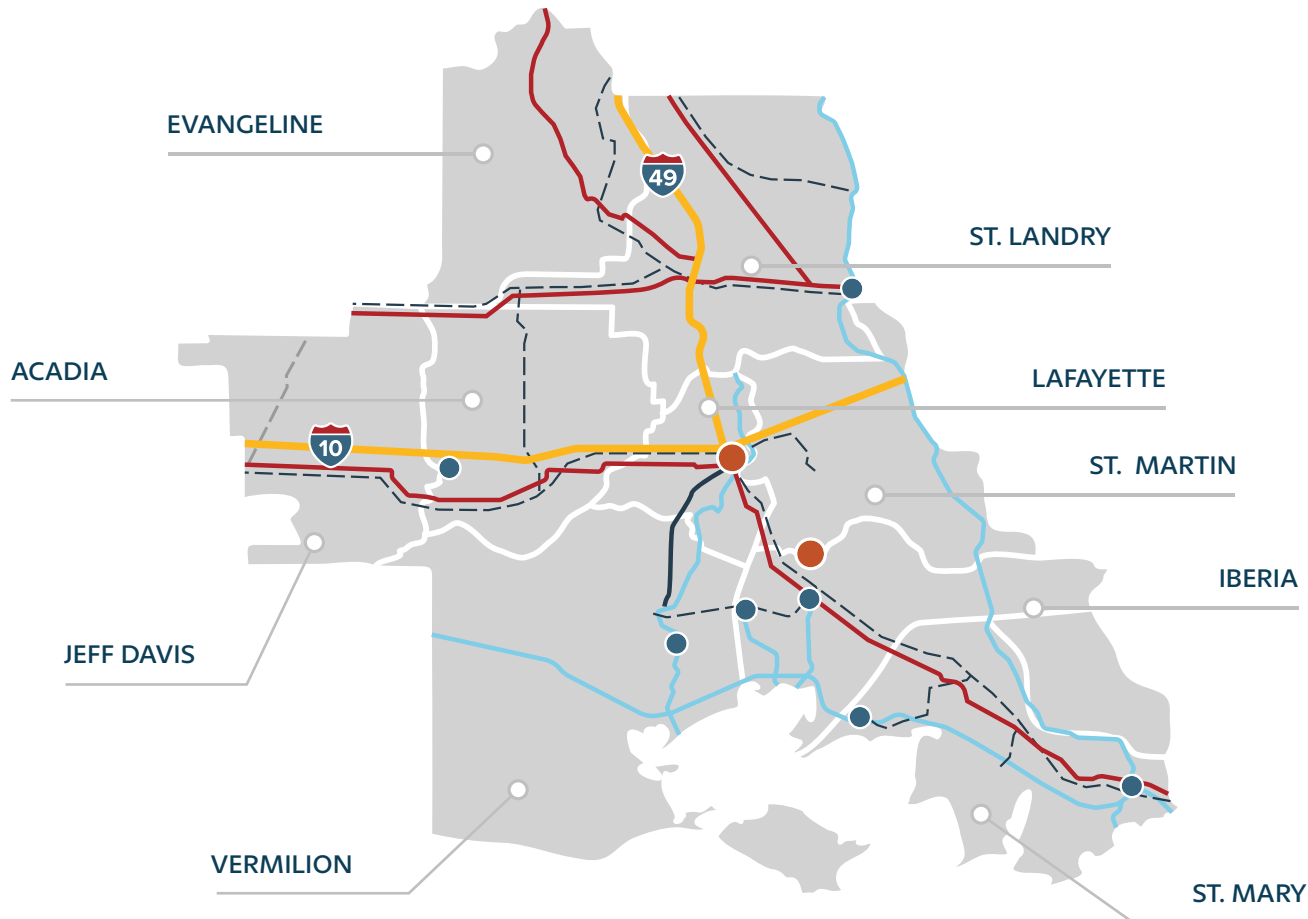
Port of Krotz Springs

Port of Mermentau

*Infrastructure that is located in an Opportunity Zone or passes through an Opportunity Zone

PRIME FOR DEVELOPMENT

ACADIANA'S NINE-PARISH REGION



LEGEND

- REGIONAL AIRPORTS
- PORTS
- INTERSTATES
- HIGHWAYS
- WATERWAYS
- RAILROADS

MAJOR EMPLOYERS

COMPANY NAME	JOBS	INDUSTRY
LAFAYETTE GENERAL HEALTH*	4,200	HEALTH CARE
OPELOUSAS GENERAL HEALTH SYSTEMS*	2,000	HEALTH CARE
UNIVERSITY OF LOUISIANA AT LAFAYETTE*	2,000	HIGHER EDUCATION
OUR LADY OF LOURDES REGIONAL MEDICAL CENTER	1,500	HEALTH CARE
STULLER, INC.	1,200	MANUFACTURING
OCEANEERING INTERNATIONAL	1,200	OIL AND GAS
WOMEN'S & CHILDREN'S HOSPITAL	1,000	HEALTH CARE
EVANGELINE DOWNS RACETRACK & CASINO	1,000	ENTERTAINMENT
ISLAND OPERATING*	1,000	OIL AND GAS
ACADIAN COMPANIES*	950	TRANSPORTATION/HEALTH
SUPERIOR ENERGY SERVICES, INC.	900	OIL AND GAS
LHC GROUP, INC.*	800	HEALTH CARE

