

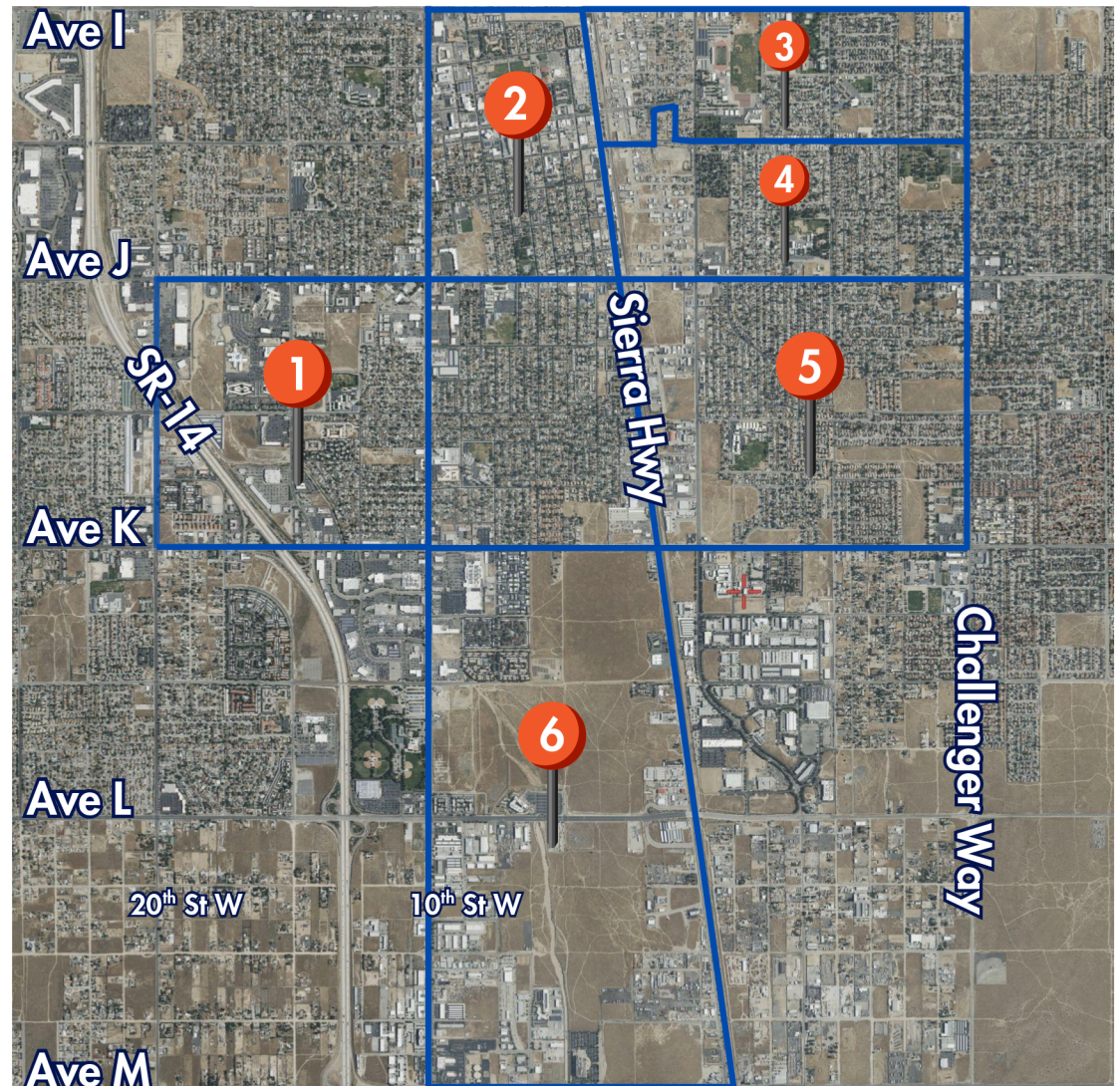
# OPPORTUNITY ZONES



- Opportunity Zones are designated low-income communities targeted for economic development and investment.
- They offer tax incentives to encourage private investors to put capital gains into these areas through Qualified Opportunity Funds.
- Benefits include deferral and reduction of capital gains taxes and potential tax-free gains on investments held for 10+ years.
- The program promotes investment in affordable housing, commercial real estate, infrastructure, and business growth.
- Created by the 2017 Tax Cuts and Jobs Act, Opportunity Zones aim to revitalize underserved neighborhoods and spur job creation.

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## MAP OF OPPORTUNITY ZONES



- Lancaster has 6 designated Opportunity Zones focused on residential and commercial projects.
- Key areas include Downtown Lancaster, the Transit-Oriented District, Sierra District, Medical Main Street area near Antelope Valley Hospital, and Parkway Village.
- These zones target infill development, high-density mixed-use projects, healthcare expansion, and urban revitalization.
- Projects aim to create jobs, increase housing, and boost economic vitality in underserved parts of the city.