

# HAWAII'S OPPORTUNITY ZONES

A New Tax Tool for Economic Development

Mark J. Ritchie  
Branch Chief, Business Support Branch  
Business Development and Support Division  
Dept. of Business, Economic Development & Tourism



# PROGRAM PURPOSE AND TASK GIVEN TO STATES

The Opportunity Zone Program is an economic development initiative that uses federal tax incentives to direct investment capital to underserved low income areas, that is, targeted communities called opportunity zones. This program was established as part of the Tax Cuts and Jobs Act of 2017.

*As part of this program, governors of each state were tasked with nominating opportunity zones for their respective states given specific guidelines.*

# CRITERIA FOR SELECTION OF OPPORTUNITY ZONES

Hawaii was authorized to designate 25 census tracts as opportunity zones.

Hawaii has 99 census tracts that meet the low-income eligibility requirement (NMTC definition) from which the state can designate not more than 25 percent as qualified opportunity zones according to the program.

Census tracts that are contiguous with low-income communities may also be designated as qualified opportunity zones if they are below 125% of the medium family income of the qualifying census tract. Only 5% of the census tracts nominated can be from contiguous tracts. Two (2) of the 25 zones nominated are qualified contiguous census tracts.

# GUIDANCE GIVEN

The Treasury Department, the National Governor's Association and several non-profits involved with opportunity zones offered the states guidance in selecting their zones:

- ✓ Eligible census tracts that have a lot of “investable assets” .... also assets that could meet the substantial improvement criteria noted in the statute;
- ✓ Overlap with other economic and community development programs. DBEDT and the counties considered overlap with:

- NMTC (New Market Tax Credits)



- Enterprise Zones

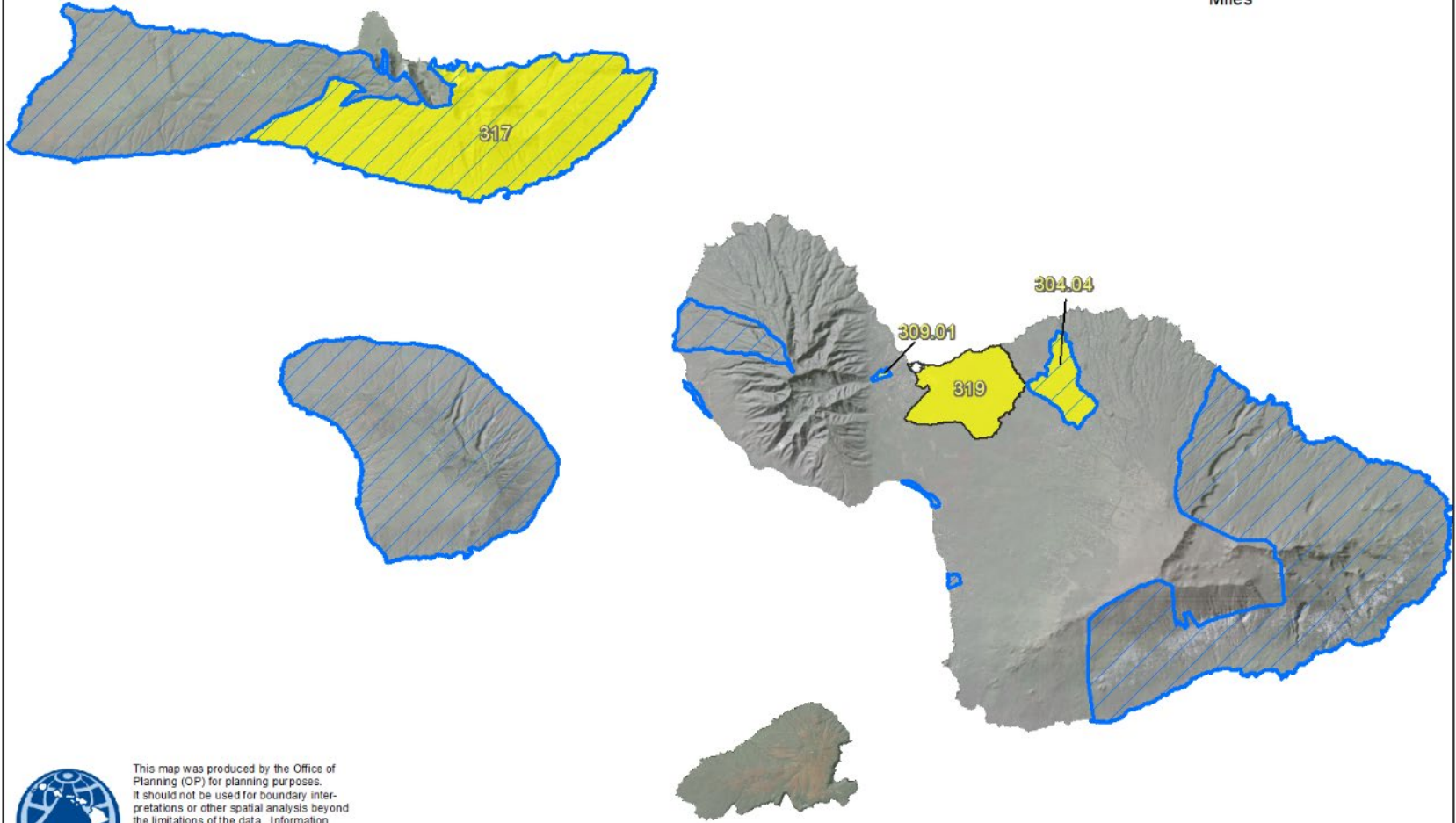
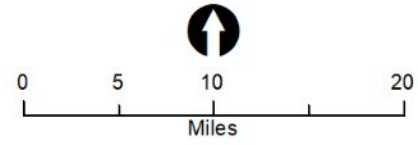
- State Land Use Designations

- Transit Oriented Development (TOD)

