





City of Shafter

6th Cycle

Housing Element Update 2023 2031







Final
2024

Revised Draft
October 2026

TABLE OF CONTENTS

I. INTRODUCTION 1

Community Context 1

Role of Housing Program 1

Public Participation 5

Relationship to Other General Plan Programs 6

II. HOUSING NEEDS ASSESSMENT 7

A. Population Characteristics 7

1. Population Growth Trends 7
2. Demographics by Age and Gender 8
3. Demographics by Race 9

B. Household Characteristics 16

1. Overcrowding 16
2. Household Income 17
3. Housing Affordability and Overpayment 18

C. Employment 24

D. Housing Stock Characteristics 26

1. Housing Type and Occupancy 26
2. Housing Age and Conditions 30

E. Special Needs 34

1. Extremely Low-Income (ELI) Households 34
2. Persons with Disabilities 34
3. Elderly 38
4. Large Households 39
5. Female-Headed Households 40
6. Farm Workers 42
7. Homeless Persons 43

F. Assisted Housing at Risk of Conversion 45

G. Future Growth Needs 55

1. Overview of the Regional Housing Needs Assessment 55
2. 2023-2031 Shafter Growth Needs 55

H. Affirmatively Furthering Fair Housing (AFFH) 56

1. Introduction 56
2. Fair Housing Enforcement and Outreach Capacity 57
3. Integration and Segregation 58
4. Disability 62
5. Familial Status 65
6. Income 70
7. Racially and Ethnically Concentrated Areas 75
8. Access to Opportunity 78
9. Disproportionate Housing Needs 108
10. Displacement 123
11. Other Relevant Factors 128
12. Site Inventory 131
13. Fair Housing Issues, Contributing Factors, and Actions 138

III. RESOURCES AND OPPORTUNITIES 141

A. Land Resources 141
B. Financial and Administrative Resources 145
1. Federal Resources 145
2. State Resources 148
3. County Resources 149
4. Local/Private Resources 149
5. Energy Conservation Opportunities 150
IV. CONSTRAINTS 152
A. Governmental Constraints 152
1. Limits to Physical Expansion of the City of Shafter 152
2. Funding Availability 153
3. Public Services and Facilities 153
4. City of Shafter General Plan – Non-Housing Element Policies Relevant to Provision of Housing in Shafter 154
5. Land Use Element Policies 154
6. Land Use Controls 155
7. Development Standards 155
8. Processing and Permit Procedures 162
9. Building Codes & Enforcement 165
10. Off-Site Improvement Requirements 166
11. Fees and Exactions 167
12. Variety of Housing Types / Special Needs Housing 171
13. Other State Housing Legislation 178
B. Environmental Constraints 182
C. Non-Governmental Market Constraints 183
1. Price of Land 183
2. Cost of Construction 184
3. Availability of Financing 184
4. Housing Developed Below Identified Densities 186
5. Timeframes Between Project Approval and Building Permit Application 186
6. Local Efforts to Remove Non-Governmental Constraints 186
V. HOUSING ACTION PLAN 188
A. Quantified Objectives 188
B. Goals and Policies 189
C. Housing Goals, Objectives, Policies, and Programs 190
1. Goal 1: Provide a diversity of development opportunities to enhance the City's living environment and to satisfy the housing needs of Shafter residents 190
2. Goal 2: Provide housing that is affordable to all economic segments of the community. 193
3. Goal 3: Provide equal housing opportunities for all residents of Shafter. 202
APPENDIX A 209
D. Evaluation of the Prior Housing Element 209
1. Evaluation of Effectiveness and Appropriateness of Previous Housing Element Programs 210
2. Evaluation of The Effectiveness of Goals, Policies, And Related Actions in Meeting the Housing Need of Special Needs Populations 239
3. Progress Toward Quantified Objectives of the 2015-2023 Housing Program 241
APPENDIX B 243
A. Residential Sites Inventory 243
1. Pending Projects 243

2. Sites Inventory Summary Table 244
3. Methodology for Income Distribution 251
4. Small and Large Lot Sites 293
5. Underutilized Sites 294
6. Accessory Dwelling Units (ADU) 295

APPENDIX C – PUBLIC PARTICIPATION 302

A. Community Engagement Plan 302
B. Public Workshops and Events 302
C. Notifying All Economic Segments of the Community 303
1. Water Bill Mailer 303
2. Website 304
3. Brochure 304
4. Flyers 304
5. Social Media 304
6. Newspaper 305
7. Agency Contact List 305
8. Senate Bill 18 Noticing 305
D. Housing Needs Survey 306
1. Overview of the Survey 306
2. Survey Results 306
3. Incorporating Public Input 306
E. Public Review Periods 308
1. Draft Housing Element Public Posting 308
2. Revised Draft Housing Element Public Posting 308
F. Public Comments 308
G. Public Hearing 309
H. Other 309
1. Environmental Review 309
2. Annual Progress Reports 309
3. Provision for Update 309
I. Figures and Tables 311

APPENDIX D – DRAFT IN COMPLIANCE LETTER 368

List of Figures

Figure I-1 Regional Map – City of Shafter 3
Figure I-2 Vicinity Map – City of Shafter 4
Figure II-1 Racial Demographics (2016-2020) Percent Non-White-Kern County 11
Figure II-2 Racial Demographics (2016-2020) Percent Non-White-Shafter 12
Figure II-3 Predominant Population (2016-2020) Percent Hispanic-Kern County 14
Figure II-4 Predominant Population (2016-2020) Percent Hispanic-Shafter 15
Figure II-5 Households with Severe Housing Problems - Kern County 32
Figure II-6 Households with Severe Housing Problems – Shafter 33
Figure II-7 TCAC Areas of High Segregation and Poverty (2021) (Kern County) 60
Figure II-8 TCAC Areas of High Segregation and Poverty (2021) (Shafter) 61
Figure II-9 Population with a Disability (ACS 2016-2020) (Kern County) 63
Figure II-10 Population with a Disability (ACS 2016-2020) (Shafter) 64
Figure II-11 Percent Married – Couple Households with Children (Kern County) 66
Figure II-12 Percent Married – Couple Households with Children (Shafter) 67
Figure II-13 Percent Female Householder with Children, No Spouse/Partner Present in Households (Kern County) 68
Figure II-14 Percent Female Householder With Children, No Spouse/Partner Present in Households (Shafter) 69
Figure II-15 Median Income (ACS 2016-2020) (Kern County) 71
Figure II-16 Median Income (ACS 2016-2020) (Shafter) 72
Figure II-17 Poverty Status (ACS 2016-2020) (Kern County) 73
Figure II-18 Poverty Status (ACS 2016-2020) (Shafter) 74
Figure II-19 Racially Concentrated Areas of Affluence (ACS 2015-2019) (Kern County) 76
Figure II-20 Racially Concentrated Areas of Affluence (ACS 2015-2019) (Shafter) 77
Figure II-21 TCAC Opportunity Areas – Composite (2021) (Kern County) 80
Figure II-22 TCAC Opportunity Areas – Composite (2021) (Shafter) 81
Figure II-23 TCAC Opportunity Areas - Educational Opportunity (2021) (Kern County) 84
Figure II-24 TCAC Opportunity Areas - Educational Opportunity (2021) (Shafter) 85
Figure II-25 GreatSchools.Org Ratings (Shafter) 86
Figure II-26 TCAC Opportunity Areas – Economic Score (2021) (Kern County) 89
Figure II-27 TCAC Opportunity Areas – Economic Score (2021) (Shafter) 91
Figure II-29 All Transit Performance Score (Shafter) 94
Figure II-30 Jobs within 45 min Drive (SLD 2018) (Shafter) 97
Figure II-31 Jobs Within 45 min Transit (SLD 2018) (Shafter) 98
Figure II-32 Jobs Proximity Index (HUD 2014-2017) (Kern County) 99
Figure II-33 Jobs Proximity Index (HUD 2014-2017) (Shafter) 100
Figure II-34 CalEnviroScreen 4.0 Score (2021) (Kern County) 104
Figure II-35 CalEnviroScreen 4.0 Score (2021) (Shafter) 105
Figure II-36 TCAC Opportunity Areas – Environmental Score (2021) (Kern County) 106
Figure II-37 TCAC Opportunity Areas – Environmental Score (2021) (Shafter) 107
Figure II-38 Overpayment by Renters (ACS 2015-2019) (Kern County) 109
Figure II-39 Overpayment by Renters (ACS 2015-2019) (Shafter) 110
Figure II-40 Overpayment by Homeowners (ACS 2015-2019) (Kern County) 111
Figure II-41 Overpayment by Homeowners (ACS 2015-2019) (Shafter) 112
Figure II-42 Overcrowded Households (CHHS) (Kern County) 115
Figure II-43 Overcrowded Households (CHHS) (Shafter) 116
Figure II-44 Severely Overcrowded Households (CHHS) (Kern County) 117
Figure II-45 Severely Overcrowded Households (CHHS) (Shafter) 118
Figure II-46 Percentage of Residents Lacking Complete Kitchen (Kern County) 119
Figure II-47 Percentage of Residents Lacking Complete Kitchen (Shafter) 120
Figure II-48 Percentage of Residents Lacking Complete Plumbing (Kern County) 121
Figure II-49 Percentage of Residents Lacking Complete Plumbing (Shafter) 122
Figure II-50 Communities Vulnerable to Displacement (Kern County) 126
Figure II-51 Communities Vulnerable to Displacement (Shafter) 127
Figure II-52 Special Flood Hazard Areas (2021) (Kern County) 129
Figure II-53 Special Flood Hazard Areas (2021) (Shafter) 130
Figure II-54 RHNA Strategy – Income Designation (Shafter) 132

