



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

**Date:** August 29, 2025

EB5 Affiliate Network Southeast Regional Center, LLC  
C/O Samuel Silverman  
954 Avenida Juan Ponce De Leon, Suite 205  
San Juan, PR 00907

**Application:** Form I-956F  
Application for Approval of an Investment in a Commercial Enterprise

**Applicant(s):** EB5 Affiliate Network Southeast Regional Center, LLC  
RC2200001155

**Re:** Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise  
INF2560015654

On April 29, 2025, EB5 Affiliate Network Southeast Regional Center, LLC ("the Regional Center") filed a Form I-956F to request an Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise in accordance with section 203(b)(5)(F) of the Immigration and Nationality Act ("INA"). The Regional Center was initially approved for designation in the Regional Center Program ("the Program")<sup>1</sup> on July 16, 2014.

Specifically, the Form I-956F requests the following:

- Determination of EB-5 compliance for initial I-956F, Application for Approval of an Investment in a Commercial Enterprise.

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<sup>1</sup> INA § 203(b)(5)(E) and its predecessor at Sec. 610 of the Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Act of 1993, Pub. L. 102-395 (repealed by the EB-5 Reform and Integrity Act of 2022, Div. BB of the Consolidated Appropriations Act, 2022, Pub. L. No. 117-103).

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center's request.

**I. Determination of EB-5 Compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise**

Through this Form I-956F and the documents submitted, the Regional Center requests determination of EB-5 compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise. The Regional Center presented evidence asserting that 100<sup>2</sup> investors will invest \$80,000,000 total EB-5 capital into EB5AN Twin Lakes Georgia Fund 37, LP – the new commercial enterprise (NCE). The NCE will lend the entire amount to KH Twin Lakes Upstream Borrower LLC which, in turn, will loan all funds to KH Twin Lakes LLC, the job creating entity (JCE). The JCE intends to continue building Cresswind at Twin Lakes, a 1300 single family home community for 55+ residents on a 922-acre site at 118 Hartwell Court, Hoschton, GA 30548.

After review of the documents submitted in connection with this request, USCIS has determined that the Regional Center has demonstrated that the initial I-956F, Application for Approval of an Investment in a Commercial Enterprise complies with EB-5 requirements.

The Regional Center asserts construction activity will last longer than 2 years. Therefore, USCIS approves the Form I-956F based on evidence submitted indicating that the investment from EB-5 petitioners will create sufficient direct jobs and indirect/induced jobs in accordance with INA § 203(b)(5)(E)(iv)(I) to support 80 EB-5 investors<sup>3</sup>.

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<sup>2</sup> The project is approved for a grand total of up to \$440.9M from up to 551 EB-5 investors. This includes \$360.9 from the previous approvals of NOEs also contributing to this project including:

- Prior to March 15, 2022, EB5AN Twin Lakes Georgia Fund XIII, LP received \$900,000 from a single investor.
- EB5AN Twin Lakes Georgia Fund XVI, LP, EB5AN Twin Lakes Georgia Fund XXI, LP, EB5AN Twin Lakes Georgia Fund XXII, LP, EB5AN Twin Lakes Georgia Fund XXIII, LP were each approved for 100 investors at \$800,000 each, for a total of \$320M from 400 investors.
- EB5AN Twin Lakes Georgia Fund XIV, LP was approved for \$40M from 50 investors at \$800,000 each.

<sup>3</sup> INA § 203(b)(5)(E)(iv)(I) permits aliens seeking admission to satisfy only up to 90 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. An employee of the new commercial enterprise or job-creating entity may be considered to hold a job that has been directly created. If the jobs estimated to be created are created by construction activity lasting less than 2 years, Applicants may satisfy only up to 75 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. INA § 203(b)(5)(E)(iv)(II). If the number of direct jobs estimated to be created has been determined by an economically and statistically valid methodology, and such direct jobs are created by construction activity lasting less than 2 years, the number of such jobs that may be considered direct jobs for purposes of clause (iv) shall be calculated

EB5 Affiliate Network Southeast Regional Center, LLC  
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USCIS also approves the Regional Center's assertion that the JCE is principally doing business within a rural area.

