



**U.S. Citizenship  
and Immigration  
Services**

Date: **SEP 23 2011**

Edward Chen  
c/o Home Paradise Investment Center, LLC  
7000 E. Slauson Avenue  
Commerce, CA 90040

Application: Request for Designation as a Regional Center  
Applicant(s): Edward Chen

Re: Home Paradise Regional Center  
RCW1031910071/(Formerly W09002630)

Pursuant to Section 610 of the Appropriations Act of 1993, on October 6, 2010, Edward Chen submitted a proposal seeking approval and designation by U.S. Citizenship and Immigration Services (USCIS) of the Home Paradise Regional Center.

USCIS hereby designates Home Paradise Regional Center as a Regional Center within the Immigrant Investor Pilot Program and approves the request as described below:

**GEOGRAPHIC AREA:**

The Home Paradise Regional Center shall have a geographic scope to include the counties of Kern, Los Angeles, Orange, San Bernardino, Riverside, San Diego and Imperial in the State of California.

**FOCUS OF INVESTMENT ACTIVITY:**

As depicted in the economic model, the general proposal, business plan and associated economic analysis, the Regional Center will engage in the following economic activities: the development, operation and management of investment projects in the Regional Center area.

The Regional Center shall focus on offering EB-5 compliant capital investment opportunities into new commercial enterprises or a mix of commercial enterprises in the following target industry economic categories:

1. NAICS 444 Building Materials and Garden Equipment and Supplies Dealers
2. NAICS 445 Food and Beverage Stores

3. NAICS 44611 Pharmacies and Drug Stores
4. NAICS 448 Clothing and Clothing Accessories Stores
5. NAICS 451 Sporting Goods Stores
6. NAICS 453 Miscellaneous Store Retailers
7. NAICS 7211 Traveler Accommodation
8. NAICS 7221 Full-Service Restaurants
9. NAICS 7222 Limited-Service Eating Places
10. NAICS 54141 Interior Design Services

Note: If any investment opportunities arise that are beyond the scope of the approved industry categories, then an I-924 amendment application would be required to add that category.

Aliens seeking immigrant visas through the Immigrant Investor Pilot Program may file individual petitions with USCIS for capital investments in new commercial enterprises located within and affiliated with the approved Regional Center area.

For any alien requesting the reduced threshold of \$500,000 based upon an investment in a Targeted Employment Area, the alien must establish at the time of filing of the I-526 petition that either the investment will be made in a TEA designated area or was in a TEA designated area at the time of the alien's initial investment into the enterprise.

#### **EMPLOYMENT CREATION**

Immigrant investors who file petitions for capital investments in new commercial enterprises located within and affiliated with the Regional-Center area must fulfill all of the requirements set forth in INA 203(b)(5), 8 CFR 204.6, and 8 CFR 216.6, except that the petition need not show that the new commercial enterprises created ten new jobs directly as a result of the immigrant investor's investment. The determination whether the alien investor has met the job creation requirements will be established by a review of the required initial evidence at 8 CFR 204.6(j) and 8 CFR 216.6(a)(4) for the Form I-526 and Form I-829 petitions, respectively. The capital investment and job creation activities outlined in the individual petitions must fall within the bounds of the final economic analysis that is contained as part of the approved Regional Center proposal and its indirect job creation model and multipliers contained within the final approved Regional Center application package. The immigrant investor must show at the time of removal of conditions that they performed the activities described in the Form I-526 petition, and the activities must be based on the approved regional center methodology for demonstrating job creation. The approved econometric model is IMPLAN.

In addition, where job creation is claimed based on multipliers rooted in revenue generated by businesses occupying space and estimated project costs expenditures, the immigrant investor's individual I-526 petition affiliated with your Regional Center, should include as supporting evidence:

- A comprehensive detailed business plan with supporting financial, marketing and related data and analysis providing a reasonable basis for projecting creation of indirect and/or induced jobs to be achieved/realized within two years pursuant to 8 CFR 204.6(j)(4)(B) and reasonable methodologies pursuant to 8 CFR 204.6(m)(7)(ii).

An alien investor's I-829 petition to remove the conditions which was based on an I-526 petition approval that involved the creation of new indirect jobs based on multipliers tied to job creation inputs such as revenue

generated by businesses occupying space and estimated project expenditures costs, needs to be supported by evidence showing the space is occupied by such businesses and that the funds were expended in the job-creating activity. Such evidence may include reasonable methodologies like multiplier tables, feasibility studies, and other economically or statistically valid forecasting devices which indicate the likelihood that the alien's investment has resulted in increased employment.

**Additional Guidelines for individual Immigrant Investors Visa Petition (I-526)**

Each individual petition, in order to demonstrate that it is associated with the Regional Center, in conjunction with addressing all the requirements for an individual immigrant investor petition, shall also contain as supporting evidence relating to this Regional Center designation, the following:

1. A copy of this letter, the Regional Center approval and designation.
2. A copy of the USCIS approved Regional Center narrative proposal and business plan.
3. A copy of the job creation methodology required in 8 CFR 204.6(j)(4)(iii), as contained in the final Regional Center economic analysis which has been approved by USCIS, which reflects that investment by an individual immigrant investor will create not fewer than ten (10) full-time employment positions, either directly or indirectly, per immigrant investor.
4. A legally executed copy of the USCIS approved documents:
  - a. Confidential Private Offering Memorandum      Sample submitted October 6, 2010
  - b. Subscription Agreement                              Sample submitted October 6, 2010
  - c. Escrow Agreement                                      Sample submitted October 6, 2010
  - d. Limited Partnership Agreement                      Sample submitted October 6, 2010

Note: Each petition must also include any other evidence that is relevant to a proposed investment project, such as, licenses and permits, building contracts, construction costs, building projections and timelines, operating agreements, advisory opinions, etc.

**DESIGNEE'S RESPONSIBILITIES INHERENT IN CONDUCT OF THE REGIONAL CENTER:**

The law, as reflected in the regulations at 8 CFR 204.6(m)(6), requires that an approved Regional Center in order to maintain the validity of its approval and designation must continue to meet the statutory requirements of the Immigrant Investor Pilot Program by serving the purpose of promoting economic growth, including increased export sales (where applicable), improved regional productivity, job creation, and increased domestic capital investment. Therefore, in order for USCIS to determine whether your Regional Center is in compliance with the above cited regulation, and in order to continue to operate as a USCIS approved and designated Regional Center, your administration, oversight, and management of your Regional Center shall be such as to monitor all investment activities under the sponsorship of your Regional Center and to maintain records, data and information in order to provide the information required on the Form I-924A supplement. Form I-924A, Supplement to Form I-924 is available in the "Forms" section on the USCIS website at [www.uscis.gov](http://www.uscis.gov).

Effective November 23, 2010, the failure to timely file a Form I-924A Supplement for each fiscal years in which the regional center has been designated for participation in the Immigrant Investor Pilot Program will

result in the issuance of an intent to terminate the participation of the regional center in the Pilot Program, which may ultimately result in the termination of the approval and designation of the regional center.

Note: The requirement for the filing of Form I-924A Supplement commences in fiscal year 2011. Each regional center that remains designated for participation in the pilot program as of September 30, 2011 must submit the Form I-924A Supplement with the required supporting documentation on or before December 29, 2011.

If you have any questions concerning the Regional Center approval and designation under the Immigrant Investor Pilot Program, please contact the USCIS by Email at [USCIS.ImmigrantInvestorProgram@dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@dhs.gov).

Sincerely,



Rosemary Langley Melville  
Director  
California Service Center

cc: Linda Lau, Esq.