UPDATED: JULY 2026

WYOMING OPPORTUNITY ZONES: COMMUNITY RESOURCE GUIDE

WHAT OPPORTUNITY ZONES ARE

Opportunity Zones are a **federal tax incentive** designed to encourage long-term private investment in designated census tracts. Investors may be able to receive federal tax benefits by investing eligible capital gains through a **Qualified Opportunity Fund (QOF)** in a qualifying project or business.

WHAT OPPORTUNITY ZONES ARE NOT

- Not a grant program
- Not automatic money for a community
- Not a substitute for project readiness
- Not a guarantee that investors will come

A tract designation can help, but it does not replace the work it takes to make a real deal happen.

WHY THIS MATTERS FOR WYOMING

Opportunity Zones 2.0 creates a meaningful opportunity for rural Wyoming. The updated program places greater emphasis on rural communities through enhanced incentives, longer-term investment horizons, and stronger reporting requirements. That makes the program especially relevant for many Wyoming communities, but it also means communities should focus on the places where there is real project potential.

WHAT COMMUNITIES SHOULD BE READY TO DISCUSS

When speaking with a developer, investor, or project partner, be ready to explain:

WYOMING

1. The exact tract and site

- Which census tract are you talking about?
- Is there a specific parcel, building, corridor, or redevelopment area?

2. The actual project

- What is the project idea?
- Is it housing, business expansion, mixed-use redevelopment, industrial space, hospitality, or another use?
- Who is the project sponsor?

3. Why this project could work here

- What is the local market story?
- What business need, housing need, or redevelopment opportunity does it address?
- Why does this site make sense?

4. What other tools could support the deal

Strong projects often require more than one source of support, including:

- local infrastructure investment
- public-private partnerships
- housing or community development tools
- USDA and other federal financing
- conventional lending and private equity

5. How ready the community is

Investors and developers will want to know:

- whether the site is controlled
- whether utilities and infrastructure are in place
- whether zoning and permitting are workable
- whether local leadership is supportive
- whether the project has local partners

SIMPLE TALKING POINTS FOR COMMUNITIES

- “Opportunity Zones are one possible tool, not the whole strategy.”
- “This is a federal tax incentive, not free money.”
- “We are focused on real projects with real partners.”

- “Our community is working on the fundamentals that make deals possible, including sites, infrastructure, partnerships, and financing.”
- “Whether or not a tract receives OZ status, strong communities still move projects by being prepared.”

HELPFUL QUESTIONS TO ASK POTENTIAL INVESTORS OR DEVELOPERS

- What type of project are you looking for?
- What size investment are you typically seeking?
- What conditions would make this project investable?
- What other financing layers would you expect to see?
- What timeline would you need for site control, permitting, and construction?
- Would OZ status materially change the project, or would it simply strengthen a deal that already works?

WHAT’S NEXT

Wyoming is currently gathering feedback from communities and partners to help inform the Governor’s recommendations for Opportunity Zones 2.0.

Current timeline

- **Now through late summer:** Community outreach and feedback
- **Late September (or October, if extended):** Governor Gordon submits Wyoming’s recommended Opportunity Zone map to the U.S. Department of the Treasury
- **January 1, 2027:** Opportunity Zones 2.0 designations take effect and remain in place for the next 10 years

HOW COMMUNITIES CAN HELP

If your community has projects, development opportunities, or investment-ready sites that could benefit from Opportunity Zone designation, now is the time to share them.

The most helpful information includes:

- specific projects or redevelopment opportunities
- investment-ready sites
- developer or investor interest
- why Opportunity Zone designation could strengthen the project’s competitiveness

Input from communities will help inform Wyoming's recommendations to the U.S. Treasury.

WYOMING-SPECIFIC HELP

For Wyoming communities, the Wyoming Business Council can help connect local leaders with information, project development support, and the right regional contact. Communities are also encouraged to visit the Wyoming Business Council Opportunity Zones webpage for additional resources, including HUD guidance, federal reference materials, maps, and the webinar recording.

Opportunity Zones contact

Connor Christensen
Economic Policy & Research Advisor, Wyoming Business Council
307-287-4709
connor.christensen@wyo.gov

Regional directors

Northeast
Campbell, Crook, Johnson, Sheridan, Weston
Brandi Harlow
307-689-1320
brandi.harlow@wyo.gov

Northwest
Big Horn, Hot Springs, Park, Washakie
Kristin Fong
307-271-2619
kristin.fong@wyo.gov

West Central
Fremont, Sublette, Teton
Patrick Edwards
307-488-8569
patrick.edwards@wyo.gov

Southwest
Lincoln, Sweetwater, Uinta
Chloe Valentine
307-631-7185
chloe.valentine@wyo.gov

WYOMING

East Central
Converse, Natrona, Niobrara, Platte
Drew Dietrich
307-631-3517
drew.dietrich@wyo.gov

Southeast
Albany, Carbon, Goshen, Laramie
Regional Director position currently hiring

FINAL TAKEAWAY

Opportunity Zones can be helpful in the right project, but the strongest communities are usually the ones that prepare sites, solve infrastructure challenges, build partnerships, stack financing, and stay engaged through the full process.