

# Racially Disparate Impact Assessment

## Benton County Comprehensive Plan: Housing and Land Use Elements Goals and Policies Review

### Exhibit 1: Housing Element Policies Evaluation

Policy	RDI Evaluation Score	Rationale	Suggested Edits/ Additions
<b>Housing Element</b>			
HOUSING AND RURAL CHARACTER			
<b>HE Goal 1: Provide for a variety of residential uses and densities consistent with the rural character and lifestyles and a choice of housing types for people of all income levels.</b>	Supportive	Includes variety of housing types for all income levels. Clarification added for rural area goal.	<b>HE Goal 1: Provide for a variety of residential uses in the unincorporated areas of the County consistent with the rural character and lifestyles and a choice of housing types for people of all income levels.</b>
Policy 1: Include a variety of dwelling unit types and densities within the rural housing stock.	Approaching	Update policy to include preservation of homes in the rural areas.	Include and preserve a variety of dwelling unit types and rural densities within the rural housing stock.
Policy 2: Allow and regulate manufactured homes in the same way as site-built homes.	Supportive	GMA	Keep as is
Policy 3: Work with Cities to provide housing for all economic segments of the population and seek to create the conditions necessary for the construction of	Approaching	Need additional policy for cities and UGAs.	Work with Cities to provide housing for all economic segments of the population and seek to create the conditions necessary for the construction of affordable housing at appropriate densities within city limits.

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affordable housing at appropriate densities within each of the jurisdiction types (i.e., rural and urban).			
Policy 4: Follow RCW 36.70A.350 with regard to approving urban densities located outside of urban growth boundaries and outside of existing Rural Community Center areas, unless they are encompassed by the expansion of an existing UGA.		Supportive	<p>Follow RCW 36.70A.350 with regard to new fully contained communities when approving urban densities located outside of urban growth boundaries and outside of existing Rural Community Center areas, unless they are encompassed by the expansion of an existing UGA.</p> <p>Allow residential development within unincorporated Urban Growth Areas at rural densities prior to the provision of urban infrastructure, provided that future development at urban densities is not precluded.</p>
Policy 5: Locate higher than rural densities in appropriate areas within the Rural Community Center areas, Rural Transition Areas, or adjacent to the communities of Finley, Plymouth, Paterson, and Whitstran, per the adopted Land Use Map.	challenging	<p>Consider removing RT from this policy.</p> <p>GMA allows higher density developments in UGAs only. LAMIRDs can have relatively denser developments but not at urban levels, and depends on availability of infrastructure (<a href="#">Senate Bill 5275</a>).</p>	Locate higher than rural densities in LAMIRD areas in the Rural Community Center mostly within the communities of Finley, Plymouth, Paterson, and Whitstran, land uses, when rural infrastructure is available.
Policy 6: Keep plan provisions for the location of rural residential development consistent with preserving agricultural lands and maintaining the	Supportive	Minor edit for clarification.	Keep plan provisions for the location of rural residential development while preserving agricultural lands and maintaining the rural lifestyles of the County while also

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rural lifestyles of the County while also minimizing conflicts with commercial agricultural activities.			minimizing conflicts with commercial agricultural activities.
Policy 7: Consider accessory dwelling units as an affordable housing option and look for flexible and innovative ways of integrating accessory dwelling units into single family residential zones.	Supportive	Keep as is	Consider accessory dwelling units as an affordable housing option and look for flexible and innovative ways of integrating accessory dwelling units into single family residential zones.
HOUSING NEEDS AND PROJECTIONS, DIVERSITY (countywide considerations, rural and UGAs)			
<b>HE Goal 2: Adequate housing should be available to meet the housing needs for the existing and projected population.</b>	Supportive	Use active verb; edit to add housing diversity; add income groups per HB 1220	<b>Plan for and accommodate sufficient housing types that are affordable and available to meet the housing needs for the existing and projected population of all income groups.</b>
Policy 1: Preserve existing, viable, rural residential areas and protect single-family residential areas from incompatible land uses.	Challenge	This policy protects only single family homes in the rural context from incompatible land use. Consider updating to address other housing types.	Preserve various existing and viable residential areas and housing types and protect them from incompatible land uses.
Policy 2: Allow new housing in the unincorporated County consistent with densities maintained in the Land Use Element and map.	Supportive	Keep as is.	Allow new housing in the unincorporated County consistent with densities maintained in the Land Use Element and map.
	New policy	Consider adding a new policy for meeting projected needs.	Identify sufficient land countywide for existing and projected residential needs for all income groups.

