



GET THE FACTS ON THE OREGON JOBS ACT

**I don't want data centers taking over farmland!
What does the bill say about this?**

The bill explicitly prohibits stand-alone data centers and commercial warehouses on the build-ready site.

I do not support expanding the UGB, paving over farmland, or turning agricultural land into industrial use. Why should I support this?

This concern is shared by many Oregonians, including supporters of the Oregon JOBS Act. Protecting farmland and compact growth also means placing industrial development where it can function effectively and most efficiently.

Advanced manufacturing depends on an existing ecosystem of skilled labor, suppliers, infrastructure, and transit access. Concentrating development within that ecosystem reduces land consumption, transportation impacts, and pressure to open new sites.

Key distinctions:

- The bill applies to one specific site, not a category of land statewide.
- The land is adjacent to existing industrial areas and industrial-scale infrastructure, not leapfrog development.
- The immediately adjacent industrial land has had over \$120 million in infrastructure investment improving the development readiness of this area.
- Uses are limited to advanced manufacturing and supply-chain activities only.
- Changes to this site can only occur through the legislative process due to the 2014 Grand Bargain. It cannot go through Oregon's SB 100 land use process.





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Why this site? Why does it need to be so large?

Modern advanced manufacturing—particularly semiconductors, clean tech, and biotechnology—requires:

- Large, contiguous parcels (often 500+ acres)
- Industrial-scale infrastructure (power, water, transportation)
- Proximity to an existing workforce and supplier ecosystem

Analyses have shown no other site of this size is available in the Portland metro region. Smaller or fragmented parcels typically cannot be assembled or permitted for modern facilities.

North Hillsboro is already a globally recognized advanced manufacturing hub, supported by decades of investment and workforce development. Developing a site far from this ecosystem would increase transportation costs, environmental impacts, and project risk, lowering Oregon's competitiveness.

What is the history of the land included in the bill?

The land has been part of statewide land-use and economic planning discussions for more than a decade.

- 2008–2011: Identified via the Metro process as urban reserves—land that could be developed if the region faced a shortage of buildable land.
- 2011–2014: After appeals and legal challenges, HB 4078 reclassified portions of North Hillsboro urban reserves into rural reserves, removing the land from Metro's jurisdiction and requiring legislation for any change.
- 2022: The Oregon Semiconductor Task Force identified the land as the only 500+ acre site in the state meeting industry siting criteria.
- 2023: SB 4 (Oregon CHIPS Act) identified these same lands as eligible for inclusion in the Urban Growth Boundary if necessary to support semiconductor and advanced manufacturing.

This area has been studied, mapped, and evaluated through multiple statewide and local processes.