The approval of an I-956F shall be binding for purposes of the adjudication of subsequent Forms I-526E, Immigrant Petition by Regional Center Investor, filed by immigrants investing in the same offering described in this I-956F application, and of petitions by the same immigrants filed under INA § 216A unless—

- (I) the applicant engaged in fraud, misrepresentation, or criminal misuse;
- (II) such approval would threaten public safety or national security;
- (III) there has been a material change that affects eligibility;
- (IV) the discovery of other evidence affecting program eligibility was not disclosed by the applicant during the adjudication process; or
- (V) the previous adjudication involved a material mistake of law or fact.

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If the Regional Center has any questions concerning its designation under the Immigrant Investor Program, please contact the USCIS by email at:

[USCIS.ImmigrantInvestorProgram@uscis.dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@uscis.dhs.gov)

Sincerely,



Alissa L. Emmel  
Chief Immigrant Investor Program

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by multiplying the total number of such jobs estimated to be created by the fraction of the 2-year period that the construction activity lasts. INA § 203(b)(5)(E)(v)(II)(cc).

U.S. Department of Homeland Security  
U.S. Citizenship and Immigration Services  
*Immigrant Investor Program*  
131 M Street, NE, Mailstop 2235  
Washington, DC 20529



U.S. Citizenship  
and Immigration  
Services

**Date:** August 2, 2024

Michael Schoenfeld  
EB5 Affiliate Network Southeast Regional Center, LLC  
954 Avenida Juan Ponce de Leon, Suite 205  
San Juan, PR 00907

**Application:** Form I-956F  
Application for Approval of an Investment in a Commercial Enterprise

**Applicant(s):** EB5 Affiliate Network Southeast Regional Center, LLC  
RC2200001155

**Re:** Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise  
INF2460008776

On March 19, 2024, EB5 Affiliate Network Southeast Regional Center, LLC "the Regional Center") filed a Form I-956F to request an Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise in accordance with section 203(b)(5)(F) of the Immigration and Nationality Act ("INA"). The Regional Center was initially approved for designation in the Regional Center Program ("the Program")<sup>1</sup> on July 16, 2014.

Specifically, the Form I-956F requests the following:

- Determination of EB-5 compliance for initial I-956F, Application for Approval of an Investment in a Commercial Enterprise.

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<sup>1</sup> INA § 203(b)(5)(E) and its predecessor at Sec. 610 of the Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Act of 1993, Pub. L. 102-395 (repealed by the EB-5 Reform and Integrity Act of 2022, Div. BB of the Consolidated Appropriations Act, 2022, Pub. L. No. 117-103).

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center's request.

**I. Determination of EB-5 Compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise**

Through this Form I-956F and the documents submitted, the Regional Center requests determination of EB-5 compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise. The Regional Center presented evidence asserting that 100 investors will invest \$80 million into EB5AN Twin Lakes Georgia Fund XXIII, LP – the new commercial enterprise (NCE). The NCE will loan the entire amount to KH Twin Lakes Upstream Borrower LLC, which will in turn loan the entire amount to KH Twin Lakes LLC, the JCE. The JCE will use the funds to help finance a new single-family home community of approximately 1,300 single-family residential homes in Hoschton, Georgia.

After review of the documents submitted in connection with this request, USCIS has determined that the Regional Center has demonstrated that the initial I-956F, Application for Approval of an Investment in a Commercial Enterprise complies with EB-5 requirements.

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The Regional Center asserts construction activity will last longer than 2 years. Therefore, USCIS approves the Form I-956F based on evidence submitted indicating that the investment from EB-5 petitioners will create sufficient direct jobs and indirect/induced jobs in accordance with INA § 203(b)(5)(E)(iv)(I) to support 100 EB-5 investors<sup>2</sup>.

USCIS also approves the Regional Center's assertion that the JCE is principally doing business within a rural area.

