

Elisabeth,

Attached is an updated listing of support letters provided by the City for EB-5 related projects. There have been two requests for support letters for the Silvery Towers project.

Also attached is a list of California counties, cities and MSAs that meet the higher unemployment rate (this year 6.5 percent or higher) to qualify for the federal Immigrant Investor Program. A project located within a qualified city, county, MSA or a rural area does not require a letter such as provided by the City. There are few EB-5 related projects in these areas, however. A high percentage of EB-5 projects are in higher growth, and lower unemployment rate urban areas. The Regional Center seeking to qualify a project can use other census tracts to qualify the project for the lower level of \$500,000 of investment. That is permitted under the guidelines for the federal program. Only Congress can make adjustments to the program.

Please let me know if you have any questions.

Joe

Immigrant Investor Program - EB-5

Established by Congress in 1990, the Immigrant Investor Program, or EB-5, is a catalyst to attract foreign investment in the U.S. and foster economic development. Under this federal program, non U.S. citizens are eligible to apply for a green card if they make an investment of at least \$1 million in a new commercial enterprise in the U.S. or \$500,000 in a new commercial enterprise within a qualified rural area of the nation or a targeted employment area that has an unemployment rate of at least 150 percent of the national average. The project is not required to be in census tract that has 150 percent of the national unemployment rate – nearby and contiguous census tracts can qualify a project. The investor must demonstrate to U.S. Citizenship and Immigration Services that their investment will benefit the U.S. economy and create fulltime employment in the U.S. for a minimum of 10 qualified U.S. workers or maintain that same number of existing employees in a troubled business enterprise. The investor must provide the federal government documentation that the investment funds were obtained through lawful means. The green card is for the investor, their spouse and their children age 21 or younger.

The program is administered by U.S. Citizenship and Immigration Services, which is part of the Department of Homeland Security. States provide targeted employment area certifications to project developers and regional centers for qualified projects. The regional center or project developer (the entity seeking the funding from the foreign investor) is required to provide a support letter from the local economic development corporation or county or city in which the project is to be located. This letter to the State of California is not an endorsement of the project but a confirmation that the census tracts being claimed for the project meet the current qualifications of the federal Immigrant Investor Program. For the period of May 1, 2018 to April 30, 2019, the targeted employment area must have an unemployment rate of 6.5 percent or higher based on the 2017 annual average federal unemployment rate.

Below is a list of development projects in San Jose in recent years where the project developers or a regional center have sought to fund the project in part through the federal Immigrant Investor Program. The information includes the date the support letter was sent by the City of San Jose to the State of California, the name of the entity requesting the letter, the project name and location, and the number of census tracts to qualify the project and the unemployment rate for the census tracts being claimed to qualify the project.

San Jose Project List for Immigrant Investor Program 2013 to Present

July 10, 2018

Synergy California Green Hospitality Regional Center

188 West St. James Fund (formerly known as Silvery Towers)

9 Census Tracts – 6.46 percent

May 24, 2018
Berkeley Regional Center Fund LLC
The Graduate
12 Census Tracts – 7.23 percent

May 15, 2018
Diridon Hospitality LLC
Courtyard and Residence Inn Hotel
11 Census Tracts – 7 percent

May 15, 2018
615 Stockton Investments LLC
615 Stockton Investments LLC
12 Census Tracts – 7.12 percent

June 12, 2017
Monterey Investment Management
Midpoint Project
4 Census Tracts – 8.3 percent

June 8, 2017
Economic & Policy Resources
The Graduate
12 Census Tracts – 7.63 percent

April 20, 2017
Synergy California Green Hospitality Regional Center
Silvery Towers Project – Julian Street, St. John Street
11 Census Tracts – 8.03 Percent

January 30, 2017
Economic & Policy Resources
The Graduate Project – 300 S. Second Street
12 Census Tracts – 8.2 Percent

January 23, 2017
Impact DataSource
Elite Sports Bar Group LLC – 131 Curtner Avenue
2 Census Tracts – 8.3 Percent

October 31, 2016
Monterey Investment Management
Mid-Point Project
4500, 4550 North First Street, 65, 95 Nortech Parkway
3, 4 Census Tracts – 9.27 Percent

October 7, 2016
Berkeley Regional Center Fund LC
Parkview Towers – 250 N. First Street
12 Census Tracts – 7.95 Percent

July 20, 2016
Northeast Economic Analysis Group
Horizon Real Properties Holding LLC – 505-525 E. Santa Clara Street
8 Census Tracts – 8.27 Percent

July 18, 2016
CMB Regional Centers of Rock Island, Illinois
Berryessa Residences – East Brokaw and Old Oakland Road
12 Census Tracts – 7.93 Percent

May 27, 2016
CMR Investments
SparQ – 598 S. First Street
10 Census Tracts – 8.13 Percent