*Companies located in an Opportunity Zone



Le Vieux Moulin
Clock and
Gift Shop



STUDIO
PANSIARA
JOUVENIRS
ANDI-GRAS
COSTUMES
CLOCK
REPAIR
MUSICAL
EQUIPMENT

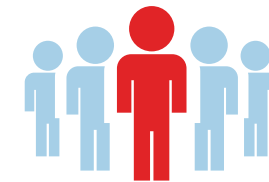
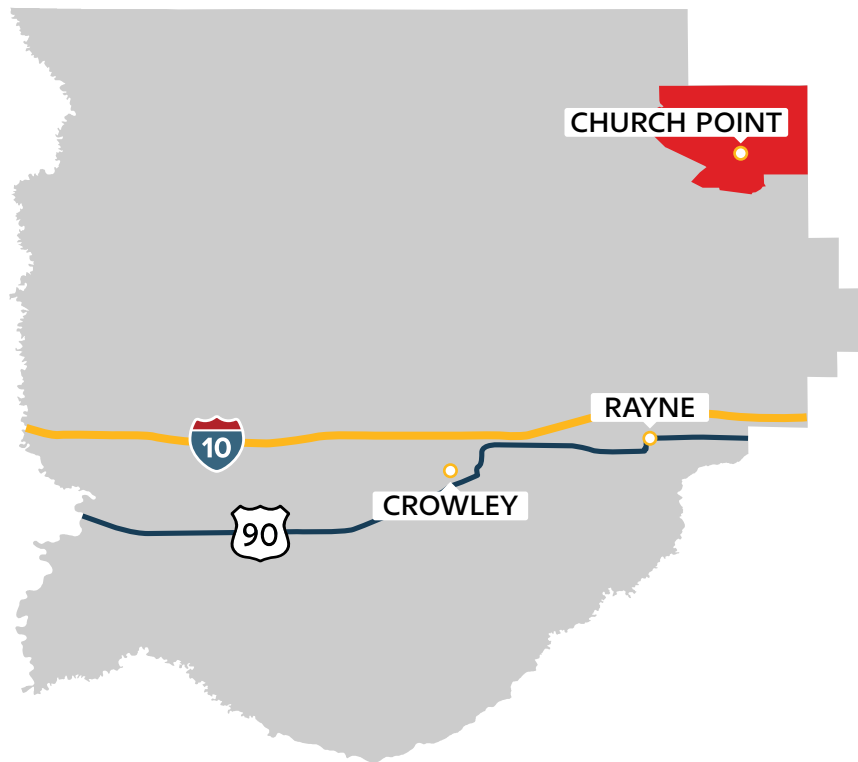
ACADIA PARISH



Acadia Parish - Ideally located along the I-10 corridor with major US Highways, railways, waterways, a port and airports, Acadia Parish offers the transportation resources needed for productive commerce. Cost of living and sites for business are affordable. Acadia Parish's Opportunity Zone includes the Town of Church Point and the surrounding rural area.

OPPORTUNITY ZONE IN CHURCH POINT

CENSUS TRACT	MUNICIPALITY	TYOLOGY
9601	CHURCH POINT	RURAL RESIDENTIAL



62,190

POPULATION

*Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-year estimates

LEGEND

- OPPORTUNITY ZONES
- INTERSTATES
- U.S. HIGHWAYS

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
ACADIA	22,724	1,427	5.9%	-1.5
NINE-PARISH REGION	275,348	17,134	5.9%	-1.4
LOUISIANA	2,004,003	108,317	5.1%	-0.9
U.S.	153,337,000	6,982,000	4.4%	-0.5

Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

OTHER AVAILABLE RESOURCES

OPPORTUNITY ZONE	9601
DOWNTOWN DEVELOPMENT DISTRICT	
DESIGNATED MAIN STREET	
STATE CULTURAL DISTRICT	✓
NATIONAL HISTORIC DISTRICT	
ECONOMIC DEVELOPMENT DISTRICT (TIF)	
CERTIFIED SITE(S)	
LOUISIANA ENTERPRISE ZONE	✓
BROWNFIELD RESOURCES	✓

✓ PRESENT

✓ PLANNED

*INCLUDES ASSESMENT

SOCIAL AND ECONOMIC OVERVIEW
PARISH, CITY/TOWN, OPPORTUNITY ZONES, REGION, STATE, COUNTRY

	BLACK	HISPANIC	POVERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR DEGREE +	SOME COLLEGE, NO DEGREE OR ASSOCIATE DEGREE	NO HS DEGREE	UNDER 18	OVER 65
ACADIA PARISH	18%	2%	22%	\$40,492	11%	25%	22%	27%	14%
CITY-CHURCH POINT	25%	1%	33%	\$32,452	4%	25%	22%	19%	20%
O-ZONE TRACT(S)*	22%	3%	31%	\$36,791	3%	25%	19%	22%	18%
REGION**	27%	4%	21%	\$42,388	19%	24%	18%	25%	13%
STATE (LA)	32%	5%	20%	\$46,710	23%	27%	16%	24%	14%
U.S.	13%	18%	15%	\$57,652	31%	29%	13%	23%	15%

Source: U.S. Census Bureau, 2013–2017 American Community Survey, 5-year estimates

*O-Zone Tract- 9601

**Region- Acadian, Evangeline, Iberia, Jeff Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion Parishes



BANK

VILLAVIEILLE
BANK

1111

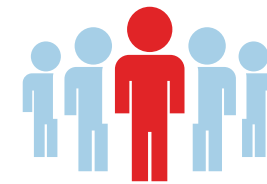
EVANGELINE PARISH



Evangeline Parish - An experienced labor force, readily available land for business relocation or expansion and a strong commitment to economic growth make Evangeline Parish and its communities a place that offers amazing potential for growth and success. Strategic access to rail, commodity pipelines, I-49, U.S. Highway 167 and 190 are a unique draw for companies. Evangeline Parish's opportunity zones are located within the downtown area of Ville Platte, the seat of Evangeline Parish

OPPORTUNITY ZONES IN VILLE PLATTE

CENSUS TRACT	MUNICIPALITY	TYOLOGY
9505	VILLE PLATTE	RURAL RESIDENTIAL
9506	VILLE PLATTE	RURAL MIXED



33,443
POPULATION

*Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-year estimates

LEGEND

- OPPORTUNITY ZONES
- INTERSTATES
- U.S. HIGHWAYS

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
EVANGELINE	11,844	746	5.9%	-1.5
NINE-PARISH REGION	275,348	17,134	5.9%	-1.4
LOUISIANA	2,004,003	108,317	5.1%	-0.9
U.S.	153,337,000	6,982,000	4.4%	-0.5

Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

OTHER AVAILABLE RESOURCES

OPPORTUNITY ZONE	9505	9506
DOWNTOWN DEVELOPMENT DISTRICT		
DESIGNATED MAIN STREET		
STATE CULTURAL DISTRICT		
NATIONAL HISTORIC DISTRICT		
ECONOMIC DEVELOPMENT DISTRICT (TIF)		
CERTIFIED SITE(S)		
LOUISIANA ENTERPRISE ZONE	✓	✓
BROWNFIELD RESOURCES	✓	✓

✓ PRESENT

✓ PLANNED

*INCLUDES ASSESMENT

SOCIAL AND ECONOMIC OVERVIEW

PARISH, CITY/TOWN, OPPORTUNITY ZONES, REGION, STATE, COUNTRY

	BLACK	HISPANIC	POVERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR DEGREE +	SOME COLLEGE, NO DEGREE OR ASSOCIATE DEGREE	NO HS DEGREE	UNDER 18	OVER 65
EVANGELINE PARISH	28%	3%	26%	\$31,745	13%	23%	26%	25%	15%
CITY-VILLE PLATTE	62%	0%	36%	\$19,716	11%	20%	31%	24%	18%
O-ZONE TRACT(S)*	64%	1%	39%	\$18,608	8%	21%	34%	26%	17%
REGION**	27%	4%	21%	\$42,388	19%	24%	18%	25%	13%
STATE (LA)	32%	5%	20%	\$46,710	23%	27%	16%	24%	14%
U.S.	13%	18%	15%	\$57,652	31%	29%	13%	23%	15%