The approval of an I-956F shall be binding for purposes of the adjudication of subsequent Forms I-526E, Immigrant Petition by Regional Center Investor, filed by immigrants investing in the same offering described in this I-956F application, and of petitions by the same immigrants filed under INA § 216A unless—

- (I) the applicant engaged in fraud, misrepresentation, or criminal misuse;

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<sup>2</sup> INA § 203(b)(5)(E)(iv)(I) permits aliens seeking admission to satisfy only up to 90 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. An employee of the new commercial enterprise or job-creating entity may be considered to hold a job that has been directly created. If the jobs estimated to be created are created by construction activity lasting less than 2 years, Applicants may satisfy only up to 75 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. INA § 203(b)(5)(E)(iv)(II). If the number of direct jobs estimated to be created has been determined by an economically and statistically valid methodology, and such direct jobs are created by construction activity lasting less than 2 years, the number of such jobs that may be considered direct jobs for purposes of clause (iv) shall be calculated by multiplying the total number of such jobs estimated to be created by the fraction of the 2-year period that the construction activity lasts. INA § 203(b)(5)(E)(v)(II)(cc).

(II) such approval would threaten public safety or national security;

(III) there has been a material change that affects eligibility;

(IV) the discovery of other evidence affecting program eligibility was not disclosed by the applicant during the adjudication process; or

(V) the previous adjudication involved a material mistake of law or fact.

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If the Regional Center has any questions concerning its designation under the Immigrant Investor Program, please contact the USCIS by email at:

[USCIS.ImmigrantInvestorProgram@uscis.dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@uscis.dhs.gov)

Sincerely,

A handwritten signature in black ink, appearing to read "Alissa Emmel". The signature is fluid and cursive, with the first name "Alissa" and last name "Emmel" clearly distinguishable.

Alissa L. Emmel  
Chief Immigrant Investor Program

U.S. Department of Homeland Security

U.S. Citizenship and Immigration Services

*Immigrant Investor Program*

131 M Street, NE, Mailstop 2235

Washington, DC 20529



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

**Date:** May 21, 2024

Michael Schoenfeld  
EB5AN Affiliate Network Southeast Regional Center, LLC  
954 Avenida Juan Ponce de Leon, Suite 205  
San Juan, PR 00907

**Application:** Form I-956F  
Application for Approval of an Investment in a Commercial Enterprise

**Applicant(s):** EB5AN Affiliate Network Southeast Regional Center, LLC  
RC2200001155

**Re:** Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise  
INF2460008525

On March 4, 2024, EB5AN Affiliate Network Southeast Regional Center, LLC ("the Regional Center") filed a Form I-956F to request an Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise in accordance with section 203(b)(5)(F) of the Immigration and Nationality Act ("INA"). The Regional Center was initially approved for designation in the Regional Center Program ("the Program")<sup>1</sup> on July 16, 2014.

Specifically, the Form I-956F requests the following:

- Determination of EB-5 compliance for initial I-956F, Application for Approval of an Investment in a Commercial Enterprise.

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<sup>1</sup> INA § 203(b)(5)(E) and its predecessor at Sec. 610 of the Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Act of 1993, Pub. L. 102-395 (repealed by the EB-5 Reform and Integrity Act of 2022, Div. BB of the Consolidated Appropriations Act, 2022, Pub. L. No. 117-103).

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center's request.

**I. Determination of EB-5 Compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise**

Through this Form I-956F and the documents submitted, the Regional Center requests determination of EB-5 compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise. The Regional Center presented evidence asserting that 100 investors will invest \$80 million into EB5AN Twin Lakes Georgia Fund XXII, LP – the new commercial enterprise (NCE). The NCE will loan the entire amount to KH Twin Lakes Upstream Borrower LLC, which will in turn loan the entire amount to KH Twin Lakes LLC, the JCE. The JCE will use the funds to help finance a new single-family home community of approximately 1,300 single-family residential homes in Hoschton, Georgia.

After review of the documents submitted in connection with this request, USCIS has determined that the Regional Center has demonstrated that the initial I-956F, Application for Approval of an Investment in a Commercial Enterprise complies with EB-5 requirements.