August 14, 2015
Northeast Economic Analysis Group
Horizon Real Properties Holdings LLC
505-525 E. Santa Clara Street
9 Census Tracts – 9.35 Percent

August 4, 2015
Berkeley Regional Center
Parkview Towers – 250 N. First Street
10 Census Tracts – 9.36 Percent

April 27, 2015
Berkeley Regional Center Fund LLC
North San Pedro Tower Phase II
Devine Street and Julian Street
8 Census Tracts – 11.4 Percent

February 4, 2015
Berkeley Regional Center Fund LLC
The Ohlone Project – San Carlos and Sunol Street
10 Census Tracts – 11.1 Percent

February 2, 2015
CMB Regional Centers
Berryessa Residences – Brokaw Road and Old Oakland Road
6 Census Tracts – 11.5 Percent

May 22, 2014
AAA Regional Center
Coleman Highline Project
Coleman Avenue, Newhall Drive, Aviation Avenue
12 Census Tracts – 11.3 Percent

May 13, 2014
EB5 Capital
San Jose Marriott Skyport Hotel
10 Skyport Drive

April 1, 2014
Dennis Fong
Tropicana Shopping Center Expansion
1690 Story Road
5 Census Tracts – 16.9 Percent
EB-5 Support Letter to State Sent by Mayor Chuck Reed

August 8, 2013
Berkeley Regional Center Fund LLC
Century Center Towers & Parkview Towers
1731 & 1733 N. First Street
North First Street/North Second Street
4 Census Tracts – 14.1 Percent

May 21, 2013
CMB Export LLC
Berryessa Residences
Brokaw Road & Old Oakland Road
2 Census Tracts – 13.3 Percent

April 25 2013
Williams & Dane Development
San Jose Corporation Yard
696 N. Sixth Street
7 Census Tracts – 14.4 Percent

CALIFORNIA HIGH UNEMPLOYMENT AREAS
(Areas with unemployment rate equal or above 6.5%)

Source: California Employment Development Department, Labor Market Information Division,
 Local Area Unemployment Statistics
 Based on Calendar Year 2017 Annual Average Unemployment Rates

High Unemployment Metropolitan Statistical Areas (MSA) and Counties

MSA	Counties included in MSA	2017 Unemployment Rate
Bakersfield	Kern	9.2%
El Centro	Imperial	19.1%
Fresno	Fresno	8.5%
Hanford-Corcoran	Kings	8.9%
Madera	Madera	8.1%
Merced	Merced	9.3%
Modesto	Stanislaus	7.5%
Salinas	Monterey	7.2%
Stockton-Lodi	San Joaquin	7.0%
Visalia-Porterville	Tulare	10.4%
Yuba City	Sutter, Yuba	8.2%

Counties	2017 Unemployment Rate
Colusa	14.3%
Fresno	8.5%
Glenn	7.5%
Imperial	19.1%
Kern	9.2%
Kings	8.9%
Madera	8.1%
Merced	9.3%
Modoc	8.0%
Monterey	7.2%
Plumas	8.9%
San Joaquin	7.0%
Sierra	6.5%
Siskiyou	7.2%
Stanislaus	7.5%
Sutter	8.6%
Tulare	10.4%
Yuba	7.4%

High Unemployment Cities, Towns, and CDPs (Excluding areas in qualified counties)

County	High Unemployment Cities, Towns, and CDPs	2017 Rate
Butte	Berry Creek CDP	12.6%
	Biggs city	9.8%
	Butte Creek Canyon CDP	7.3%
	Butte Meadows CDP	16.7%
	Butte Valley CDP	9.6%
	Clipper Mills CDP	100.0%
	Concow CDP	10.0%
	Forbestown CDP	6.8%
	Gridley city	6.7%
	Magalia CDP	8.4%
	Palermo CDP	10.3%
	Richvale CDP	7.7%
	South Oroville CDP	7.3%
	Thermalito CDP	9.5%
	Yankee Hill CDP	7.2%
Contra Costa	Bay Point CDP	6.5%
	Bayview CDP (Contra Costa Cnty)	8.4%
	Castle Hill CDP	7.5%
	Mountain View CDP	8.8%
	North Gate CDP	7.2%
	Pacheco CDP	6.5%
	Tara Hills CDP	6.7%
El Dorado	Cold Springs CDP	17.0%
	Georgetown CDP	6.6%
	Grizzly Flats CDP	27.4%
Los Angeles	Compton city	7.5%
	East Los Angeles CDP	7.5%
	East Rancho Dominguez CDP	7.5%
	Green Valley CDP	8.3%
	Hasley Canyon CDP	9.6%
	Inglewood city	7.2%
	Irwindale city	6.9%
	Ladera Heights CDP	6.7%
	Lake Hughes CDP	11.2%
	Lake Los Angeles CDP	8.2%
	Littlerock CDP	11.9%
	Val Verde CDP	7.9%
	View Park-Windsor Hills CDP	6.5%
	West Athens CDP	8.1%
	Westmont CDP	8.0%
	Willowbrook CDP	8.7%
Marin	Marin City CDP	7.4%
Napa	Moskowitz Corner CDP	19.3%
	Oakville CDP	14.5%
	Rutherford CDP	7.5%
Placer	Alta CDP	8.5%
	Colfax city	8.9%
Riverside	Aguanga CDP	11.0%
	Anza CDP	10.0%
	Banning city	6.6%
	Cabazon CDP	13.4%
	Coachella city	8.2%
	Desert Edge CDP	13.4%
	East Hemet CDP	7.1%
	Good Hope CDP	7.6%
	Green Acres CDP	8.6%
	Hemet city	9.2%
	Highgrove CDP	8.2%
	Lakeland Village CDP	8.8%
	March ARB CDP	7.4%
	Mead Valley CDP	8.4%
	Mesa Verde CDP	25.8%
	North Shore CDP	10.3%
	Oasis CDP	11.0%
	Perris city	6.7%
	Ripley CDP	10.7%

