



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
 - Lower in moderate to high-income groups - 10% of the total households
 - Higher in low-income groups – 30% in very low-income group
- Older residents are increasing
 - 32,722 residents (16% of the total) – 65 or older
 - 24,571 residents – 55 to 64
- Occupancy – 94%
- Owner and renter occupancy – 68% and 32%
- Homelessness - 2,791 individuals experienced homelessness or unstable housing countywide in July 2024

Existing Conditions

Housing Production Trend

| Jurisdiction | 2010 | 2024 | Growth (%) |
|------------------------------|---------------|---------------|------------|
| City of Kennewick | 28,507 | 33,912 | 19% |
| City of Richland | 20,876 | 27,481 | 32% |
| City of Prosser | 2,129 | 2,584 | 21% |
| City of West Richland | 4,298 | 6,661 | 55% |
| City of Benton City | 1,162 | 1,535 | 32% |
| Total Incorporated | 56,972 | 72,173 | 27% |
| Total Unincorporated | 11,646 | 13,324 | 14% |
| Benton County (total) | 68,618 | 85,497 | 25% |

Housing Units

| Jurisdiction | Single-Family | Multifamily | ADU | Manufactured Home* |
|------------------------------|---------------|-------------|-----|--------------------|
| City of Kennewick | 1,457 | 483 | 17 | 64 |
| City of Richland | 1,593 | 748 | 8 | 17 |
| City of Prosser | 189 | 48 | 0 | 5 |
| City of West Richland | 702 | 460 | 9 | 18 |
| City of Benton City | 137 | 12 | 2 | 9 |
| Total Units Incorporated | 4,078 | 1,751 | 36 | 113 |
| Total Units Unincorporated** | 602 | 26 | 20 | 112 |
| Benton County (total) | 4,680 | 1,777 | 56 | 225 |

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

Housing Needs Allocation by Income Level

| Jurisdiction | Total Units Allocated | Housing Needs by Affordability Level (% of AMI) | | | | | | |
|----------------------|-----------------------|---|--------------|--------------|--------------|--------------|--------------|---------------|
| | | 0-30% Non-PSH | 0-30% PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% |
| Benton City | 765 | 97 | 61 | 152 | 107 | 59 | 67 | 222 |
| Kennewick | 12,626 | 1,597 | 1,007 | 2,513 | 1,772 | 974 | 1,104 | 3,659 |
| Prosser | 765 | 97 | 61 | 152 | 107 | 59 | 67 | 222 |
| Richland | 14,155 | 1,789 | 1,130 | 2,817 | 1,988 | 1,092 | 1,237 | 4,102 |
| West Richland | 4,975 | 629 | 397 | 990 | 698 | 384 | 435 | 1,442 |
| Unincorporated Rural | 4,974 | 0 | 0 | 0 | 0 | 384 | 435 | 4,155 |
| Total | 38,260 | 4,209 | 2,656 | 6,624 | 4,672 | 2,952 | 3,345 | 13,802 |

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
- Benton County is likely to have capacity for moderate-income housing needs

| Affordability Level (% of AMI) | Housing Need Allocation, 2020-2046 | Estimated Production, 2020-2024 | Remaining Need, 2025-2046 | Average Annual Need, 2025-2046 | Average Annual Production, 2020-2024 | Surplus or Deficit of Production Rate Compared to Need |
|--------------------------------|------------------------------------|---------------------------------|---------------------------|--------------------------------|--------------------------------------|--|
| >80-120% | 819 | 240 | 579 | 28 | 60 | 2 |