The Regional Center asserts construction activity will last longer than 2 years. Therefore, USCIS approves the Form I-956F based on evidence submitted indicating that the investment from EB-5 petitioners will create sufficient direct jobs and indirect/induced jobs in accordance with INA § 203(b)(5)(E)(iv)(I) to support 100 EB-5 investors<sup>2</sup>.

USCIS also approves the Regional Center's assertion that the JCE is principally doing business within a rural area.

The approval of an I-956F shall be binding for purposes of the adjudication of subsequent Forms I-526E, Immigrant Petition by Regional Center Investor, filed by immigrants investing in the same offering described in this I-956F application, and of petitions by the same immigrants filed under INA § 216A unless—

(I) the applicant engaged in fraud, misrepresentation, or criminal misuse;

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<sup>2</sup> INA § 203(b)(5)(E)(iv)(I) permits aliens seeking admission to satisfy only up to 90 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. An employee of the new commercial enterprise or job-creating entity may be considered to hold a job that has been directly created. If the jobs estimated to be created are created by construction activity lasting less than 2 years, Applicants may satisfy only up to 75 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. INA § 203(b)(5)(E)(iv)(II). If the number of direct jobs estimated to be created has been determined by an economically and statistically valid methodology, and such direct jobs are created by construction activity lasting less than 2 years, the number of such jobs that may be considered direct jobs for purposes of clause (iv) shall be calculated by multiplying the total number of such jobs estimated to be created by the fraction of the 2-year period that the construction activity lasts. INA § 203(b)(5)(E)(v)(II)(cc).

EB5AN Affiliate Network Southeast Regional Center, LLC

RC2200001155

INF2460008525

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(II) such approval would threaten public safety or national security;

(III) there has been a material change that affects eligibility;

(IV) the discovery of other evidence affecting program eligibility was not disclosed by the applicant during the adjudication process; or

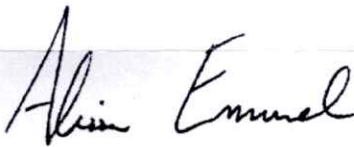
(V) the previous adjudication involved a material mistake of law or fact.

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If the Regional Center has any questions concerning its designation under the Immigrant Investor Program, please contact the USCIS by email at:

[USCIS.ImmigrantInvestorProgram@uscis.dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@uscis.dhs.gov)

Sincerely,

A handwritten signature in black ink, appearing to read "Alissa Emmel". The signature is fluid and cursive, with the first name "Alissa" and the last name "Emmel" clearly distinguishable.

Alissa L. Emmel

Chief Immigrant Investor Program

U.S. Department of Homeland Security  
U.S. Citizenship and Immigration Services  
*Immigrant Investor Program*  
131 M Street, NE, Mailstop 2235  
Washington, DC 20529



U.S. Citizenship  
and Immigration  
Services

**Date:** April 23, 2024

EB5 Affiliate Network Southeast Regional Center, LLC  
C/O Samuel B. Silverman  
954 Avenida Juan Ponce De Leon, Ste. 205  
San Juan, Puerto Rico 00907

**Application:** Form I-956F  
Application for Approval of an Investment in a Commercial Enterprise

**Applicant(s):** EB5 Affiliate Network Southeast Regional Center, LLC  
ID1404251679

**Re:** Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise  
INF2360005765

On December 5, 2023, EB5 Affiliate Network Southeast Regional Center, LLC ("the Regional Center") filed a Form I-956F to request an Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise in accordance with section 203(b)(5)(F) of the Immigration and Nationality Act ("INA"). The Regional Center was initially approved for designation in the Regional Center Program ("the Program")<sup>1</sup> on July 16, 2014.

Specifically, the Form I-956F requests the following:

- Determination of EB-5 compliance for initial I-956F, Application for Approval of an Investment in a Commercial Enterprise.

<sup>1</sup> INA § 203(b)(5)(E) and its predecessor at Sec. 610 of the Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Act of 1993, Pub. L. 102-395 (repealed by the EB-5 Reform and Integrity Act of 2022, Div. BB of the Consolidated Appropriations Act, 2022, Pub. L. No. 117-103).

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center's request.