Source: U.S. Census Bureau, 2013–2017 American Community Survey, 5–year estimates

*O-Zone Tracts– 9505 and 9506

**Region– Acadian, Evangeline, Iberia, Jeff Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion Parishes



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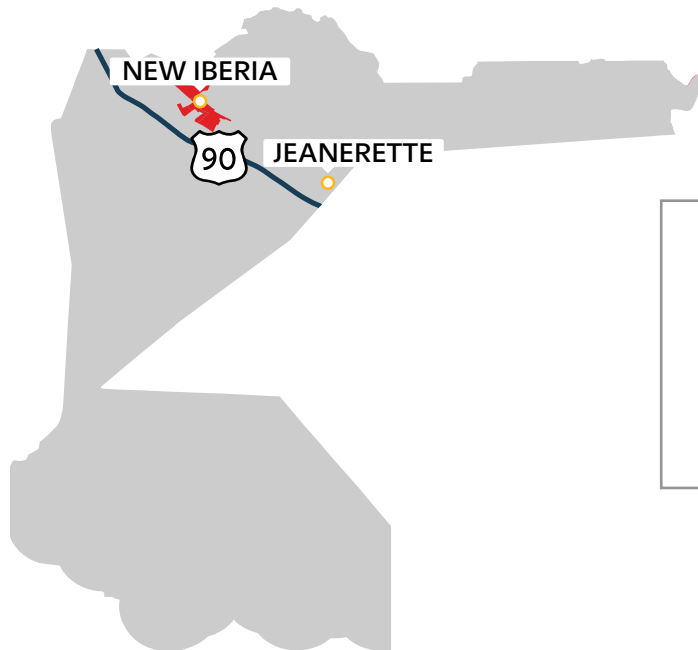
ONLY

IBERIA PARISH

Iberia Parish - Louisiana and its progressive communities are the place for exciting opportunities. Iberia Parish offers a hard-working labor force, cutting edge medical, and industrial technology along with worldwide leaders in the exploration of oil and natural gas. The Opportunity Zones in Iberia Parish are located within New Iberia, the seat of Parish Government, and are a short distance from the Port of Iberia and the Acadiana Regional Airport.

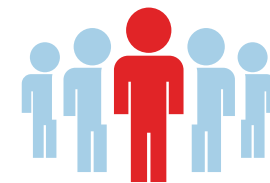
OPPORTUNITY ZONES IN NEW IBERIA

CENSUS TRACT	MUNICIPALITY	TYOLOGY
305	NEW IBERIA	URBAN MIXED
309	NEW IBERIA	URBAN RESIDENTIAL
310	NEW IBERIA	URBAN MIXED
311	NEW IBERIA	URBAN MIXED



LEGEND

- OPPORTUNITY ZONES
- INTERSTATES
- U.S. HIGHWAYS



70,941

POPULATION

*Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-year estimates

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
IBERIA	27,351	2,144	7.3%	-2.1
NINE-PARISH REGION	275,348	17,134	5.9%	-1.4
LOUISIANA	2,004,003	108,317	5.1%	-0.9
U.S.	153,337,000	6,982,000	4.4%	-0.5

Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

OTHER AVAILABLE RESOURCES

OPPORTUNITY ZONE	305	309	310	311
DOWNTOWN DEVELOPMENT DISTRICT			✓	✓
DESIGNATED MAIN STREET			✓	✓
STATE CULTURAL DISTRICT			✓	✓
NATIONAL HISTORIC DISTRICT			✓	✓
ECONOMIC DEVELOPMENT DISTRICT (TIF)				✓
CERTIFIED SITE(S)				
LOUISIANA ENTERPRISE ZONE	✓	✓	✓	✓
BROWNFIELD RESOURCES	✓	✓	✓	✓

✓ PRESENT

✓ PLANNED

*INCLUDES ASSESMENT

SOCIAL AND ECONOMIC OVERVIEW

PARISH, CITY/TOWN, OPPORTUNITY ZONES, REGION, STATE, COUNTRY

	BLACK	HISPANIC	POVERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR DEGREE +	SOME COLLEGE, NO DEGREE OR ASSOCIATE DEGREE	NO HS DEGREE	UNDER 18	OVER 65
IBERIA PARISH	32%	4%	20%	\$44,504	13%	22%	21%	27%	14%
CITY-NEW IBERIA	43%	4%	24%	\$39,059	16%	22%	23%	27%	15%
O-ZONE TRACT(S)*	46%	5%	27%	\$33,212	12%	21%	26%	27%	14%
REGION**	27%	4%	21%	\$42,388	19%	24%	18%	25%	13%
STATE (LA)	32%	5%	20%	\$46,710	23%	27%	16%	24%	14%
U.S.	13%	18%	15%	\$57,652	31%	29%	13%	23%	15%

Source: U.S. Census Bureau, 2013–2017 American Community Survey, 5-year estimates

