

Advancing Economic Opportunities for Immigrants

CAPI's Immigrant Opportunity Center is a game changer.

Immigrants are overwhelmingly hard working, tax-paying citizens that are a key ingredient of Minnesota's workforce and have played an increasingly important role in our state's economic success. Immigrants do however experience significant social and economic inequalities exacerbated by anti-immigrant sentiment and difficulties in accessing culturally appropriate services. Guided by a strategic imperative to make our services increasingly accessible to diverse immigrant populations, CAPI has aspired to create a new multi-service community center that is welcoming and supportive to all Asian, African and Latinx populations. Over the past 3 years, CAPI has been searching for an ideal location for its new Immigrant Opportunity Center. During this same time-period, CAPI's organizational budget, staff and programming has consistently grown to the point where the agency has outgrown two longstanding rental sites.

CAPI's 2-story 10,692 square foot Immigrant Opportunity Center (located at 5930 Brooklyn Boulevard in Brooklyn Center) will make services increasingly accessible to a growing immigrant population living in Brooklyn Center, Brooklyn Park, and North Minneapolis area. The Immigrant Opportunity Center (IOC) will consolidate a growing portfolio of CAPI programs in one location and create a strong platform for mobilizing new partnerships focused on enhancing economic opportunities for Asian, African, Latinx and other communities of color living in relative proximity to this new multi-service community center. CAPI's \$1.84 million IOC capital campaign will turn our vision of a welcoming immigrant-focused, multi-service community center into reality. With your support, CAPI's Immigrant Opportunity Center will create a more vibrant community where opportunities for economic, civic and social participation are within everyone's reach.

Thank you for your continued support

Immigrant Opportunity Center Capital Campaign Advisory Committee

- Lauren Rimestad, CAPI Board Member, Capital Campaign Advisory Chair, Development Director, Women's Advocates
- Michael Thorsteinson, CAPI Board Vice Chair, Retired Executive Director, Three Rivers Community Action
- Dr. Brian Kanter, CAPI Board Member, Retired Physician and Internal Medicine
- Nkechi Anyamele, CAPI Board Member, IT Senior Lead Auditor, Wells Fargo
- Ekta Prakash, CAPI Executive Director
- Kate Speed, Program Officer, Twin Cities LISC
- Miamon Queeglay, Community Liaison, Brooklyn Center Police Department
- Jonette M. Lucia, MMA, Collaborative Coordinator, Northwest Hennepin Family Service Collaborative
- Mike Wynne, CEO, Emerge Community Development

CAPI at a Glance

We serve over

4,000

immigrants,
refugees & people
of color each year

98%

are low-income

65% Asian
22% African
8% African American
2% Caucasian
3% Other

45%
Women

35%
Men

20%
Children

95%

are residents of
Hennepin
County

Mission

Guiding immigrants and refugees in their journey toward self-determination and social equality



Core Values

Inclusion, accessibility and equality

History

The agency was established as a 501 c3 non-profit in 1982 to help Southeast Asian refugees settle in the Twin Cities area. Formerly known as the Center for Asian and Pacific Islanders, in 2008 the agency changed its name to CAPI USA (or CAPI) to be more inclusive of and accessible to other immigrants and refugees from around the world.

Governance

CAPI is governed by an 11-member board of directors. Historically, the majority of board members have been first and second-generation immigrants.

Staff and Volunteers

CAPI employs 28 diverse staff, 5 full-time AmeriCorps members and more than 150 volunteers.

Lead Agency

CAPI serves as lead agency of the Immigrant Voting & Citizenship Coalition and Twin Cities World Refugee Day.

2018 Operating Budget

Revenue Source	Amount
United Way	\$232,375
Government	\$1,036,611
Contributions	\$826,457
Earned Income	\$58,200
Total Revenue	\$2,153,643

Expenses	Amount
Programs	\$1,830,597
General Management & Fundraising	\$323,046
Total Expenses	\$2,153,643



METROPOLITAN ALLIANCE of
CONNECTED COMMUNITIES
Courageously Collaborative



Needs Addressed by the Immigrant Opportunity Center

The Brooklyn Boulevard/Brooklyn Center location was selected as the home of CAPI's Immigrant Opportunity Center for several compelling reasons, including:

A concentrated & growing immigrant population

Over the past decade, the immigrant population has more than tripled in the Brooklyn Center area. Within 3 miles of the IOC, there are an estimated 45,127 residents of color including African American/African (23,738), Asian (11,000), Latinx (6,072), Native American (895), and multiple races (3,422).

