



## Tillamook County Low-Embodied Carbon Housing Program

### About the Program

DEQ has established the Low-Embodied Carbon Housing Program as part of Oregon's Climate Equity and Resilience Through Action (CERTA) grant. The Program incentivizes lower-embodied carbon housing production, helping Oregon to meet our climate goals while also addressing the need for more *affordable* housing.

*Embodied carbon* is the *greenhouse gas* emissions from resource extraction, manufacture, transport, installation, maintenance, disposal, and recovery of construction materials. The Program is estimated to reduce greenhouse gas emissions 343,000 metric tons of carbon dioxide equivalent by 2050. This is equivalent to eliminating the estimated electricity use of 940 units for the next 75 years.

The Program will provide rebates to support the development of 940 new lower-embodied carbon housing units in nine communities across the state, incentivizing two key embodied carbon reduction strategies: *Reuse* and *Space-efficient*. Tillamook County is one of the nine participating communities and is utilizing **Strategy 2: Space-Efficient**. Rebates are first come, first served and are awarded upon construction completion.

Strategy 1: Reuse		Strategy 2: Space-Efficient											
210 rebates	\$45,000 per unit	730 rebates	\$20,000 per unit										
<p>Projects which convert an existing vacant or underutilized non-residential building to new housing.</p> <p>Projects must reuse at least 45% of the existing structure and envelope. This is calculated according to the formula provided in the program guidebook.</p> <p>Examples include, but are not limited to, the upper story(ies) of a downtown retail space, office, or hotel.</p>		<p>Projects in which units do not exceed the areas specified below:</p> <table><tr><td>Single Room Occupancy or Efficiency Units</td><td>210 sq ft</td></tr><tr><td>Studio</td><td>420 sq ft</td></tr><tr><td>1-bedroom</td><td>800 sq ft</td></tr><tr><td>2-bedrooms</td><td>1,000 sq ft</td></tr><tr><td>3-bedrooms</td><td>1,200 sq ft</td></tr></table> <p>Examples include, but are not limited to, accessory dwelling units, duplexes, cottage clusters, townhomes, and apartment buildings.</p>		Single Room Occupancy or Efficiency Units	210 sq ft	Studio	420 sq ft	1-bedroom	800 sq ft	2-bedrooms	1,000 sq ft	3-bedrooms	1,200 sq ft
Single Room Occupancy or Efficiency Units	210 sq ft												
Studio	420 sq ft												
1-bedroom	800 sq ft												
2-bedrooms	1,000 sq ft												
3-bedrooms	1,200 sq ft												
Single Family and Multi Family housing units for rent or ownership are eligible.													

## Eligibility

- Reduce embodied carbon of new materials by 10%
  - Technical assistance to support compliance with this requirement will be available from DEQ's contractor, *Carbon Leadership Forum*
- Project units that do not exceed the areas specified in the above table

Costs eligible for rebates include:

- Permit fees
- Systems development charges (SDC)
- Low-embodied carbon material costs
- Housing conversion material costs

Program Requirements:

- Project is **space-efficient** and located in Tillamook County
- Units will not be used for short-term vacation rentals (<30 days)
- Units must be provided at less than or equal to 120% *Area Median Income (AMI)*
- If applicable, project will comply with federal *Build America, Buy America* requirements
- If applicable, project will comply with *prevailing wage* requirements. To see if your project must comply with prevailing wage, consult the Oregon Bureau of Labor & Industries (BOLI) or your labor attorney.
- Project will follow a DEQ-approved compliance pathway to reduce embodied carbon of new building materials by 10% (technical assistance to support compliance with this requirement will be available from DEQ's contractor, Carbon Leadership Forum)
- Project must be completed on or before March 30, 2029

## Application Process

To receive the applicable rebate, projects shall complete the following steps:

1. Apply to program through [Tillamook County Housing Commission webpage](#)
  - a. If approved, Applicant enters into rebate agreement with DEQ
2. Applicant consults with Carbon Leadership Forum to confirm alignment of their design approach and/or selected materials with their intended pathway for compliance
3. Upon project completion, Applicant submits Reimbursement Request Form and all required supplementary documentation

For more information and to apply:

- Visit Tillamook County Housing Commission Website: [tillamookcounty.gov/bc-hc](http://tillamookcounty.gov/bc-hc)
- Contact the Department of Community Development: 503-842-3408

