



The League of Women Voters of Oregon, established in 1920, is a grassroots nonpartisan political organization that encourages informed and active participation in government. We envision informed Oregonians participating in a fully accessible, responsive, and transparent government to achieve the common good. LWVOR Legislative Action is based on advocacy positions formed through studies and member consensus. The League never supports or opposes any candidate or political party.

February 23, 2026

To: [Sen. Anthony Broadman](#), Chair, and [Sen. Mike McLane](#), Vice Chair

Members of the [Senate Committee On Finance and Revenue](#)

Re: [SB 1586 -7](#) — Omnibus Land Use, Tax Credits and Changes in Permitting — **OPPOSE**

The League of Women Voters of Oregon believes “*taxation and assessment policies should support comprehensive land use plans.*” **We oppose SB 1586-7** for several reasons, the most important ones being that it **1) violates the state land use planning system that protects agricultural lands for farm use, 2) undermines its economic development goal by the bill’s lack of protection for homegrown Oregon businesses and jobs, 3) gives away too much in tax credits (\$50 million per Legislative Revenue Office—LRO--[analysis](#)) that would draw on General Fund revenue at a time Oregon needs to be focused on basic human needs in light of huge losses in federal funding, and 4) reduces permitting processes that protect Oregon’s air, land, water and public health. (Any Fiscal Impact Statement should address costs to state agencies for increased work requirements.)**

LWVOR supports Oregon’s 19 Statewide Planning Goals, including Goal 9, Economic Development, with local strategic planning done as part of broad community planning (**Goal 1**) as well as **Goal 3 which requires preservation of agricultural lands for farm use consistent with existing and future needs for agricultural products.**

LWVOR opposes the expansion of the Urban Growth Boundary (UGB) of the 373 acres in Hillsboro and the remaining acres to be put in reserve for future UGB expansion rather than preserved for rural reserve farmland. This bill violates the 2014 legislative Grand Bargain decision to protect those reserves from industrial zoning. There was no formal process to work with the local community in making the determination to reserve this land for an expanded UGB. Also, not all Metro Councilors were consulted, nor were they in agreement on this decision. **There was no formal process as required at Metro related to this proposed UGB decision.** These are prime soils with some of the best agricultural land in the world and we should not designate this precious protected area for other uses. Expansion of the UGB into these areas would financially benefit the world’s largest and most profitable corporations and a few landowners to the detriment of most Hillsboro residents who were not included in decision-making.

Over the past few years, **Hillsboro has already purchased over 500 acres of undeveloped industrial land worth \$200 million** which it can use without expanding into a new UGB. There are other industrial sites in Metro as well as statewide that are also available, some of which are being made site ready. In a recent Oregon Journalism Project [article](#), former state economist Mark McMullen states that Oregon should focus on supporting “homegrown industries” rather than trying to lure out-of-state companies here. **We oppose several tax credits which remain in the bill that would allow out-of-state corporations to take advantage of Oregon’s limited resources.** We do applaud the elimination of the Enterprise Zone property tax

break in both the -4 and the -7; however, as that provision would have eliminated much funding for schools and other local services in those areas.

We are concerned about the potential linkage between this bill and [HB 4084 A](#). OregonLive provides an [analysis](#) of that bill and legislators should review both HB 4084 A and SB 1586 to understand the policy linkages. This is yet another reason that SB 1586 is not ripe for this short session.

We feel the tax subsidies in HB 1586-7 are far too generous, and will cost Oregon millions of dollars in foregone revenue, especially in later biennia as noted in the LRO analysis.

- CHIPS Act Research & Design (R&D) subsidy is expanded to include high-technology and advanced manufacturing and production, not just for semi-conductor development, which will greatly increase costs, although we appreciate the shortened time frame from 2036 to 2030 in the -7.
- Adds a NEW corporate income tax credit for new or modernized machinery and equipment for advanced manufacturing for biotechnology or an alternative energy business of up to \$4 million per taxpayer.
- Allows subsidies for automation and AI that often replace jobs. In addition, the wage requirements in this bill are extremely weak as noted in this OregonLive [article](#).
- Regionally Significant Industrial Sites (RSIS) Loan Fund would be weakened by allowing several employers at a site to share the same job increase minimum requirement.

Should this bill be considered, we would like to see an amendment to this bill to explicitly disallow all Oregon subsidies for data centers as the current language could allow loopholes.

In addition, we have concerns related to the provisions in this bill around expedited permitting without clear guarantees that the reasons for the permits be upheld. Without sufficient funding and staffing, these permitting agencies cannot be expected to meet arbitrary timelines. **Permitting should not be farmed out to third parties.** Our agencies are responsible for protecting Oregon's clean air, land, water and Oregonians' health. **These agencies are funded in part by fees, and loss of that revenue would cause harm, not only to the work needed to process permits for these projects, but for others around the state.** We understand that there may be wetlands on some of the Hillsboro properties—wetlands that not only clean our water, but often protect from severe flooding.

The League's positions related to land use, to taxation, and to Oregon's environment are the basis for our opposition to this bill. We feel Oregon should not be increasing corporate tax breaks at a time when **Oregon needs to be focused on basic human needs and invest in our education system— both pre-k-12 and higher education (Oregon's future)**—in light of huge losses in federal funding. For all of these reasons, the League asks that you consider our concerns and **reject this legislation**.

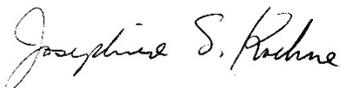
Thank you for the opportunity to discuss this legislation. **Please vote no on SB 1586-7.**



Barbara Klein
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