

- ✓ EB-5 project documentation
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- ✓ New regional center creation
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- ✓ TEA and job creation reports

March 24, 2022

Targeted Employment Area Qualification Report - ACS Methodology

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The address, 9909 Valley Blvd, El Monte, CA 91731, USA (the “**Project Site**”), is located in Census Tract 4328.02 within Los Angeles County, CA. The Project Site qualifies as a high unemployment targeted employment area (“TEA”)¹ based on the latest American Community Survey (“ACS”) five-year data census-tract calculation methodology.² ACS five-year data is updated each December. The latest data set (2015–2019) was released in December 2020 and sets the national unemployment rate at 5.32%.³ The corresponding unemployment rate threshold for TEA qualification using ACS data by census tract is therefore 7.98%⁴ or higher (at least 150% of 5.32%).

EB5AN has examined census-tract unemployment data to determine whether the Project Site is located within a geographic or political subdivision that meets the “high unemployment area” TEA definition given in § 8 CFR 204.6(e) and (j)(6) and consistent with federal rule 84 FR 35750.⁵ Census-tract combinations (if any) have been made in accordance with current guidance and regulations from the U.S. Citizenship and Immigration Service (“**USCIS**”). A map detailing the census tracts included in this TEA is included as **Exhibit 1**.

EB5AN has determined that based on ACS census-tract unemployment data and calculations shown in **Exhibit 2**, the area in **Exhibit 1** qualifies as a TEA with an unemployment rate of 14.58%, which is greater than the required rate of 7.98%.

¹ As defined by the new regulations set out by the EB-5 Immigrant Investor Program Modernization; <https://www.regulations.gov/document?D=USCIS-2016-0006-0296>

² Acceptable data sources for calculating unemployment include U.S. Census Bureau data (including ACS data) and Bureau of Labor Statistics data (including data from Local Area Unemployment Statistics). USCIS Policy Manual Volume 6 – Immigrants, Part G – Investors, Chapter 2 – Eligibility Requirements; Section A(5) Targeted Employment Area, accessed at: <https://www.uscis.gov/policy-manual/volume-6-part-g-chapter-2>

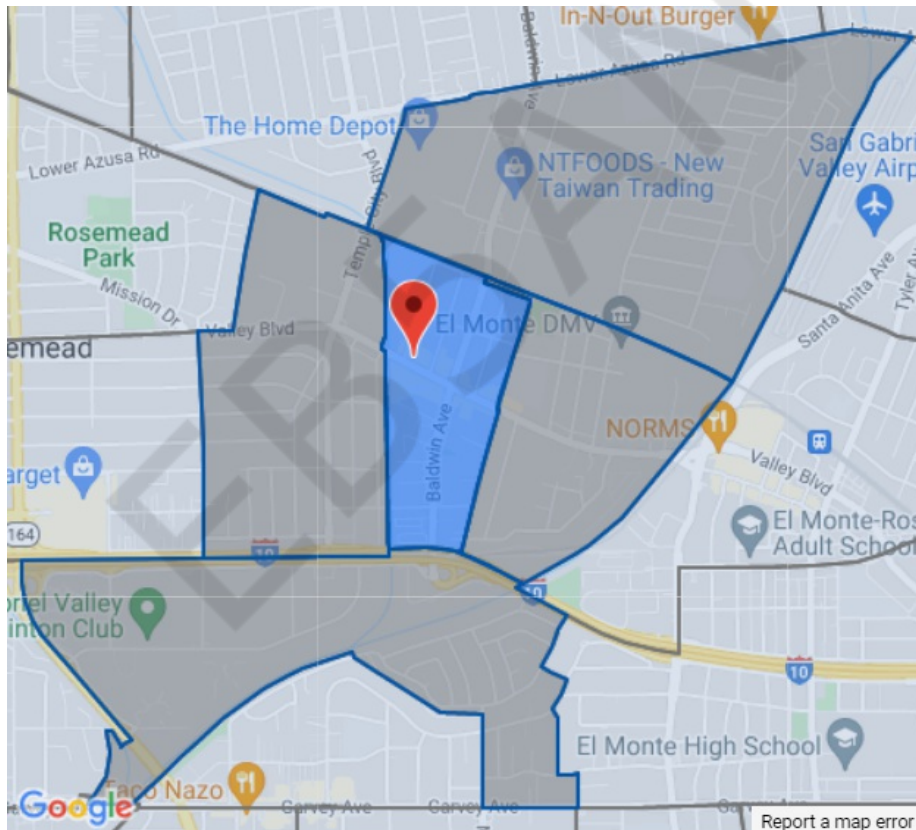
³ Changes in unemployment rates due to the impacts of COVID-19 will not be reflected in ACS data until December 2021.

⁴ <https://data.census.gov/cedsci/>. U.S. Civilian Labor Force = 163,555,585 of which 8,713,400 are unemployed for 5.32% unemployment rate. 150% of the U.S. unemployment rate is 7.98%.