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	New policy	Consider adding a new policy for a variety of housing types in rural areas.	Plan for and accommodate a variety of residential development types in rural areas, including detached single-family housing, cluster housing, duplexes and other adjoined unit housing, and manufactured homes in conjunction with commercial uses in rural commercial areas and Rural Community Center areas.
	New policy	Add new policy for a variety of housing types (including middle housing) in urban areas consistent with HB 1220.	Plan for and accommodate a variety of residential development in urban areas including, but not limited to, middle housing types, ADUs, housing for moderate, low, very low, and extremely low income households, manufactured housing, multifamily housing, group homes, emergency housing, emergency shelters, and permanent supportive housing.
	New	Zoning policy.	Countywide, ensure adequate zoning to support emergency and temporary housing for homeless as well as transitional and permanent supportive housing for formerly unhoused families and individuals.
RACIALLY DISPARATE IMPACT			
	New	Consider adding a new goal to comply with HB 1220	<b>GOAL 3: Prevent discrimination and displacement in the development and maintenance of housing.</b>
	New	Policy to address displacement	Evaluate the potential for displacement due to planning, public investments, redevelopment, and

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		considerations in the process	market pressures. Use strategies to mitigate displacement, as applicable.
	New	Policy to work with the community on displacement	Collaborate with the community to understand the drivers of displacement through involvement of community groups, organizations, and institutions in affected areas.
	Others potential policy areas for discussion		<ul style="list-style-type: none"> <li>▪ Ensure that county regulations, and permit processes do not lead to displacement of marginalized populations</li> <li>▪ Public and private sector coordination for housing development</li> <li>▪ Coordinating with housing authority and agencies</li> <li>▪ Add any other policies as a result of public participation, such as home maintenances, down payment assistance etc.</li> </ul>

**Exhibit 2: Land Use Element Policies Evaluation**

Policy	RDI Evaluation Score	Rationale	Suggested Edits/ Additions
Land Use Element			

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<b>LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.</b>			
Policy 1: Maintain a mix of land uses that supports the character of each rural community.	Supportive	Clarify. Rural densities to support diverse housing types in rural setting	Maintain a mix of land uses that allow for a variety of housing types while supporting the character of each rural community
Policy 2: Promote compatible mixed uses of urban intensity that are appropriate in UGAs where community sewer and water are available or provided, and outside of UGAs within designated Rural Community Center areas and Commercial zones, and Planned Developments (PDs).	Supportive	Mixed intensity to allow diverse uses. Infrastructure is needed in rural areas as well that receive a mix of densities.	Promote compatible mixed uses of urban intensity that are appropriate and where community sewer and water are available or provided, including UGAs, designated Rural Community Center areas and Commercial zones, and Planned Developments (PDs).
Policy 3: Maximize the opportunities for compatible development within land use designations to serve a multitude of compatible uses and activities.	Supportive	Allows diverse uses	Keep as is
Policy 4: Establish regulations for site planning and design to avoid or reduce potential impacts associated with "land use incompatibility" of proposed non-farm developments on parcels adjacent to lands designated GMA Agriculture, Rural Resource, or adjacent to lands being farmed commercially within other rural designations.	Supportive	Protection of non-farm uses.	Keep as is

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Policy 5: Encourage multi-modal connectivity between land uses that enhances community access and promotes healthier and more active lifestyles for residents.			Keep as is
Policy 6: Encourage compact development within UGAs.	Supportive  New policy	High density developments. Consider tying with infrastructure availability.  RCW 36.70A.130 – patterns of development	Plan compact development within incorporated UGAs where adequate infrastructure is available.  Consider identified patterns of development and likely future development pressure in areas when designating and maintaining UGAs.
Policy 7: Encourage “green infrastructure” in new developments and redevelopments to address flooding and storm water runoff.			Keep as is
<b>LU Goal 2: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.</b>			
Policy 1: Prevent regulations that create undue adverse economic impacts, or unnecessarily restrict the use of private property.			
Policy 2: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in implementing Comprehensive Plan policies and development regulations.			

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URBAN GROWTH			
<b>LU Goal 3: Concentrate urban development in and adjacent to existing urban areas.</b>	Approaching	Consider removing “adjacent”, clarify it with UGAs to avoid sprawl.	<b>LU Goal 3: Concentrate urban development within urban growth areas.</b>
Policy 1: Promote urban growth within the UGA and incorporated areas where urban services are available.			Keep as is
Policy 2: Encourage well-designed, compact development in UGAs to save taxpayers and ratepayers money, conserve water, reduce water pollution, and support transit use.	Approaching	Consider removing “well-designed” as this can be interpreted differently. Add variety of housing types that can prevent disinvestment.	Policy 2: Encourage compact development of a wide variety of housing types and uses in UGAs to save taxpayers and ratepayers money, prevent disinvestment, conserve water, reduce water pollution, and support transit use.
<b>LU Goal 4: Establish UGAs adjacent to incorporated areas, within which an orderly and cost-effective transition from rural to urban land uses and authority can be coordinated within the next 10 to 20 years.</b>			Keep as is
Policy 1: Consider UGA expansions according to the process identified in the Benton CWPP.			Keep as is
Policy 2: Facilitate the realization of regional transportation and other infrastructure and public facilities plans.			

