

February 27, 2023

Dear Co-Chair Sollman, Co-Chair Bynum, and Members of the Joint Semiconductor Committee:

My name is Cindy Hodges, a land-owner in the North Hillsboro area recommended by the Semiconductor Task Force for large-lot siting. Myself and my family are in full support of transitioning this land for semiconductor and advanced manufacturing use.

There are four key points that my family would like you to consider:

1. Ability to convert lands: Farmers who live on and own the majority of the North Hillsboro site have organized and explicitly stated their support for urbanization. Owners representing over 1200 acres are ready to partner with the city and state of Oregon to achieve aggregation of parcels and meet the aggressive timeline required by the CHIPS act. Submitted as testimony, we have provided a letter of support template and map, indicating property owners who have signed letters, and support industrial use.
2. High-Value Use: The majority of this land does not have an available water source because it is not in an irrigation district. To access water, you need a high-volume well or be adjoining a natural water source. With our 900-ft deep well, we only have enough water flow to irrigate our 10 acres of blueberries. This lack of water necessitates the majority of N. Hillsboro farms grow dry-land crops, like grass seed.
3. Conflicted farm use and encroaching development: A major thoroughfare to/from highway 26 runs directly through this farmland. The second map we provided shows our specific lot which is bordered by three urban uses. The UGB to the south, and two major arterial roadways to the North and West which are used by thousands of commuters daily to access US Hwy 26, as well as the North Hillsboro Industrial Area and Intel. Future development of Jackson East and Hillsboro Technology Park, will significantly increase urban impact to our property and North Hillsboro farmlands in general.
4. Conflicted farm use and public risk: With our proximity to the UGB, Jackson East Development, and a proposed regional trail next to our Southern border, there is risk that people will come onto or near our field. During the summer, our organic farm must use shotguns and gas cannons on the perimeters to protect the crop from birds. We use a cannon sprayer that blasts 100 ft of spray over our crop and its perimeters. These practices could be disastrous if people enter undetected. Even our necessary use of loud recorded bird distress signals and the 20 beehives along those borders are at best a public hazard to those recreating nearby.

We know the agricultural outlook will continue to deteriorate as the North Hillsboro Industrial Area and the Jackson East Area become fully developed. It is clear that the highest and best use of our farm is to provide Oregon the economic benefits of the semiconductor industry. We need legislative action to do anything in the future with this land. Most of the voices you are hearing opposing this area are from people who do not live on the land and are not familiar with the reality on the ground.

In conclusion, and not to be overlooked, Oregon's economic experts are advocating that this property is the best in the state for a large-site semiconductor fab and it is already attractive and sought after by industry. Combined with committed landowners, North Hillsboro is Oregon's best chance of seizing this opportunity by being able to rapidly deliver on its aggressive timeline.

Sincerely,
Cindy Hodges
6770 NW Jackson School Rd, Hillsboro Oregon, 97124

