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
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**

**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
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.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


ECONorthwest. Analysis of the Regional Economy and Housing for Linn and Benton Counties. 1999.