

YOUTH ALTERNATIVES INGRAHAM

Portland, Maine

Since 1970, Ingraham has been making a difference as one of the primary non-profit social services providers in the greater Portland region. It provides community services that help care for some of the most vulnerable and disenfranchised populations in both the Portland area and as well as state-wide. Prior to this New Markets Tax Credits (NMTCs) deal, three of its service areas were housed in three separate locations with duplicate administrative and real estate rental costs, making it difficult to share information and resources.

With NMTC assistance, Ingraham was able to purchase the historic Lancaster Building at 50 Monument Square in downtown Portland. Its strategy was to consolidate its three disparate operations into one location so that it could reduce its rental costs, and take advantage of greater operational efficiencies. The consolidation of resources allows Ingraham to redirect past operational expenses to its community members. Ingraham purchased the six-story, 36,000 sq. ft. multi-tenanted building, renovated three floors for its own use.

Now housed in the building are critical community services: 2-1-1 Maine (a statewide health and human services information & referral program), Crisis Services, Outpatient Medication Management; and Community Partnerships for Protecting Children (CPPC). The building is centrally located and easily accessible to people in need.

In September 2007, Ingraham merged with Youth Alternatives, a like-minded non-profit organization, to form Youth Alternatives Ingraham (YAI). The merged organization continues to focus on providing a full spectrum of social services and mental health care. YAI is the only social service agency available to adults and children in Cumberland County 24 hours a day, 365 days a year. In 2008, YAI served over 12,000 people.

The project also supports other local non-profits as YAI has a strong commitment to the non-profit sector and rents its second floor to four of Portland's leading performing arts organizations, including the Portland Symphony Orchestra.

Key Benefits

- Provides central location for YAI's resources and assures continued availability of social services to greater Portland area
- Reutilizes and upgrades a historic downtown office building
- Supports other non-profits
- Redevelops an underutilized building in downtown area.

Qualifying Features

- Poverty Rate of 23.5%

CEI Capital Management (CCML) used approximately \$4 million of its NMTC allocation to help sustain a critical community resource. TD Banknorth partnered with CEI as both the equity investor and the lender in this NMTC project which closed July 1, 2005.

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