- County Economic and Community Development Plans

# Maui County

-  Opportunity Zones
-  NMTC Qualified Census Tracts

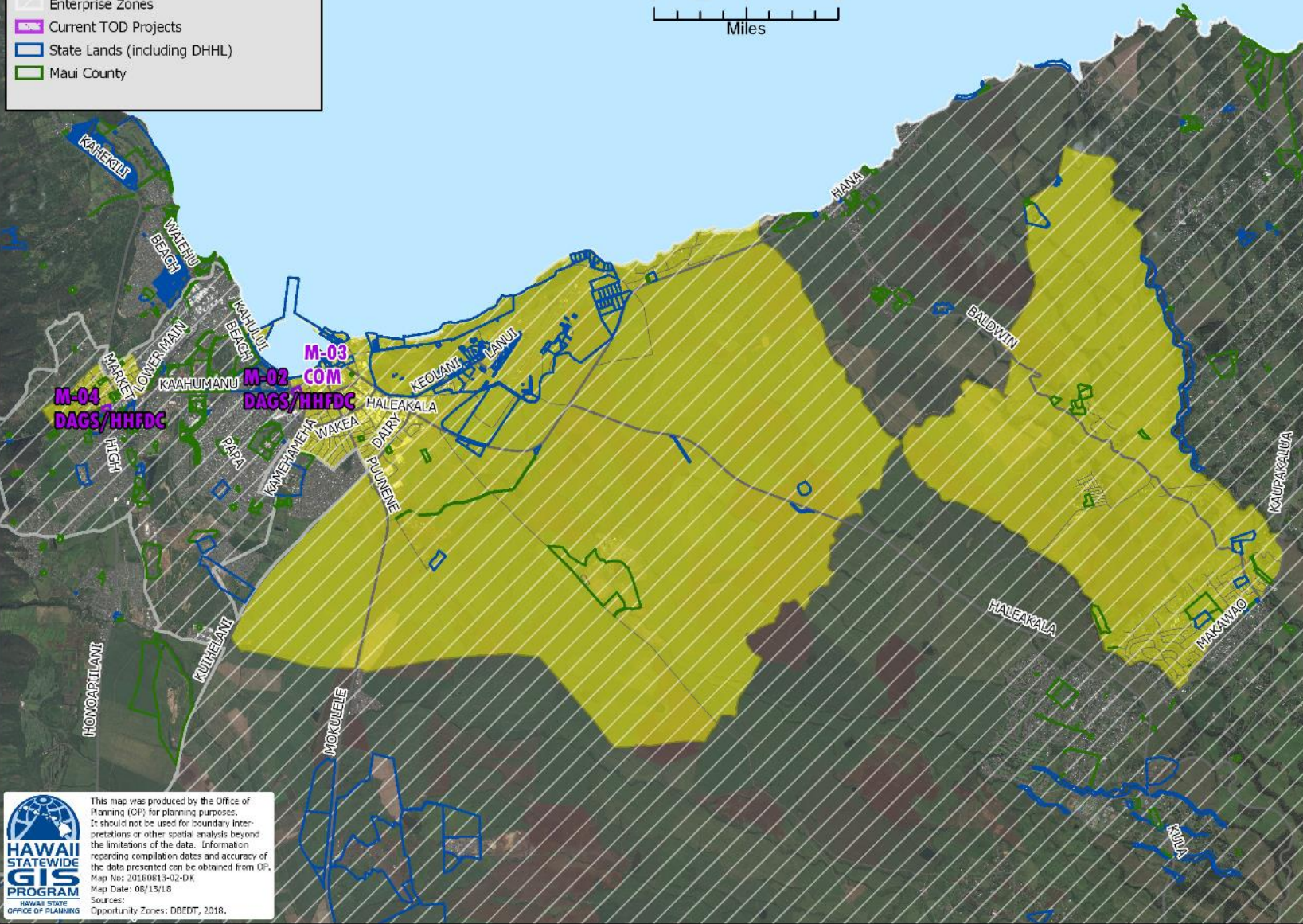


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Map No: 20180917-04-DK  
Map Date: 09/17/18  
Sources:  
Opportunity Zones: DBEDT, 2018.  
NMTC (New Market Tax Credit) Qualified Census Tracts based on 2015 ACS: READ, DBEDT, 2018.



# Wailuku, Kahului, Haliimaile Maui County

- Opportunity Zones
- Enterprise Zones
- Current TOD Projects
- State Lands (including DHH)
- Maui County



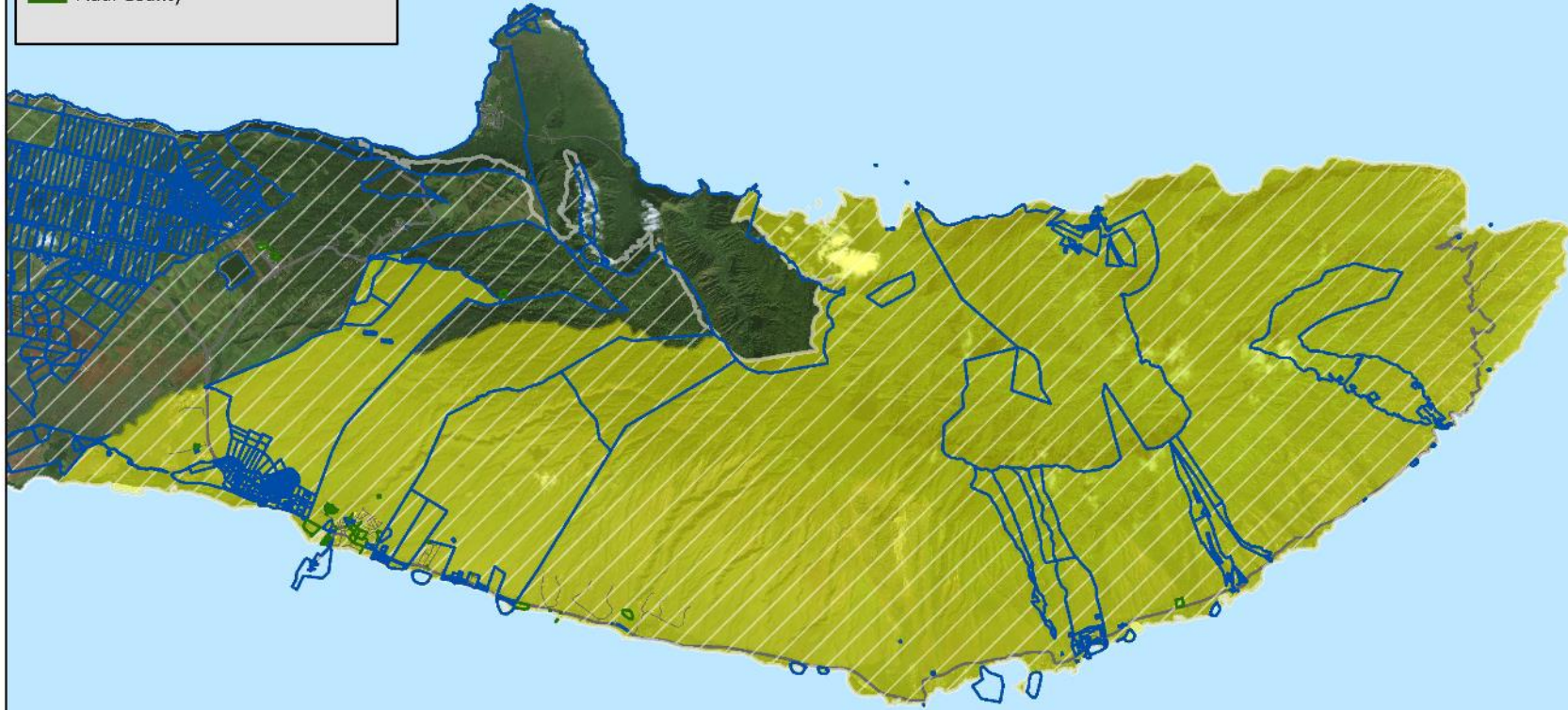
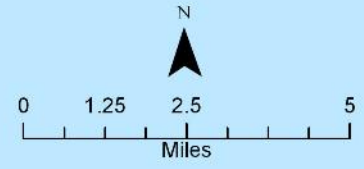
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Map No: 20180813-02-DK  
Map Date: 08/13/18  
Sources: Opportunity Zones: DBEDT, 2018.





# East Molokai, Maui County



- Opportunity Zones
- Enterprise Zones
- Current TOD Projects
- State Lands (including DHHL)
- Maui County