Figure III-1 Residential Zoning Types 143
Figure IV-1 General Plan Land Use 153
Figure B-1 2023-2031 Housing Inventory Locations 247
Figure C-1 Public Outreach Plan 311
Figure C-2 Housing Element Brochure 312
Figure C-3 First Workshop Flyer 313
Figure C-4 First Workshop Water Bill Notice 314
Figure C-5 City of Shafter's Website – Housing Element Update 315
Figure C-6 First Workshop Notice Facebook Post 316
Figure C-7 First Workshop Notice Instagram Posts 317
Figure C-8 Facebook Live Housing Element Workshop 318
Figure C-9 First Housing Element Workshop November 28th, 2022 319
Figure C-10 Christmas Pop-Up Event December 2nd, 2022 320
Figure C-11 Shafter Press Newspaper Article 321
Figure C-12 Housing Needs Survey Results 322
Figure C-13 Second Workshop Flyer (English and Spanish) 326
Figure C-14 Second Workshop Water Bill Mailer (English and Spanish) 327
Figure C-15 Second Workshop Newspaper Notice Published April 6th, 2023 328
Figure C-16 Second Workshop Instagram Post (English and Spanish) Posted March 21st, 2023 329
Figure C-17 Second Workshop Facebook Post Posted March 21st, 2023 330
Figure C-18 Second Workshop Facebook Live Recorded April 17th, 2023 331
Figure C-19 Second Housing Element Workshop Published April 17th, 2023 332
Figure C-20 Second Workshop Flyer in Local Newspaper Published April 13th, 2023 333
Figure C-21 Physical Version of the Online Survey (English) 334
Figure C-22 Physical Version of the Online Survey (Spanish) 335
Figure C-23 Revised Draft Housing Element Update Letter 336
Figure C-24 Water Bill Mail Mailer (English and Spanish) 337
Figure C-25 Comment Letter 1 357
Figure C-26 Comment Letter 2 363
Figure C-27 Comment Letter 3 364
Figure C-28 Comment Letter 4 365
Figure C-29 Comment Letter 5 366

List of Tables

Table I-1 Public Outreach Plan 5
Table II-1 Population Trends 2010-2020 –Shafter and Kern County 8
Table II-2 Population by Age and Gender – Shafter 9
Table II-3 Demographics by Race – Kern County 10
Table II-4 Demographics by Race –Shafter 10
Table II-5 Overcrowded Units – Shafter 16
Table II-6 Income Category Households - Shafter 18
Table II-7 Income Categories and Affordable Housing Costs – Kern County 19
Table II-8 Number of Households and Percentage of Income Households Spend on Rent - Shafter 20
Table II-9 Median Home Values for Existing Homes – Shafter and Kern County 21
Table II-10 Monthly Mortgage Cost and Percent of Income Spent on Mortgage – Shafter and Kern County 22
Table II-11 Number of Households and Percentage of Income Spent on Monthly Mortgage – Shafter 23
Table II-12 Overpayment by Income Category – Shafter 24
Table II-13 Employment by Industry – Shafter 25
Table II-14 Employment by Occupation – Shafter and Kern County 26
Table II-15 Housing by Type – Shafter and Kern County 27
Table II-16 Housing by Occupancy – Shafter and Kern County 28
Table II-17 Housing Occupancy by Age of Householder – Shafter 29
Table II-18 Vacant Units by Type and Number of Available Units – Shafter and Kern County 30
Table II-19 Age of Housing Stock – Shafter and Kern County 31
Table II-20 Disabilities by Type – Shafter and Kern County 35
Table II-21 Disabilities by Type for Seniors 65+ –Shafter and Kern County 36
Table II-22 Developmental Disabilities by Age– Shafter 37
Table II-23 Elderly Households by Age and Occupancy – Shafter 39
Table II-24 Households Size by Occupancy – Shafter 40
Table II-25 Female-Head of Household Type by Occupancy – Shafter 41
Table II-26 Percent Living in Poverty for Female-Headed Households with Children – Shafter 42
Table II-27 Employment in the Agricultural Industry – Shafter 43
Table II-28 At Risk Affordable Housing Units – Shafter 48
Table II-29 2023-2031 Regional Housing Needs Allocation – Shafter 55
Table II-30 Domains and List of Indicators for Opportunity Maps 78
Table II-31 AllTransit Scores 93
Table II-32 Distribution of RHNA Capacity by Census Tract 134
Table III-1 Residential Zones 141
Table III-2 Non-Residential Zones 142
Table IV-1 Zoning District Development Standards 156
Table IV-2 Residential Off-Street Parking Standards 157
Table IV-3 Zoning District Permit Requirements 163
Table IV-4 Development Impact Fees 168
Table IV-5 Development Impact Fee Applicability for Residential Projects 169
Table IV-6 Shafter Planning Fees 170
Table IV-7 Cumulative Development Fees: Residential Development 171
Table V-1 Quantified Objectives, 2023-2031 189
Table A-1 2015-2023 Housing Element Program Evaluation City of Shafter 210
Table A-2 Quantified Objectives – 2015-2023 City of Shafter 242
Table A-3 Progress Toward Quantified Objectives – 2015-2021 City of Shafter 242
Table B-1 City of Shafter 2023-2031 RHNA 243
Table B-2 2023-2031 Sites Inventory Summary Table 245
Table B-3 Gossamer Grove Vacant Sites 256
Table B-4 Marcona Preserve Vacant Sites 256
Table B-5 Mission Lakes Vacant Sites 257
Table B-6 Orchard Park Vacant Sites 257
Table B-7 Summary of City Center Vacant Sites 258
Table B-8 Sites to be Rezoned 260
Table B-9a Vacant Sites Inventory 261

Table B-9b Sites to be Rezoned Inventory **268**
Table B-10 Accessory Dwelling Unit Production City of Shafter **295**
Table B-11 Income Categories **297**
Table B-12 ADU Survey Affordability Assignment by Income Categories **298**
Table B-13 Affordability Assignment of Rentable ADU by Income Category **299**
Table B-14 Affordability Assignment of Non-Rentable ADU by Income Category **300**
Table B-15 Projected ADU Production between 2023-2031 ..... **301**
Table C-1 Public Notification List **324**
Table C-2 Summary of Public Comments and Responses **338**

This Page Intentionally Left Blank

I. Introduction

Community Context

The City of Shafter (City) is situated in the southern portion of the San Joaquin Valley, in the northwest portion of Kern County, and is approximately 38 square miles in size. To the north are the cities of Fresno (100 miles), Sacramento (270 miles), and San Francisco (265 miles). To the south are the cities of Bakersfield (12 miles), Los Angeles (130 miles), and San Diego (240 miles). Agricultural fields and open space, a typical characteristic of towns in the San Joaquin Valley, physically separate much of Shafter from nearby communities. Irrigated agriculture is found throughout the Valley on its highly fertile alluvial soils. Kern County is now experiencing population growth and urbanization around existing cities. This urbanization is creating different circumstances regarding housing than have been experienced in the past.

