



# SDC Assistance

## System Development Charges

System Development Charges (SDCs) help offset the impacts of new development on City infrastructure. The City of Estacada has SDCs for water, sewer, storm sewer, and transportation. When a business or property owner pays SDCs, they effectively purchase the water, sewer, storm sewer and transportation capacity needed to run their business.

## Calculating SDCs

The water and sewer SDC is based on the size of the water meter. The storm sewer SDC is based on impervious area and the transportation SDC is calculated using a trip factor and the square footage of the building.

SDC Credits May Apply: When a change of use occurs in a building, additional SDCs may apply. Businesses pay SDCs based on various criteria. A new business moving into an existing building may receive SDC credits paid by the previous occupant.

## SDC Programs:

The city recognizes that SDCs may constitute a substantial upfront cost for new businesses. In response, we have two available options:

- 1) Financing is available – SDCs of \$500 or more may be paid in two semi-annual installments, to include interest at 3% for up to 10 years.
- 2) SDC Subsidy Program – In an effort to encourage new commercial, mixed use, and multifamily development critical to Estacada's economy, the Estacada Urban Renewal Agency has created a SDC Subsidy Program. Development projects in the Estacada Urban Renewal Area (see attached map) are eligible for the program. The SDC Subsidy Program may award subsidies of up to 95% of an applicant's total SDC liability as calculated by the City. Grants will be awarded based on the feasibility of the development, value to the community and conformance with the program criteria. The awards are granted on a first-to-apply, first-to-award basis. Program funding is contingent upon budget approval and subsequent availability of funds. To learn more about the program, or apply, please contact Terra Wilcoxson, Economic Development Manager at: 503-630-8270 ext. 206 or [Wilcoxson@cityofestacada.org](mailto:Wilcoxson@cityofestacada.org)

*Payments in full or a financing agreement must be in place prior to issuance of a Certificate of Occupancy.*



- proposed urban renewal boundary
- estacada city limits
- proposed urban renewal area taxlots
- urban growth boundary

**Estacada Urban Renewal Plan**  
**Proposed Urban Renewal Boundary**