*O-Zone Tracts– 305, 309, 310, and 311

**Region– Acadian, Evangeline, Iberia, Jeff Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion Parishes



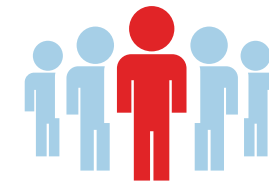
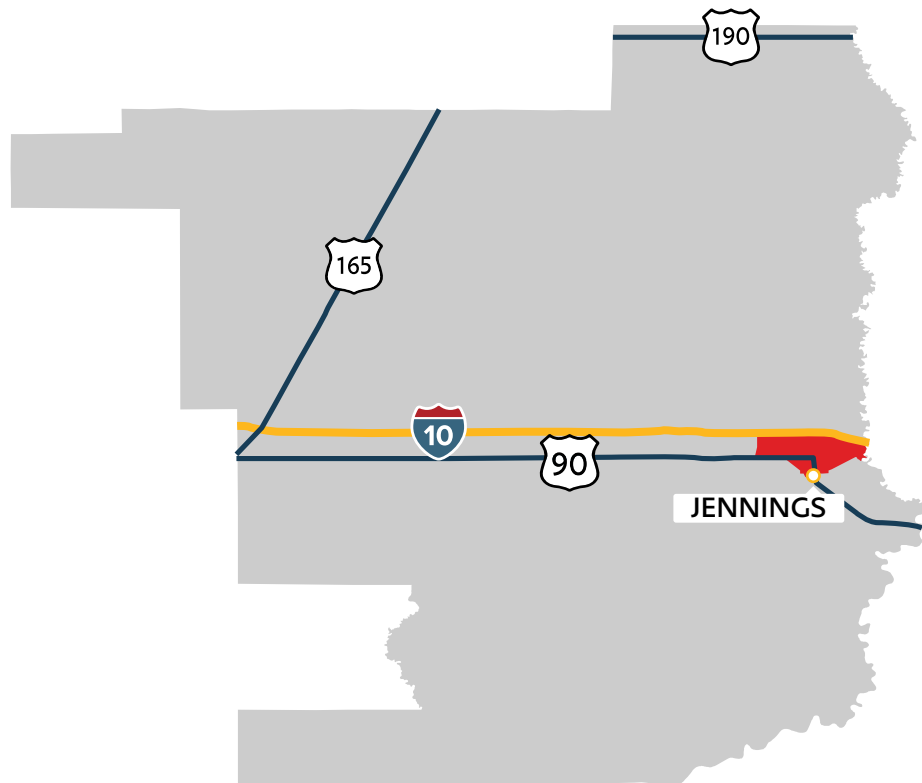
JENNINGS
CITY HALL

JEFF DAVIS PARISH

Jeff Davis Parish - Spanning more than 650 square miles in the Southwest portion of Louisiana, Jeff Davis Parish is strategically located between Lake Charles and Lafayette. The parish is located near several major highway networks, airports, railways and waterways – making travel and distribution in and out of the area quick and convenient. The parish's economic base includes healthcare services, shipbuilding, construction, agriculture, and oil field services. Jeff Davis Parish's opportunity zone is located in the heart of Jennings, the birthplace of the oil industry in Louisiana and the seat of parish government.

OPPORTUNITY ZONE IN JENNINGS

CENSUS TRACT	MUNICIPALITY	TYOLOGY
5	JENNINGS	RURAL MIXED



31,582
POPULATION

*Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-year estimates

LEGEND

- OPPORTUNITY ZONES
- INTERSTATES
- U.S. HIGHWAYS

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
JEFF DAVIS	13,015	664	4.9%	-1.1
NINE-PARISH REGION	275,348	17,134	5.9%	-1.4
LOUISIANA	2,004,003	108,317	5.1%	-0.9
U.S.	153,337,000	6,982,000	4.4%	-0.5

Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

OTHER AVAILABLE RESOURCES

OPPORTUNITY ZONE	5
DOWNTOWN DEVELOPMENT DISTRICT	
DESIGNATED MAIN STREET	
STATE CULTURAL DISTRICT	
NATIONAL HISTORIC DISTRICT	
ECONOMIC DEVELOPMENT DISTRICT (TIF)	
CERTIFIED SITE(S)	
LOUISIANA ENTERPRISE ZONE	✓
BROWNFIELD RESOURCES	

✓ PRESENT

✓ PLANNED

*INCLUDES ASSESMENT

SOCIAL AND ECONOMIC OVERVIEW

PARISH, CITY/TOWN, OPPORTUNITY ZONES, REGION, STATE, COUNTRY

	BLACK	HISPANIC	POVERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR DEGREE +	SOME COLLEGE, NO DEGREE OR ASSOCIATE DEGREE	NO HS DEGREE	UNDER 18	OVER 65
JEFF DAVIS PARISH	16%	2%	20%	\$40,744	16%	23%	21%	26%	16%
CITY-JENNINGS	25%	0%	24%	\$29,874	14%	23%	26%	27%	17%
O-ZONE TRACT(S)*	10%	0%	18%	\$39,301	22%	24%	22%	27%	16%
REGION**	27%	4%	21%	\$42,388	19%	24%	18%	25%	13%
STATE (LA)	32%	5%	20%	\$46,710	23%	27%	16%	24%	14%
U.S.	13%	18%	15%	\$57,652	31%	29%	13%	23%	15%

Source: U.S. Census Bureau, 2013–2017 American Community Survey, 5-year estimates

*O-Zone Tract- 5

**Region- Acadian, Evangeline, Iberia, Jeff Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion Parishes



STEPHENS HALL

LAFAYETTE PARISH

Lafayette Parish - Lafayette Parish is set apart by its strategic location, a world-class workforce, and a pro-business climate. Lafayette Parish's seven opportunity zones are located within the City of Lafayette, the region's largest metropolitan area. The zones are all within the following areas: The University Ave Corridor, Downtown, and the Oil Center. Lafayette is home to the University of Louisiana at Lafayette, the second largest university in Louisiana, and a city-wide gigabit fiber network.

OPPORTUNITY ZONES IN LAFAYETTE

CENSUS TRACT	MUNICIPALITY	TYPOLGY
1	LAFAYETTE	URBAN EMPLOYMENT CENTER WITH INFORMATION AND TECHNICAL SERVICES PRESENCE
7	LAFAYETTE	URBAN MIXED WITH INDUSTRIAL PRESENCE
8	LAFAYETTE	URBAN MIXED
9	LAFAYETTE	URBAN RESIDENTIAL
10.01	LAFAYETTE	URBAN MIXED WITH INDUSTRIAL PRESENCE
11	LAFAYETTE	URBAN MIXED
22	LAFAYETTE	URBAN EMPLOYMENT CENTER WITH MAJOR HOSPITAL AND UNIVERSITY ANCHORS



LEGEND

- OPPORTUNITY ZONES
- INTERSTATES
- U.S. HIGHWAYS



242,782

POPULATION

*Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-year estimates

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
LAFAYETTE	107,552	5,546	4.9%	-1.2
NINE-PARISH REGION	275,348	17,134	5.9%	-1.4
LOUISIANA	2,004,003	108,317	5.1%	-0.9
U.S.	153,337,000	6,982,000	4.4%	-0.5

Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

OTHER AVAILABLE RESOURCES

OPPORTUNITY ZONE	1	7	8	9	10.01	11	22
DOWNTOWN DEVELOPMENT DISTRICT	✓						
DESIGNATED MAIN STREET							
STATE CULTURAL DISTRICT	✓	✓	✓	✓			
NATIONAL HISTORIC DISTRICT	✓					✓	✓
ECONOMIC DEVELOPMENT DISTRICT (TIF)					✓	✓	
CERTIFIED SITE(S)					✓		
LOUISIANA ENTERPRISE ZONE		✓	✓	✓	✓	✓	
BROWNFIELD RESOURCES	✓	✓	✓*	✓	✓	✓	✓
BROADBAND ACCESS	✓	✓	✓	✓		✓	✓