**I. Determination of EB-5 Compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise**

Through this Form I-956F and the documents submitted, the Regional Center requests determination of EB-5 compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise. The Regional Center presented evidence asserting that 100 investors will invest \$80,000,000 into EB5AN Twin Lakes Georgia Fund XXI, LP – the new commercial enterprise (NCE). The NCE will lend the entire amount to KH Twin Lakes Upstream Borrower, LLC, which will in turn lend the money to KH Twin Lakes, LLC, the job creating entity (JCE). The JCE intends to develop Twin Lakes Georgia, a master-planned community consisting of approximately 1300 single-family homes and associated amenities; located at 118 Hartwell Ct, Hoschton, Georgia 30548.

After review of the documents submitted in connection with this request, USCIS has determined that the Regional Center has demonstrated that the initial I-956F, Application for Approval of an Investment in a Commercial Enterprise complies with EB-5 requirements.

The Regional Center asserts construction activity will longer than 2 years. Therefore, USCIS approves the Form I-956F based on evidence submitted indicating that the investment from EB-5 petitioners will create sufficient direct jobs and indirect/induced jobs in accordance with INA § 203(b)(5)(E)(iv)(I) to support 100 EB-5 investors<sup>2</sup>.

USCIS also approves the Regional Center's assertion that the JCE is principally doing business within a rural area.

The approval of an I-956F shall be binding for purposes of the adjudication of subsequent Forms I-526E, Immigrant Petition by Regional Center Investor, filed by immigrants investing in the same offering described in this I-956F application, and of petitions by the same immigrants filed under INA § 216A unless—

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<sup>2</sup> INA § 203(b)(5)(E)(iv)(I) permits aliens seeking admission to satisfy only up to 90 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. An employee of the new commercial enterprise or job-creating entity may be considered to hold a job that has been directly created. If the jobs estimated to be created are created by construction activity lasting less than 2 years, Applicants may satisfy only up to 75 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. INA § 203(b)(5)(E)(iv)(II). If the number of direct jobs estimated to be created has been determined by an economically and statistically valid methodology, and such direct jobs are created by construction activity lasting less than 2 years, the number of such jobs that may be considered direct jobs for purposes of clause (iv) shall be calculated by multiplying the total number of such jobs estimated to be created by the fraction of the 2-year period that the construction activity lasts. INA § 203(b)(5)(E)(v)(II)(cc).

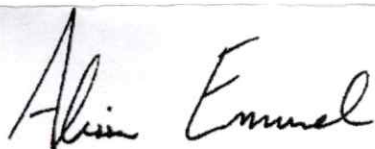
- (I) the applicant engaged in fraud, misrepresentation, or criminal misuse;
- (II) such approval would threaten public safety or national security;
- (III) there has been a material change that affects eligibility;
- (IV) the discovery of other evidence affecting program eligibility was not disclosed by the applicant during the adjudication process; or
- (V) the previous adjudication involved a material mistake of law or fact.

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If the Regional Center has any questions concerning its designation under the Immigrant Investor Program, please contact the USCIS by email at:

[USCIS.ImmigrantInvestorProgram@uscis.dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@uscis.dhs.gov)

Sincerely,



Alissa L. Emmel  
Chief Immigrant Investor Program

U.S. Department of Homeland Security

U.S. Citizenship and Immigration Services  
*Immigrant Investor Program*  
131 M Street, NE, Mailstop 2235  
Washington, DC 20529



U.S. Citizenship  
and Immigration  
Services

**Date:** February 8, 2024

EB5 Affiliate Network Southeast Regional Center, LLC  
C/O Samuel Silverman  
954 Avenida Juan Ponce de Leon, Suite 205  
San Juan, PR 00907

**Application:** Form I-956F  
Application for Approval of an Investment in a Commercial Enterprise

**Applicant(s):** EB5 Affiliate Network Southeast Regional Center, LLC  
ID1404251679

**Re:** Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise  
INF2360003892

On June 26, 2023, EB5AN Affiliate Network Southeast Regional Center, LLC ("the Regional Center") filed a Form I-956F to request an Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise in accordance with section 203(b)(5)(F) of the Immigration and Nationality Act ("INA"). The Regional Center was initially approved for designation in the Regional Center Program ("the Program")<sup>1</sup> on July 16, 2014.

