



March 1, 2018

Tyler Roppe
Kenton Neighborhood Association (KNA)
2209 N Schofield St
Portland, OR 97217

TriMet Board of Directors
1800 SW 1st Ave
Suite 300
Portland, OR 97201

Re: REACH CDC Project at 2133 N Argyle St

Dear TriMet Board of Directors,

As you probably know, TriMet's property at 2133 N Argyle is in the process of being sold to REACH CDC for them to develop.

However, since their response to TriMet's Request for Statements of Qualifications (RFQ) Solicitation No. RC160276LS and presentation to Kenton residents in June of last year, REACH CDC has had to make changes to the development due to a funding gap of roughly 4 million dollars. These changes call for the project bypass Oregon's prevailing wage law using an exemption requiring residential-only construction, eliminating the transit-oriented development potential of having ground-floor commercial.

The original requirements of the RFQ declared the project must include "improved availability of retail goods and services near transit station," and previous Prosper Portland studies done in partnership with TriMet found that this property was "recommended to be the first of a potential phased development plan that would dramatically change N. Argyle Street into a dense node of activity at the north end of the Kenton downtown."

In meeting with Kenton neighbors, the message to REACH CDC has been clear: This project needs to be mixed-use as laid out in the RFQ. Without any ground-floor commercial, this site will be disconnected from the Kenton business district, lack a transit-oriented focus and won't activate the "gateway" to the neighborhood.

And these concerns about this project clearly extend beyond Kenton neighbors. In fact, the Portland Housing Bureau's N/NE Community Oversight Committee has also taken issue with changes to the development, specifically citing the loss of commercial space.

We believe that REACH CDC understands the importance of retail at this particular site, and recently, REACH CDC engaged in a conversation with Prosper Portland along with members of the KNA to look at ways to pay prevailing wages and restore the commercial space to the project.

While we sincerely appreciate the willingness of REACH CDC to work with neighbors in restoring the commercial component, it is clear that REACH CDC won't be able to resolve the problem themselves: They need help.

Hence, we are asking TriMet to explore ways, such as offering a land lease, with Prosper Portland and REACH CDC to have this project pay prevailing wages and stay mixed-use as required by the RFQ. We believe there must be a way for this project to provide critically-needed affordable housing while paying prevailing wages and meeting the greater needs of current and future neighbors.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'TLR', is positioned below the word 'Sincerely,'.

Tyler Roppe
Chair, Kenton Neighborhood Association
on behalf of the Kenton Neighborhood Association Board of Directors