## Tillamook County Low-Embodied Carbon Housing Program

### Glossary of Terms

- **Affordable:** For the purposes of the Low-Embodied Carbon Housing Program, “affordable” refers to housing that is financially feasible for households earning 120% or below the Area Median Income (AMI).
- **Area Median Income (AMI):** AMI is the median family income adjusted for Tillamook County and is used to determine income limits for certain housing.
- **Build America, Buy America (BABA):** The Build America, Buy America Act (BABA) requires projects receiving funds from certain Federal financial assistance programs to utilize *iron, steel, manufactured products, and construction materials* that are produced in the United States. To see if the project you are applying for is required to comply with BABA, you can use the flowchart on the next page.
- **Carbon Leadership Forum:** The Carbon Leadership Forum is a non-profit dedicated to reducing greenhouse gas emissions attributed to materials used in buildings and infrastructure. The Carbon Leadership Forum has been contracted by DEQ to provide technical assistance to program applicants.
- **CERTA:** The Oregon DEQ’s Climate Equity and Resilience Through Action (CERTA) program focuses on greenhouse gas reductions in three target areas: buildings, transportation, and waste and materials management.
- **DEQ:** Department of Environmental Quality
- **Efficiency Dwelling/Apartment:** An efficiency dwelling or apartment is a compact living space in which the normal function of a number of rooms - often the living room, bedroom, and kitchen - are combined into a single room, and includes a private bathroom. Efficiency dwellings and apartments typically have kitchenettes, which include a mini-fridge, microwave, and stovetop.
- **Embodied Carbon:** Embodied carbon refers to the greenhouse gas emissions arising from the manufacturing, transportation, installation, maintenance, and disposal of building and infrastructure materials. “Embodied” refers to the greenhouse gases that are “locked in” to materials and processes. “Carbon” refers to the chemical that is released from materials and processes which contributes to greenhouse gases.
- **Greenhouse Gases:** Greenhouse Gases (GHG) are the gases in the Earth’s atmosphere that trap heat and raise the surface temperature.
- **Prevailing Wage:** Prevailing wage is the minimum hourly rate (including base pay and benefits) that must be paid to workers on certain public works or government-funded projects. To see if your project must comply with prevailing wage, consult the Oregon Bureau of Labor & Industries (BOLI) or your labor attorney.
- **Reuse:** For the purposes of the Low-Embodied Carbon Housing Program, reuse includes projects which convert an existing vacant or underutilized non-residential building to new housing. Examples include the upper story(ies) of a downtown retail space, office, or hotel.
- **Single Room Occupancy:** Single Room Occupancy (SRO) refers to a type of low-cost housing where individuals rent small, furnished rooms (i.e. bed, chair, table) and typically consist of shared bathrooms and kitchens.
- **Space-Efficient:** For the purposes of the Low-Embodied Carbon Housing Program, space-efficient is housing units that do not exceed a specified area as determined by the number of bedrooms.
- **Studio:** A dwelling in which the normal functions of a number of rooms – often the living room, bedroom, and full kitchen – are combined into a single room, and includes a private bathroom. A “full kitchen” means the unit contains a stove, oven, refrigerator, and ample counter space.

## Is my project required to comply with BABA?

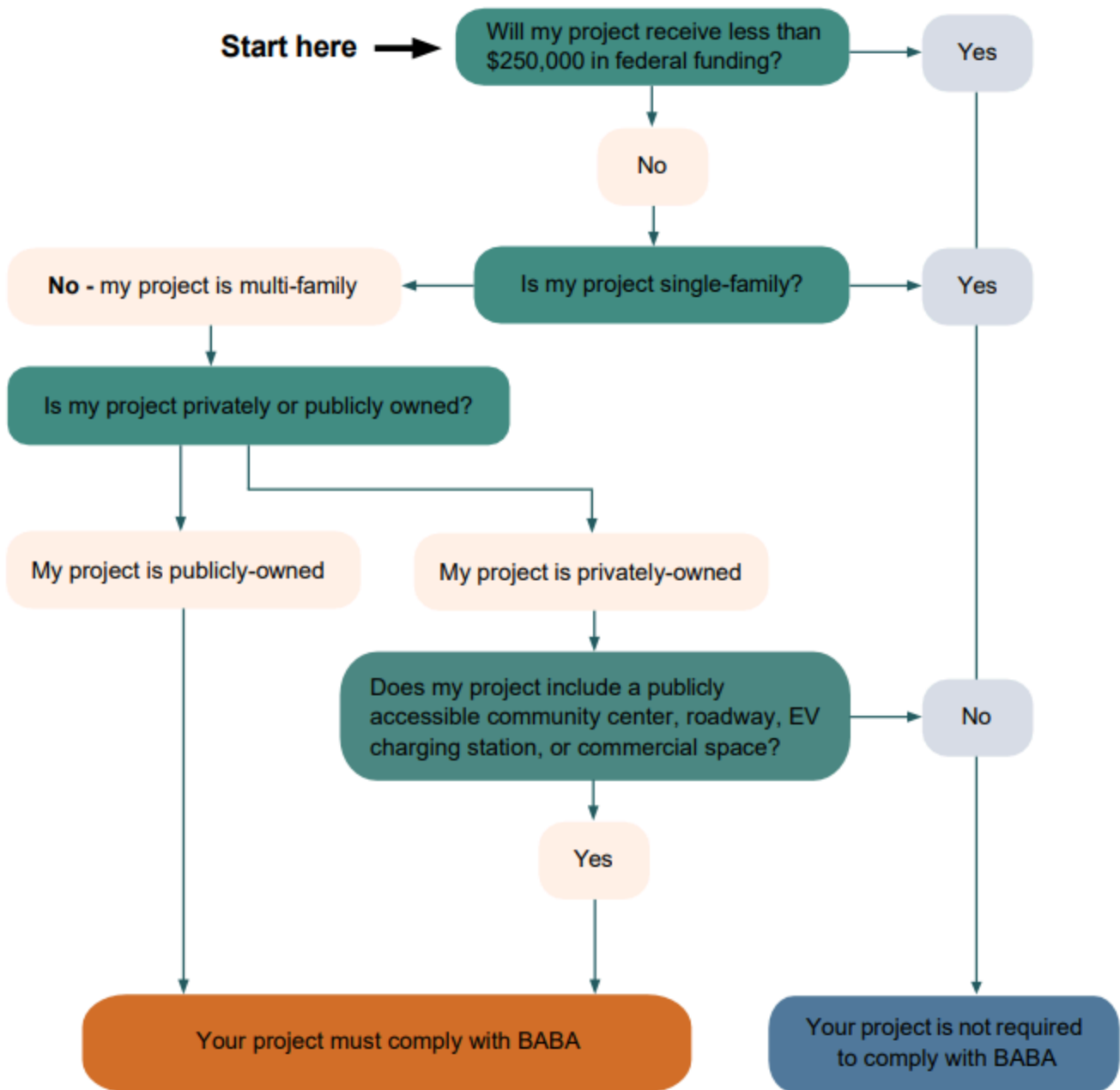


Image Source: Oregon DEQ Low-Embodied Carbon Housing Program Guidebook