

February, 24, 2026

# System Development Charges (SDC) Incentives for Affordable Housing

A History and Current Status of City of Bend SDC Exemptions and Bend Parks and Recreation District SDC Waivers



# City of Bend SDC Exemption Timeline

Through 2025, the City of Bend provided \$14.3 million in SDC exemptions supporting affordable housing.

The awarded exemptions helped produce 1,030 affordable housing units.

Source: Bend Housing Data Hub, Affordable Housing, SDC Exemptions Dashboard



November 2015  
and July 2016

City Council awards SDC exemptions through a competitive process for affordable housing developments.



November 2017

Council adopts five-year sunset ordinance exempting SDCs for affordable housing serving households up to 80% Area Median Income (AMI).



November 2022

Council extends SDC exemption ordinance for two years and requires 20 years of affordability.



January 2024

Council adopts an SDC methodology that exempts SDCs for affordable housing serving households up to 80% AMI for at least 20 years.

# Bend Parks and Recreation District SDC Waivers



July 2019, Bend Parks and Recreation District (BPRD) adopted Ordinance No. 12 allowing the Executive Director to waive System Development Charges (SDCs) for affordable housing serving renters up to 60% Area Median Income (AMI) and homebuyers up to 80% AMI with 30-year affordability, along with Resolution No. 423 authorizing waivers for 400 units.



January 2021, BPRD adopted Resolution No. 2021-01 and capped SDC waivers at 75 units in 2021 and 2022, with project limits allowing only 50% of requested waivers in all phases of any project above 54 units and no more than 75 waivers per project.



October 2022, BPRD adopted Resolution No. 2022-07 and capped SDC waivers at 75 units per year, with project limits allowing only 50% of requested waivers in all phases of any project above 54 units and no more than 75 waivers per project.



December 2024, BPRD adopted 2024-12 and capped SDC waivers at 150 units every two years, with project limits allowing only 50% of requested waivers in all phases of any project above 40 units and no more than 75 waivers per project.

# Requests for Parks SDC Waivers (2027-2028)



Ponderosa Commons – 24 waivers for homeownership units

Woodhaven Estates – 36 waivers for homeownership units

Bear Creek Village - 8 waivers for homeownership units

Bella Pines – 75 waivers for multifamily rental units

Larch Grove – 13 waivers for homeownership units

# Expected Requests for SDC Waivers from BPRD

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Ponderosa Commons 2 – 75 homeownership units

Stone Creek Commons – 18 homeownership units

Skyline Crossing – 15 homeownership units

Cascade Landing 2 – 96 multifamily rental units

Mill Town Landing – 64 multifamily rental units

Sugar Pine Crossing – 136 multifamily rental units



# AHAC DISCUSSION

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