



OREGON STATE SENATE

## FAQ: Oregon JOBS Act - Jobs, Opportunity, & Build-Ready Site Act

### What does this bill actually do?

The **JOBS ACT** responds to the loss of quality jobs that are hurting Oregon families, declining state and local revenue, Oregon's contracting economy, and diminishing economic competitiveness. It does this by proposing policies to incentivize job creation and advanced manufacturing investment through competitive tax incentives, unlocking build-ready industrial land, and through reforms to Oregon's state permitting process.

### What does this bill mean for wages and working families?

Advanced manufacturing jobs are some of the **best-paying jobs available to Oregonians across education levels**. The median annual manufacturing wage in Oregon is about \$65,000, and manufacturing jobs pay more than jobs in other sectors regardless of whether a worker has a high school diploma, associate degree, or bachelor's degree.

Because manufacturing jobs are highly productive, each job generates significantly more economic value and tax revenue than the average job—nearly 60% more contribution to state GDP than other sectors. **These wages support not only workers and their families, but also local small businesses, school funding, and public services through income and property taxes.**

### Is this a giveaway to Corporations?

**No.** The JOBS Act relies primarily on performance-based incentives that are only available when companies create jobs, invest capital, and operate in Oregon.

The **R&D tax credit** is designed to **retain and attract research-intensive manufacturing jobs** that anchor long-term employment and supply chains in Oregon. According to the Legislative Revenue Office and Business Oregon, the credit functions as both a **retention incentive for companies already operating in Oregon** and a **recruitment tool for firms considering expansion or relocation**.

Similarly, **enterprise zones are not giveaways**. State data shows they are one of Oregon's **most effective economic development tools**, with the urban enterprise zone program producing a return on investment of \$29 for every \$1 in foregone property tax revenue.

### Does this bill pay off for taxpayers?

**Yes.** An ECONorthwest analysis shows that developing the SB 4 lands could generate, over 20 years:

- \$372–\$574 billion in statewide GDP growth
- 27,400–37,300 permanent jobs
- \$6.3–\$12.7 billion in net state revenue
- Significant long-term property tax and income tax growth to support state and local services—even after incentives.

### Does this bill allow data centers, retail warehouses, or commercial recreation on the build-ready site?

**No.** The bill explicitly **prohibits stand-alone data centers, retail warehouses, and commercial recreation**. Land brought into the urban growth boundary must be designated for **advanced manufacturing firms and their suppliers**.



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### Is Oregon paving over farmland or opening the floodgates to sprawl?

No. This is **targeted, constrained, and intentional land use**, not expansion-by-default. The land included in this bill:

- Was **previously recommended** by the Semiconductor Task Force and SB 4 (2023)
- Is **adjacent to existing industrial areas and industrial scale infrastructure**
- Has been through **multiple statewide planning and legal processes over more than a decade**
- Is specifically limited to **industrial and manufacturing use**, not residential sprawl.

### Why act now? Can't Oregon give this more time/process?

The Clean Tech Task Force and the Semiconductor Competitiveness Task Force have **already studied Oregon's land, infrastructure, workforce, and permitting gaps** and reached consistent conclusions about what is needed to compete. This bill implements those findings rather than reopening work that has already been done. Meanwhile, Oregon is **actively losing jobs and competitiveness**:

- The state is in a **manufacturing recession**
- Oregon lost **25,000 jobs last year**, including **9,400 manufacturing jobs**
- Two-thirds of recruited Oregon businesses report expanding or relocating **out of state**
- **Other states are actively recruiting Oregon's workforce talent where advanced manufacturing firms are growing**

Once advanced manufacturing supply chains and skilled workers leave, they are **extremely difficult to replace**.

### Why does the build-ready site need to be in Washington County / North Hillsboro?

Hillsboro is already a **globally recognized semiconductor hub**, anchored by decades of investment and community planning. Placing large industrial sites intended for advanced manufacturing far from existing clusters **is not a realistic strategy to increase Oregon's competitiveness with other states**. Moving the site location further away from the eco system already in place increases transportation costs and environmental impacts. The build-ready site is adjacent to existing industrial areas and is easily served by industrially scaled infrastructure. Hillsboro has invested over \$120 million in the adjacent areas.

### Aren't there already large industrial sites available elsewhere in Oregon?

No. Multiple statewide analyses, including the Semiconductor Competitiveness Task Force, found **no large (500+ acre) industrial sites available in the Portland metro region**. Industrial lands counted as "available" often:

- Are fragmented across many owners; and sit on steep slopes, wetlands, or floodplains
- Cannot realistically be assembled or permitted for modern advanced manufacturing

### Why can't this land be handled under existing law?

This bill **removes a procedural barrier**, not environmental or public oversight. Current law **prevents these previously identified lands from industrial uses**, despite:

- Completion of statewide task force review
- Legislative designation under SB 4
- Clear market demand for large, infrastructure-ready sites



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## Additional Information

### North Hillsboro Industrial Lands Timeline

2008 - 2011	2011 - 2014	April 1, 2014	February 2022	August 2022	April 2023	December 31, 2024
Urban Reserves Planned and Approved	Urban Reserves Appeal and Legal Challenge	HB 4078 Approved, Statutorily Establishing Reserves and Reverting North Hillsboro Urban Reserves to Rural Reserves	Oregon Semiconductor Task Force (ORSCTF) Created	U.S. CHIPS and Science Act Signed, & ORSCTF Report Issued	Oregon CHIPS Act (SB4) Signed	Oregon CHIPS Act Delegated Land Authority to Governor Sunsets

### HB4078 Change Map (Hillsboro) With LC 237 Boundary

