



February 11, 2020

Representative Nancy Nathanson, Chair
Representative Pam Marsh Vice-Chair
Representative Werner Reschke, Vice-Chair
Members of House Revenue Committee

Oregon State Capitol
900 Court Street NE
Salem, OR 97301

Honorable Elected Officials,

As the largest job generating metro area in the state per capita, Central Oregon has a critical need to grow our workforce. **Job creation in the Bend-Redmond area over the last decade represented 8.2 percent of all new jobs in Oregon, and Bend has enjoyed the top ranking for economic growth from Milken Research¹, Wallet Hub² and the Centers for American Entrepreneurship³.**

We respectfully submit this letter opposing HB 4010 as we feel the bill would present significant challenges to our region hampering the ability to revitalize blighted areas of Bend that need incentives for investment. **The Bend Chamber of Commerce and our 1,700 members oppose HB 4010 on the premise that it would remove a vitally important tool from our toolbox for economic development.** The proposed bill would disconnect Oregon from the federal Opportunity Zone program and disallow the capital gains tax deferral benefits for Oregon investments.

Historically, Opportunity Zones have provided a valuable community benefit and addressed a wide range of goals, including job creation, housing development and targeted economic growth in our state's rural and underserved areas. **Central Oregon communities have**

¹ Bend ranked first in five year job growth (19.9 percent) from 2012-2017. "Best Performing Cities Report 2018", Milken Research. <http://www.best-cities.org/2018/best-performing-cities-report-2018.pdf>

² Bend ranked third fastest growing city in 2019. "Fastest Growing Cities in America 2019," WalletHub. <https://wallethub.com/edu/fastest-growing-cities/7010/>

³ Bend-Redmond ranked fourth for growth rate of first financing start-ups in 2019. "America's Rising Start-Up Communities, Center for American Entrepreneurship. <https://startupsusa.org/americas-rising-startup-communities/>

directly benefited from investments in their communities that were spurred by Opportunity Zone status. This includes Bend's Central District, an urban renewal area that will increase workforce housing, attract small to mid-sized businesses and job growth while leveraging private investment with public infrastructure. Several early stage projects are under way with local developers, investors and businesses who are relying on the Opportunity Zone to help fund critical improvements to a part of the city that needs to be revitalized.

The policies outlined in HB 4010 are confusing at best, and have a potentially chilling effect on local investment in local communities. Treating Oregon-based investors differently will ultimately lead to an increase in out-of state ownership and control in our communities, and dilute support for the areas most in need.

It is with these concerns that we respectfully ask you to oppose HB 4010.

A handwritten signature in black ink, appearing to read 'Katy Brooks', with a long horizontal line extending to the right.

Katy Brooks
CEO, Bend Chamber of Commerce