Adequate Provisions to Identify Barriers for Housings

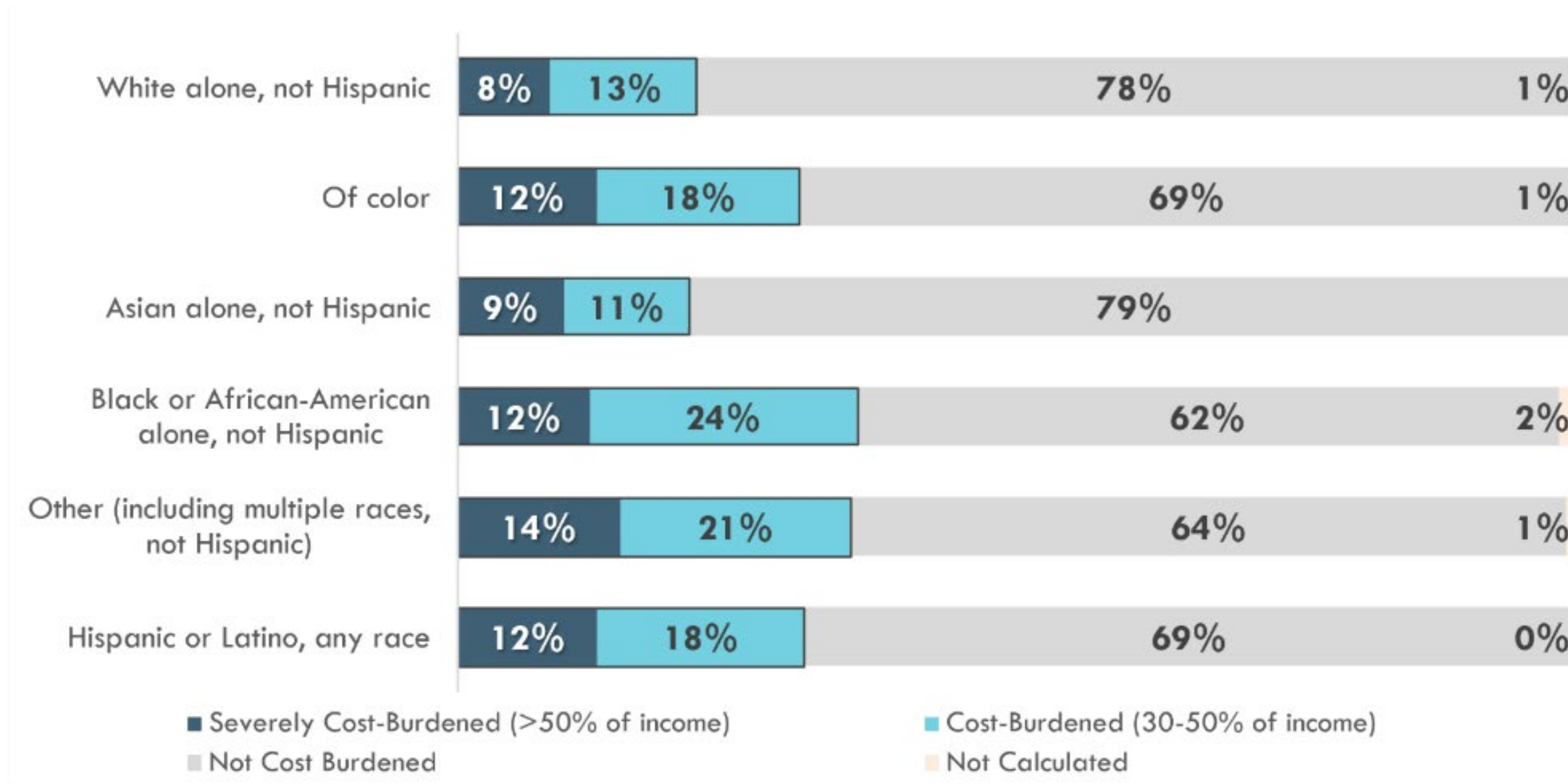
- There are no barriers to achieving housing availability for moderate-income households in the County
- County can use tools to encourage housing at the affordability level
 - Range of residential density including LAMIRDS (Rural Community Center areas in Paterson, Whitstran, Plymouth, and Finley)
 - Development review process
 - Housing and Employment locations
 - Accessory Dwelling Units

