

Model Cities

Phone 288-7051

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Portland

OREGON 97211

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April 2, 1970

Hon Terry D. Schrunk
Mayor of Portland
City Hall
Portland, Oregon 97204

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MAYOR'S OFFICE

MAYOR	
EXEC. ASST. I	
EXEC. ASST. II	
CLERK	
ASST. SEC.	
YOUTH COORD.	
M. C. COORD.	ELW

Dear Mayor Schrunk:

Enclosed is a copy of the Cascade project proposal as revised by Mr. Lee Kell and myself. Our revisions consist of rewording the proposal in terms that we feel were more understandable to the lay citizen. We feel that neither the content or the intent of the original version has been significantly altered.

The Citizens Planning Board will be reviewing this proposal at the Citizens Planning Board meeting on Tuesday, April 7. If approved at that time, the proposal will be sent to the Council as a formal recommendation.

A critical review by yourself and the other Council members will aid us in seeing this proposal reach completion at the local level. As soon as the Council has approved it, we will be able to forward it on to the U. S. Department of Housing and Urban Development for their approval.

Sincerely yours,

Ken Hampton

Ken Hampton
Acting Director

Enclosure

cc: Commissioner Anderson
Commissioner Ivancie
Commissioner McCready
Commissioner Grayson
City Auditor
City Attorney
City Planning Commission Attention: Rod O'Haiser

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(a) Purpose and Beneficiaries

The Cascade Community Center Project of the Portland Model Cities Program will acquire the land and physical facilities of Cascade College to be operated as a community educational facility, administered by Portland Community College. This project will primarily benefit residents of the Model Cities neighborhood, but will be open to residents of the Area served by Portland Community College as part of the development of the comprehensive community college concept.

Portland Community College, with the help of other agencies, will establish a Community Center within the Model Cities area oriented to cultural enrichment, adult education, career training, community activities, career selection, personal vertical mobility and community service entry.

This Project will only acquire the physical facilities. Operation and maintenance costs will be funded by Portland Community College.

The Portland Model Cities Program will be a strong force in the development of the facility through the Cascade Center Advisory Committee, discussed later.

Portland Community College currently serves the Portland area and many residents of the Model Cities area now attend the College. However, the existing College facilities do not fulfill many needs of the Model Cities area because of their location, lack of transportation, and because the Model Cities residents do not now have an opportunity to participate in the formation and development of programs. See the enclosed map of the Portland area for other Portland Community College sites.

It is the intent of this Project to establish a community center attractive to residents in its immediate vicinity. The anticipated Service Area for this Project is shown on the following map. The Service Area is based upon transportation routes and facilities. While the primary intent of

the facility is to meet the needs of the residents of the Model Cities area; service to citizens beyond the Model Cities boundary will occur. This expanded Service Area, coupled with the metropolitan image of the participating institutions, will identify the facility with the entire community. The Project will effectively tie the Model Cities neighborhood to the entire Portland area.

The primary beneficiaries of the Project will be residents of the Model Cities area. The need is demonstrated in the report, "Model Cities, Hope for the Future?", prepared for the Portland Model Cities Program, September, 1968, by the Albina Neighborhood Service Center. This report describes the employment characteristics of the Model Cities neighborhood and points out that the median income for the Model Cities area was only \$5,000, a figure less than the average Portland family income eight years prior. It is also stated that income characteristics range from 47 per cent of the households in the core area reporting less than \$3,000 for 1967 to 20 per cent of the households in the East Model Cities area reporting incomes under \$3,000. "Portland's Community Renewal Program," published in 1965, reported similar findings and described almost all the Portland Model Cities area family incomes as ranging from 40 to 70 per cent less than \$3,000 to 10 to 19 per cent less than \$3,000. The report continues, the proportion of heads of households without a high school diploma ranges from 68 per cent in the core area to 28 per cent at the fringes; and that while 22 per cent in the entire area have some post-high school training, 93 per cent of that 22 per cent live outside the core of the Model Cities area.

This project will make available to Model Cities residents opportunities to participate in educational and community activities conducted at the Center, providing participants with broad opportunities for personal enrichment.

Portland Community College has been conducting limited activities in the area which include walk-in adult education at Boise and King Elementary

Schools, and adult education at the Cascade Center site, preliminary to funding of the Project. Based upon the response of Portland Community College's limited programs to date, this Project will meet unusual success.

The thrust of this component is aimed at the goals stated in the Portland Model Cities Plan at 1.40 through 1.46. In particular, the reader should see 1.44 (3) F.