✓ PRESENT

✓ PLANNED

*INCLUDES ASSESMENT

SOCIAL AND ECONOMIC OVERVIEW

PARISH, CITY/TOWN, OPPORTUNITY ZONES, REGION, STATE, COUNTRY

	BLACK	HISPANIC	POVERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR DEGREE +	SOME COLLEGE, NO DEGREE OR ASSOCIATE DEGREE	NO HS DEGREE	UNDER 18	OVER 65
LAFAYETTE PARISH	26%	5%	17%	\$40,744	32%	23%	13%	24%	12%
CITY-LAFAYETTE	32%	4%	19%	\$29,874	36%	23%	13%	21%	13%
O-ZONE TRACT(S)*	57%	3%	36%	\$28,953	18%	24%	24%	24%	8%
REGION**	27%	4%	21%	\$42,388	19%	24%	18%	25%	13%
STATE (LA)	32%	5%	20%	\$46,710	23%	27%	16%	24%	14%
U.S.	13%	18%	15%	\$57,652	31%	29%	13%	23%	15%

Source: U.S. Census Bureau, 2013–2017 American Community Survey, 5-year estimates

*O-Zone Tracts– 1, 7, 8, 9, 10.01, 11, and 22

**Region– Acadian, Evangeline, Iberia, Jeff Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion Parishes



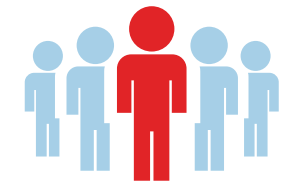
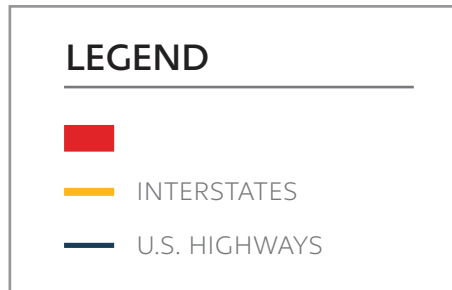
PELOUSA INDIANS PRE 1700

ST. LANDRY PARISH

St. Landry Parish - St. Landry Parish is home to a hard-working and highly-trained population. Its proximity to I-10 and I-49 along with U.S. Highways 190, 167 and 71, provide north-south and east - west connectivity to north Louisiana and Texas. St. Landry Parish's opportunity zones are located in the Cities of Eunice and Opelousas. The Eunice opportunity zone is located adjacent to the Louisiana State University at Eunice Campus while the three Opelousas opportunity zones are in and around the city's historic downtown.

OPPORTUNITY ZONES IN EUNICE AND OPELOUSAS

CENSUS TRACT	MUNICIPALITY	TPOLOGY
9611	EUNICE	RURAL RESIDENTIAL
9613	OPELOUSAS	RURAL RESIDENTIAL
9614	OPELOUSAS	RURAL MIXED
9616	OPELOUSAS	RURAL RESIDENTIAL



82,746
POPULATION

*Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-year estimates

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
ST. LANDRY	29,992	2,156	6.7%	-1.3
NINE-PARISH REGION	275,348	17,134	5.9%	-1.4
LOUISIANA	2,004,003	108,317	5.1%	-0.9
U.S.	153,337,000	6,982,000	4.4%	-0.5

Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

OTHER AVAILABLE RESOURCES

OPPORTUNITY ZONE	9611	9613	9614	616
DOWNTOWN DEVELOPMENT DISTRICT		✓	✓	✓
DESIGNATED MAIN STREET	✓	✓	✓	✓
STATE CULTURAL DISTRICT	✓	✓	✓	✓
NATIONAL HISTORIC DISTRICT		✓	✓	
ECONOMIC DEVELOPMENT DISTRICT (TIF)		✓	✓	✓
CERTIFIED SITE(S)				
LOUISIANA ENTERPRISE ZONE		✓	✓	✓
BROWNFIELD RESOURCES	✓	✓	✓	✓

✓ PRESENT

✓ PLANNED

*INCLUDES ASSESMENT

SOCIAL AND ECONOMIC OVERVIEW

PARISH, CITY/TOWN, OPPORTUNITY ZONES, REGION, STATE, COUNTRY

	BLACK	HISPANIC	POVERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR DEGREE +	SOME COLLEGE, NO DEGREE OR ASSOCIATE DEGREE	NO HS DEGREE	UNDER 18	OVER 65
ST. LANDRY PARISH	41%	2%	28%	\$32,163	14%	21%	24%	27%	15%
CITY- OPELOUSAS	77%	1%	45%	\$20,005	13%	20%	29%	28%	15%
CITY- EUNICE	34.2%	3.4%	31%	\$29,189	11%	22%	26%	27%	14%
O-ZONE TRACT(S)*	74%	1%	45%	\$20,394	9%	22%	31%	30%	12%
REGION**	27%	4%	21%	\$42,388	19%	24%	18%	25%	13%
STATE (LA)	32%	5%	20%	\$46,710	23%	27%	16%	24%	14%
U.S.	13%	18%	15%	\$57,652	31%	29%	13%	23%	15%

Source: U.S. Census Bureau, 2013–2017 American Community Survey, 5-year estimates

