



February 11, 2025

Chair Nguyen, Vice-Chairs Diehl and Isadore, and Members of the Committee:

For over 50 years, 1000 Friends of Oregon has worked with Oregonians to leverage the state's special and unique land use planning program to foster connected, vibrant, and beautiful cities and towns while protecting farms, forests, and iconic scenic areas from sprawl development and irreversible conversion. Our diverse membership unites in favor of legislative concepts and investments that promote smart growth in pursuit for a better quality of life for all, now and for future generations.

We applaud and appreciate HB 2411's strategic response to a well documented need: funding and financing for land readiness.<sup>1</sup> HB 2411 adds an essential tool for building a diversified economy of the future - one that all Oregonians can take part in and benefit from. HB 2411 outlines a creative and catalytic approach to unlocking new economic growth.

We offer some friendly considerations. We respectfully request Section 3 of the Act, which describes definitions, explicitly foreclose the use of the fund to ready land for data centers. This would maximize the opportunity for projects and planning funded through this loan fund to focus our limited public funding to spur high-quality jobs for Oregonians instead of subsidizing automation. We respectfully request Section 7 of the Act, which describes allowable costs of Sections 2 to 12, to consider the inclusion of costs of industrial site and/or building redevelopment and retrofits. Uses in industrial lands ebb and flow; instead of vacant or underutilized sites or buildings, we hope this loan fund could provide an opportunity to help bolster communities during industry shifts or company closures.

Thank you for your leadership and consideration on this important solution. Please do not hesitate to contact me with any questions at [Sam@friends.org](mailto:Sam@friends.org) or (503)497-1000.

Sincerely,

A handwritten signature in black ink that reads "Sam Diaz".

Sam Diaz  
Executive Director

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<sup>1</sup> As of February 2023, 66 respondents (Oregon cities and towns) reported a total of 9,746 acres zoned industrial; only 21% of that total is development ready. Oregon Economic Development Association, Oregon Business Council, and League of Oregon Cities. *Survey results from cities and towns on industrial lands*. February 2023.

[https://www.opb.org/pdf/Statewide%20Industrial%20Land%20Survey%20Breakdown\\_1675899718106.pdf](https://www.opb.org/pdf/Statewide%20Industrial%20Land%20Survey%20Breakdown_1675899718106.pdf)