OZ 2.0 CONSULTANT TOOLKIT

Helping communities move from designation to measurable impact

A practical starter kit for economic development consultants partnering on Opportunity Zones 2.0. This toolkit is general information, not legal, tax or investment advice.

1. Why OZ 2.0 matters to consultants

OZ 2.0 is not just a tax incentive. It is an economic development strategy that depends on collaboration between communities, consultants, developers and capital providers. Consultants with trusted municipal and EDO relationships are positioned to help communities prepare before capital arrives.

2. The collaboration journey

Stage	What communities need	Where consultants help
Designation	Clarity on eligible tracts and goals	Strategy, stakeholder alignment
Investment readiness	Shovel-ready sites and a project pipeline	Site selection, feasibility, planning
Capital attraction	Credible, packaged opportunities	Prospectus, investor outreach, P3s
Project execution	Coordinated delivery	Infrastructure, permitting, partnerships
Community impact	Measurable outcomes	Metrics, reporting, retention

3. Investment readiness checklist

[ ] Community goals and priority sectors documented
[ ] Eligible OZ 2.0 tracts mapped against available sites
[ ] Site inventory with ownership, zoning, utilities and access
[ ] Local champions identified (municipal, EDO, anchor institutions)
[ ] Pipeline of 2-5 projects with rough budgets and timelines
[ ] Public incentives and infrastructure commitments listed
[ ] Workforce and business retention data assembled
[ ] One-page opportunity summary ready for investors
[ ] Impact metrics agreed (jobs, investment, local ownership)

4. Questions to ask a community

• What would success look like in five years?
• Which sites are closest to ready, and what is blocking them?
• Who are the trusted local partners investors should meet?
• What public commitments can the community make?

5. Ways to partner with us

• Client referrals to Ascension OZ Advisors
• Receiving OZ 2.0 project referrals
• Joint municipal and EDO engagements
• Investment readiness services
• Co-presenting and education

Next step: share your expertise at **ozconnecthub.com/partners**, or email Michael O'Mara at mike@ascensionoz.com. Let's build relationships before the opportunities arrive.