*O-Zone Tracts– 9611, 9613, 9614, and 9616

**Region– Acadian, Evangeline, Iberia, Jeff Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion Parishes

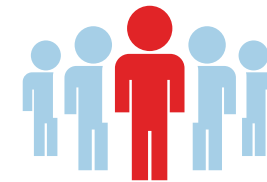
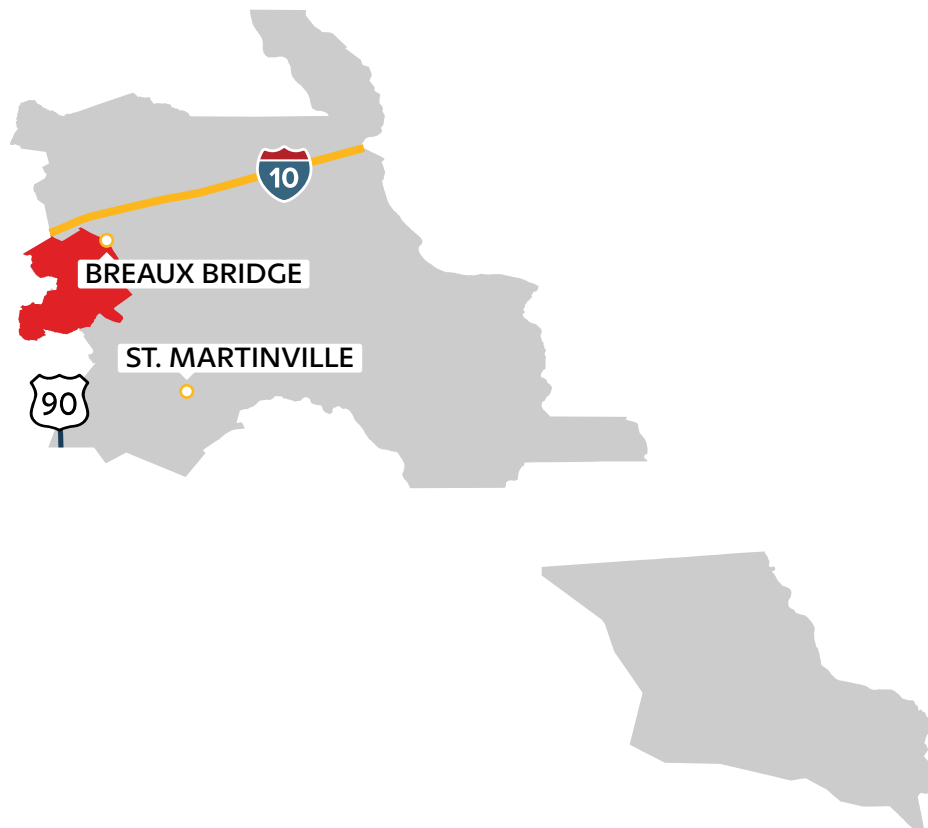


ST. MARTIN PARISH

St. Martin Parish - St. Martin Parish is part of the Lafayette MSA and sits at the corridor of both I-10 and U.S. Highway 90.. St. Martin Parish's Opportunity Zone is in the City of Breaux Bridge and the surrounding rural area. Breaux Bridge, known as the Crawfish Capital of the World, is located on I-10 between Lafayette and Baton Rouge.

OPPORTUNITY ZONE IN BREAUX BRIDGE

CENSUS TRACT	MUNICIPALITY	TYOLOGY
205.01	BREAUX BRIDGE	URBAN RESIDENTIAL



53,621

POPULATION

*Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-year estimates

LEGEND

- OPPORTUNITY ZONES
- INTERSTATES
- U.S. HIGHWAYS

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
ST. MARTIN	13,015	664	4.9%	-1.1
NINE-PARISH REGION	275,348	17,134	5.9%	-1.4
LOUISIANA	2,004,003	108,317	5.1%	-0.9
U.S.	153,337,000	6,982,000	4.4%	-0.5

Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

OTHER AVAILABLE RESOURCES

OPPORTUNITY ZONE	205.01
DOWNTOWN DEVELOPMENT DISTRICT	
DESIGNATED MAIN STREET	
STATE CULTURAL DISTRICT	✓
NATIONAL HISTORIC DISTRICT	✓
ECONOMIC DEVELOPMENT DISTRICT (TIF)	
CERTIFIED SITE(S)	
LOUISIANA ENTERPRISE ZONE	✓
BROWNFIELD RESOURCES	✓

✓ PRESENT

✓ PLANNED

*INCLUDES ASSESMENT

SOCIAL AND ECONOMIC OVERVIEW

PARISH, CITY/TOWN, OPPORTUNITY ZONES, REGION, STATE, COUNTRY

	BLACK	HISPANIC	POVERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR DEGREE +	SOME COLLEGE, NO DEGREE OR ASSOCIATE DEGREE	NO HS DEGREE	UNDER 18	OVER 65
ST. MARTIN PARISH	29%	3%	18%	\$47,279	14%	25%	20%	25%	14%
CITY-BREAUX BRIDGE	42%	0%	25%	\$36,743	14%	25%	20%	27%	14%
O-ZONE TRACT(S)*	53%	0%	32%	\$30,227	13%	18%	23%	25%	14%
REGION**	27%	4%	21%	\$42,388	19%	24%	18%	25%	13%
STATE (LA)	32%	5%	20%	\$46,710	23%	27%	16%	24%	14%
U.S.	13%	18%	15%	\$57,652	31%	29%	13%	23%	15%

Source: U.S. Census Bureau, 2013–2017 American Community Survey, 5-year estimates

*O-Zone Tract- 205.01

**Region- Acadian, Evangeline, Iberia, Jeff Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion Parishes



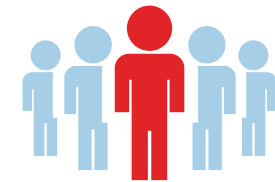
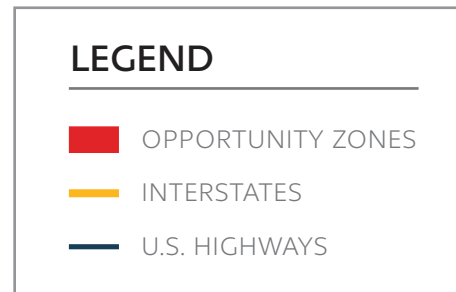
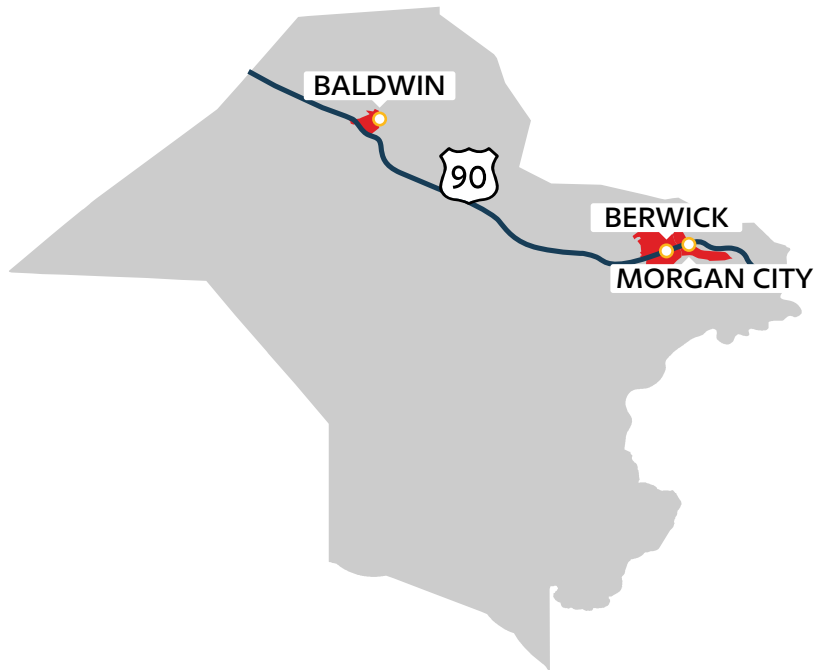
ST. MARY PARISH



St. Mary Parish - St. Mary Parish's strengths include the ability to draw on a highly skilled workforce, lower capital and operating costs, and improved revenue opportunities. The Atchafalaya River Basin and the Gulf of Mexico serve as the lifeblood for the parish residents. The parish offers access to 38 states and all Latin American Gulf countries with its multi-modal infrastructure. St. Mary Parish's four opportunity zones are in the Towns of Berwick, Baldwin, and Morgan City which includes the Port of Morgan City.

