



U.S. Citizenship
and Immigration
Services

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Re: Global Century Development Group I, LP (Global Century)

Pursuant to Section 610 of the Appropriations Act of 1993, the Global Century Development Group I, LP (Global Century) application for designation by U.S. Citizenship and Immigration Services for designation as a Regional Center to participate in the Immigrant Investor Pilot Program is approved. This approval and designation is for a Global Century Regional Center (GCRC) for the contiguous geographic area of Houston's Chinatown encompassing the Tax Increment Reinvestment Zone #15 (TIRZ), a 60-block area bounded by Preston Street on the North, Dowling Street on the East, St. Joseph parkway on the South, and Chartres Street on the West.

The new commercial enterprise investment focus of the GCRC will concentrate on financing and developing commercial and mixed-use real estate within the GCRC geographic area in the following five (5) target industries:

1. Hotel and Hospitality
2. Retail
3. Mixed Use Residential
4. Commercial Office
5. Restaurant/Entertainment

As such, aliens seeking immigrant visas through the Immigrant Investor Pilot Program may file individual petitions with USCIS for investments into financing projects and developing commercial enterprises in the above cited five (5) target industries located within the GCRC boundaries comprised of the contiguous geographic area of Houston's Chinatown encompassing the Tax Increment Reinvestment Zone #15 (TIRZ), a 60-block area bounded by Preston Street on the

North, Dowling Street on the East, St. Joseph parkway on the South, and Chartres Street on the West.

The geographic focus of this area is comprised of an urban area which has been designated as a Targeted Employment Area (TEA) by the State of Texas and the City of Houston as defined in 8 CFR 204.6(e). Therefore, the minimum capital investment threshold for any individual immigrant investment into a new commercial enterprise through the GCRC shall be not less than \$500,000.

Alien entrepreneurs who file petitions for commercial enterprises located in the Global Century Regional Center area must fulfill all of the requirements set forth in 8 CFR 204.6, except that the petition need not show that the new commercial enterprises created ten new jobs indirectly as a result of the alien entrepreneur's investment. This determination has been established by way of the USCIS' acceptance of the economic analysis which is contained as part of the USCIS-approved PDCED Regional Center's approved proposal and its indirect job creation analysis and multipliers within the approved Global Century application package.

However, where creation of indirect jobs is based on a multiplier rooted in or based on underlying new "direct jobs" (or preservation of existing direct jobs in a troubled business) are claimed in support of an immigrant investor's individual I-526 petition affiliated with the GCRD, then to be credited with projected preservation or creation of any new "direct" jobs for "qualifying employees" the petition must be supported by:

- Probative evidence of the number of full time (35 hours per week) qualified employees for the 1 to 2 years prior to filing the petition whose positions shall be preserved/maintained throughout the alien's period of conditional residency. Such evidence should include copies of quarterly state employment tax reports, Forms W-2, Forms I-9, and any other pertinent employment records sufficient to demonstrate the number of "direct" qualifying pre-existing full time jobs in the specified troubled business have been preserved/maintained, and any other pertinent employment records sufficient to demonstrate the number of employees before the investment.
- To be credited with projected creation of new "direct" jobs for "qualifying employees" upon filing the I-526 petition, then the petition must be supported by a comprehensive detailed business plan and supporting financial, marketing and related data and analysis providing a reasonable basis for projecting creation of the new direct jobs.

Each individual petition, in order to demonstrate that it is associated with the GCRC, in conjunction with addressing all the requirements for an individual alien entrepreneur petition, shall also contain as supporting evidence relating to this regional center designation, the following:

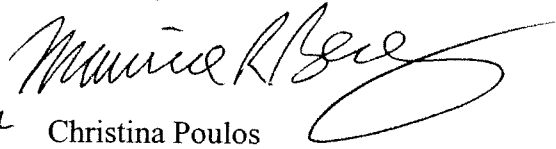
1. A copy of this letter of approval and designation.
2. A copy of the approved regional center narrative proposal and business plan.

3. A copy of the job creation methodology required in 8 CFR 204.6(j)(4)(iii), as contained in the regional center's economic analysis which has been approved by USCIS, which reflects that investment by an individual alien investor of at least \$500,000 into a commercial enterprise in a targeted industry within the geographic area of the GCRC will preserve and/or create full-time employment positions, either directly or indirectly, for not fewer than ten qualified employees.
4. A legally executed copy of:
 - a. the Limited Partnership Agreement
 - b. the Escrow Agreement and instructions

The approval and designation by USCIS of the GCRC does not reflect any determination on the merits of individual petitions filed by alien entrepreneurs under the Immigrant Investor Pilot Program. All petitions for alien entrepreneurs who invest within the regional center will be adjudicated by the USCIS on a case-by-case basis and each petition must be fully documented. The individual petitions must be submitted to the USCIS Texas Service Center.

If you have any questions concerning the Global Century Regional Center approval and designation under the Immigrant Investor Pilot Program, please contact please contact the USCIS Foreign Trader, Investor and Regional Center Program.

Sincerely,

for 
Christina Poulos
Acting Chief
Service Center Operations