A large number of people on the state's "welfare to work" programs (MFIP and DWP)

More than 2,000 people in the Brooklyn Center/Osseo School District are on MFIP and DWP. The area is deemed a Racial Concentrated Area of Poverty by the Metropolitan Council.

A limited human service/economic development infrastructure in Brooklyn Center

There is a limited human service/economic development infrastructure located in Brooklyn Center and relatively few Brooklyn Center and Brooklyn Park immigrant and refugee populations are engaged by this infrastructure. CAPI will play an increasingly important role in responding to regional needs.

Proximity to North Minneapolis & the Bottineau LRT

CAPI's IOC is located less than 3 miles from North Minneapolis and approximately 1.5 miles from the Bottineau LRT. CAPI serves significant North Minneapolis Hmong and African American populations. The new facility is on a bus line, and with the development of the Bottineau LRT, it will be relatively easy to access the IOC from North Minneapolis.



Impact of the Immigrant Opportunity Center

CAPI's Immigrant Opportunity Center will make economic opportunities increasingly accessible to immigrant populations.

Workforce Development Services

An IOC training center and classroom will enhance CAPI's capacity to serve 500+ people annually via Bridge to Careers job readiness and career awareness training, credentialed cohort trainings, ELL and citizenship classes, and high touch placement and retention support services.

Financial Support Services

CAPI's Volunteer Income Tax Assistance (VITA) program will serve 250+ lower-income people who will realize approximately \$425,000 in tax returns. Further, CAPI will provide ongoing financial education workshops and other services.

Asian Food and Nutrition Services

CAPI's Asian-specific food shelf will provide culturally appropriate and nutritious food to 2,500+ individuals including many new residents. This program will also provide public benefit eligibility screening and access support, referrals to CAPI's economic support services, nutrition education and cooking classes, fresh produce distributions, and a growing community gardening initiative.

Hmong Seniors Program

Hmong Senior Advocates will provide comprehensive services to 75 Hmong seniors (ages 65+) and 50+ adult caregivers.

MN Sure Enrollment Services

Three certified and multilingual MN Sure Navigators will assist 200+ people enroll/reenroll in a health plan.

Community Engagement

CAPI will engage thousands of immigrants in civic affairs through the Immigrant Voting & Citizenship Coalition, Twin Cities World Refugee Day and the Blue Line Coalition.



A growing number of partners

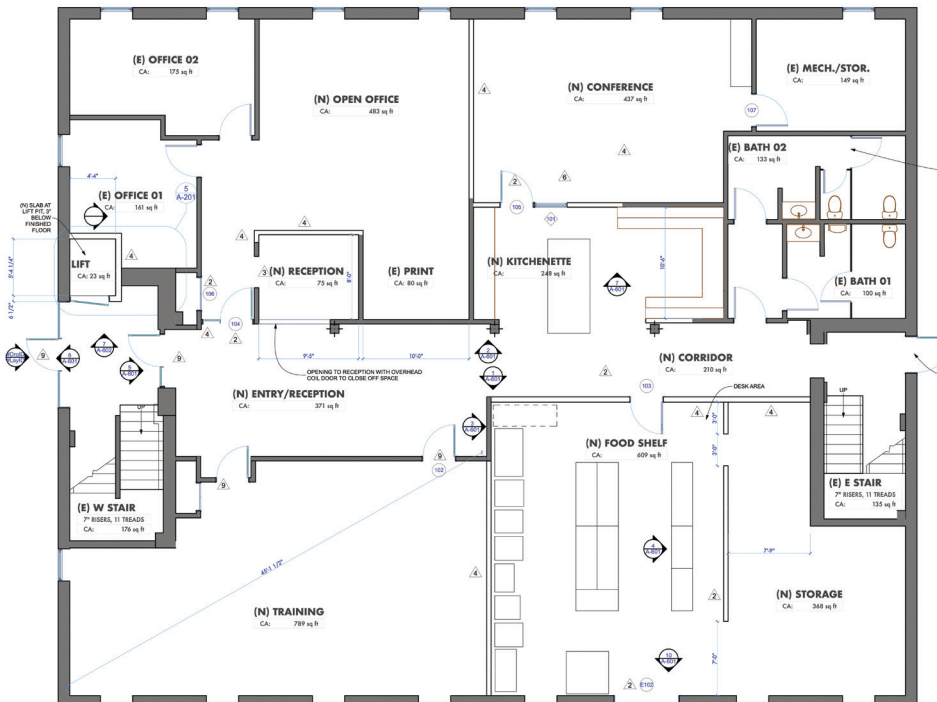
With 10 workstations available to other organizations at the IOC, CAPI will develop strategic partnerships with agencies offering immigrant focused economic support services including: HUD certified homebuyer workshops and counseling, emergency monetary support services, entrepreneur training, adult education (i.e., English literacy, citizenship, career training, nutrition education), family support and civic engagement services.

