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ARCTARIS IMPACT INVESTORS 2

Quick Primer on Arctaris + My Background

Current:

Managing Director,
 Arctaris Impact Investors

Previous:

- State of Utah Opportunity
 Zone Task Force Director;
- Executive Director
 Sorenson Impact Institute
 - Recipients of grants from EDA, White House Office of Social Innovation for OZ work and "Pay-forsuccess" development funding

Arctaris Investment and Impact Approach Real Estate Arctaris Impact Real Estate invests in community-centric real estate such as affordable housing, mixed-use developments, and anchor commercial properties. Our real estate investments prioritize community affordability, supplier diversity, and economic growth. wage jobs **Broadband** Infrastructure Operating Arctaris invests in critical **Companies** community infrastruc-Arctaris invests in spend ture such as broadband growth-stage operating fiber and renewable companies that are energy infrastructure. Renewable looking to hire or retain energy Arctaris prioritizes affordlocal living wage jobs. ability and local combuilding Arctaris also seeks munity needs (e.g., fiber opportunities businesses owned by connectivity to mobile under-represented home communities). **Economic Revitalization** of Underserved Communities

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Opportunity Zone Investment Examples

Emphasizing community impact, local collaboration, and blended capital models

1411 Flower Street: Los Angeles, CA Affordable Housing



Impact: Affordable housing supporting formerly homeless individuals Local Partners: LAHSA, United Way, Housing Diversity Corp.

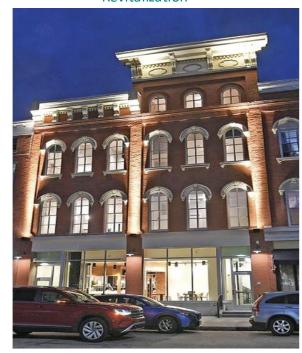
Circuit Avenue: Detroit, MI **Single**Family Homes



Impact: Affordable housing with a path to home ownership

Local Partners: Circuit Avenue

Erie Flagship: Erie, PA Downtown
Revitalization



Impact: Revitalizing downtown, job creation, affordable/market housing Local Partners: EDDC, Erie CF, Erie Insurance

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Source: Economic Innovation Group



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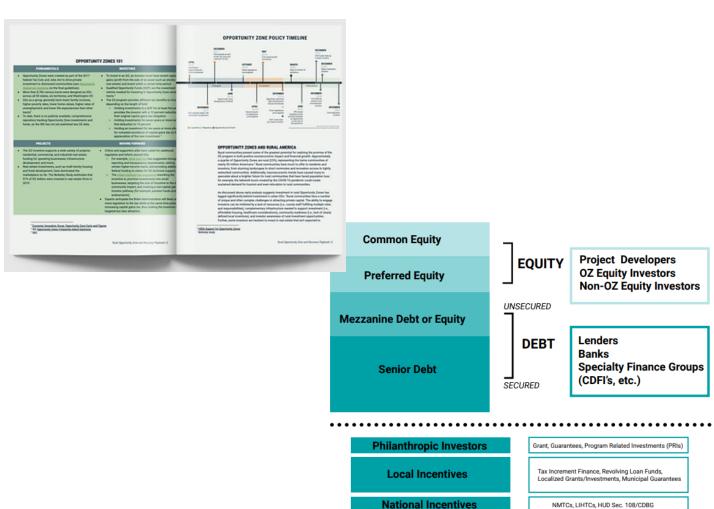
Example Tools For OZ Investments Locally

Opportunity Zone Recovery Playbook

- Published in 2022
- Partners included Sorenson Impact, Utah Governor's Office of Economic Opportunity, Department of Commerce (EDA), and the Utah Association of Counties.

Core Focus Area

- The playbook emphasized local leadership in driving OZ investment, including several key steps:
 - Plan for community outcomes and social impact,
 - Build your local team,
 - Understand investors,
 - Leverage incentives,
 - Create a community vision and "project menu,"
 - Connect with investors.



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NMTCs, LIHTCs, HUD Sec. 108/CDBG