



DJ# 175-73-399

U.S. Department of Justice

Civil Rights Division

Housing and Civil Enforcement Section

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June 13, 2025

BY EMAIL & OVERNIGHT MAIL

Community Capital Partners
c/o Steve Holmes
Settle Pou
3333 Lee Parkway, 8th Floor
Dallas, TX 75219
SHolmes@settlepou.com

East Plano Islamic Center
4700 14th Street
Plano, TX 75074

Re: EPIC

Dear Mr. Holmes,

Thank you for your letter dated June 5, 2025, responding to the document requests sent by the Department of Justice ("Department") in this matter. Based on your responses and other information we have gathered, it appears that Community Capital Partners ("CCP") has purchased the 402-acre undeveloped pasture in Collin and Hunt Counties, but has not yet sought any permits to develop the property, which is still in the planning stage. You also state that you expect to begin the permitting process for a residential development in July or August of this year but believe that full development may take several years. Finally, CCP has affirmed that all will be welcome in any future development, and that you plan to revise and develop marketing materials to reinforce that message consistent with your obligations under the Fair Housing Act.

Based on this information, the Department is closing its investigation at this time. Thank you for your cooperation in this matter.

Sincerely,

Harmeet K. Dhillon
Assistant Attorney General
Civil Rights Division

By:

A handwritten signature in blue ink, appearing to read "Carrie Pagnucco", with a long horizontal stroke extending to the right.

Carrie Pagnucco
Chief
Housing and Civil Enforcement Section

Cc: Dan Cogdell, Cogdell Law Firm
Mayor Jason Turney, City of Josephine
Balaji Palaniswamy, Collin County
Patrick W. Williams, Texas Workforce Commission
Lisa Hasday, U.S. Attorney's Office, Northern District of Texas
James Gillingham, U.S. Attorney's Office, Eastern District of Texas