(b) Content and Operation

Portland Community College, the operating agency, will inaugurate a new community service facility in the Portland Model Cities area, if this Project is funded. It is anticipated that Portland Community College efforts will be supplemented by the Portland School District No. 1, Portland State University, the Young Men's Christian Association of Portland, the Boys' Clubs of Portland, and other community service organizations.

Portland Community College with the aid of participating agencies, can provide a Community Center that is comprehensive, providing in one location a broad range of services. Programs would benefit all age groups, including children and senior citizens. The cooperating institutions will provide complementary and cooperative programs to avoid duplication, competition, and fragmentation. The participating educational institutions have existing programs designed to meet the various needs of the citizens in the Model Cities community. YMCA has been utilizing the gymnasium to serve community recreational needs while Portland Community College is currently offering a limited opportunity for adults and older children.

Learning experience from anticipated programs will be designed to aid youth and adults in obtaining employment. Learning resource materials will be made available to the community through expanding library space,

materials, and services, in addition to and in cooperation with, the North Portland Branch of the Multnomah County Library, located across Killingsworth Street from the Cascade Center.

Services related to the educational enterprise are planned which will meet the family, social, and medical needs of the community. Included could be the counseling services stated in the Portland Model Cities proposal and health care services, such as a dental clinic complementing medical care services at the existing Multi-Service Center.

Proposed programs:

PORTLAND COMMUNITY COLLEGE

Portland Community College will operate the facility and implement various programs in conjunction with the other participants at the Cascade Community Center, including:

- 1) Providing educational opportunity for young adults who plan two years of higher education in the arts and sciences. Included in this would be such courses as English, Mathematics, Foreign Languages, Social Sciences, Physical Sciences, and the Life Sciences. Should the student be inspired or motivated to seek additional degree studies, these courses would be generally transferable.
- 2) Offering programs or courses to students who seek two years or less of technical, vocational, or semi-professional training. Required in this category would be offerings such as Drafting, Welding, Salesmanship, Electronic Assembly, Business Education, and Mid-Management Training.
- 3) Providing general education or lower division courses for the student bound eventually for the four-year college who desires to spend his freshman and sophomore years in a smaller and more intimate atmosphere. More counseling and guidance services would be available than in larger four-year institutions.

- 4) Providing opportunities for people now employed to improve their present skills to prepare themselves for advancement, to change their employment, or to expand their general education. Workers could take the classroom portions of their apprenticeship programs at this Center. Offerings would be available to unemployed adults wanting to learn new skills so as to become employable.
- 5) Providing opportunities for adults, young and old, to earn high school diplomas or possibly college diplomas through part-time or full-time study.
- 6) Serving senior citizens by providing educational and related activities to develop new interests and make new acquaintances for their physically less active years.
- 7) Serving families by providing courses in Parent Education, Homemaking, and Child Care. Also, Day Care programs would be provided for working mothers. Courses and assistance to housewives seeking preparation for employment or re-employment outside the home would be provided. General interest courses such as Gardening, Home Economy, Interior Decorating, Woodworking, and Counseling would be added.
- 8) Providing Basic Education for individuals seeking to improve their opportunities for employment advancement.

The courses to be started immediately at Cascade Community Center by Portland Community College are

Basic Education	Adult Education
Job Finding Techniques	Job Placement
Day Care (depending on a grant)	Library as a Community Center
Career Selection Counsel	Food Services
Multi Clerical	Study Skill Center

PORTLAND STATE UNIVERSITY

- 1) Assisting in the development of the service, educational and training activities of the contemplated Cascade Community student body. These activities could range from social services, vocational rehabilitation, mental health, community welfare, teacher-preparatory counseling, to intern training for para-professional positions.
- 2) Extending the School of Education's Graduate intern program into the area.
- 3) Establishing a pilot community development program (with the School of Social Work).
- 4) Developing an experimental data bank system for the area (with the Columbia Region Association of Governments and the Northwest Regional Educational Laboratory).
- 5) Establishing an experimental inner-city school program (with the School of Education and the Northwest Regional Educational Laboratory) including the training of teachers for inner-city and ghetto schools.
- 6) Training indigenous persons for "para-professional" positions in the area in conjunction with the School of Social Work.
- 7) Assisting in the evaluation of existing or proposed programs with the Citizens' Planning Board.
- 8) Extending the community service programs such as the TTT (Triple T) project, experimental program of complementary high schools, Albina Center, Project Teach and Black Studies into the Cascade Community Center.
- 9) Developing a teacher-aide program involving Portland Community College and Portland State University.