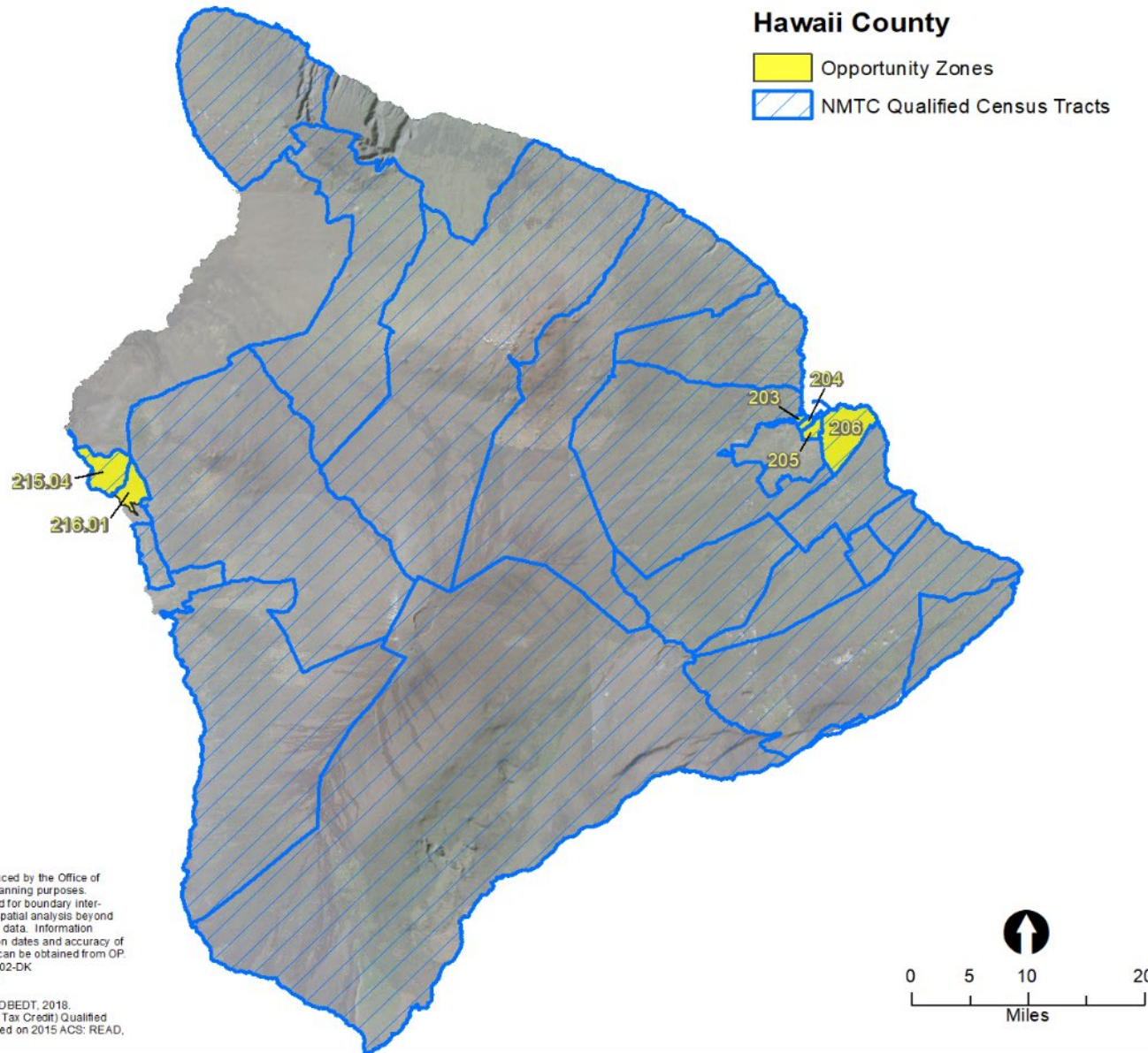


  
HAWAII STATEWIDE GIS PROGRAM  
OFFICE OF PLANNING

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Map No: 20180813-01-DK  
Map Date: 08/13/18  
Sources:  
Opportunity Zones: DBECT, 2018.

## Hawaii County

-  Opportunity Zones
-  NMTC Qualified Census Tracts



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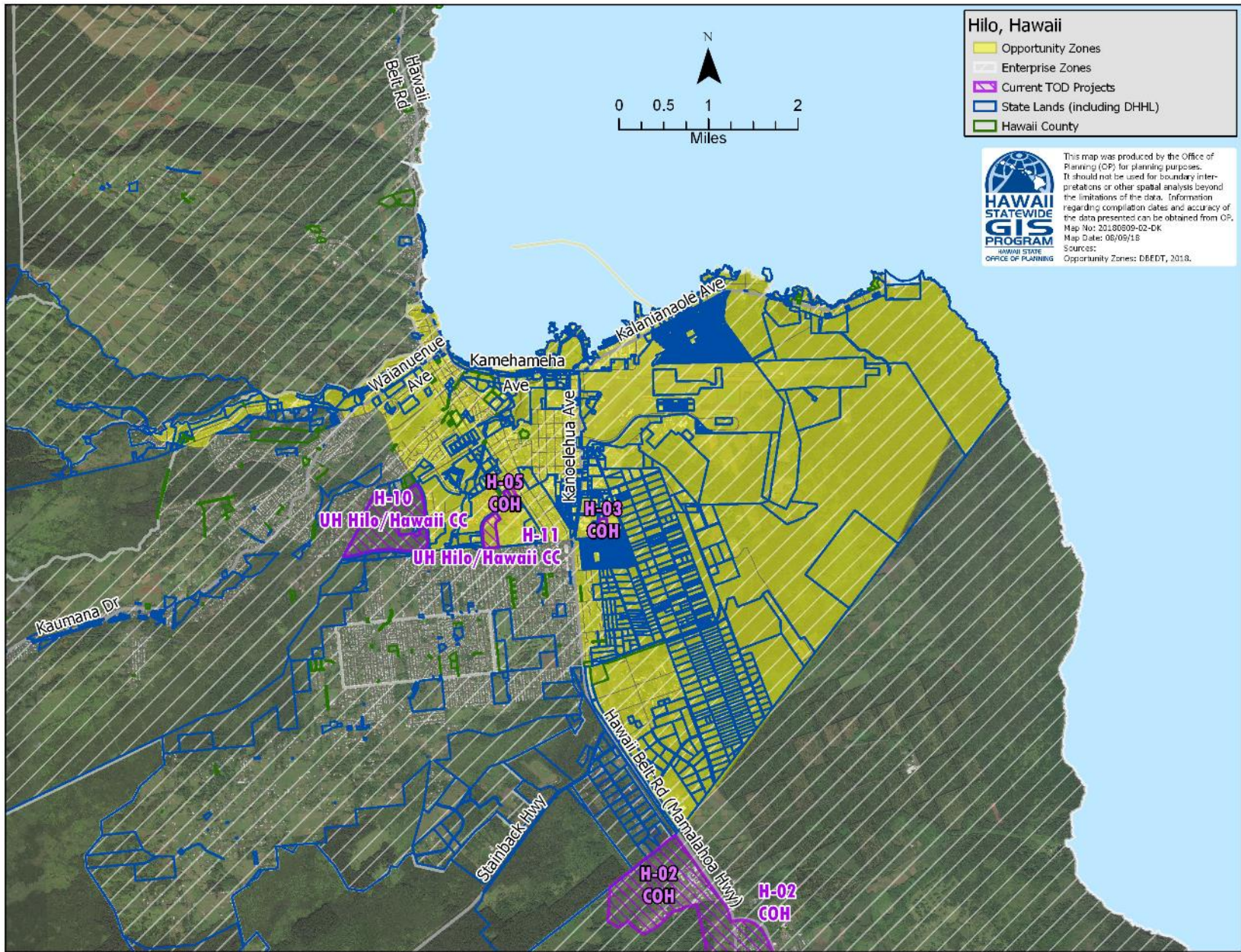


### Hilo, Hawaii

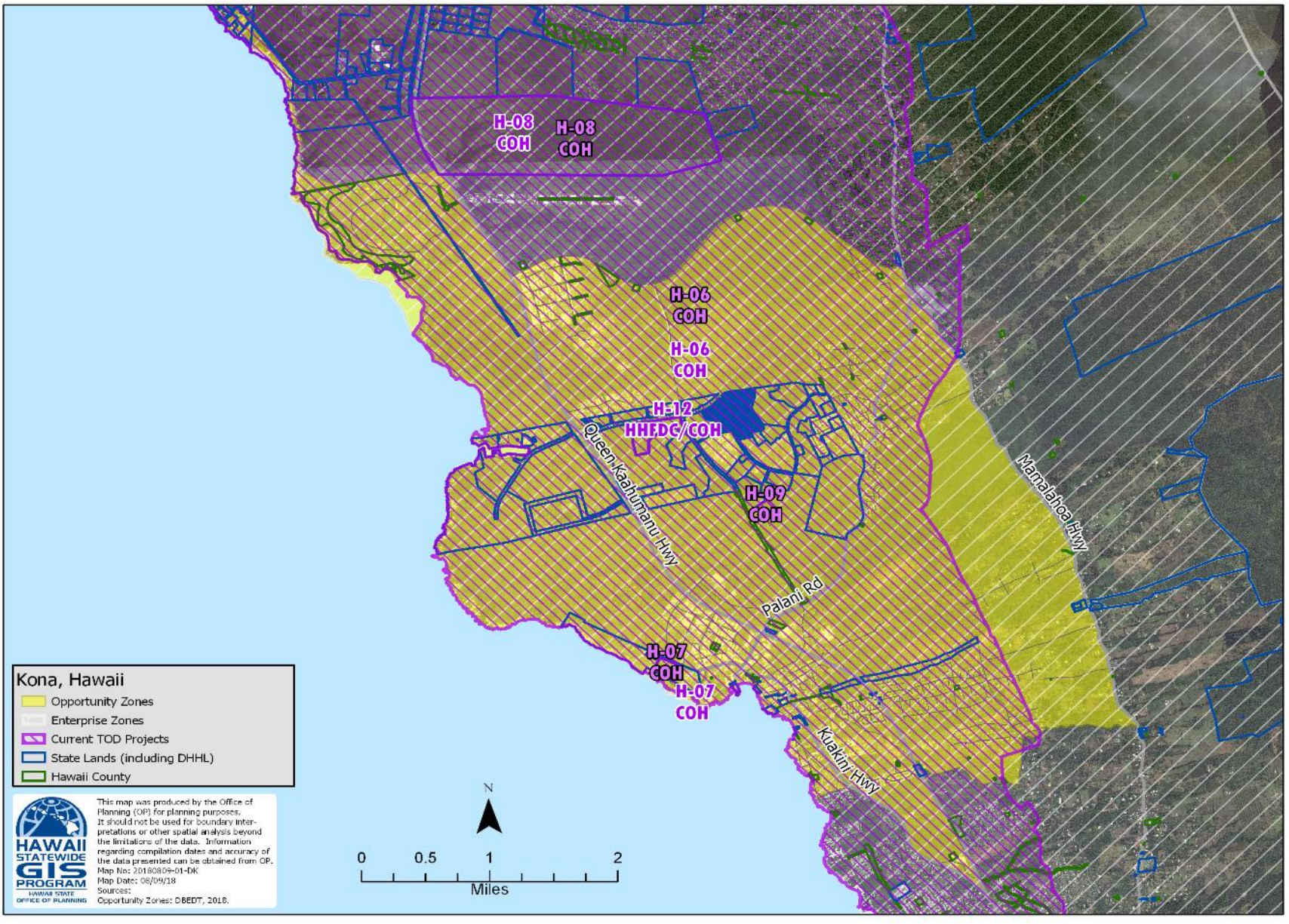
- Opportunity Zones
- Enterprise Zones
- Current TOD Projects
- State Lands (including DHHL)
- Hawaii County



