

Submitter: Cameron Schwab

On Behalf Of:

Committee: House Committee On Emergency Management, General Government, and Veterans

Measure, Appointment or Topic: HB3062

Hi -

My name is Cameron Schwab, commercial managing director for a commercial brokerage office in the Portland Metro area. I am also an active developer here in Oregon. I am writing to strongly oppose HB 3062.

1. This will cause more challenges and costs for developers which will diminish growth opportunities as it restricts development and creates more red tape and costs to develop in an already difficult state to develop in. This is already a huge issue. I have lots of investors / developer contacts from out of state (including California), and the lack of interest in Portland / Oregon is almost embarrassing (relative to other states nationally). Having to add a "Public Health Impact Analysis" is just another reason for companies to look elsewhere.
2. Oregon is already land restricted for industrial and this would lessen the supply of buildable land.
3. Job losses and business closures in the construction, logistics, and manufacturing industries which are key sectors for blue collar workers.
4. Stifle economic growth by limited business expansion. Oregon is already not business friendly this bill would enhance that fact.
5. This bill would limit the new construction of industrial properties thus creating a shortfall of availabilities and thus drive up rental rates for existing buildings. Bad for small businesses.
6. Loss of investment to neighboring states like Washington and Idaho; which we are now 5 years too late on...
7. The proposed system would restrict or discourage development in underserved or economically struggling areas, potentially delaying revitalization efforts.
8. This would also create bottlenecks in existing industrial hubs, putting a strain on local infrastructure and logistics.
9. Also, this creates more work for local governments who are already bogged down

by COVID and work from home.

Thank you for your consideration,
Cameron Schwab