PORTLAND SCHOOL DISTRICT NO. 1

The Portland Public Schools will conduct programs within their abilities that the citizens of the area request. One program to be conducted is an Early Childhood Education Program to provide a headstart for as many four-year-olds as can be accommodated with funds available. A primary concern of the School District is to meet the special needs of youth who are unable to profit from the regular school program and therefore require additional or specially designed programs.

YMCA

The Portland YMCA has interest in a partnership use of the Cascade Community Center by providing a community recreation and sports program for the youth of the area that would operate year around. This would be expanded to include adult programs as resources permit.

The YMCA is ready to undertake a role in the broader development of a program that would provide area residents "Training for Volunteerism". Included would be instruction and training of area residents for participation in volunteer leadership functions in the community. This would be designed to provide a linking mechanism between "graduates" of the Community Center and volunteer jobs in the community.

BOYS' CLUBS OF PORTLAND

The Boys' Clubs are traditionally located in the areas of crowded housing and low income where a need for adult leadership exists. The Boys' Clubs of Portland have expressed a desire to participate in this project by making their program available to the Model Cities Program, and they have assured the Model Cities Citizens' Planning Board of their cooperation and leadership in youth activities. The Boys' Clubs program will be a substantial asset to this endeavor.

TRANSPORTATION SERVICES

The Cascade Community Center Advisory Committee with the aid of Portland Community College staff will prepare a report for the Model Cities Citizens' Planning Board regarding the transportation needs of residents of the Model Neighborhood to the end that such residents have an opportunity to participate in the programs at the Center. The report will recommend a project for transportation that is coordinated with Model Cities Transportation Center Project (3.201), and includes a tentative plan for transportation for the five-year period. The plan will include a method of linking the Center with other facilities operated by Portland Community College as well as other educational and cultural facilities within the Portland Metropolitan area. The planning will be coordinated with planning carried out by the regional planning agency and TRI-MET, the regional transportation agency, to assure maximum benefit to Model Cities residents.

The above agencies have requested an opportunity to participate in the proposed Cascade Center and have provided the above program ideas.

In executing the Project, Portland Community College with the aid of the Cascade Community Center Advisory Committee will consider priorities, space allocation, community interests, and other factors in selecting the programs which will be implemented. Space for these services as well as other community services will be made available at cost.

(c) Timetable

The City of Portland, the Portland Model Cities staff (CDA), will carry out this project within the following time frame.

<u>ACTIVITY</u>	<u>DAY</u>
Grant	0
Portland Community College establish use of Student Union	10
Obtain appraisals	15
Execute agreement with Portland Community College	20
Department of Housing and Urban Development approval of Student Union plan	20
Obtain Department of Housing and Urban Development appraisal review	30
Portland Community College establish advisory committee	30
Exercise option	35
Prepare escrow instructions	35
Portland Community College review activities with advisory committee	40
Get Department of Housing and Urban Development concurrence on escrow instructions	45
Sign Grant Agreement	50
Draw down funds and deliver with escrow instructions	55
Title Company close sale	85
Record Title	90
Deliver premises to Portland Community College	90

(d) Funding

In preparation of this project the City requests immediate approval of the budget item Attachment 2a(4) Professional Services, \$25,000, so that appraisers may be engaged immediately and an option to purchase be obtained.

The City of Portland will purchase the Cascade facilities with Model Cities funds.

Cascade College, the present owner of the facilities, is involved in a mortgage foreclosure. The mortgage being foreclosed is a lien on the part of the property which this project will acquire, as shown in the attached Budget Justification. Because of additional and numerous other financial obligations of the college, which may constitute liens on the various parcels, the City will utilize the services of a Title Company, as escrow, to complete the purchase and obtain title insurance of good and sufficient title to the land.

The Student Union Building, essential for this project, is now under mortgage by Cascade College to the Department of Housing and Urban Development. This building is one of two buildings pledged as security for an obligation which exceeds \$2,100,000. After approval of this project and before acquisition of the facilities (See section (c), Timetable) a plan for the permanent use of this building by the Portland Community College as part of this project must be established.

The City of Portland will lease the acquired property to Portland Community College for a five-year period. At the end of that lease, if the lessee is not then in default, the premises will be deeded to the lessee on the condition that the premises is thereafter used for community college purposes.