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Map No: 20180909-02-DK  
Map Date: 06/09/18  
SOURCES:  
Opportunity Zones: DEEDT, 2018.







**Kona, Hawaii**



- Opportunity Zones
- Enterprise Zones
- Current TOD Projects
- State Lands (including DHHL)
- Hawaii County

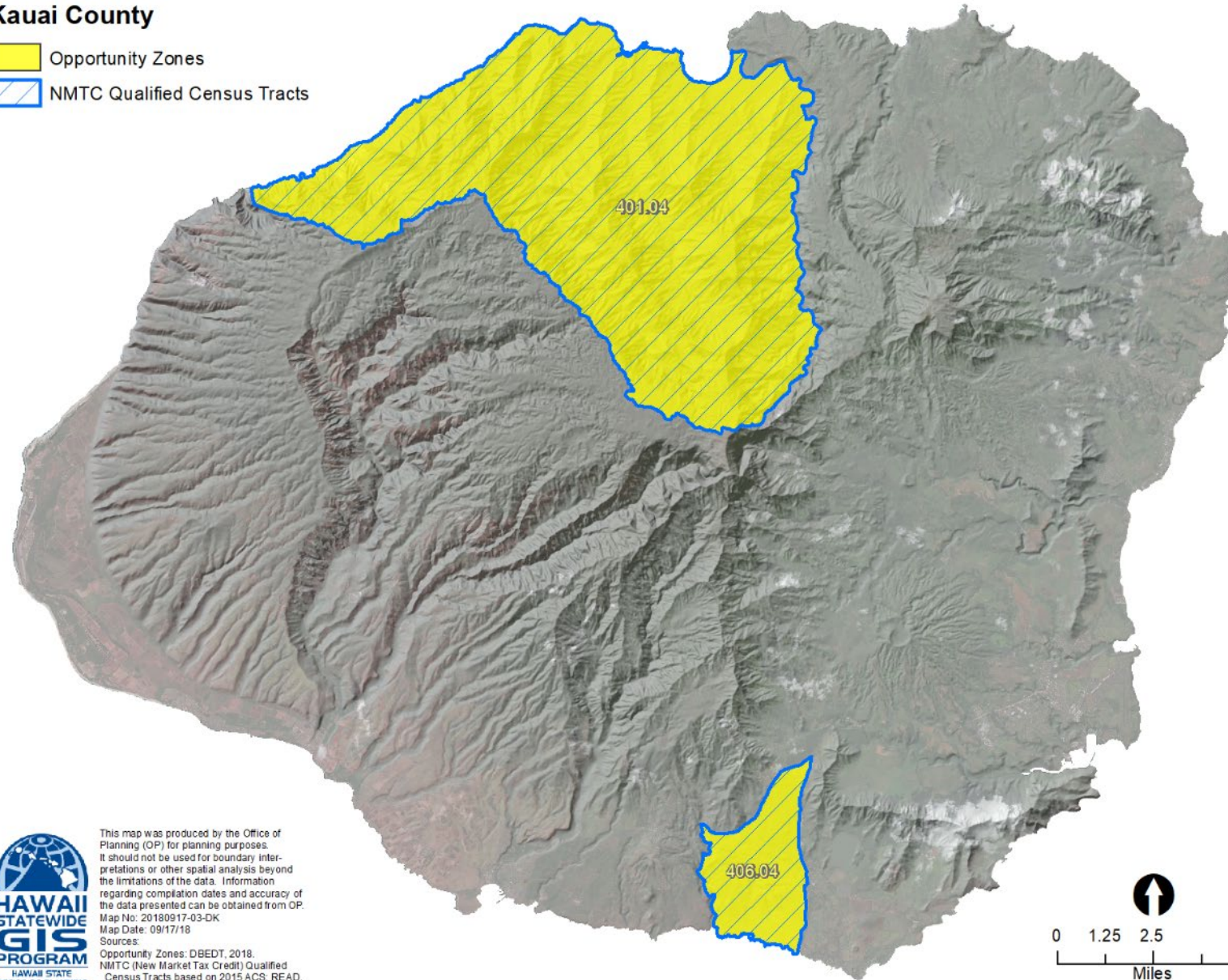
**HAWAII STATEWIDE GIS PROGRAM**

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 Sources:  
 Opportunity Zones: DBEDT, 2018.

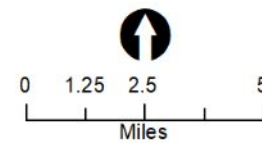


# Kauai County

-  Opportunity Zones
-  NMTC Qualified Census Tracts



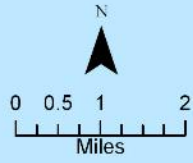
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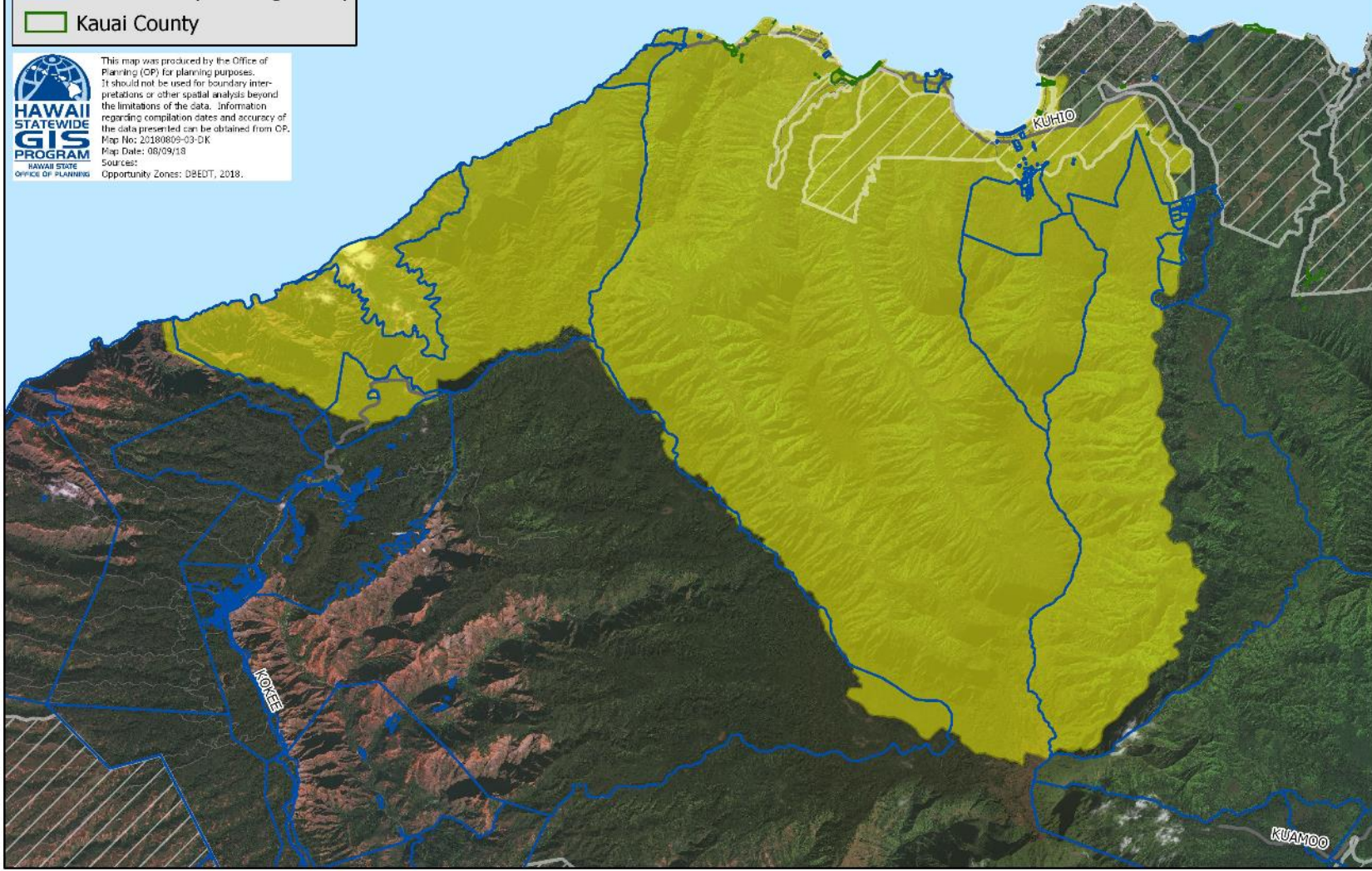