Shafter's regional location within the San Joaquin Valley is shown in Figure I-1. Shafter's City limits and Sphere of Influence are shown in Figure I-2.

Role of Housing Program[1]

The Housing Program of the General Plan identifies and analyzes the City's existing and projected housing needs and includes an outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for future growth of all segments of the community. The Housing Program facilitates the development of housing for the community based on predictions and forecasts for growth.

The City is faced with a series of important housing issues that include a balance between employment and housing opportunities, a match between the supply and demand for housing, preserving and enhancing affordability for all segments of the population, preserving the quality of the housing stock, providing new types of housing necessary to accommodate growth and the changing population, and situating future housing growth near existing and future public transit infrastructure. Shafter's Housing Program is an eight-year plan for the period 2023-2031. This Housing Program identifies strategies and programs to focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to facilitate housing development; and 5) promoting equal housing opportunities.

The Shafter Housing Program consists of the following major components:

- The geographic location of the City and the role of the Housing Program in the City of Shafter (Chapter I).
- An analysis of the City's demographic and housing characteristics and trends (Chapter II).
- An evaluation of resources and opportunities available to address housing issues (Chapter III).
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Chapter IV).
- The Housing Action Plan for the 2023-2031 planning period (Chapter V).
- A review of the City's accomplishments during the previous planning period (Appendix A).

[1] The City of Shafter refers to each of the elements contained in the General Plan as programs. This term should be regarded as distinct from using the same term to describe programs to affect housing affordability.

- A detailed inventory of the suitable sites for housing development (Appendix B).
- Record of the community engagement activities and public participation (Appendix C).

The City of Shafter is expected to:

- Identify and analyze current and projected housing needs of all economic segments of the community based on the regional housing needs analysis.
- Assess current and anticipated constraints to meeting regional housing needs due to both marketplace and governmental operations.
- Determine the availability of land suitable for residential land use and seek opportunities for energy conservation in residential developments.
- Set forth policies, programs, and objectives that create an eight-year schedule of actions to meet housing needs by way of removing governmental and non-governmental constraints on the production of housing, the administration of land use and development controls by offering concessions and incentives, and utilizing federal and state financing and subsidy programs.
- Assess and address emergency housing and homeless housing for the community.

California State Housing Law (California Government Code Article 10.6) establishes the requirements for a Housing Element (Housing Program or Program) of the General Plan. The California Legislature (Legislature) has determined that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65580 of the Government Code describes the following goals in detail:

(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
(b) The early attainment of this goal requires the cooperative participation of government and the private sector to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
(c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
(d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
(e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set-forth in the General Plan and to cooperate with other local governments and the state in addressing regional housing needs.
(f) Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals and the purposes of this article.