⁵ EB5AN has provided this Analysis and Qualification Report solely as a preliminary analysis of the Project Site’s potential qualification as a TEA. EB5AN provides no guarantee of (i) how USCIS will interpret the designation requirements of a TEA, (ii) the selection of information used to determine such designation, and (iii) that USCIS will designate the area in question as a TEA. EB5AN is not aware of planned changes to USCIS’s interpretations of EB-5 Program regulations; however, no guarantee is provided that regulations will not change. Additionally, all unemployment data is subject to revision or change, new methodology standards may be adopted, adverse interpretations of the TEA designation requirements by USCIS may be put into place, and new legislation could be enacted by Congress that may affect the viability of this analysis. **This is an automatically generated report; EB5AN strongly advises that all EB-5 related documentation be reviewed by an immigration expert prior to inclusion in any documentation package, petition, or filing.**

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Exhibit 1
Census Tract Map



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Exhibit 2

ACS 5-Year Unemployment Data by Census Tract

	Tract Name	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
Project's Tract:	Census Tract 4328.02	2,552	2,180	372	14.58%
Single Tract Area		2,552	2,180	372	14.58%
			Qualification Threshold		7.98%

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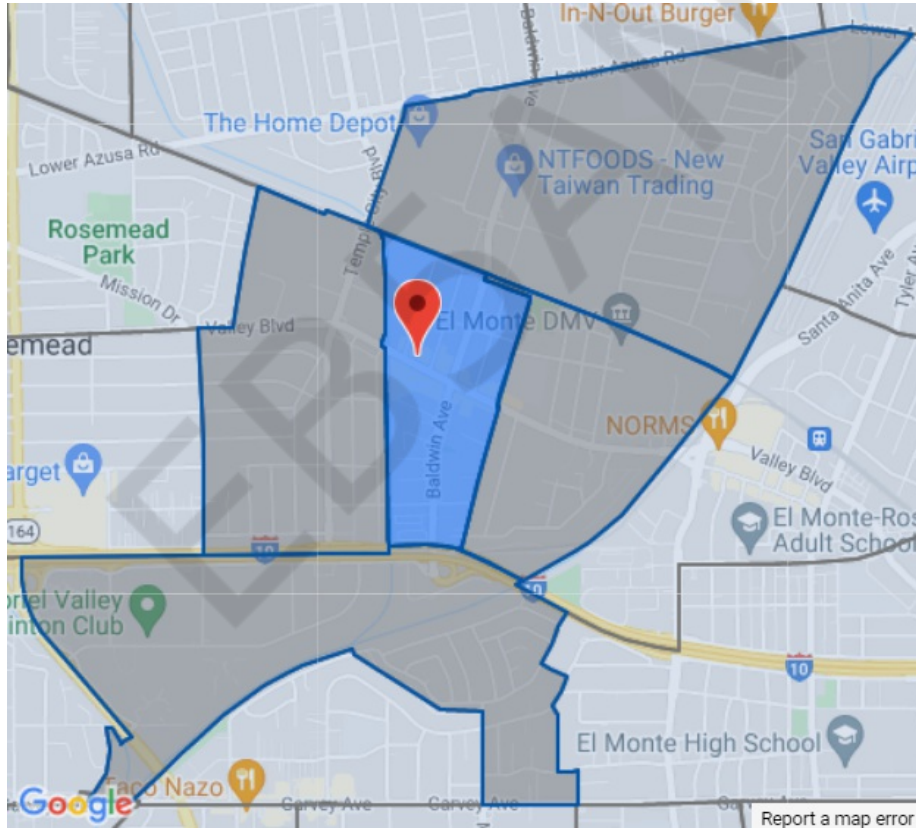
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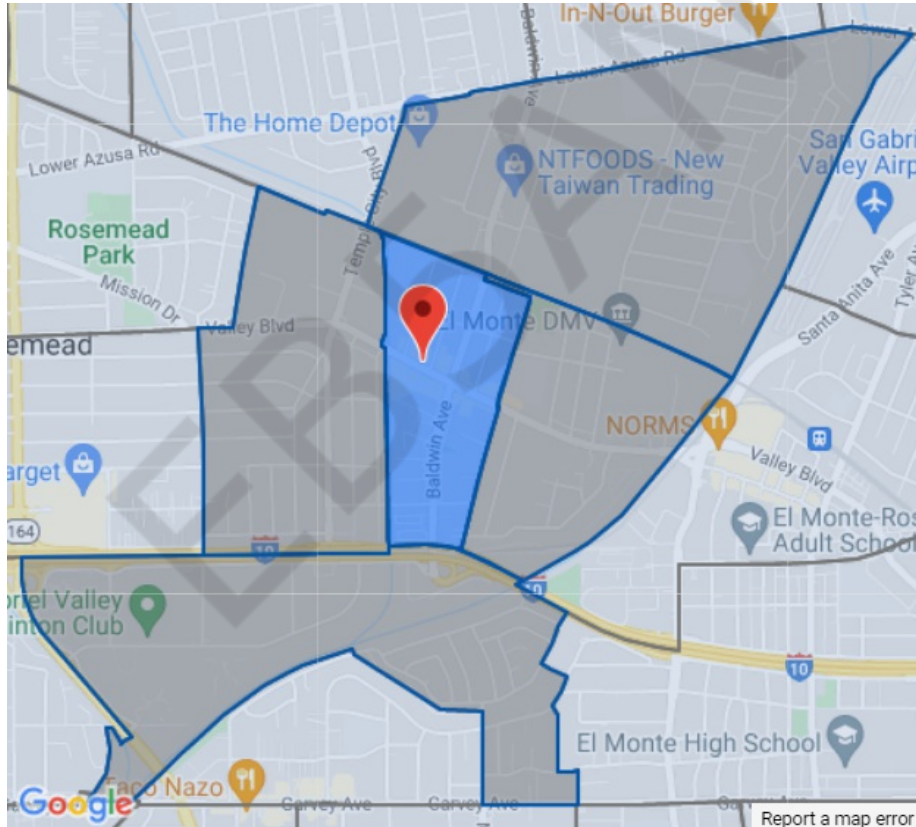
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