# Hanalei, Kauai

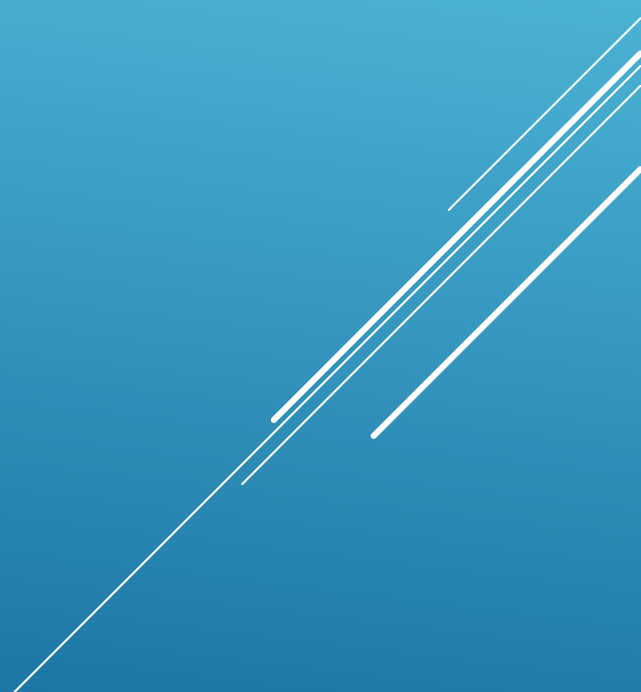
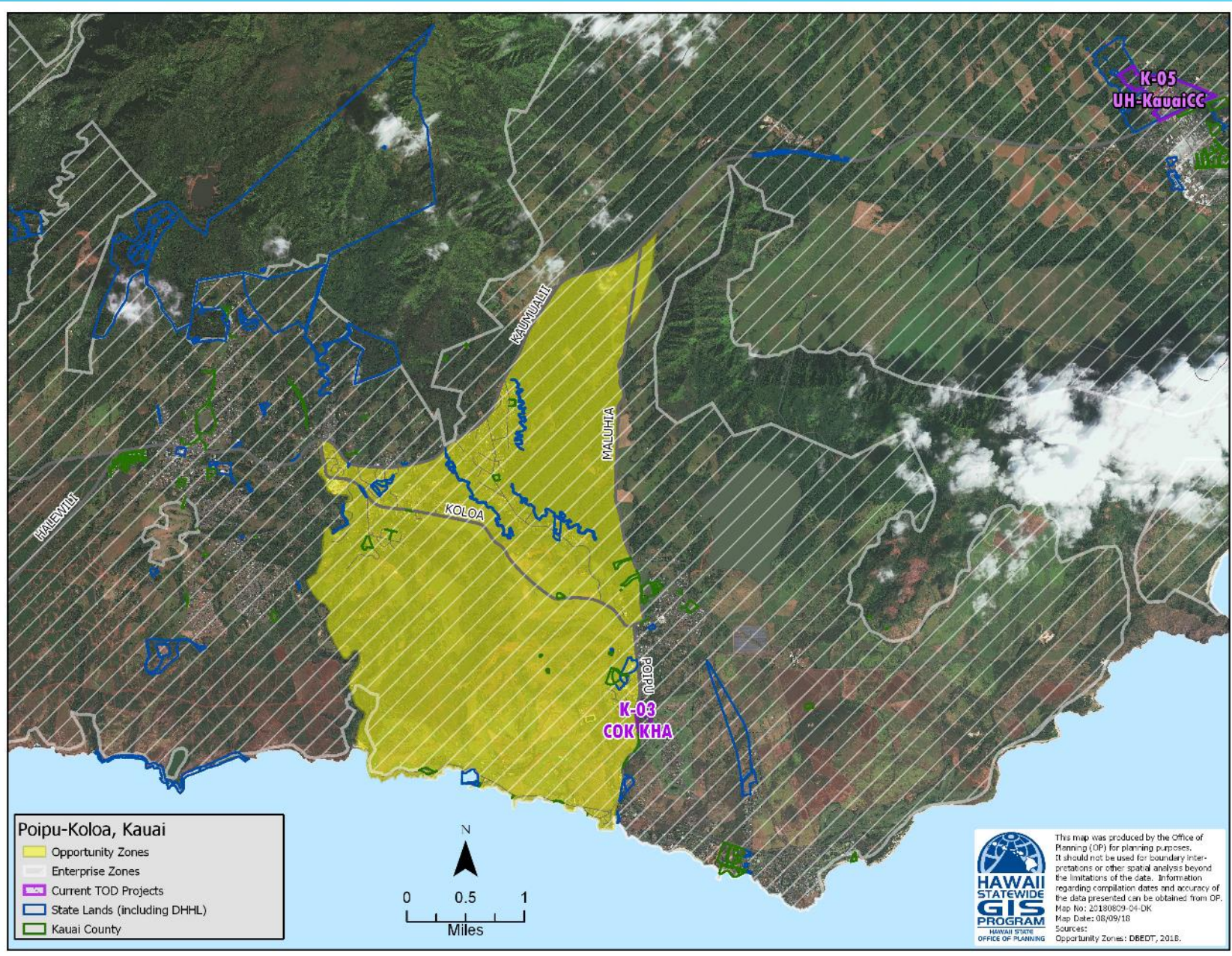
-  Opportunity Zones
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-  Current TOD Projects
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-  Kauai County