Figure I-1
Regional Map – City of Shafter



Figure I-1 - Regional Map

City of Shafter 2023-2031 HEU

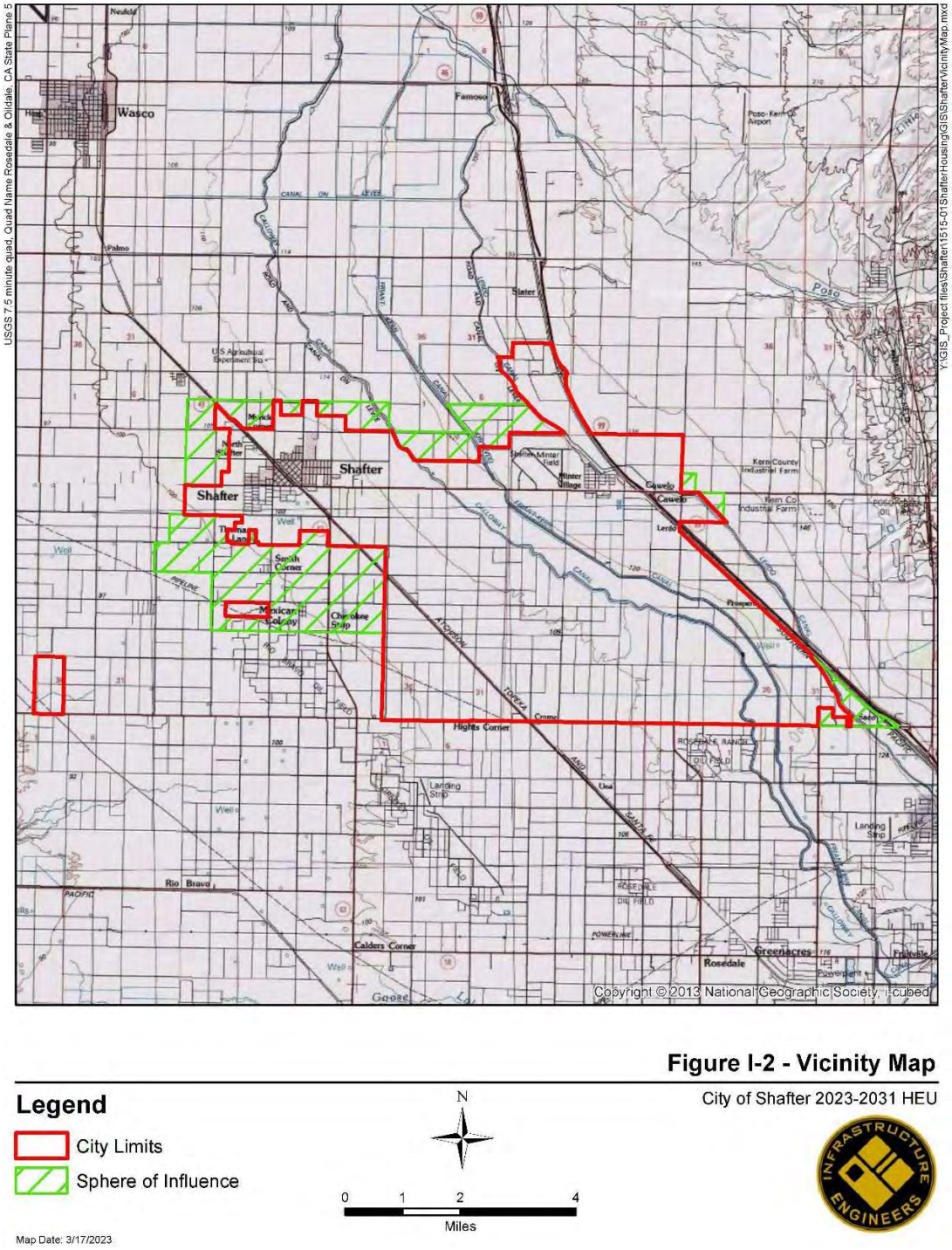
N

0 6 12 24

Miles

Map Date: 3/17/2023

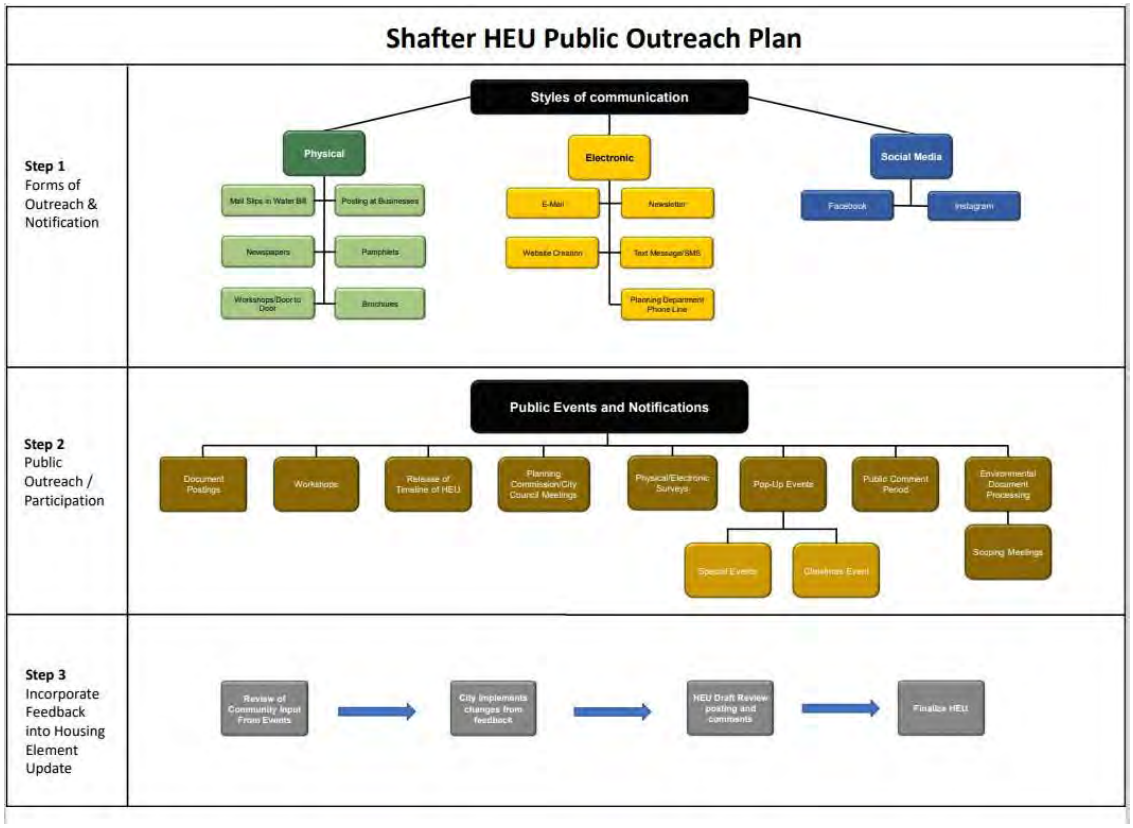
Figure I-2
Vicinity Map – City of Shafter



Public Participation

Section 65583(c)(9) of the Government Code explains that the local government shall make a diligent effort to achieve public participation of all segments of the community in the development of the Housing Program, and the Program shall describe this effort. Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). Residents, businesses, and interest groups were provided the opportunity to participate in the Housing Program Update process and were an important component of the overall program. Details regarding opportunities for public involvement during the preparation and adoption of this Housing Program are provided in Appendix C.

Table I-1
Public Outreach Plan



As part of the 6th Cycle Housing Program Update, a public outreach plan was developed to inform the community of the intent to Update the Housing Program (Table I-1). The Public Outreach Plan included various forms of outreach and notification efforts including physical notification such as mail slips in water bills, posting at businesses, pamphlets, brochures, newspapers articles, workshops, and door-to-door contact. The electronic notification utilizes various automated platforms such as email, newsletters, text messaging, the City's website, the City's Planning Department phone line; and the Social Media notification platforms such as Facebook and Instagram.

Several public outreach participation methods were used (i.e., public workshops, pop-up events, electronic and physical surveys, public comment periods, special events, and a Christmas event) to discuss the Shafter Housing Program Update and solicit input from the community. Copies of the draft Housing Program were disseminated for review throughout the community at locations including City Hall, Shafter Public Library, and the City's website.

Following the public workshops, the Planning Commission hearing, and City Council meeting, the draft Housing Program was submitted to the California Department of Housing and Community Development (HCD) for review. The Housing Program was revised to address comments received by HCD. The Housing Program was adopted at a public hearing held by the City Council. All public hearings were duly noticed, posted in the local newspaper, and meetings were streamed live on social media platforms to increase a broader outreach to the community. For further information regarding the public participation program as well as to view samples of the surveys, and tools used for engagement and obtaining feedback, please see Appendix C.

Relationship to Other General Plan Programs

California State law (Government Code 65302) states that "the General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." State law also requires that the General Plan include eight mandatory programs (elements) but allows flexibility in how each local jurisdiction structures these programs. The Shafter General Plan is organized into six "Programs". These Programs include:

1) Land Use
2) Transportation
3) Public Services and Facilities
4) Housing
5) Environmental Management
6) Environmental Hazards

The Housing Program builds upon the other General Plan Programs and is consistent with the policies and proposals set forth by the General Plan. Examples of inter-program consistency include residential development capacities established in the Land Use Program that are incorporated within the Housing Program and the discussion of environmental constraints in the Housing Program that are based upon information from the Land Use and Environmental Management Programs.

As the General Plan is amended over time, the Housing Program will be reviewed for consistency, and amended as necessary to maintain an internally consistent Plan to comply with State law. In the near future, the City will begin a comprehensive update of the General Plan, which will include an updated discussion of Public Safety and a new Environmental Justice Element. These Elements seek to identify and reduce potential hazards, prioritizing the needs of disadvantaged communities to guide zoning and development regulations in the City.

II. Housing Needs Assessment

This chapter examines the City of Shafter's general population growth trends and household characteristics, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, occupancy, age, condition, and costs) are also addressed. Source data for this chapter was collected from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), and the Kern County Council of Governments (COG) GIS Database.

This chapter also discusses the City's projected housing need or Regional Housing Needs Allocation (RHNA). The RHNA is mandated by the State Housing Law (SHL) Program as part of the periodic process of updating local housing programs in the General Plan. The SHL Program was established to assure the availability of affordable housing and uniform statewide code enforcement to protect the health, safety, and general welfare of the public and occupants of housing and accessory buildings. To fulfill this obligation, SHL may propose legislation and regulations. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and deciding how to address identified existing and future housing needs resulting from the population, employment, and household growth. The RHNA does not necessarily encourage or promote growth, but it ensures that communities, the region, and subregion can plan to accommodate population growth in ways that enhance the quality of life, improve access to jobs, promote transportation mobility, and address social equity and fair share housing needs. For purposes of this Housing Element, US 2020 Census data was used as it provides the most comprehensive and most recent set of data on communities, population trends, and growth projections.

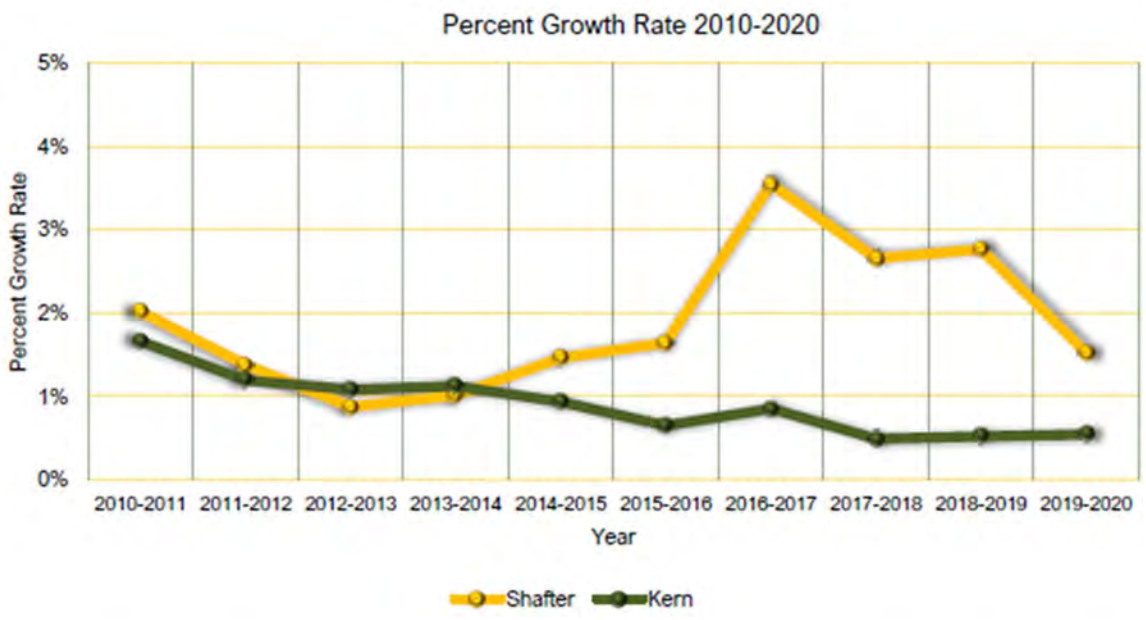
A. Population Characteristics

1. Population Growth Trends

According to the 2020 Census, the population of Shafter in 2020 was 19,743 persons while the population of Kern County was 909,235 persons during the same period2. Between 2010 to 2020 the population of the City of Shafter has grown a total of 18% compared to Kern County's 9% overall population growth. Shafter's steady increase in population over the last decade results in the need for additional housing. The City of Shafter has been increasing in population at a faster rate than Kern County over the same 2010-2020 period with the greatest spike in growth of approximately 3.5% taking place between 2016-2017 in Shafter (Table II-1).

