

Cascade Business Center Holds Grand Opening

The doors to Cascade Business Center Corporation's second business incubator opened November 25, 1987, ushering in opportunities for new jobs and business development in north and northeast Portland.

The facility, located at 4134 North Vancouver Avenue, is an expansion of the services-related incubator started at Portland Community College in 1982. The new facility will support up to eight start-up industrial and light-manufacturing companies.

The incubator is a joint effort by local public, private and educational groups that share an interest in economic development.

"It offers reduced overhead as well as management and technical advice to selected companies," said Director Horace Sanders. "It's an effort to lower the risk often associated with new business development."

Pacific Power & Light Company played a major role in the development of the second incubator. It financed the business and marketing plan and donated the use of a 38,000-square-foot building to the project for five years for five dollars. CBCC will have the option to buy the property after the five-year lease expires. Pacific also contributed over \$200,000 in cash and in-kind services and secured the loan on the building.

A commitment to economic development was cited by Pacific as the reason for the company's involvement.

"We believe our success as a company is linked to the fortunes of the people we serve," said Robert Moench, Pacific Power Executive Vice President. "We are working hard to bring jobs and economic opportunity to the Portland area."

The Portland Development Commission supported a \$184,000 Investor Rehabilitation Loan for the building renovation and gave a \$5,000 technical grant.

"The city has established a special focus on the 17-block area surrounding this new incubator facility in order to take maximum economic benefit of this substantial public and private investment in northeast Portland," said Mayor J.E. Bud Clark.

A Tektronix, Inc. business unit has agreed to serve as anchor tenant for five years and will rent 14,000 square feet of space at fair market price. This rent will provide a stable income to the incubator.

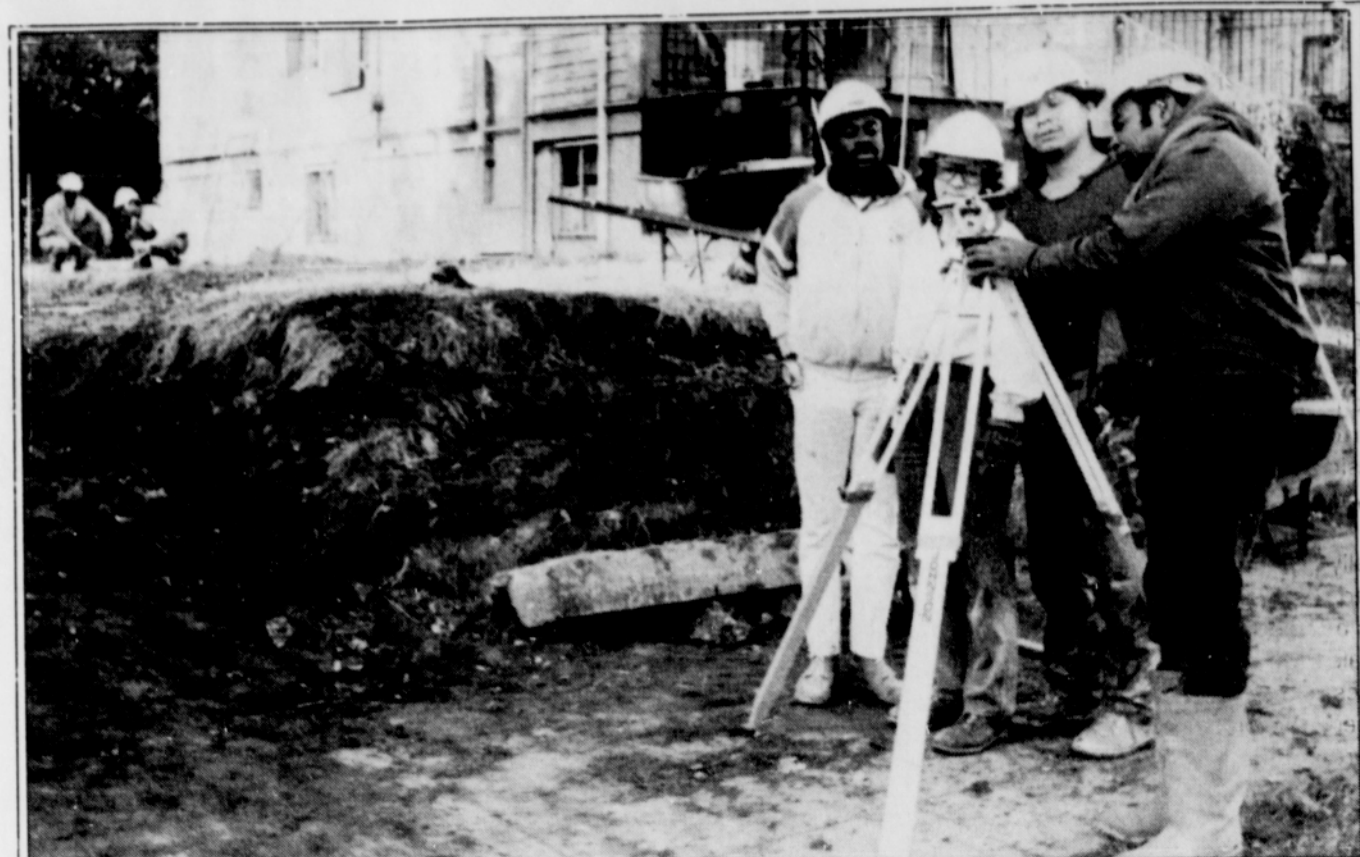
Most business incubators are dependent on continuing financial support for survival. The Cascade Business Industrial Center hopes to break the mold and be self-supporting within five years. The income from Tektronix will form the base for this unique concept that could become a prototype for incubators across the country.

