



What is the Equality Community Center?

The Equality Community Center (ECC) at 15 Casco Street in Portland, ME is a collaborative community hub for LGBTQ+ and allied justice-seeking organizations, providing offices, meeting space, and a safe, welcoming place for individuals seeking resources, community, and support. Once construction of rental housing units is completed, the ECC will be a pair of adjacent buildings that also provide co-working opportunities, community and event space, and urgently needed affordable rental housing focused on serving LGBTQ+ and other marginalized individuals.

What is the ECC's role in the LGBTQ+ community in Portland?

The ECC's role is multi-faceted. We own and manage a building that provides offices and co-working spaces for LGBTQ+ organizations and other equity-seeking nonprofits that benefit from a collaborative and integrated environment. When renovations are completed, the ECC will also be home to a library, café, and a large rentable space for community events and gatherings. Organizations in the Center provide essential programs and services to their members and constituents; the ECC will offer programs and services not already provided, such as drop-in support groups, mental health services, substance use disorder counseling, library resources, and more. We will also manage a second structure adjacent to the Center—a building with up to 60 affordable residential units and parking on the ground floor.

How many organizations can the ECC accommodate in 15 Casco Street?

The occupancy plan is still in development. We anticipate there will be approximately 18 individual offices and co-working spaces once renovations are completed. This configuration will likely accommodate 8 to 15 organizations and co-working space for smaller groups that do not require dedicated space.

What criteria are used to select tenants?

The ECC seeks LGBTQ+ and allied justice-seeking, equity-focused organizations whose missions complement and align with the ECC's progressive values and its commitment to diversity, equity, and inclusion, and whose collaboration with other organizations can produce greater outcomes for all stakeholders.

What are the rental rates?

Market-rate rentals for office space in downtown Portland currently range between \$25-\$35 per square feet (PSF), depending on type of space and amenities. The ECC is committed to providing reduced rents in a range from \$22-\$27 PSF. Included in that cost are utilities, guest internet, free parking for volunteers, shared space for meetings and collaboration, being part of a community, and a Center manager. Future housing at the ECC will contain affordable rentals, as defined by Maine law and determined at the time of construction.

Will the building at 15 Casco Street be ADA compliant?

Yes, funds from the capital campaign will allow us to make the majority of the building ADA compliant.

How will the ECC be staffed?

The ECC will be overseen by a combination of professional staff, volunteers, and a property manager.

Where will future ECC housing be located?

Future housing units will be located in a structure to be built in the existing parking lot adjacent to the Center at 15 Casco Street.

What size will future ECC housing be?

The ECC has taken into consideration community members who are most in need of housing. As a result, apartments will range from studios to two-bedroom units, with a small number of larger units to accommodate families.

Do you have a three-year financial plan?

Yes, the ECC has a three-year financial plan that includes a capital campaign, tenant rental revenue, bank loan and debt service, renovations to 15 Casco Street, and site development of the new housing building.

How will tenant organizations participate in the capital campaign?

The ECC is the sole fundraising entity for this project.

How will donated funds be managed?

Campaign funds are restricted and used only for renovations and building operations of the community center at 15 Casco Street and for planning and development costs of the future affordable housing building. Additionally, a Building Endowment has been established with Maine Community Foundation, from which an annual draw, along with rental surpluses, will be re-invested in the ECC and its programs and services.

How will capital campaign funds be utilized?

Campaign funds will be used for renovations to 15 Casco Street and site development costs associated with the future housing building, such as site surveys, design, architectural fees, application fees, etc.

How will my gift be recognized?

The ECC will recognize each gift with personal communication from the ECC to the donor that is appropriate for tax purposes. Additionally, there will be facility naming opportunities and other forms of recognition.

How can I make a donation to the capital campaign, and what kinds of donations does the ECC accept?

We accept gifts of cash, pledges, securities, certain cryptocurrencies, corporate matching gifts, annuities, life insurance realized retirement plan assets, donor-advised funds, and bequests. There are several ways to make a donation to the Campaign:

- Online at eccmaine.org/campaign
- By check payable to the Equality Community Center, P.O. Box 3587, Portland, ME 04104
- By credit card, you may call us at 207-613-9633
- For pledges, securities, cryptocurrencies, corporate gifts, annuities, retirement plan assets, donor-advised funds, and bequests, please call us at 207-613-9633 to arrange

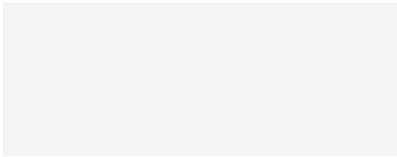
Gifts may be given by an individual, family, business, in memoriam, or in honor of someone. Any donor may choose to remain anonymous.

Can I contribute over a period of time?

Yes, the capital campaign spans a pledge period of five years. We appreciate all gifts that suit your needs within those five years.

Are gifts tax-deductible?

The ECC is a federally registered 501(c)3 nonprofit organization. Its Federal Tax Identification Number is 82-3939533. Donations are tax-deductible to the extent allowed by law.



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