



guiding self-determination & social equality

Capital Campaign supporting the Immigrant Opportunity Center Expansion

www.capiusa.org/capital-campaign



A History of Mutual Assistance

CAPI USA's mission is *to guide immigrants and refugees in their journey toward self-determination and social equality*. Established in 1982 as the Center for Asians and Pacific Islanders to support Southeast Asian refugee resettlement following the Vietnam War, the organization changed its name to CAPI in 2008 to be more inclusive of all refugee, immigrant, and BIPOC-identifying communities. In 2017, CAPI moved its headquarters to the heart of Brooklyn Center via the purchase of a 10,600 sq. ft. building and adjacent vacant parcel intended to accommodate future community needs.

With core values rooted in equity, inclusion and accessibility, CAPI provides direct services to 12,000+ lower-income people (95% BIPOC) annually in its Economic Empowerment, Refugee Services, and Basic Needs initiatives:

- CAPI's core programming seeks to meet foundational needs, increase income and wealth, and elevate voices with decision-makers to advance the social and economic position of immigrant and U.S.-born BIPOC communities.
- CAPI's two multi-service centers in South Minneapolis (East Lake Street Center) and Brooklyn Center (Immigrant Opportunity Center) provide integrated, accessible programming and onsite partnerships that increase culturally-appropriate services for persons of all nationalities.
- CAPI's Civic Engagement work engages an additional 8,000+ persons (predominantly immigrants) annually in support of public policy initiatives impacting Minnesota's immigrant and BIPOC communities.

As an immigrant and BIPOC-led organization, CAPI mobilizes 55 FTE staff (76%+ staff of color), 12+ different sub-granted partners, 2 tenant agency partners and 300+ volunteers to advance the social

and economic position of diverse constituents. CAPI's \$6.3MM annual budget is stewarded by its diverse 10-member management team (70% BIPOC) and governing board of directors (60% BIPOC).

Focus on Regional Sustainability

CAPI's Immigrant Opportunity Center Expansion will respond to the rapid growth in community demand for CAPI's services, while positioning the region to respond to current and future needs:

- **Equitable Development:** According to the latest census and Metropolitan Council data, Brooklyn Center has the second-highest poverty rate of all MN cities (39.5%), and 55.5% of its residents identify as BIPOC. The proposed redevelopment at 5930/5950 Brooklyn Boulevard is centrally located, transit-accessible, and within an area designated 'economically distressed' by the CDFI Fund.
- **Regional Resiliency:** With a decades-long history of supporting immigrants and refugees, CAPI is increasingly sought by local, state, and federal agencies to support the resettlement of newly-arrived refugees. With mass displacement from conflict and climate crises continuing to surge globally, these local resettlement pressures will assuredly escalate in coming years. CAPI's Immigrant Opportunity Center Expansion creates a dignified 'welcome center' and critical infrastructure to support Minnesota's ability to effectively resettle newcomers seeking refuge here.

The Capital Project

CAPI USA proposes to develop a 3-story, 16,050 sq. ft. expansion to its Immigrant Opportunity Center (IOC 2.0) to create new wealth building services on a vacant .84- acre parcel of land owned by CAPI at 5950 Brooklyn Boulevard in Brooklyn Center.

CAPI's IOC 2.0 seeks to build wealth in BIPOC communities residing in Northwest Hennepin County. Key design features of CAPI's expansion (utilizing BIPOC-led LOCUS Architecture) include spaces for: (1) new entrepreneur training, technical assistance and financial services to develop and expand BIPOC-led small business (including designated space for promising enterprises), (2) expanded public benefit eligibility screening and access assistance, tax assistance, financial coaching and homebuyer services, (3) two social enterprises including a coffee shop/deli and an unattached green house, (4) several community and training rooms, (5) work stations for 30+diverse staff including 2-3 tenant/ training partners, (6) patio, garden and landscaping that connects the expansion to the neighborhood, and (7) an expanded parking lot.

CAPI's 16,050 sq. ft. expansion is expected to cost \$7.5 million to develop, financed by bonding, contributions, and CAPI reserves. Ground-breaking is expected to begin by 6/2024, with a 6/2025 completion date. In its first year of operation, CAPI expects to provide wealth building services to 5,000+ residents, creating 75+ new jobs, supporting 20+ small businesses and realizing a significant economic impact in the Brooklyn Center area.

Community Revitalization & Wealth-Building

The expanded Immigrant Opportunity Center will create a community hub for a wide variety of wealth building services. To do this, the project leverages highly-aligned partnerships to bring new resources to the area while promoting regional sustainability:

- **African Economic Development Solution (AEDS)** will utilize incubation space to promote entrepreneurship with BIPOC community members to establish and grow small businesses. Services to include small business feasibility assessments, entrepreneurship training, small business technical assistance services and IOC-based small business tenancy options. For those that are not ready to for an investment in technical assistance, they will be referred to IOC-based financial education, 1-on-1 financial coaching and CAPI's workforce development services.
- **Community Action Partnership of Hennepin County (CAP Hennepin)** is interested in bringing its portfolio of services to Brooklyn Center via onsite tenancy in the IOC expansion. These include administering thousands of annual public benefit eligibility screenings and assisting eligible persons to access public benefits. It is expected that hundreds of BIPOC community members will annually realize millions of dollars in public benefits through cultural and linguistically appropriate access to assistance services.
- **Center for Energy & Environment** will partner with CAPI's Career Pathways team and utilize expanded classroom training space as a 'home base' for the facilitation of Xcel Energy-funded *Home Energy Career Training*. This initiative seeks to diversify the Twin Cities' rapidly-growing Green Energy industry through credentialed training for BIPOC residents.

The 16,050 sq. ft. state of the art facility expansion on vacant land in Brooklyn Center's main commercial corridor brings needed investment, streetscape improvement, and greater sustainability via pedestrian/bike access, native landscaping, and greater energy efficiency and stormwater retention/management. **It will similarly accrue the following community benefits:**

- Accommodates expanded volunteer income tax assistance (VITA) services serving 500+ BIPOC community members annually who will realize more than \$1 million in state, federal and property tax returns and \$75,000 in tax preparation fee savings.
- Creates two new social enterprises (coffee shop/deli and a greenhouse) to create 20-30 new jobs.
- Supports CAPI's food distribution programming and affirms cultural traditions via the greenhouse and nearby gardening spaces.
- Brings 75+ living wage jobs occupied by diverse staff and hundreds of career training and placement opportunities annually.

Immigrant Opportunity Center Expansion – Capital Budget

CAPI requests **\$4,000,000 in state bonding** (Senate File No. 2872 and House File No. 2923) to support 53% of the total project cost of **\$7,500,000**. The remaining \$3,500,000 - or 47% - will be funded by CAPI through capital campaign contributions, other government sources and financing. Capital expenditures include the following:

Capital Budget

Construction	\$	5,216,250
Contingency	\$	561,750
Fixtures, Furnishings & Equipment (FFE)	\$	298,500
Architecture/ Design	\$	634,075
Environmental including soil borings	\$	11,349
Survey	\$	10,200
SAC/ WAC Fees	\$	19,800
Project Management & Consulting Fees	\$	231,253
Insurance and Legal Fees	\$	26,250
Soft Cost Contingency	\$	11,250
Construction Loan Fees & Interest	\$	39,323
Site Costs (greenhouse, fencing, terrace, landscaping)	\$	400,000
Entitlement Costs	\$	40,000
Total Development Costs	\$	7,500,000