OPPORTUNITY ZONES IN BALDWIN, BERWICK, MORGAN CITY

CENSUS TRACT	MUNICIPALITY	TYOLOGY
403	MORGAN CITY	RURAL RESIDENTIAL
404	MORGAN CITY	RURAL RESIDENTIAL WITH INDUSTRIAL PRESENCE
405	BERWICK	RURAL EMPLOYMENT CENTER
412	BALDWIN	RURAL RESIDENTIAL



49,774
POPULATION

*Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-year estimates

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
ST. MARY	18,785	1,625	8.0%	-1.4
NINE-PARISH REGION	275,348	17,134	5.9%	-1.4
LOUISIANA	2,004,003	108,317	5.1%	-0.9
U.S.	153,337,000	6,982,000	4.4%	-0.5

Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

OTHER AVAILABLE RESOURCES

OPPORTUNITY ZONE	403	404	405	412
DOWNTOWN DEVELOPMENT DISTRICT				
DESIGNATED MAIN STREET	✓			
STATE CULTURAL DISTRICT	✓	✓		
NATIONAL HISTORIC DISTRICT	✓			
ECONOMIC DEVELOPMENT DISTRICT (TIF)				
CERTIFIED SITE(S)				
LOUISIANA ENTERPRISE ZONE	✓	✓		✓
BROWNFIELD RESOURCES	✓	✓	✓	✓

✓ PRESENT

✓ PLANNED

*INCLUDES ASSESMENT

SOCIAL AND ECONOMIC OVERVIEW

PARISH, CITY/TOWN, OPPORTUNITY ZONES, REGION, STATE, COUNTRY

	BLACK	HISPANIC	POVERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR DEGREE +	SOME COLLEGE, NO DEGREE OR ASSOCIATE DEGREE	NO HS DEGREE	UNDER 18	OVER 65
ST. MARY PARISH	31%	7%	20%	\$41,345	11%	20%	20%	25%	15%
CITY-MORGAN CITY	20%	8%	17%	\$42,483	13%	24%	14%	23%	16%
CITY-BALDWIN	61%	4%	22%	\$38,333	7%	17%	21%	20%	15%
CITY-BERWICK	13%	5%	21%	\$42,378	13%	19%	27%	27%	12%
O-ZONE TRACT(S)*	27%	6%	20%	\$40,136	11%	21%	19%	24%	13%
REGION**	27%	4%	21%	\$42,388	19%	24%	18%	25%	13%
STATE (LA)	32%	5%	20%	\$46,710	23%	27%	16%	24%	14%
U.S.	13%	18%	15%	\$57,652	31%	29%	13%	23%	15%

Source: U.S. Census Bureau, 2013–2017 American Community Survey, 5-year estimates

*O-Zone Tracts– 403, 404, 405, and 412

**Region– Acadian, Evangeline, Iberia, Jeff Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion Parishes

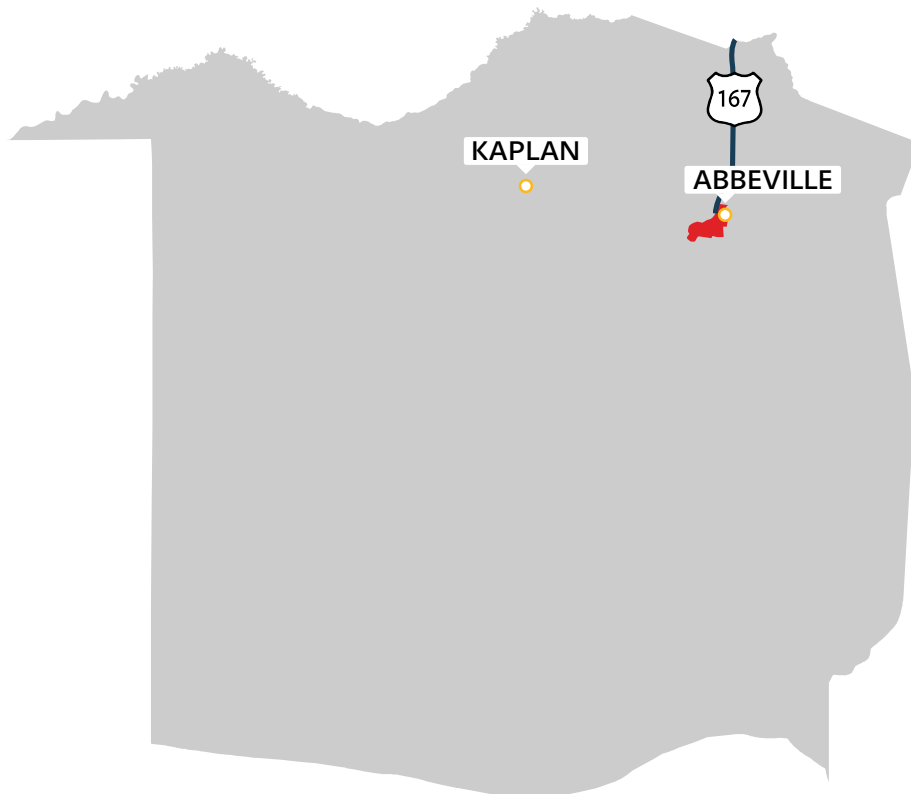


VERMILION PARISH

Vermilion Parish - Vermilion Parish is centrally located in the southern part of Louisiana immediately adjacent to the Gulf of Mexico. This proximity to the Gulf makes the parish an ideal location for the numerous companies needed to serve this region's oil and gas industry. Vermilion Parish's Opportunity Zone is located in the heart of historic downtown Abbeville. Within the shadow of one of the largest fishing ports in the US, Abbeville's restaurants are known for their fresh seafood caught in the Gulf of Mexico.