Portland Community College has supported the incubator from its inception and will continue to provide the use of one of its buildings to house the service incubator. PCC also offers tenants technical/laboratory assistance, training/educational programs and clerical services.

Pacific Northwest Bell has donated \$5,000 toward the renovation and has agreed to make further gifts over the next two years.

The State of Oregon contributed \$10,000 from its Minority Initiative Fund and Northwest Natural Gas gave \$1,000.

The remainder of the funds needed for the \$681,000 renovation came from a \$350,000 loan from First Interstate Bank of Portland. The 12-year loan has an 11.5 percent annual percentage rate.



Project Manager Freddie Mitchell (right) shows his renovation crew trainees how to set up a transit. The crew is preparing to put in a driveway at a house located at 3805 N.E. Mallory. The house, one of two, was purchased by the N/NE Housing and Community Development Committee. (L-R) Background: Nabeeh O. Dawan, Wy Lee Barnett; foreground: Howard Webb, Chris Spaulding, Olynn Badheart Bull and Mitchell. Photo by Richard J. Brown

Homeless Women to Find New Home

The Housing Authority of Portland (HAP) will be providing rental assistance to 58 homeless, single women through a 10 year grant awarded by the Department of Housing and Urban Development (HUD). The grant totals \$1,851,360, with \$185,136 allotted for assistance each year. Each tenant will pay 30 percent of her monthly income for the housing unit, with HAP subsidizing the remainder of the rent.

HAP is working with REACH Community Development, Inc. to prepare the Mt. Vernon Apartment Building at 631 S.E. Taylor Street for occupancy. REACH owns the property and will be responsible for developing and managing the building when it opens for tenants in early June of 1988. The City/County Emergency Basic Needs Committee is also assisting HAP and REACH in delivering this program. Several other local organizations are interested in aiding the program, including the Urban League, Central City Concern, and Multnomah County.

The apartment building will provide housing for single women who have lost their homes due to domestic violence, mental disabilities, substance abuse, lack of job skills, are leaving prostitution, or are emancipated teenagers. A total of 1,160 homeless women and teenage girls were served by Portland agencies in fiscal year 1985 through 1986. This statistic alone demonstrates the extreme need for housing that is targeted toward the population of homeless women.

Several Portland agencies will provide support services to the tenants, with three of them actually renting space in the Mt. Vernon Apartment Building. The Bradley Angle House, Inc., which provides counseling and case manages women leaving prostitution; and the Portland Women's Crisis Line will be in the building to help the tenants overcome the problems that pushed them onto the streets.

HUD rated HAP's grant proposal to aid homeless, single women as number one out of the 100 applications submitted from around the country. HUD used HAP's proposal as a model application to judge the other proposals. Only 19 grants were awarded nationwide, with HAP's being the only one given in the Pacific Northwest. HUD complimented HAP on the thoroughness of its program research, the inclusion of program cost estimates, the quality of support agencies that have agreed to provide social services, and the overall quality of the proposal presentation.

For more information on HAP's rental assistance program and this opportunity for homeless, single women in Portland, call Carol Jelinek at 249-5514.

Workers' Compensation Costs Drop

Ted Kulongoski, director of the Oregon Department of Insurance and Finance, announced on December 4, 1987, a 29% decrease in the Workers' Compensation Division's assessment on premiums. The reduction will result in a \$9,000,000 savings for Oregon employers.

