

GOAL 10
HOUSING

The residents of Benton County recognize the importance of nurturing and sustaining public infrastructure and human systems that address adequate and affordable food, shelter, transportation, education, health care, public safety, and other vital services.

Benton County Comprehensive Plan Value Statement

GOAL 10 HOUSING

Overview

The Benton County policies on housing provide the framework within which the County manages the development of lands for residential uses. These policies provide guidance to assure that services, such as water, sewage disposal and access, are adequate and sustainable for residential development. The policies further delineate the role of the County in facilitating the availability of an affordable and quality housing stock within both urban and rural communities.

Multi-Jurisdictional Board

Linn-Benton Housing
Authority



GOAL 10

Statewide Planning Goal 10

To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

Excerpt from
OAR 660-015-0000(10)

Benton County Goal

Housing

To work with the cities within Benton County and other entities to meet the housing needs of County residents.



Cross-References

Additional policies related to this goal:

- Goal 2 Land Use Planning
- Goal 7 Natural Hazards
- Goal 13 Energy Conservation
- Goal 14 Urbanization

Policies

- 10.1.1** Lands designated for residential uses in the Benton County Development Code may be developed when found to be in compliance with all applicable State and County code provisions, including but not limited to water, septic suitability, access and natural hazards.
- 10.1.2** Benton County shall encourage sustainable construction practices such as “LEED (Leadership in Energy and Environmental Design) Certified” construction.
- 10.1.3** Benton County shall give priority to addressing affordable housing needs on residentially zoned property it owns before disposing of the property.
- 10.1.4** Benton County shall assist unincorporated communities in planning for housing needs of their residents.
- 10.1.5** Benton County shall develop standards for accessory dwelling units, considering factors such as zoning, size limitations, occupancy, and proximity to the principal dwelling.
- 10.1.6** Benton County shall continue its program of using block grant funds to provide housing rehabilitation loans for low and moderate income homeowners.

10.1 General Policies

Defined Terms

- accessory dwelling
- LEED certification
- sustainable
- unincorporated communities

See **Appendix** for definitions



GOAL 10

Findings and References

10.1.a In order for rural residential development to be sustainable, the property must have an adequate supply of potable water, be suitable for septic disposal, and have proper access.

10.1.b The Benton County Sustainability Policy encourages county residents to use, develop, and protect our resources at a rate and in a manner that enables people to meet their current needs and also preserve resources for future generations.

10.1.c The County can support creation of affordable housing when it disposes of residentially zoned surplus property. Examples of successful partnerships include Camas Commons and CoHo Cohousing.

10.1.d The 1995 Benton County Needs Assessment Survey indicated that 75% of the respondents were satisfied with their home meeting their needs. Reasons with the highest percentages regarding why their present home did not meet their needs included the house's physical condition needing repairs (30% in Greater Alsea) and being too small, (21% in Philomath).

10.1.e Accessory dwelling units can provide additional housing options in the county with limited compatibility impacts.

10.1.f Rehabilitating existing residential dwellings contributes to the supply of low and moderate income housing.

References

- Benton County. Administrative Services Department. *Benton County Sustainability Policy*. Administrative Policy No. 02-01. 2002
- Benton County. Community Development Department. *Background Reports for the Benton County Comprehensive Plan*. December 1979.
- Benton County. Community Development Department. *Benton County Comprehensive Plan Value Statement*. Steering Committee, Benton County Plan Update. December 6, 2004.
- Benton County. Community Development Department. *Benton County Comprehensive Plan*. Last printed October 8, 1992.
- Benton County. Community Planning Workshop. *Benton County Rural Housing Needs Assessment*. October 1995.
- ECONorthwest. *Analysis of the Regional Economy and Housing for Linn and Benton Counties*. 1999.