Specifically, the Form I-956F requests the following:

- Determination of EB-5 compliance for initial I-956F, Application for Approval of an Investment in a Commercial Enterprise.

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<sup>1</sup> INA § 203(b)(5)(E) and its predecessor at Sec. 610 of the Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Act of 1993, Pub. L. 102-395 (repealed by the EB-5 Reform and Integrity Act of 2022, Div. BB of the Consolidated Appropriations Act, 2022, Pub. L. No. 117-103).

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center's request.

**I. Determination of EB-5 Compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise**

Through this Form I-956F and the documents submitted, the Regional Center requests determination of EB-5 compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise. The Regional Center presented evidence asserting that 100 investors will invest \$80 million in EB-5 capital into EB5AN Twin Lakes Georgia Fund XVI, LP – the new commercial enterprise (NCE). The NCE will lend the entire amount to KH Twin Lakes Upstream Borrower, LLC, which will in turn lend the money to KH Twin Lakes, LLC, the job creating entity (JCE). The JCE intends to develop Twin Lakes Georgia, a master-planned community consisting of approximately 1300 single-family homes and associated amenities; located in Hoschton, Georgia.

After review of the documents submitted in connection with this request, USCIS has determined that the Regional Center has demonstrated that the initial I-956F, Application for Approval of an Investment in a Commercial Enterprise complies with EB-5 requirements.

The Regional Center asserts construction activity will last longer than 2 years. Therefore, USCIS approves the Form I-956F based on evidence submitted indicating that the investment from EB-5 petitioners will create sufficient direct jobs and indirect/induced jobs in accordance with INA § 203(b)(5)(E)(iv)(I) to support 100 EB-5 investors<sup>2</sup>.

USCIS also approves the Regional Center's assertion that the JCE is principally doing business within a rural area.

The approval of an I-956F shall be binding for purposes of the adjudication of subsequent Forms I-526E, Immigrant Petition by Regional Center Investor, filed by immigrants investing in the same offering described in this I-956F application, and of petitions by the same immigrants filed under INA § 216A unless—

<sup>2</sup> INA § 203(b)(5)(E)(iv)(I) permits aliens seeking admission to satisfy only up to 90 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. An employee of the new commercial enterprise or job-creating entity may be considered to hold a job that has been directly created. If the jobs estimated to be created are created by construction activity lasting less than 2 years, Applicants may satisfy only up to 75 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. INA § 203(b)(5)(E)(iv)(II). If the number of direct jobs estimated to be created has been determined by an economically and statistically valid methodology, and such direct jobs are created by construction activity lasting less than 2 years, the number of such jobs that may be considered direct jobs for purposes of clause (iv) shall be calculated by multiplying the total number of such jobs estimated to be created by the fraction of the 2-year period that the construction activity lasts. INA § 203(b)(5)(E)(v)(II)(cc).

EB5AN Southeast Regional Center, LLC

ID1404251679

INF2360003892

Page 3

- (I) the applicant engaged in fraud, misrepresentation, or criminal misuse;
- (II) such approval would threaten public safety or national security;
- (III) there has been a material change that affects eligibility;
- (IV) the discovery of other evidence affecting program eligibility was not disclosed by the applicant during the adjudication process; or
- (V) the previous adjudication involved a material mistake of law or fact.

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If the Regional Center has any questions concerning its designation under the Immigrant Investor Program, please contact the USCIS by email at:

[USCIS.ImmigrantInvestorProgram@uscis.dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@uscis.dhs.gov)

Sincerely,



Alissa L. Emmel  
Chief Immigrant Investor Program

U.S. Department of Homeland Security  
U.S. Citizenship and Immigration Services  
*Immigrant Investor Program*  
131 M Street, NE, Mailstop 2235  
Washington, DC 20529



U.S. Citizenship  
and Immigration  
Services

**Date:** December 4, 2023

Samuel Silverman  
EB5 Affiliate Network Southeast Regional Center  
954 Avenida Juan Ponce De Leon #205  
San Juan, PR 00907