OPPORTUNITY ZONE IN ABBEVILLE

CENSUS TRACT	MUNICIPALITY	TYOLOGY
9507	ABBEVILLE	URBAN MIXED



59,830

POPULATION

*Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-year estimates

LEGEND

- OPPORTUNITY ZONES
- INTERSTATES
- U.S. HIGHWAYS

ANNUAL EMPLOYMENT DATA - 2017

LOCATION	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE	Δ FROM PREVIOUS YEAR (IN P.P.)*
VERMILION	22,895	4,454	6.0%	-1.6
NINE-PARISH REGION	275,348	17,134	5.9%	-1.4
LOUISIANA	2,004,003	108,317	5.1%	-0.9
U.S.	153,337,000	6,982,000	4.4%	-0.5

Source: Bureau of Labor Statistics and LWC, Annual Data

*Change represented in percentage points (p.p.)

OTHER AVAILABLE RESOURCES

OPPORTUNITY ZONE	9507
DOWNTOWN DEVELOPMENT DISTRICT	✓
DESIGNATED MAIN STREET	✓
STATE CULTURAL DISTRICT	✓
NATIONAL HISTORIC DISTRICT	✓
ECONOMIC DEVELOPMENT DISTRICT (TIF)	
CERTIFIED SITE(S)	
LOUISIANA ENTERPRISE ZONE	✓
BROWNFIELD RESOURCES	✓

✓ PRESENT

✓ PLANNED

*INCLUDES ASSESMENT

SOCIAL AND ECONOMIC OVERVIEW

PARISH, CITY/TOWN, OPPORTUNITY ZONES, REGION, STATE, COUNTRY

	BLACK	HISPANIC	POVERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR DEGREE +	SOME COLLEGE, NO DEGREE OR ASSOCIATE DEGREE	NO HS DEGREE	UNDER 18	OVER 65
VERMILION PARISH	14%	3%	18%	\$49,266	12%	22%	24%	26%	14%
CITY-ABBEVILLE	46%	2%	32%	\$34,137	10%	22%	29%	28%	16%
O-ZONE TRACT(S)*	37%	4%	28%	\$43,438	18%	25%	22%	23%	17%
REGION**	27%	4%	21%	\$42,388	19%	24%	18%	25%	13%
STATE (LA)	32%	5%	20%	\$46,710	23%	27%	16%	24%	14%
U.S.	13%	18%	15%	\$57,652	31%	29%	13%	23%	15%

Source: U.S. Census Bureau, 2013–2017 American Community Survey, 5-year estimates

*O-Zone Tract- 9507

**Region- Acadian, Evangeline, Iberia, Jefferson Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion Parishes

END NOTES

- A** The CEDS Strategic Committee established two fundamental and critical components in this process: Collaboration and Resiliency. Both have been strategically emphasized in the formation of the goals and objectives of the CEDS and factored into the nomination of the region's Opportunity Zones. (See: <http://planacadiana.org/wp-content/uploads/2016/05/Comprehensive-Economic-Development-Strategy-FINAL.pdf>)
- B** The Investing in Opportunity Act (H.R.828/S.293) seeks to help revitalize economically distressed communities suffering from a lack of investment and new business growth. The Investing in Opportunity Act was eventually incorporated into the Tax Cuts and Jobs Act of 2017 (H.R.1). In signing H.R. 1 into law on December 22, 2017, President Trump created a new tool for community development. Governors had until March 21, 2018 to designate up to 25% of eligible low-income census tracts for the U.S. Treasury to review and approve. Louisiana requested a 30-day extension and submitted its nominations on April 20, 2018. Louisiana's 150 Opportunity Zones were designated in June 2018 by the IRS. (See: <http://www.lisc.org/our-initiatives/opportunity-zones>; <https://www.congress.gov/bill/115th-congress/house-bill/1>)
- C** In general, census tracts designated as Opportunity Zones would be classified as low and moderate income (LMI) census tracts under the Community Reinvestment Act (CRA). Opportunity Zones typically have a median household income that is 80% or lower than the Area Median Income (AMI) or have a poverty rate in excess of 20%. Opportunity Zones are selected from the pool of eligible LMI census tracts plus a limited number of contiguous tracts whose AMI approaches these thresholds but would not otherwise be qualified for designation. (See: <https://www.irs.gov/newsroom/treasury-irs-issue-proposed-regulations-on-new-opportunity-zone-tax-incentive>)
- D** A Qualified Opportunity Fund (QOF) must hold at least 90% of its assets in an Opportunity Zone. Corporations or partnerships seeking to become QOFs can self-certify their status by filling out Form 8996 as part of their annual income tax filings. This self-certification process differs from the NMTC program where the Fund must take prospective action to certify "community development entities" (CDE) before that CDE can receive an NMTC allocation. Qualified Opportunity Zone (QOZ) property includes: QOZ stock; QOZ partnership interest; or QOZ business property. QOZ property must have been acquired by the QOF after December 31, 2017 solely in exchange for cash. Current guidance defines QOZ businesses as those where 70% of the business assets are located within a Qualified Opportunity Zone. Additionally, for real estate redevelopment projects in a QOZ, the improvements on the property must be substantially improved by an increase of more than 50% in value by the QOZ investment. (See also: <http://www.lisc.org/our-initiatives/opportunity-zones>)
- E** The Internal Revenue Code (IRC) provides tax benefits to a taxpayer that invests recognized capital gains in a Qualified Opportunity Fund (QOF). Taxpayers can elect to defer an amount of capital gain up to its full value provided that the taxpayer invests it in a QOF within a 180-day period beginning on the date of the sale or exchange of the asset. The deferral is temporary, and the gain must be recognized on the earlier of December 31, 2026 or the date the investment in the Opportunity Fund is sold or exchanged. The amount of gain includible is the lesser of the amount of gain originally deferred or the excess of the fair market value of the investment over the taxpayer's basis in the investment. For capital gains maintained in a QOF for 5 years, the taxpayer receives a 10% reduction in basis. Investments left in a QOF for 7 or more years receive an additional 5% reduction in basis. Investments left in a QOF for greater than 10 years are not taxed on gains from the QOF investment. (See: <https://eig.org/opportunityzones/about>; <https://www.irs.gov/pub/irs-drop/reg-115420-18.pdf>)
- F** Opportunity Zones were selected to leverage state tax incentives that directly benefit low-income households and communities, such as the Low-Income Housing Tax Credits, historic preservation tax credits, and New Market Tax Credits. Benefits generated in Opportunity Zones are designed to be additive to existing efforts and not cannibalize community development investments like those motivated by the Community Reinvestment Act. In general, best practices for designation of Opportunity Zones followed those outlined in the whitepaper on Opportunity Zone designation authored by the Beeck Center at Georgetown University. (See: <http://beeckcenter.georgetown.edu/land-opportunity-zones-benefit/>)

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