"Together with NCCI's reconsideration of its proposed 8.4% increase in workers' compensation pure premium rates — which would have cost Oregon employers \$46 million — these savings will reduce the costs of doing business in Oregon to the tune of \$55 million," said Kulongoski.

The Workers' Compensation Division's assessment on premiums finances the operational costs of the Department to carry out the Workers' Compensation Law and Oregon Safe Employment Act. The rate for 1986 was 7 percent. The new rate for insurers, effective January 1, 1988, will be set at 5.5 percent of the earned premium.

The 29 percent decrease in the assessment rate is the result of increasing payroll revenue due to Oregon's economic growth, and continued decreasing costs for vocational assistance paid out of the assessment.

On Tuesday, Kulongoski announced that workers' compensation pure premium rates would average a 0% increase in 1988. Pure premium rates in Oregon increased four years in a row — 8.2% in 1984, 14.1% in 1985, 26.7% in 1986, and 14.5% in 1987.

The National Council on Compensation Insurance (NCCI), an industry-wide rating organization, had recommended an overall 8.4% increase in pure premium rates, which was denied.

Kulongoski attributed much of the savings to reforms in the Workers' Compensation Law adopted by the 1987 Oregon Legislature.

Portland Native Joins the Peace Corps

Juanita Quito, 38, of Portland, has joined the Peace Corps. Quito departed Nov. 8 for the African nation of Swaziland, where she will be the coordinator of a rural education center, training teachers and assisting in curriculum development.

A 1967 graduate of Girls Polytechnic High School in Portland, Quito earned a degree in elementary education from Portland State University in 1973. Since her graduation she has worked as a youth employment program manager and mediation specialist for the City of Portland.

Peace Corps, the federal agency which sends Americans to assist people in developing nations, now has approximately 5,400 volunteers serving in 62 developing nations in Africa, Asia, Latin America, and the Pacific. Since 1961, over 120,000 Americans have served with the Peace Corps, nearly 3,000 of them from the state of Oregon. Currently, 154 Oregon residents are serving as volunteers.

Information about Peace Corps opportunities can be obtained by contacting the Seattle Peace Corps recruiting office toll free: 1-800-426-1022.

Kettle Income Drops by 15%

The Salvation Army's kettle income has declined by about 15 percent so far this year, according to Major William Hunter, divisional secretary of The Salvation Army's Cascade Division.

"We are seeing fewer checks dropped in our red kettles," Hunter says. "We are also having difficulty getting enough kettle workers this year. We are worried because kettle donations are critical to The Salvation Army's Christmas relief work."

People interested in bellringing jobs can call Bill Collier at 234-0693.

Fact Sheet Cascade Business Center

What is a Business Incubator?

A business incubator is a place where a fledgling company can receive economic, managerial and technical support. Each incubator is unique — financial backing and support varies with the needs of tenants and resources of supporters.

The incubator concept was developed in the early 1980s as a way to overcome the dismal success rate of start-up companies in the United States. Project backing might come from educational institutions, businesses, public and community groups. Assistance could include low overhead, technical assistance, access to equipment/laboratories and business advice.

What is the Cascade Business Center Corporation?

The Cascade Business Center Corporation was formed in 1982 by the Portland Development Commission, Portland Private Industry Council and Portland Community College. Its purpose is to nurture the development of small business incubators in the Portland area.

In 1982, CBCC opened the sixth incubator in the United States — Cascade Business Service Center. Just four years later the second incubator location is opening — Cascade Business Industrial Center — which will support Portland's commercial and industrial new business development.

Mission

The purpose of Portland's business incubator is to support new businesses by offering selected tenants below market rents/overhead, technical assistance and business advice.

Eligibility

To be eligible to participate in Portland's business incubator, a candidate must be:

- a new or existing business that needs technical or management assistance, yet has the potential of becoming a viable business;
- willing to limit incubator tenure to three to five years; and
- agree, if feasible, to hire local residents and remain in the incubator inner north/northeast Portland area after "graduation" out of the incubator.

How to Apply

An owner of a company interested in participating as a tenant in Portland's incubator program should contact Horace Sanders, Director, Cascade Business Center Corporation, 4134 North Vancouver Avenue, Portland, Oregon.

Incubator Locations

Cascade Business Service Center, Portland Community College, Cascade Campus, 753 North Killingsworth, Portland, Oregon.

Cascade Business Industrial Center, 4134 North Vancouver Avenue, Portland, Oregon.

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