**Application:** Form I-956F  
Application for Approval of an Investment in a Commercial Enterprise

**Applicant(s):** EB5 Affiliate Network Southeast Regional Center  
ID1404251679

**Re:** Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise  
INF2260001150

On October 24, 2022, EB5 Affiliate Network Southeast Regional Center (“the Regional Center”) filed a Form I-956F to request an Initial I-956F, Application for Approval of an Investment in a Commercial Enterprise in accordance with section 203(b)(5)(F) of the Immigration and Nationality Act (“INA”). The Regional Center was initially approved for designation in the Regional Center Program (“the Program”) on July 16, 2014, and subsequently received an approval of an amendment changing its name and expanding its geographic coverage area on May 25, 2018.

Specifically, the Form I-956F requests the following:

- Determination of EB-5 compliance for initial I-956F, Application for Approval of an Investment in a Commercial Enterprise.

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center’s request.

**I. Determination of EB-5 Compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise**

Through this Form I-956F and the documents submitted, the Regional Center requests determination of EB-5 compliance for an initial I-956F, Application for Approval of an Investment in a Commercial Enterprise. The Regional Center presented evidence asserting that 50 investors will invest \$40.0 million into EB5AN Twin Lakes Georgia Fund XIV, LP – the new commercial enterprise (NCE). The NCE will make an equity investment in KH Twin Lakes, the job creating entity (JCE). The JCE intends to develop a new, real estate development consisting of 1,300 Single-family residences and assorted amenities and is located in Hoschton, Georgia. The Regional Center asserts construction activity will last longer than two years.

After review of the documents submitted in connection with this request, USCIS has determined that the Regional Center has demonstrated that the initial I-956F, Application for Approval of an Investment in a Commercial Enterprise complies with EB-5 requirements.

USCIS approves the Form I-956F based on evidence submitted indicating that the investment from EB-5 petitioners will create approximately 3,135 direct jobs and 3,810 indirect/induced jobs for an estimated job total of 6,944.<sup>1</sup>

USCIS also approves the Regional Center's assertion that the JCE is principally doing business within a rural area.

The designation of the proposed area as a rural targeted unemployment area is valid until two years from filing of date of I-956F.

The approval of an I-956F shall be binding for purposes of the adjudication of subsequent Forms I-526E, Immigrant Petition by Regional Center Investor, filed by immigrants investing in the same offering described in this I-956F application, and of petitions by the same immigrants filed under INA § 216A unless—

(I) the applicant engaged in fraud, misrepresentation, or criminal misuse;

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<sup>1</sup> INA § 203(b)(5)(E)(iv)(I) permits aliens seeking admission to satisfy only up to 90 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. An employee of the new commercial enterprise or job-creating entity may be considered to hold a job that has been directly created. If the jobs estimated to be created are created by construction activity lasting less than 2 years, Applicants may satisfy only up to 75 percent of the job creation requirement with jobs that are estimated to be created indirectly through investment. INA § 203(b)(5)(E)(iv)(II). If the number of direct jobs estimated to be created has been determined by an economically and statistically valid methodology, and such direct jobs are created by construction activity lasting less than 2 years, the number of such jobs that may be considered direct jobs for purposes of clause (iv) shall be calculated by multiplying the total number of such jobs estimated to be created by the fraction of the 2-year period that the construction activity lasts. INA § 203(b)(5)(E)(v)(II)(cc).

(II) such approval would threaten public safety or national security;

(III) there has been a material change that affects eligibility;

(IV) the discovery of other evidence affecting program eligibility was not disclosed by the applicant during the adjudication process; or

(V) the previous adjudication involved a material mistake of law or fact.

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If the Regional Center has any questions concerning its designation under the Immigrant Investor Program, please contact the USCIS by email at:

[USCIS.ImmigrantInvestorProgram@uscis.dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@uscis.dhs.gov)

Sincerely,

A handwritten signature in black ink, appearing to read "Alissa Emmel". The signature is fluid and cursive, with the first name "Alissa" and last name "Emmel" clearly distinguishable.

Alissa L. Emmel

Chief Immigrant Investor Program