Portland Community College during the term of the lease and thereafter, will accept total financial responsibility for the operation of the project, maintenance, and capital improvement of the premises.

Full utilization of the property requires capital improvement. If Portland Community College desires major capital improvement, and it is approved by the Cascade Community Center Advisory Committee and the City of Portland, the necessary land will be deeded to Portland Community College.

(e) Project Administration

The Portland Model Cities Citizens' Planning Board has requested

that Portland Community College serve as the operating agency of the Cascade Community Center. Letters in this regard are included on pages 1 and 2 in the Appendix. As such, Portland Community College will be the administrative agency responsible for the operation of the Center. Other participating organizations will be coordinated by Portland Community College. This lease will be reviewed annually. The Model Cities citizens input into this process is described in section (f), Coordination, and section (h), Citizens Participation. This review procedure is to assure that the needs of the Model Neighborhood are served by the Center in a fashion which tends to promote and encourage the use of the Center by the residents of the Model Cities area.

Portland Community College is a qualified project sponsor. It was established in 1889 as the Adult and Vocational Educational Department of the Portland Public Schools. It continued as an integral arm of the District until 1961, when the State Legislature made it a separate entity operating under the direction of the School District. In 1968, the electorate of the Metropolitan area, including parts of five counties, established Portland Community College as a separate district with a tax base netting more than four million dollars per year. The school offers a wide range of vocational and academic studies in 18 locations.

(f) Coordination

The Cascade Community Center Project will be coordinated with other projects in the Model Cities area so as to avoid duplication and maximize benefit. The Cascade Center Advisory Committee aided by information collected through the evaluation process, section (g), will participate in the coordination through their role in programming of activities at the proposed center as described in section (h).

The process will commence by the Advisory Committee, working with Portland Community College staff, establishing formal channels of communication between the Center's operating staff, the Model Cities Citizens' Planning Board, agencies operating within the Model Neighborhood, and other agencies which could be of benefit to the community through an association at the Center.

Recommendations of the Advisory Committee will be submitted to the president of Portland Community College. Portland Community College will apply the suggestions to program selection and in doing so will take affirmative action to assure that the objectives of the Model Cities Program, as stated by the Citizens' Planning Board, are supported by the Center.

Coordination between the Portland Model Cities program and the Cascade Center will be insured by members of the Model Cities Citizens' Planning Board serving on the Advisory Committee. These committee members will report directly to the Citizens' Planning Board. Annually the Citizens' Planning Board will make recommendations for the following year's program to the president of Portland Community College. These recommendations will be made in a report submitted at least forty-five days prior to the end of the lease period. A copy of the report will be sent to the Portland City Council.

In the event Portland Community College is not accepted for the following year, the lease will terminate and the City will choose a new operating agency for the project. In the event the lease is terminated, in order to provide program continuity and encourage capital investment in the project, Portland Community College will be allowed one year after termination to wind up affairs at the Cascade Center.

(g) Evaluation

The project evaluation will be conducted by the CDA in cooperation

with the Advisory Committee.

Evaluation will be based upon the involvement of the residents of the Model Cities community in the program, the general community acceptance of the program, and a determination of the benefit to the Model Cities Program.

The Advisory Committee is the organization which will provide continued coordination of this project with the operation of the Model Cities Program and in that capacity will consider the evaluation information collected and recommend policies and procedures which they find appropriate.

(h) Citizens Participation

Portland Community College will establish an Advisory Committee to aid its staff in developing a total program which is relevant to the education, cultural and recreational needs of the Model Cities neighborhood and the Service Area. In addition the Committee will serve as a means for citizens of the area to express their desires regarding community needs which could be served by the Cascade Community Center.

The Cascade Center Advisory Committee will have nine (9) members. Five (5) of the members will be members of the Model Cities Citizens' Planning Board and will be selected by that Board. Four (4) members will be selected by Portland Community College and will be residents of the Center's Service Area.

The Committee will meet with the sponsor's staff at such times as the Committee desires and will review the effectiveness of the programs and make suggestions for change, which suggestions may include revision or deletion of a program as well as creation of new programs.

An objective of this project is to achieve maximum community interest and participation in the project. It will be a responsibility of the Model Cities Citizens' Planning Board and the Advisory Committee to exert every

reasonable effort to achieve this objective.

(i) Resident Employment

The contract between the City of Portland and Portland Community College for this project, will include the "Labor Standards" and "Supplementary General Conditions" as required of Model Cities operating agencies.