[2] https://usafacts.org/data/topics/people-society/population-and-demographics/our-changing-population/state/california/county/kern-county.

Table II-1
Population Trends 2010-2020 –Shafter and Kern County

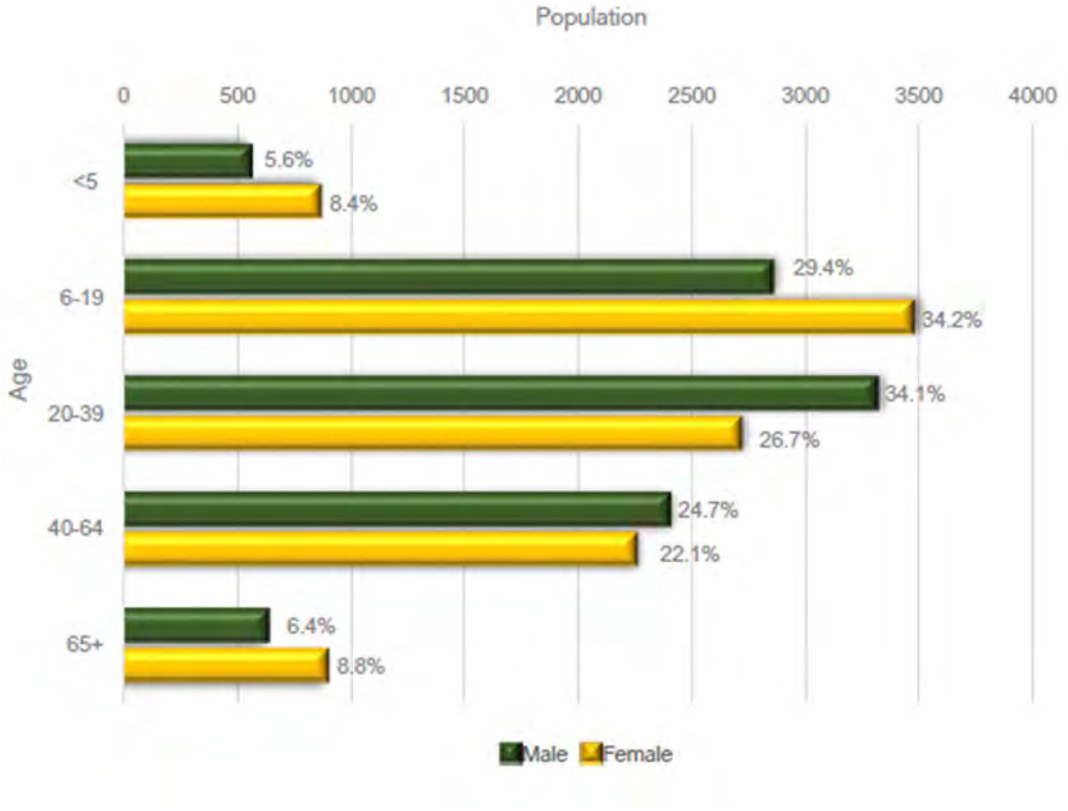


American Community Survey 2015-2020 5-year estimates

2. Demographics by Age and Gender

Housing needs are influenced by the age characteristics of the population. Understanding age distribution in the community is important because it affects the housing market. A declining number of young children can result in a change in the types of housing units sought after. Childless adults tend to have a higher joint income and prefer certain amenities and therefore, increase the demand for condominiums. An elderly population creates a demand for units with common recreation facilities and easy access to commercial, medical, and transportation facilities. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preferences. Table II-2 provides a comparison of the City of Shafter's population by age group and gender. According to the 2020 Census, the total population of Shafter is 19,743 people, with 48.9% male and 51.1% female. The population of male residents under the age of five in Shafter is 5.6% while the female population under five is 8.4%. The population percentage between the ages of six and 19 years is 29.4% males and 34.2% females, respectively, followed by the 20 to 39 age categories consisting of 34.1% males and 26.7% females. The male and female population percentages between the ages 40 and 64 years are 24.7% males and 22.1% females, respectively, and the senior citizen population (65 years-and-above) makes up 6.4% males and 8.8% females, respectively.

Table II-2
Population by Age and Gender – Shafter



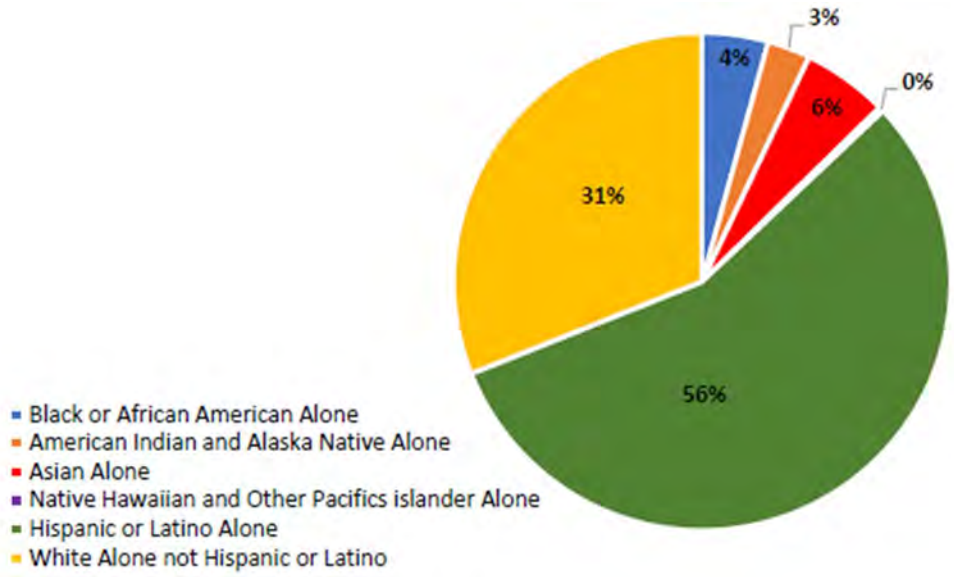
American Community Survey 2015-2020 5-year estimates

3. Demographics by Race

According to 2020 Census data, the largest minority population represented in Kern County and the City of Shafter is Hispanic or Latino, which make up 56.1% of the population in Kern County and 84.2% in the City of Shafter. The second greatest population is the White Alone-Not Hispanic/Latino population which represents 31% of the population in Kern County compared to 13% in the City of Shafter (Table II-3) (Table II-4). The 2020 US Census data defines Hispanic or Latin populations as persons of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race and defines the White Alone populations as persons having origins in any of the original peoples of Europe, the Middle East, or North Africa, such as persons of Irish, German, Italian, Lebanese, Arab, Moroccan, or Caucasian descent.

Table II-3
Demographics by Race – Kern County

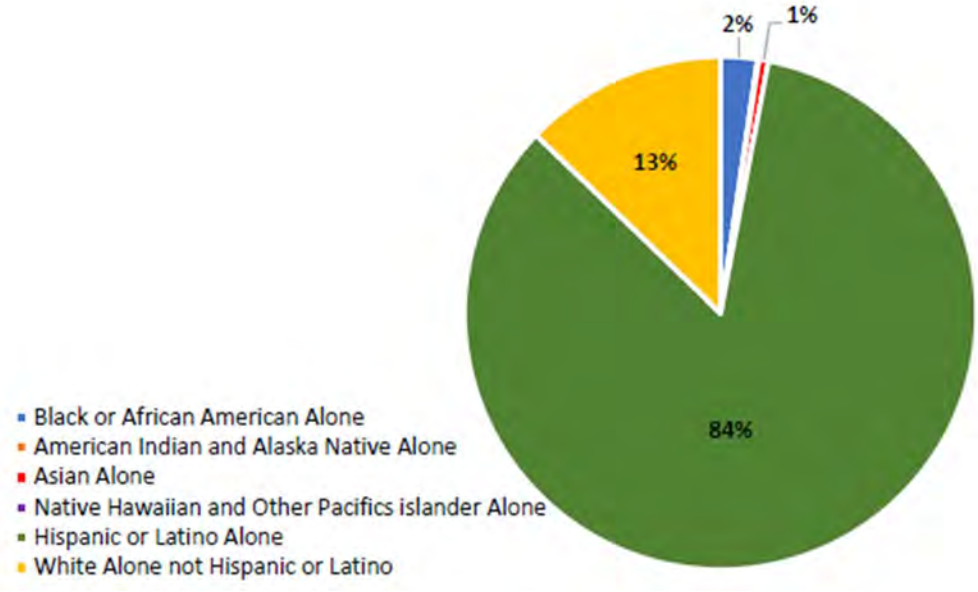
Kern County Ethnicity Percentages



American Community Survey 2015-2020 5-year estimates

Table II-4
Demographics by Race – Shafter

City of Shafter Ethnicity Percentages



American Community Survey 2015-2020 5-year estimates

Figures II-1 and Figure II-2 below provide a visual comparison of non-white population distribution throughout Kern County and the City of Shafter, non-white refers to a person whose origin is not predominantly European.