About the Campaign

CAPI is launching a \$1.84 million capital campaign to advance economic opportunities for a growing immigrant population living in & near Brooklyn Center.

CAPI's capital campaign seeks funding for the purchase of the 2-story 10,692 square feet building (and adjacent 34,485 square feet of undeveloped land), demolition and construction to align with IOC programming, equipment and furnishing, and capital campaign development costs. Upon completion of the IOC capital campaign, CAPI will own two multi-service centers in Brooklyn Center (IOC) and in South Minneapolis (CAPI's East Lake Street facility) that offer sustainable and impactful programming to thousands of low-income immigrants and underserved community members. In consolidating programming in 2 sites, CAPI will eliminate 2 longstanding rental agreements and secure 5-6 tenants in its two facilities. New tenants will offer support services that complement CAPI programming.

Key building features of the Immigrant Opportunity Center include:



First Floor (see floorplan, left)

- A reception area that is welcoming to multiple immigrant communities
- A training center that can be converted into a larger community room
- A “walk-in” food shelf with new refrigerators, freezers and shelving
- A kitchen licensed for nutritional training
- A conference room
- 5 sizable offices & public bathrooms

Second Floor

- A large classroom
- 2 offices for private meetings with parents with children
- 3 sizable offices and 22 workstations
- A staff break room area
- A file and coping room, a server room and public bathrooms

Campaign Budget

Capital Campaign Costs	Amount
Building Purchase <ul style="list-style-type: none"> • 2-story building @ 5930 Brooklyn Boulevard (10,692 sq. ft.) + 36,485 sq. feet of vacant land 	\$1,122,073
Demolition, Construction & Other <ul style="list-style-type: none"> • Locus Architecture (code analysis and permit level demolition and construction drawings) • Raven Construction (demolition and construction with 10% contingencies) • Building security system • Interest only payments and insurance during demolition/construction • Building signage • Titles, permits & engineering fees • Moving/relocation 	\$555,966
Equipment & Furnishings <ul style="list-style-type: none"> • Food shelf equipment • Office equipment & furnishings • Training center equipment • Kitchen equipment • Phone and IT systems • Reception area furnishings 	\$101,877
Capital Campaign Costs <ul style="list-style-type: none"> • Capital campaign consultant/grant-writer • A portion of Executive Director's time • Marketing supplies • Capital campaign meetings and miscellaneous 	\$50,000
Total	\$1,840,000

Other Campaign Details

- The capital campaign is led by a 9-member capital campaign advisory committee
- Lotus Architecture is the architect for designs and permit consulting
- The \$1.122 million purchase of the Immigrant Opportunity Center facility is inclusive of the 2-story, 10,692 square foot facility. The property has 46 parking spaces and 34,485 additional square feet of land that is prime for future development.
- Raven Construction Inc., a Native American woman owned company, is the general contractor
- To purchase the facility and have funds immediately available for building construction, equipment and furnishing, CAPI has arranged \$1.576 million in bridge financing through Otto Bremer Bank at favorable terms.

CAP | Board of Directors

Officers

Vinothini Ambrose, Chair

Development Consultant,
The Marcus Buckingham
Company

Michael Thorsteinson, Vice Chair, Excom Task Force & Capital Campaign Co-Chair

Executive Director (retired), Three
Rivers Community Action, Inc.

Nkechi Anyamele, Treasurer & Secretary

IT Senior Audit Leader, Wells Fargo
Strategy & Operations Group



Directors

Theresa Haynes

Tennant, Customer Service
Training

Dr. Brian Kanter, Capital Campaign

Retired Physician, Internal
Medicine

Milt Liu

Former President, Flying Food Group

Mariam Mohamed

Program Consultant, UCare and
St. David's Centre

Ekta Prakash

CAP Executive Director, Ex-Officio

Lauren Rimestad, Capital Campaign

Development Director, Women's
Advocates