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

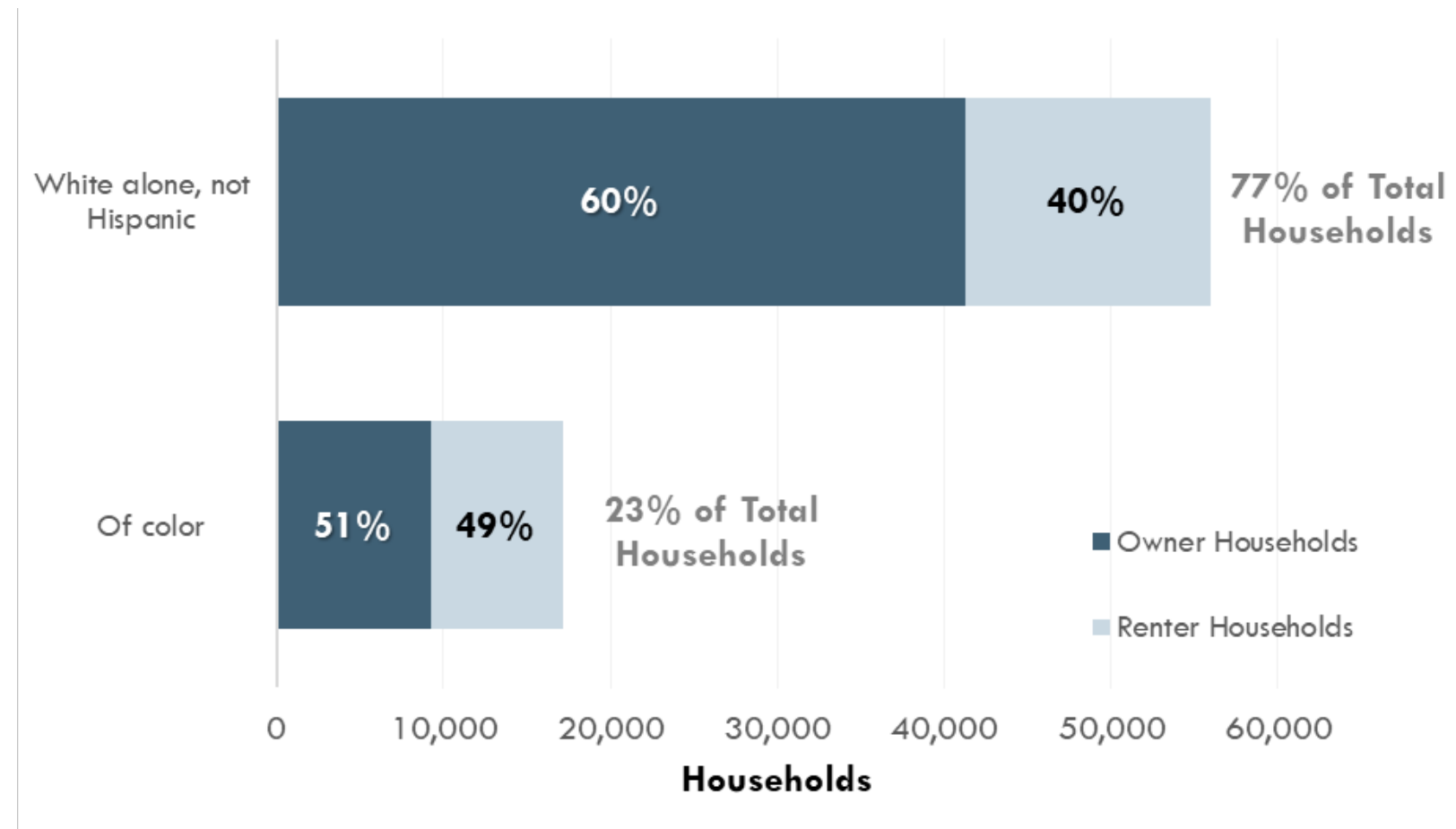
Racially Disparate Impacts

Proportion of All Households by Race and Cost Burden, Benton County (2016-2020)



Racially Disparate Impacts

Homeownership by Race and Ethnicity, Benton County (2016-2020)



Racially Disparate Impacts: Exclusion and Displacement

- Benton County's Segregation Index is 54 for black and white residents (lower value indicates less segregation)

Displacement

- Economic, cultural and physical
- Benton County served 639 eviction filings, 2.6 per 100 renters
- Eviction data in Washington reveal notable disparities: women are more likely to be evicted than men
- Natural displacement due to old housing units

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 various existing and viable, rural residential areas and housing types and protect single-family residential areas them from incompatible land uses. |
| New goals and policies are recommended. | | |