Figure II-1
Racial Demographics (2016-2020) Percent Non-White-Kern County

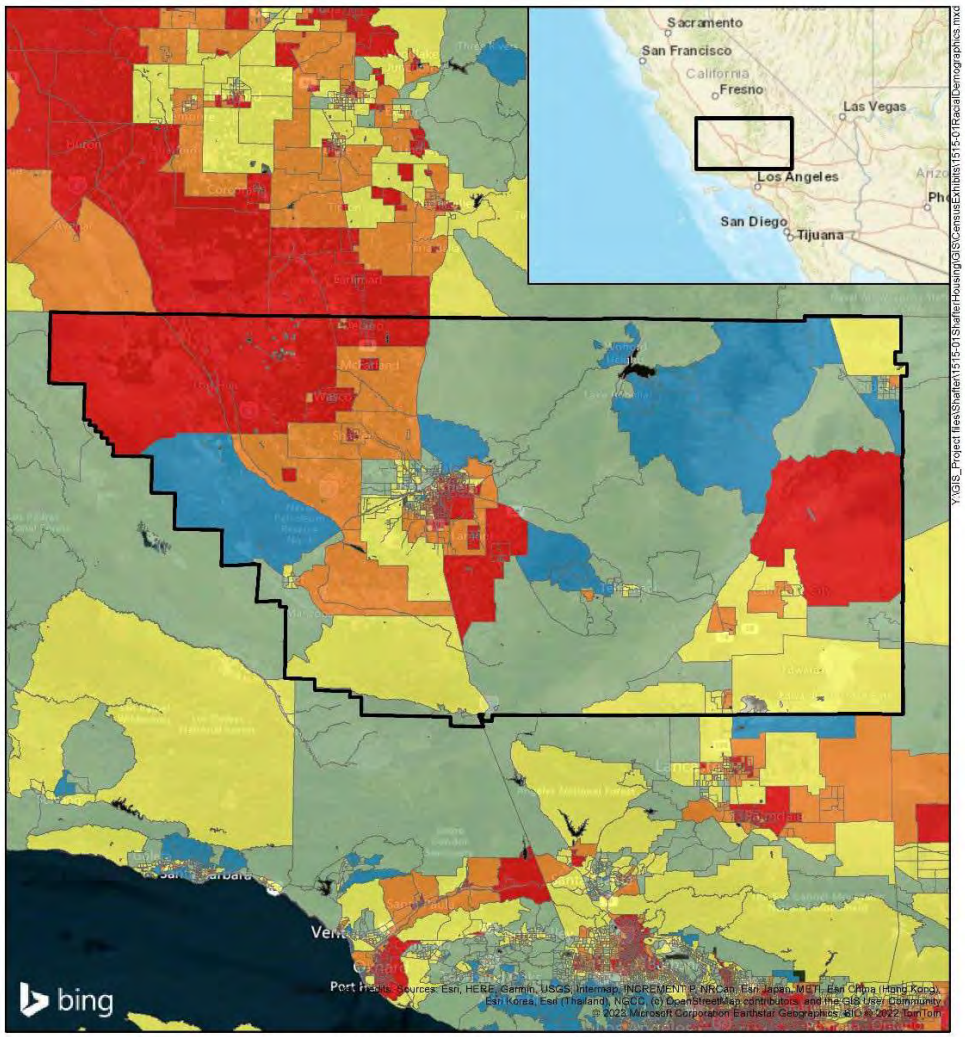


Figure II-1 - Racial Demographics (ACS 2016-2020) - Percent Non-White (Kern County)

Legend
- Kern County Boundary
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Map Date: 3/17/2023

City of Shafter 2023-2031 HEU

N

0 10.5 21 42
Miles

Figure II-2
Racial Demographics (2016-2020) Percent Non-White-Shafter

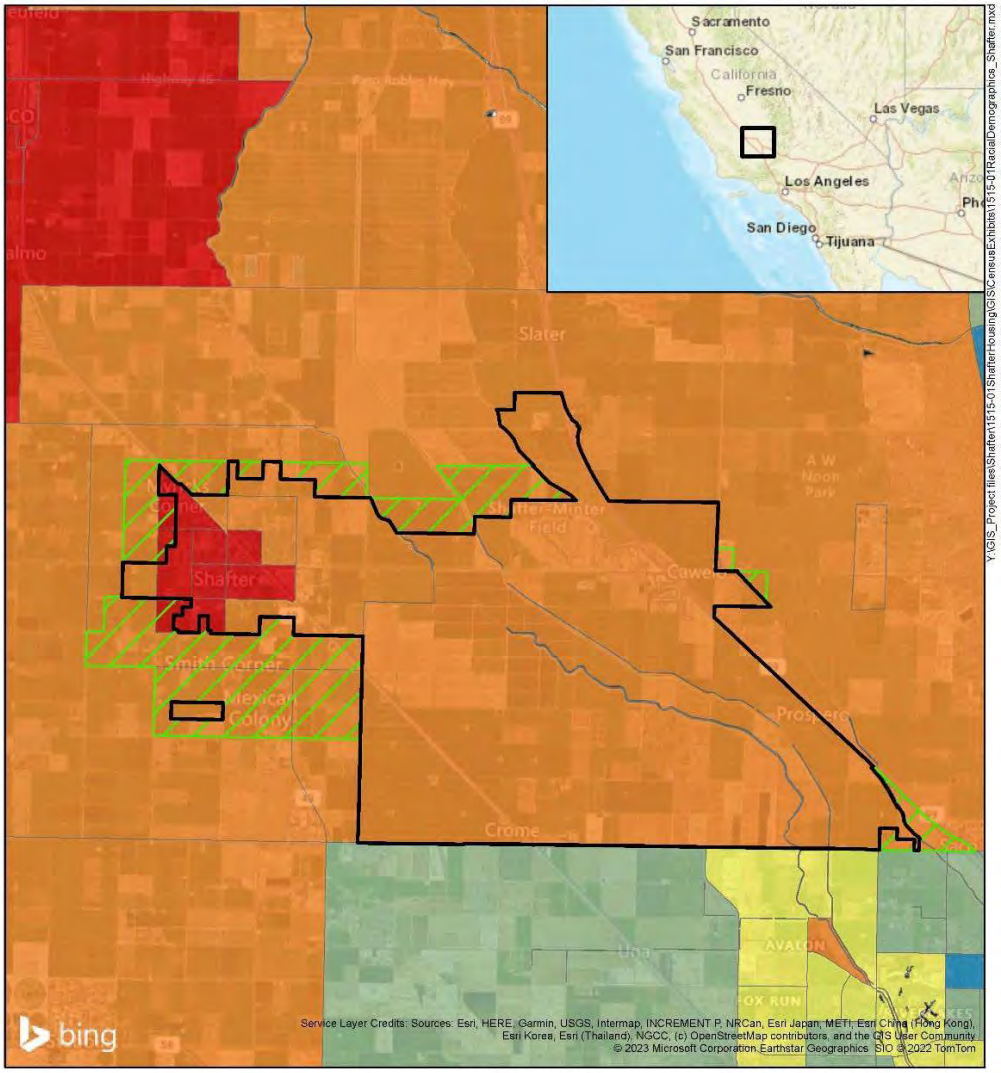


Figure II-2 - Racial Demographics (ACS 2016-2020) - Percent Non-White (Shafter)

Legend

City Limits
Sphere of Influence
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

Map Date: 3/17/2023

City of Shafter 2023-2031 HEU

N

0 1 2 4
Miles

Figure II-1 above, shows the highest concentration of non-white population (>80% non-white) occurring in three locations in Kern County: in the northwestern boundary of the county, at the eastern perimeter of the county, and adjacent to the City of Bakersfield. Figure II-2 above, shows that the City of Shafter is predominately non-white (60-80% non-white) with the majority of non-white populations (>80% non-white) being concentrated in the westernmost section of the city and adjacent to the city center. The City of Shafter has no areas within the city limits that are considered less than 60% non-white.