County	High Unemployment Cities, Towns, and CDPs	2017 Rate
Riverside (cont.)	Sky Valley CDP	7.9%
	Valle Vista CDP	6.5%
	Vista Santa Rosa CDP	7.7%
	Whitewater CDP	11.5%
	Winchester CDP	9.1%
Sacramento	Courtland CDP	9.6%
	Florin CDP	7.5%
	Freeport CDP	19.8%
	Fruitridge Pocket CDP	10.9%
	Lemon Hill CDP	8.2%
	McClellan Park CDP	10.2%
	Walnut Grove CDP	15.1%
San Bernardino	Adelanto city	10.6%
	Barstow city	6.9%
	Homestead Valley CDP	7.4%
	Joshua Tree CDP	8.2%
	Lucerne Valley CDP	10.6%
	Mountain View Acres CDP	8.1%
	Muscoy CDP	10.7%
	Phelan CDP	6.9%
	Searles Valley CDP	10.6%
	Twentynine Palms city	8.3%
San Diego	Victorville city	7.1%
	Borrego Springs CDP	10.8%
	Bostonia CDP	7.8%
	Camp Pendleton North CDP	9.1%
	Campo CDP	13.2%
San Luis Obispo	El Cajon city	6.5%
	Callender CDP	17.4%
San Mateo	San Miguel CDP	8.7%
	Loma Mar CDP	7.7%
Santa Barbara	Casmalia CDP	7.8%
	Isla Vista CDP	9.7%
	Lompoc city	7.7%
	Los Alamos CDP	6.6%
	Mission Hills CDP	6.8%
	New Cuyama CDP	9.1%
Santa Cruz	Amesti CDP	7.9%
	Aptos Hills-Larkin Valley CDP	8.1%
	Boulder Creek CDP	8.0%
	Davenport CDP	7.3%
	Day Valley CDP	6.6%
	Mount Hermon CDP	12.1%
	Paradise Park CDP	6.8%
	Pasatiempo CDP	17.2%
	Santa Cruz city	6.6%
	Seacliff CDP	6.8%
	Twin Lakes CDP	11.1%
Shasta	Watsonville city	6.8%
	Anderson city	6.8%
	Cottonwood CDP	10.4%
	Fall River Mills CDP	20.8%
	Hat Creek CDP	21.0%
	McArthur CDP	12.9%
	Mountain Gate CDP	15.7%
	Old Station CDP	83.6%
	Palo Cedro CDP	8.6%
	Shasta Lake city	6.9%
Sonoma	Carmet CDP	100.0%
	Monte Rio CDP	11.0%
	Timber Cove CDP	6.8%

County	High Unemployment Cities, Towns, and CDPs	2017 Rate
Ventura	Channel Islands Beach CDP	9.5%
Yolo	Dunnigan CDP	11.4%
	Guinda CDP	12.2%
	Knights Landing CDP	9.6%
	Madison CDP	15.7%
	Monument Hills CDP	8.1%
	University of California-Davis CDP	8.9%
	Winters city	6.7%

Rural Areas

A rural area is defined in the Immigration Act of 1990 as "any area not within either a metropolitan statistical area (as designated by the Office of Management and Budget) or the outer boundary of any City or town having a population of 20,000 or more according to the decennial census."

Qualifying Rural Areas
Alpine
Amador
Calaveras
Colusa
Del Norte
Glenn
Humboldt*
Inyo
Lake
Lassen
Mariposa
Mendocino
Modoc
Mono
Nevada
Plumas
Sierra
Siskiyou
Tehama
Trinity
Tuolumne
* All cities and towns in Humboldt County qualify, except Eureka.