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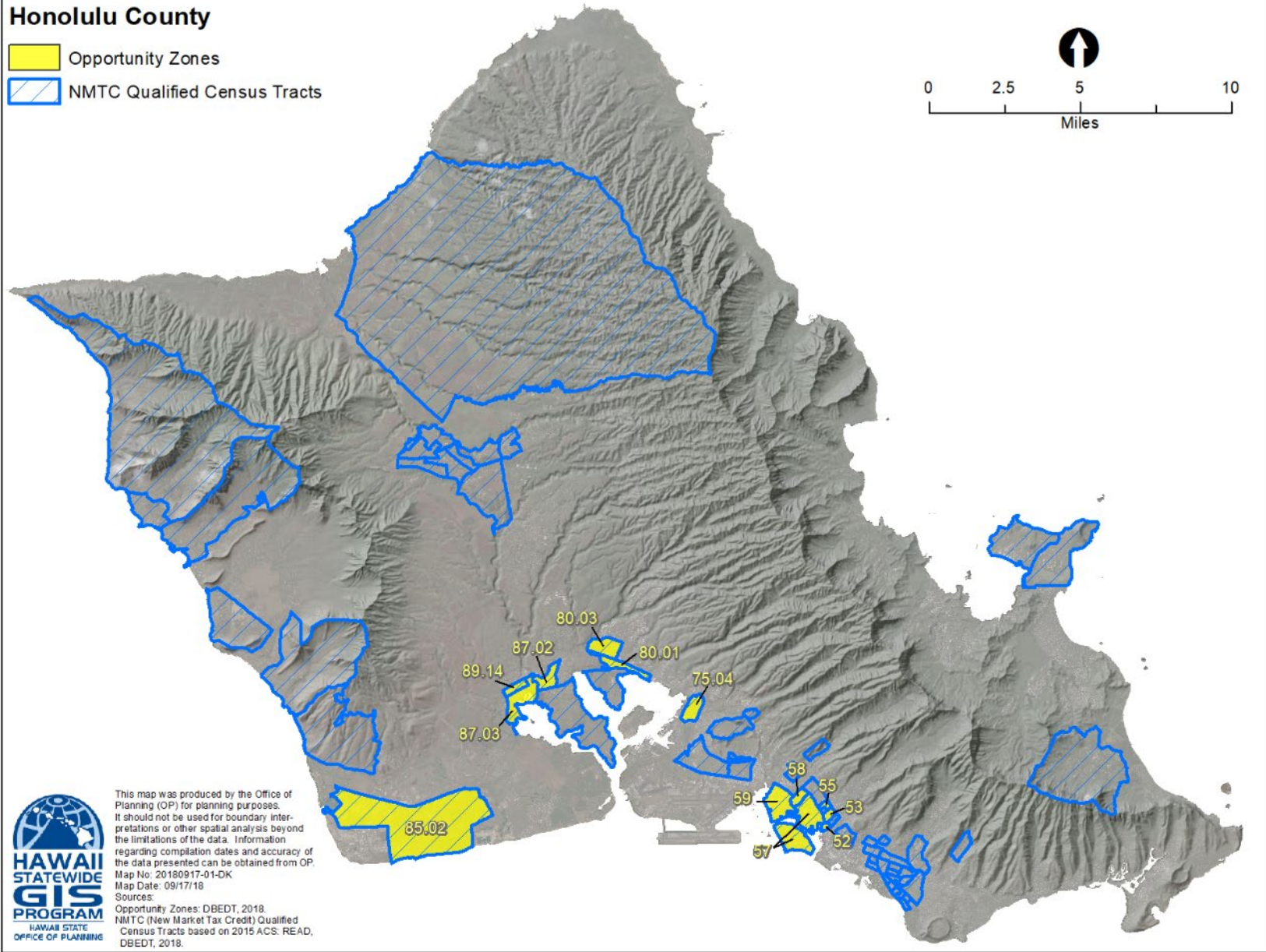
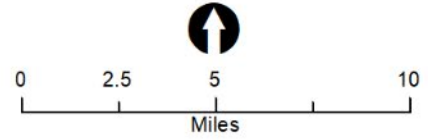