Figure II-3 and Figure II-4 below, provide a visual comparison of the predominantly Hispanic population in both Kern County and Shafter, respectively. Hispanic refers to people, cultures, or countries related to Spain, or the Spanish language. Figure II-3 shows the largest concentration of the Hispanic population (80-100% Hispanic) concentrated in the northwestern perimeter of Kern County and directly adjacent to the City of Bakersfield. Figure II-4 shows the greatest concentration of Hispanics (80-100%) located in the northwestern section of the City in the downtown district.

Figure II-3
Predominant Population (2016-2020) Percent Hispanic-Kern County

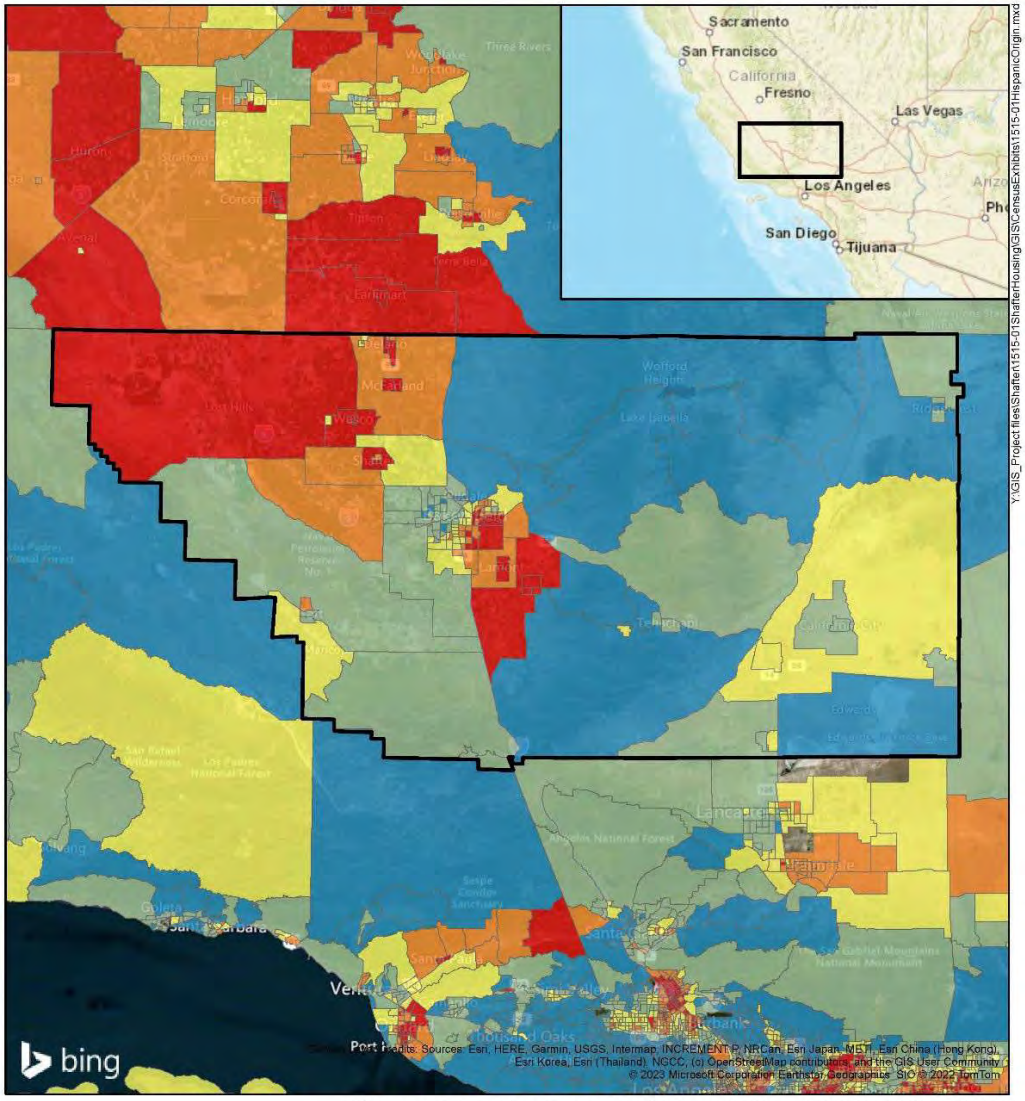


Figure II-3 - Predominant Population (ACS 2016-2020)
Percent Hispanic (Kern County)

City of Shafter 2023-2031 HEU

Legend
- Kern County Boundary
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

N

0 10.5 21 42
Miles

Figure II-4
Predominant Population (2016-2020) Percent Hispanic-Shafter

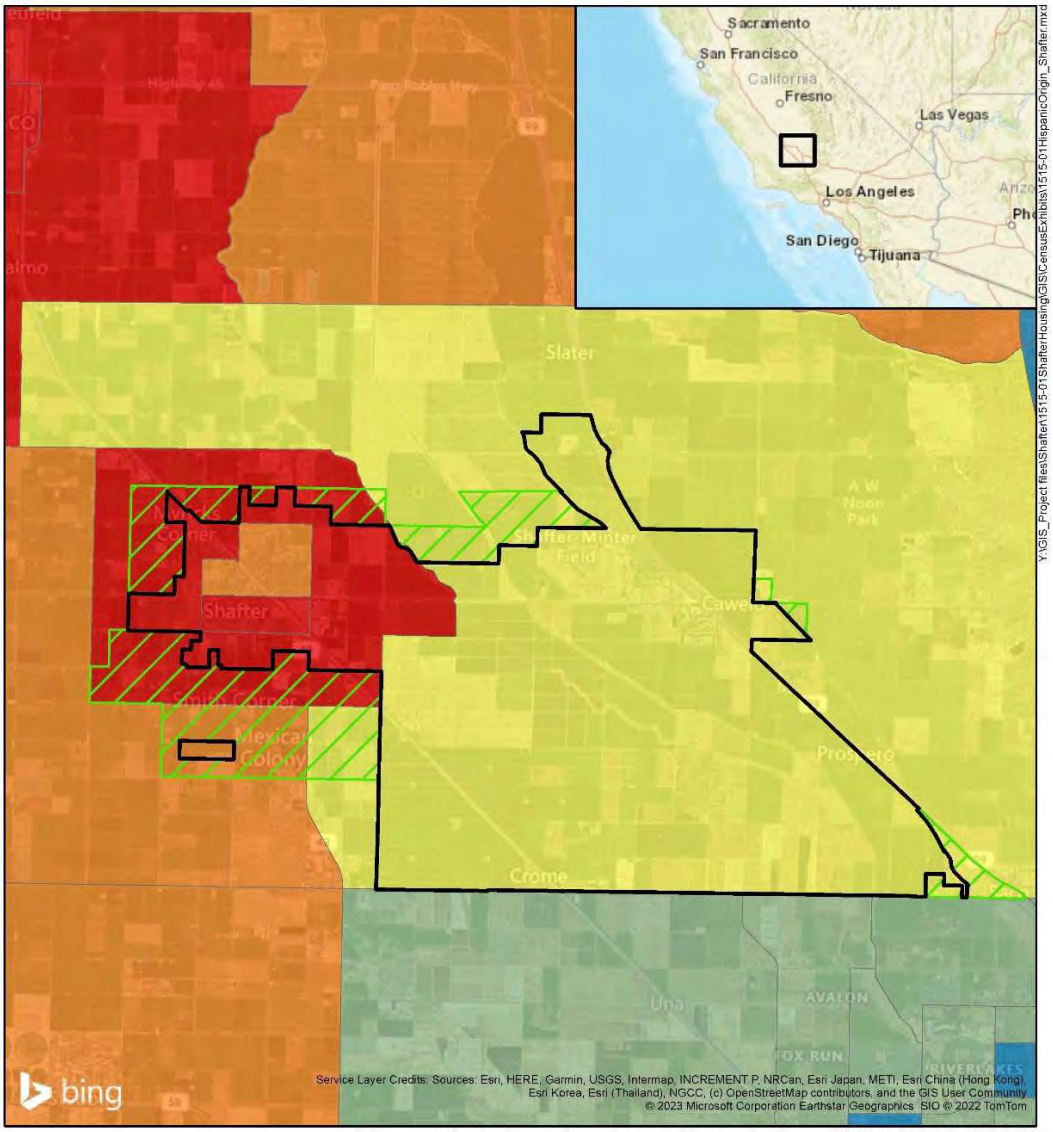


Figure II-4 - Predominant Population (ACS 2016-2020) Percent Hispanic (Shafter)

