

Connecticut[®] Opportunity Zones



Maximizing the Opportunities in Opportunity Zones

The Opportunity Zones program is designed to encourage public and private stakeholders to work together to rebuild American cities. Connecticut is eager to leverage this program to attract investments across our 72 urban and suburban Opportunity Zones spanning 27 municipalities.

Whether you're a developer, an investor, a fund manager, or a community leader, we encourage you to take a closer look at why Connecticut is such a great place to invest and how we can help you maximize the benefits of the Opportunity Zone program.



Why invest in Connecticut

Connecticut is an ideal place to put your Opportunity Zone investments to work. Not only is the state strategically located within 500 miles of one-third of the U.S. economy, we offer many other advantages that create a conducive environment for growth.

- **A supportive ecosystem for innovation.** In fact, Bloomberg recently ranked Connecticut the #4 most innovative state in the nation.
- **Access to top talent.** Our workforce is ranked top 5 in the U.S. for being both highly educated and highly productive.

- **An exceptional quality of life.** Talent and businesses alike are attracted by our top-ranked education systems, affordable living options, coast-to-country scenery and vibrant arts and culture.

Key federal tax benefits for investors

As an investor in Connecticut's Opportunity Zones, you'll be eligible for substantial federal tax benefits when you move any realized capital gains into a qualified Opportunity Zone Fund within 180 days of the asset sale. In turn, these Opportunity Zone Funds may invest in qualifying businesses, real estate or infrastructure substantially located within a federally designated Opportunity Zone.

In exchange for their investments, Opportunity Zone Fund investors may be able to decrease their federal tax burden through the preferential treatment of capital gains—in three key ways.

- First, any capital gains on the money reinvested in an Opportunity Zone Fund will be temporarily *deferred*.
- Furthermore, the taxes on those capital gains may be *reduced* if the Opportunity Zone investment is held for at least 5 years—and even *further reduced* if held at least 7 years.

- Finally, any capital gains on the Opportunity Zone investment itself can even be *eliminated*—if the investment is held for at least 10 years.

If an equity investment in a qualified project must be liquidated before the 10-year investment period is over, the Opportunity Zone Fund can reinvest in another qualified business or project.

Additional state incentives for development

Connecticut is one of the only states in the country that has made it even more attractive to invest in its Opportunity Zones. Not only is it focusing its own investments in many of the same areas, it is streamlining processes, prioritizing state incentives and extending tax credits. For example:

- Connecticut's Historic Rehabilitation Credit has been extended to 30% for projects located within Connecticut's Opportunity Zones; and
- The State may also prioritize projects located within its Opportunity Zones for the Urban and Industrial Site Reinvestment Tax Credit Program.

For more information on these incentives and others, please visit CTOpportunityZones.com.

Types of eligible opportunities

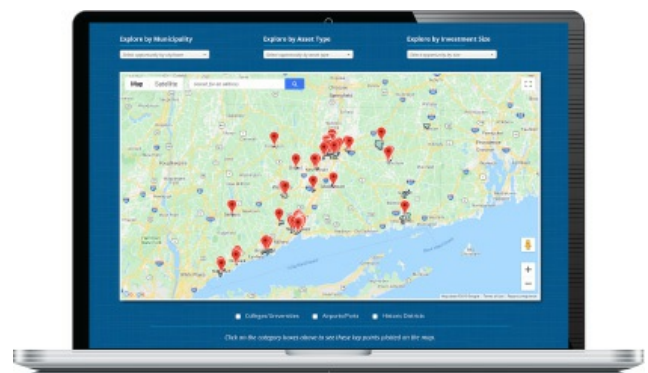
Across our urban and suburban Opportunity Zones, Connecticut offers a diverse array of investment possibilities, including:

- **Real estate projects** involving either new or existing buildings in need of substantial renovation—including multi-family and single-family housing as well as commercial, retail, industrial and mixed-use developments;
- **Businesses** that are willing to take equity investors either as control or non-control positions, maintain at least 70% of their operations within the Opportunity Zone and derive at least 50% of their sales within Opportunity Zones; and

- **Energy-efficiency and renewable energy projects** which may derive their appreciation value from reliable long-term cash flow.

Opportunity Zones mapping tool

To make it easier for investors and developers to identify projects across Connecticut, we have created a highly interactive Opportunity Zone mapping and profiling tool. We encourage you to use this tool to explore opportunities by municipality or by asset type. Simply click on any of the projects spotlighted here for more details and key contacts.



For details about Connecticut's Opportunity Zones:

VISIT: CTOpportunityZones.com

CONTACT: Cowlis Andrews, Program Manager:
cowlis.andrews@ct.gov