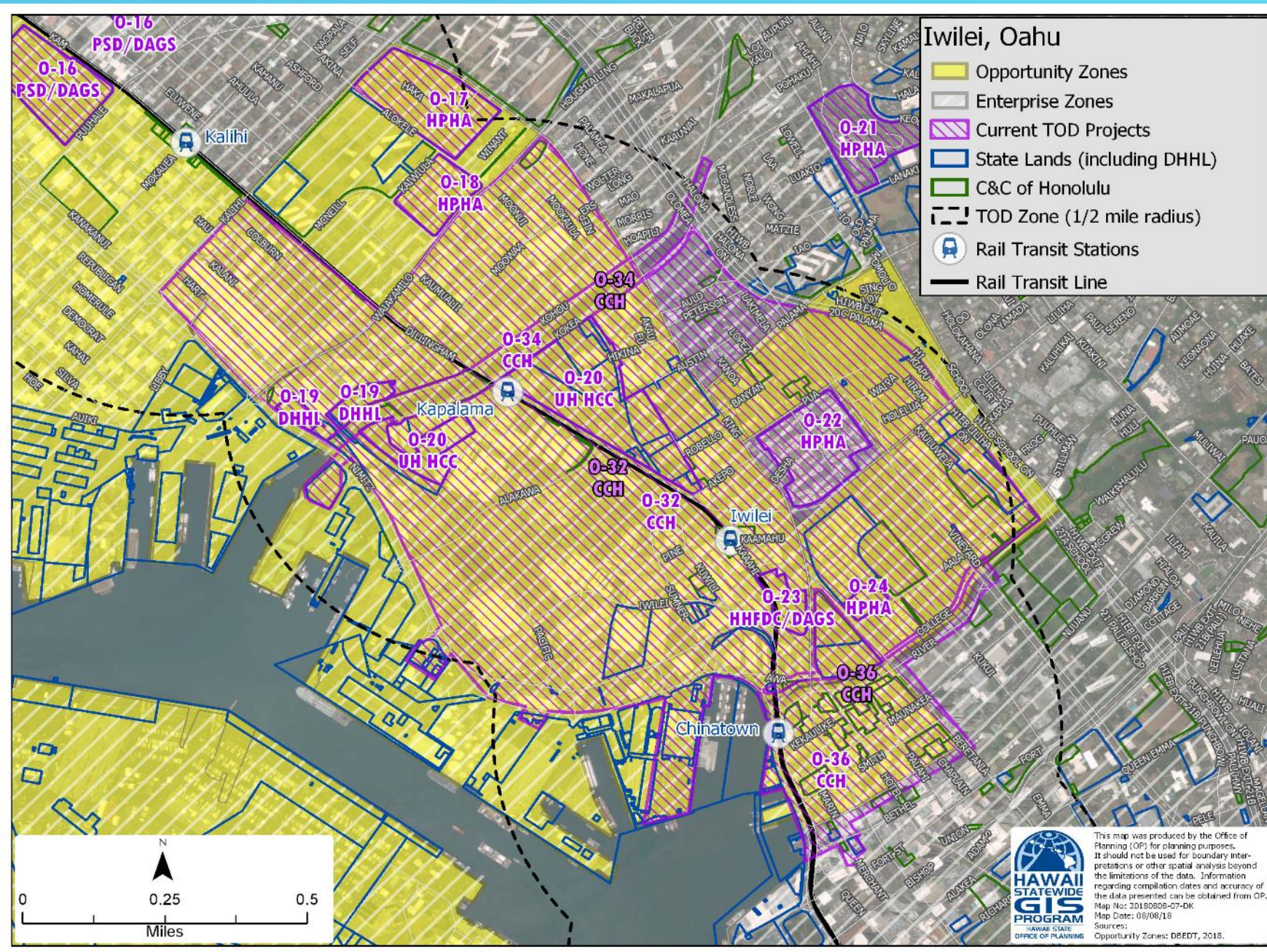
# Honolulu County

-  Opportunity Zones
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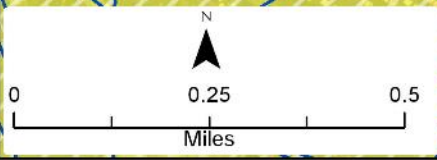
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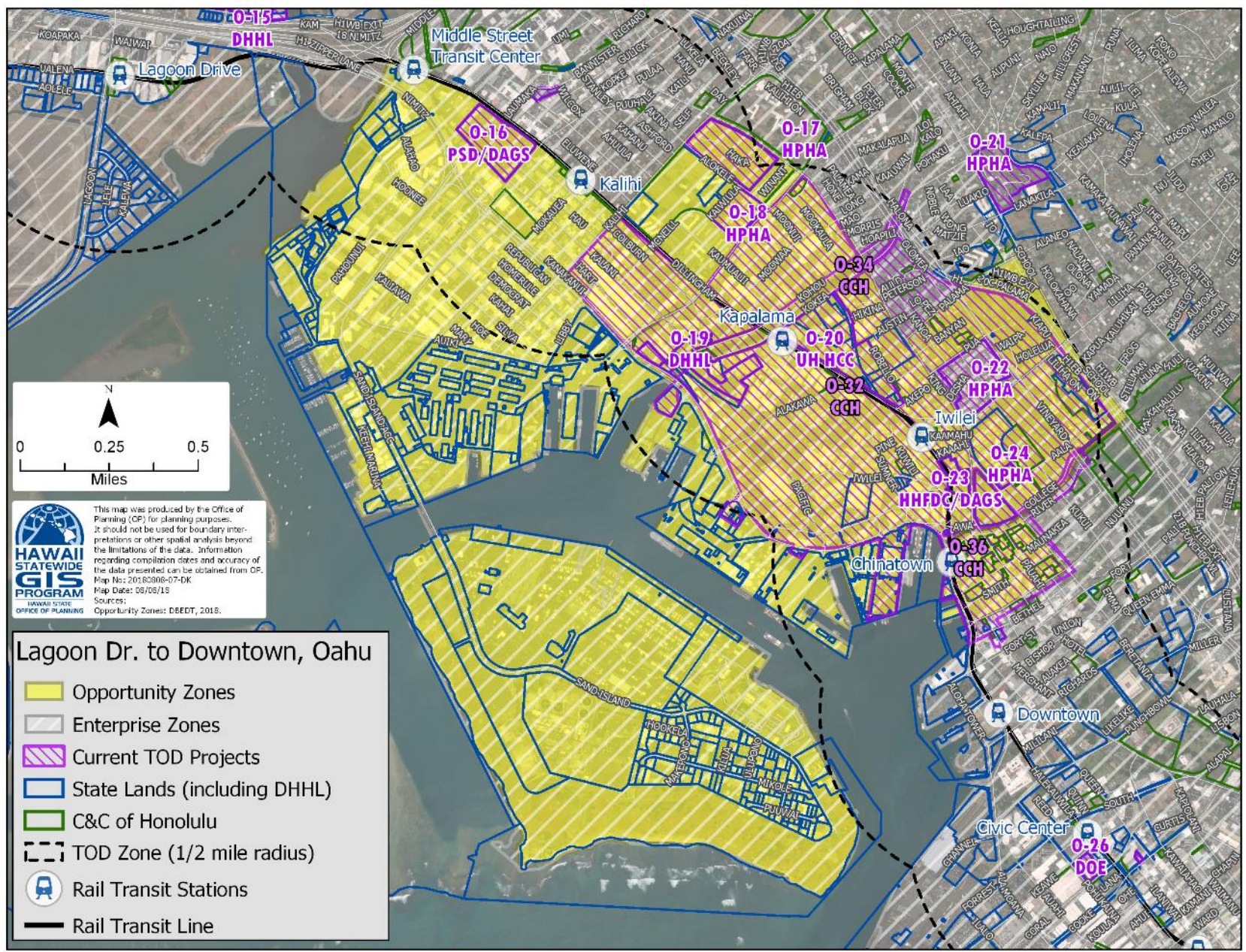
### Iwilei, Oahu

- Opportunity Zones
- Enterprise Zones
- Current TOD Projects
- State Lands (including DHHL)
- C&C of Honolulu
- TOD Zone (1/2 mile radius)
- Rail Transit Stations
- Rail Transit Line




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 Map No: 20180808-07-DK  
 Map Date: 08/08/18  
 Sources:  
 Opportunity Zones: DBEDT, 2018.





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 Map Date: 09/09/19  
 Sources: Opportunity Zones: DBEDT, 2018.

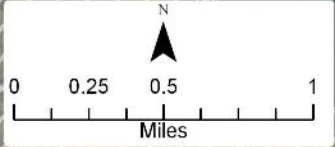
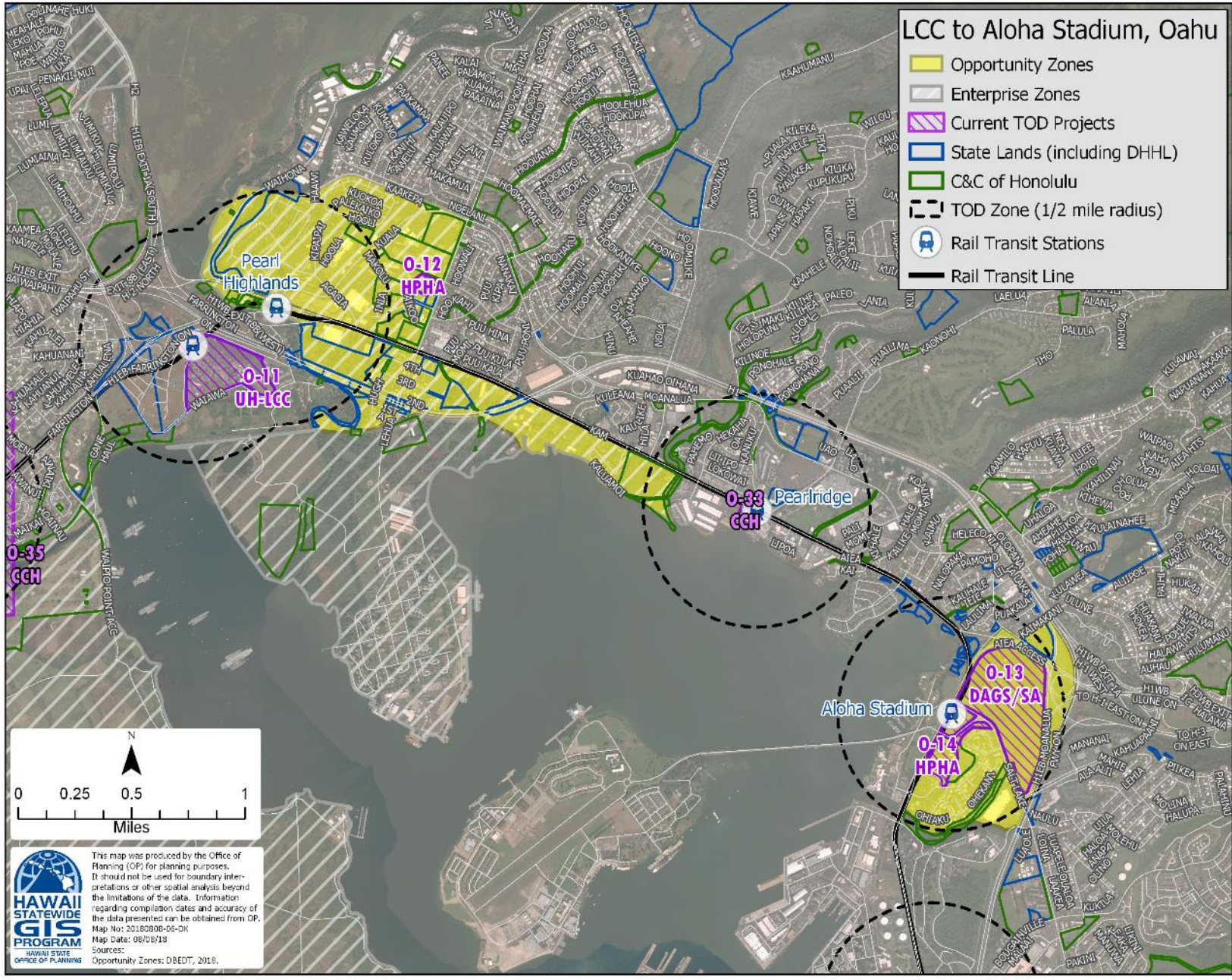
**Lagoon Dr. to Downtown, Oahu**

- Opportunity Zones
- Enterprise Zones
- Current TOD Projects
- State Lands (including DHHL)
- C&C of Honolulu
- TOD Zone (1/2 mile radius)
- 🚊 Rail Transit Stations
- Rail Transit Line



# LCC to Aloha Stadium, Oahu

- Opportunity Zones
- Enterprise Zones
- Current TOD Projects
- State Lands (including DHHL)
- C&C of Honolulu
- TOD Zone (1/2 mile radius)
- Ⓡ Rail Transit Stations
- Rail Transit Line