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Policy 3: Designate zoning and promote development on unincorporated lands within the UGAs consistent with the cities' Comprehensive Plan land use designations.			
Policy 4: Promote outreach to established citizen interest groups regarding significant developments proposed within or adjacent to their communities.	Approaching	Consider "community"	Policy 4: Promote outreach to established community interest groups regarding significant developments proposed within or adjacent to their communities.
<b>COMMUNITIES OUTSIDE UGAS</b>			
<b>LU Goal 5: Identify the location, site planning, and density of new non-farm development outside of UGAs to protect existing agriculture from incompatible adjacent land uses.</b>			
Policy 1: Establish compatible land uses adjacent to areas designated as GMA Agriculture to minimize conflicts associated with farm activities such as spray, dust, noise, odors, and liability.			
<b>LU Goal 6: Preserve rural lifestyles outside UGAs and incorporated areas while accommodating new population growth consistent with the protection of rural character.</b>			
Policy 1: Maintain overall residential densities within rural residential areas that reflect rural character as defined by the GMA and are low enough to perpetuate rural lifestyles, which are typically characterized locally by a predominantly open landscape inhabited by households engaged in diverse and recreational land use activities related to livestock and crop production;	Approaching	Edited and re-ordered sentences for clarity.	Maintain overall residential densities within rural residential areas that protect surface and ground water, can be supported by available public services, provide rural housing types, reflect rural character as defined by the GMA, and are low enough to perpetuate rural lifestyles characterized by a predominantly open landscape inhabited by households

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protect surface and ground water; and that can be supported by available public services.			engaged in diverse and recreational land use activities related to livestock and crop production;
Policy 2: Development in rural areas is typified by large lots and less dense development. Favoring development that is less dense and has larger lots helps maintain the rural character of designated rural areas and supports the protection of ground and surface water.		Simplified to focus on ground and surface water.	Support the protection of ground and surface water through large lots and less dense development in the rural areas.
Policy 3: Designated rural areas will be utilized to reduce the inappropriate conversion of agricultural lands, prevent sprawling low-density development and assure that rural development is compatible with surrounding rural and agricultural areas.			
Policy 4: Encourage low impact recreational uses and protect open spaces that preserve rural character.			
Policy 5: Provide public services consistent with rural character. Rural developments will not impact existing public facilities/services to the extent that the level of service for that facility is reduced below the adopted threshold and/or acceptable operation capacity. Rural developments should occur where adequate access to transportation systems, and rural levels of utilities and facilities, such as domestic water, power, and fire and police protection are available.		Consider moving the deleted section under discussion.	Provide public services consistent with rural character. Rural developments should occur where adequate access to transportation systems, and rural levels of utilities and facilities, such as domestic water, power, and fire and police protection are available.
Policy 6: Rural development shall minimize potential adverse impacts to water quality, slope stability, vegetation, wildlife and aquatic life as implemented		Keep as is	

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through the County’s critical area regulations, shoreline master program, and hydrology manual.			
Policy 7: Support the availability of sufficient water to maintain the agricultural industry and agricultural processing and value-added manufacturing.		Move under Agriculture policies	
Policy 8: Encourage long-term conservation, adequate water supply, and the wise stewardship of natural resources within Benton County for the benefit of current and future residents.			
Policy 9: Encourage the continued communication with irrigation districts, legislature, and other responsible entities to ensure that adequate irrigation water is available for agricultural uses.		Move under Agriculture policies	
Policy 10: Limit impervious surface in rural lands by implementing maximum lot coverage in the development regulations.			
Policy 11: Encourage the use of low-impact development (LID) measures in the Eastern Washington Low Impact Development Guidance Manual and their application to urban development, urban and rural subdivisions, and large rural developments in Benton County.			
Policy 12: Support on-site infiltration in rural areas for new lots, subdivisions and developments by promoting storm water best management practices. Promote the retention of existing native vegetative cover in landscaping plans for areas zoned Rural Lands One		Move from policy to development regulations.	Support on-site infiltration in rural areas for new lots, subdivisions and developments by promoting storm water best management practices. Promote the retention of existing native vegetative cover in landscaping plans for areas zoned Rural Lands One

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<p>Acre (RL-1), Rural Lands Five Acre (RL-5), Rural Lands Twenty Acre (RL-20), and Planned Development (PD) zones applied to any of these zones. Where the proposed development will not be precluded, limit impervious surfaces that are not infiltrated on-site for all new development in the zoning districts listed above to no more than ten percent and require the retention of 45 percent vegetative cover, which may include native or non-native species, provided soil infiltration/filtration properties are maintained.</p>			<p>Acre (RL-1), Rural Lands Five Acre (RL-5), Rural Lands Twenty Acre (RL-20), and Planned Development (PD) zones applied to any of these zones.</p>
<p>Policy 13: Encourage the reduction of fire risk and urban/wildland interface through fire-wise principles, prevention measures, and other programs.</p>			
<p>Policy 14: Support and encourage the use of and application of Firewise principles and other fire risk reduction measures consistent with the Benton County Natural Hazard Mitigation Plan and Community Wildfire Protection Plan to reduce fire risk for urban development, urban subdivisions, rural subdivisions and large rural developments susceptible to wildfires. Encourage the implementation of the Firewise principles, or similar best management measures, applicable to individual lots on all lots at risk from wildfires.</p>			

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<p>Policy 15: Encourage new rural development away from the 100-year floodplain, and as guided in the County’s Flood Damage Prevention Ordinance, CAO, and SMP.</p>			