



# Benton County Comprehensive Plan Housing Element

June 2025



# Presentation Overview

- Benton County Housing Element Updates
- Goals and Policies Review

# Housing Element Updates

# Updates

- Existing Conditions
- Projected Housing Needs
- Adequate Provisions
- Racially Disparate Impacts

# Existing Conditions

- Total population of 217,850, with 37,805 residents (17%) living in unincorporated areas.
- Household size: 2.71
- Household percentage by income:

| Income Range                  | Percentage of Households |
|-------------------------------|--------------------------|
| Below \$25,000                | 11.4                     |
| Between \$25,000 and \$49,999 | 15.7                     |
| Between \$50,000 and \$99,999 | 29.7                     |
| Above \$100,000               | 43.2                     |

# Existing Conditions

- Household with Disabilities
- Older residents are increasing
- Occupancy – 94%
- Owner and renter occupancy – 68% and 32%
- Homelessness - 2,791 in July 2024

# Projected Housing Needs

- Population will grow to 278,456 by 2046
  - 71,583 new residents between 2020 and 2046
- Need to add an additional 38,260 net new units countywide
- Unincorporated rural areas need to add 4,974 new units

# Projected Housing Needs

Housing Types to accommodate needs in the County:

- Traditional homes
- ADUs
- Manufactured homes
- Farm labor housing
- Planned Developments
- Multiple detached housing
- Temporary homes

# Projected Housing Needs

## Land Capacity

- County is not required to show capacity for higher income (>120%) housing need
- County is likely to have capacity for moderate-income housing needs

# Adequate Provisions to Identify Barriers for Housings

- There are no barriers to achieving housing availability for moderate-income households in the County
- County can use tools to encourage housing at the affordability level

# Racially Disparate Impacts

- State requirement to review and undo policies that have contributed to racially disparate impacts, displacement, and exclusion in housing
- Policies are reviewed based on:
  - Effectiveness of the policies to accommodate housing for all
  - Outcome of the policies such as who benefits and who is burdened by the policies
  - Risk level of the policies, whether it increases the risk of displacement for the vulnerable communities

# Goals and Policies Review

# Steps



**Step 1 and throughout**  
Engage the Community

**Step 2**  
Gather and Analyze Data

**Step 3**  
Evaluate Policies

**Step 4**  
Revise Policies

**Step 5**  
Review and Update Regulations

← We are here →

# Evaluate Policies

| Existing goal/ policy  | Evaluation   | Recommendation   |
|--|--|--|
| HE Goal 2, Policy 1: Preserve existing, viable, rural residential areas and protect single-family residential areas from incompatible land uses. | This policy protects only single-family homes in the rural context from incompatible land use. Consider updating to address other housing types. | Preserve <b>various</b> existing and viable, <del>rural</del> residential areas <b>and housing types</b> and protect <del>single-family residential areas</del> <b>them</b> from incompatible land uses. |
| New goals and policies are recommended.  |  |  |