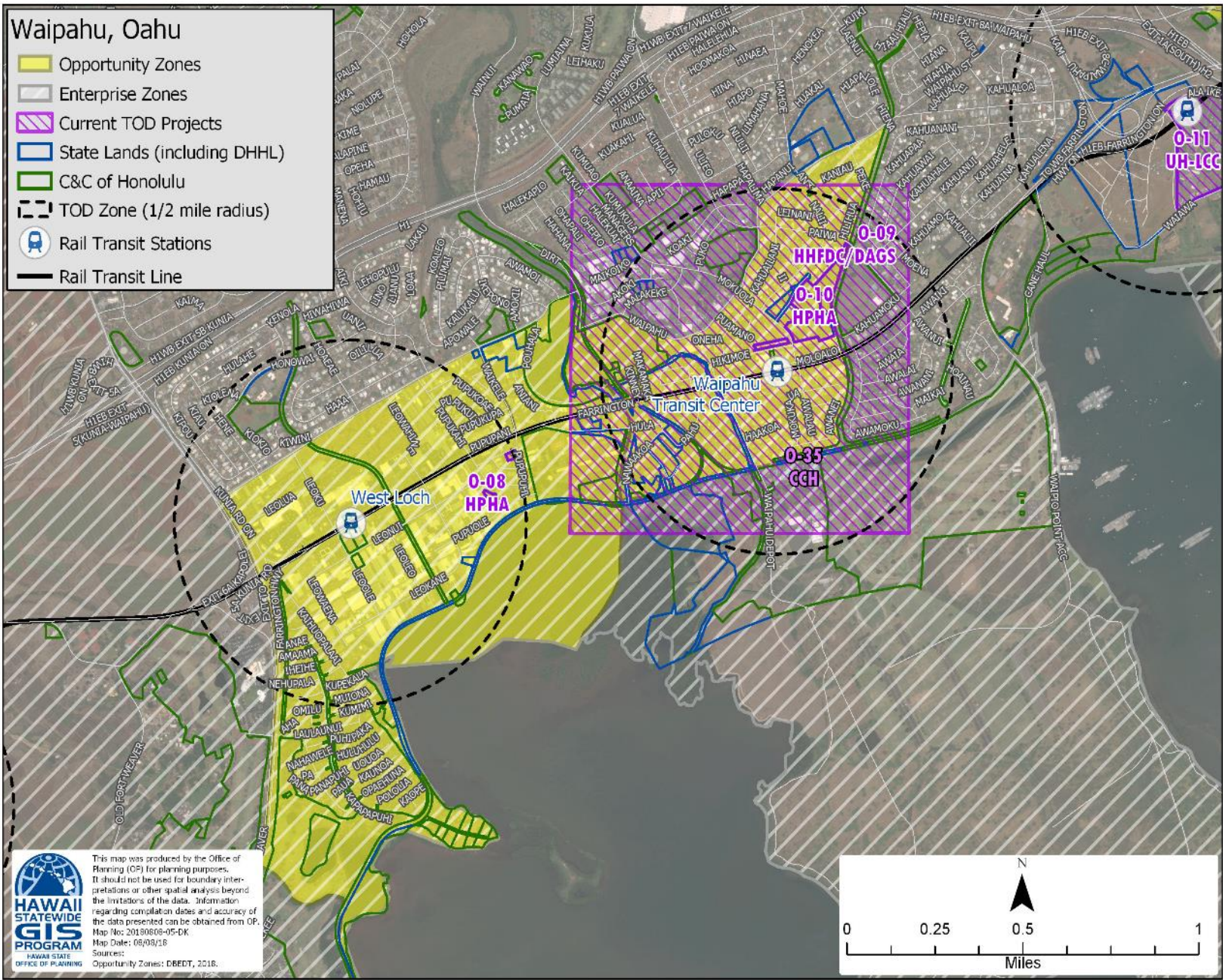
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 Map No: 20180308-05-01K  
 Map Date: 08/06/18  
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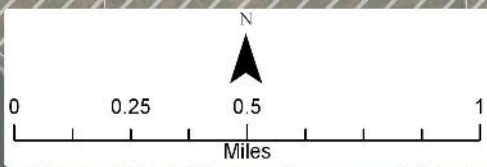


# Waipahu, Oahu

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- C&C of Honolulu
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- Rail Transit Stations
- Rail Transit Line



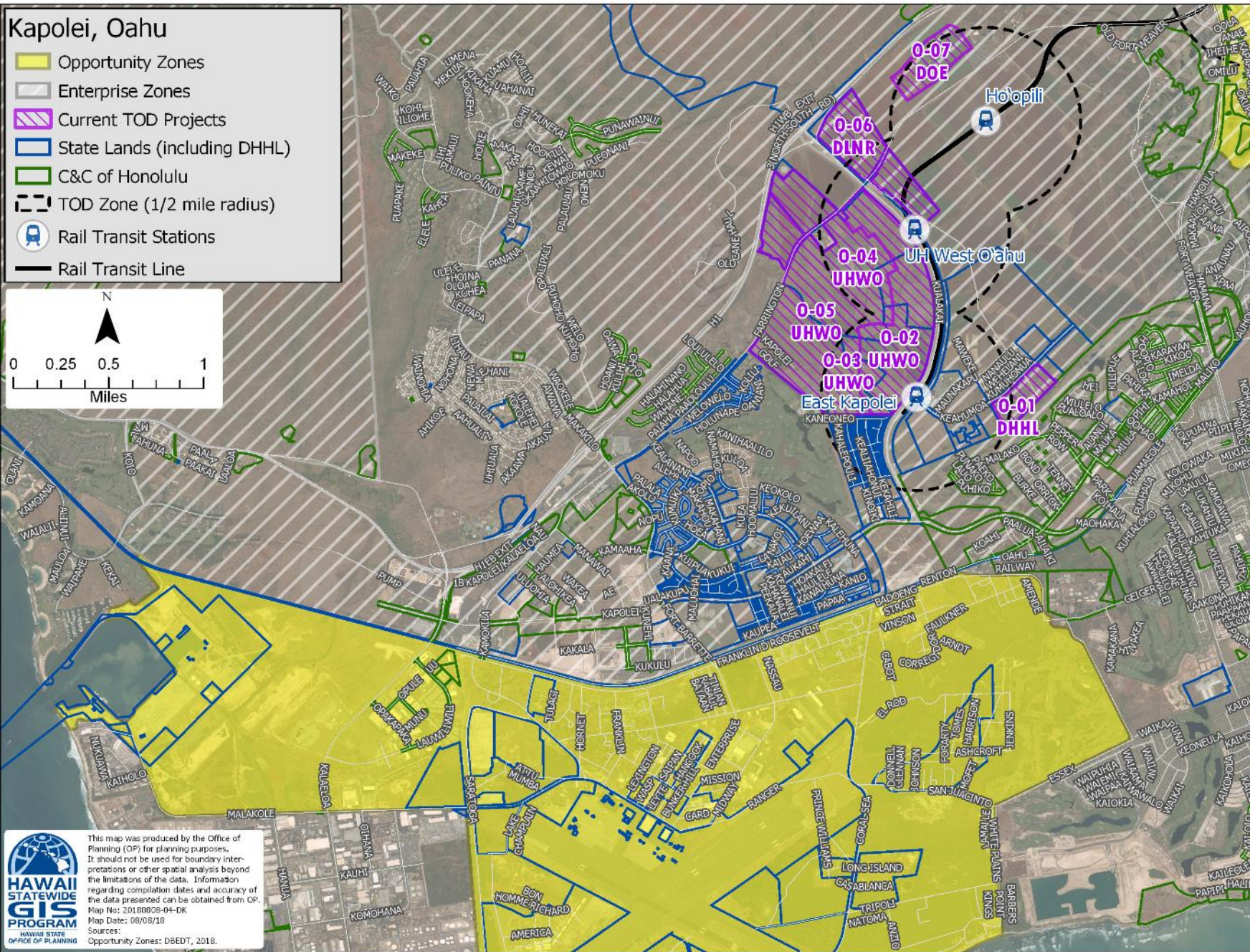
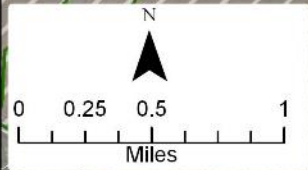
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 Map No: 20190606-05-DK  
 Map Date: 05/03/18  
 Source: Opportunity Zones: DBEDT, 2018.





# Kapolei, Oahu

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- C&C of Honolulu
- TOD Zone (1/2 mile radius)
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# MAHALO

Mark J. Ritchie  
Branch Chief, Business Support Branch  
Business Development and Support Division  
Dept. of Business, Economic Development & Tourism  
Phone: 808-587-2785  
Email: [mark.j.ritchie@hawaii.gov](mailto:mark.j.ritchie@hawaii.gov)  
<http://invest.hawaii.gov>