Legend

City Limits
Sphere of Influence
< 20%
20% - 40%
40% - 60%
60% - 80%
80% - 100%

Map Date: 3/17/2023

City of Shafter 2023-2031 HEU

N

0 1 2 4
Miles

B. Household Characteristics

1. Overcrowding

The U.S. 2020 Census defines "Overcrowding" as a housing unit occupied by more than one person per room in a unit (including bedrooms, living room, and dining room, but excludes hallways, kitchens, and bathrooms). A unit is a single unit within a larger housing structure that can be used by an individual or household to eat, sleep, and

live. Overcrowding is also often closely related to household income and high housing costs. Overcrowding results when several people share living spaces because of a lack of affordable housing and/or a lack of adequate housing. Housing is generally considered affordable if a household spends no more than 30% of its gross income on housing costs, including utilities, mortgage principal, and interest. Adequate housing is defined as structurally sound housing accommodations that are ready for immediate occupancy, is sufficient in size to accommodate all the residents, and includes electricity, heating, and sanitary facilities, all of which are in good condition. According to the 2020 Census, the City of Shafter has a total of 2,925 owner-occupied units and 2,184 renter-occupied units, for a combined total of 5,109 residential units. A household is considered overcrowded when there are more than 1.0 occupants per room and is considered severely overcrowded when there are more than 1.5 persons per room. Table II-5 summarizes the incidence of overcrowding and severe overcrowding for owner occupied and renter occupied units within the City of Shafter.

Table II-5 Overcrowded Units – Shafter

Occupancy	Overcrowded Units (1.0 to 1.50 persons/room)		Severely Overcrowded Units (>1.51 persons/room)		Total Overcrowded Occupied Units	
	Count	Percent of Total Occupied Units	Count	Percent of Total Occupied Units	Count	Percent of Total Occupied Units
Owner Occupied	195	6.6%	96	3.2%	291	9.9%
Renter Occupied	272	12.4%	58	2.6%	330	15.1%
Total	467	~~19~~9.1%	154	~~5.8~~3.0%	621	~~25%~~12.2%*
*Estimated as a percentage of total occupied units (5,109)						

American Community Survey 2015-2020 5-year estimates

2. Household Income

As shown in Table II-5, overcrowding (1-1.5 persons per room) was more prevalent among renter-occupied units (12.4%) than for owner-occupied units (6.6%). Severely overcrowded (more than 1.5 persons per room) units were slightly greater with owner-occupied households (3.2%) compared to renter-occupied units (2.6%). Overall, the total number of overcrowded and severely overcrowded renter-occupied units was greater (15.1%) than the total number of overcrowded and severely overcrowded owner-occupied units (9.9%) in Shafter. In comparison, overcrowding in Kern County consisted of 6.7% overcrowded households and 3.4% severely overcrowded households.3 California state law establishes five income categories for purposes of housing programs based on an area's (i.e., county) Housing Area Median Family Income also known as HAMFI. HAMFI is a region's median family income as calculated by the Department of Housing and Urban Development (HUD) for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. As part of HUD's requirements, each jurisdiction needs to prepare a Comprehensive Housing Affordability Strategy (CHAS) that is meant to serve as a guide for housing and community development activities, particularly those funded by HUD. HAMFI's five income thresholds are categorized as follows: extremely low (30% or less of HAMFI), very low (31-50% of HAMFI), low (51-80% of HAMFI), moderate (81-120% of HAMFI) and above moderate (over 120% of HAMFI).

Household income is a primary factor affecting housing needs in a community, particularly for extremely low-income households. In 2020, the median income for Shafter was

$47,433.4 According to 2020 Census data (as shown below in Table II-6), 15.2% of households in Shafter were within the extremely low-income (ELI) category with 16.9% identified as having very low household (VL) incomes, 21.2% of households identifying as low-income (LI) households, 13.2% identifying as moderate income (MI) household incomes and 33.4% identifying above moderate-income (AMI) households. As seen in Table II-6, typically, renters are more likely than owners to fall within the extremely low, very low, and low categories.

[3] American Community Survey 2015-2020 5-year estimates
[4] American Community Survey 2015-2020 5-year estimates

Table II-6
Income Category Households - Shafter

Household Income Category	Household Income Distribution	Number of Owners	Number of Renters	Total Owner and Renter Households	Total Percentage of Households
Extremely Low	≤ 30% HAMFI	195	540	735	15.2%
Very Low	31% to 50% HAMFI	205	610	815	16.9%
Low	51% to 80% HAMFI	360	655	1,015	21.1%
Moderate	81% to 120% HAMFI	425	210	635	13.2%
Above Moderate	>120% HAMFI	1,335	270	1,605	33.4%
	Total	**2,515**	**2,290**	**4,805**	**100%**

HUD CHAS, 2014-2018. HAMFI refers to Housing Urban Development Area Median Family Income

3. Housing Affordability and Overpayment

Housing Affordability Criteria

Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development and the California Department of Housing and Community Development (HCD), housing is considered "affordable" if the monthly housing cost is no more than 30% of a household's gross income.

Table II-7 demonstrates affordable rent levels and estimated affordable purchase prices for housing in Kern County by income category. Income categories are established each year by HUD for each metropolitan and non-metropolitan county. The basis for HUD's median family income is derived from the American Community Survey (ACS) which relies on data from the Bureau of Labor Statistics (BLS). As demonstrated in Table II-7, the monthly income for a four-person household that is categorized as an "Extremely Low Income (ELI)" household with an annual income of $27,750 (as established by HUD) and has a household monthly income of $2,313 is determined by dividing $27,750 (annual income) by 12 months of the year, resulting in a monthly income of $2,313. The maximum monthly rent for a four-person household would then be 30% of the monthly income ($2,313) which results in a maximum monthly rent of $694.

Maximum home purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures as set by lenders, down payment amounts, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum affordable home purchase price for each income category household in Kern County is described in Table II-7 and has been estimated based on typical conditions. For purposes of this housing program's calculation, the following assumptions were used:

1. 30% of gross income for rent or principal, interest, taxes & insurance plus utilities;
2. $0 down payment;
3. 5.5% mortgage loan interest rate;
4. 1.2% taxes and
5. $800.00 in annual insurance

Table II-7
Income Categories and Affordable Housing Costs – Kern County

Income Category	1-Person	2-Person	3-Person	4-Person
Extremely Low Income				
Annual Income	16,350	18,700	23,030	27,750
Monthly Income	1,363	1,558	1,919	2,313
Max. Monthly Rent	409	467	576	694
Max. Sales Price	45,644	53,483	67,927	83,672
Very Low Income				
Annual Income	27,300	31,200	35,100	38,950
Monthly Income	2,275	2,600	2,925	3,246
Max. Monthly Rent	683	780	878	974
Max. Sales Price	82,171	95,180	108,190	121,032
Low Income				
Annual Income	43,650	49,850	56,100	62,300
Monthly Income	3,638	4,154	4,675	5,192
Max. Monthly Rent	1,091	1,246	1,403	1,558
Max. Sales Price	136,710	157,392	178,240	198,922
Moderate Income				
Annual Income	67,450	77,100	86,700	96,350
Monthly Income	5,621	6,425	7,225	8,029
Max. Monthly Rent	1,686	1,928	2,168	2,409
Max. Sales Price	216,101	248,291	280,315	312,505

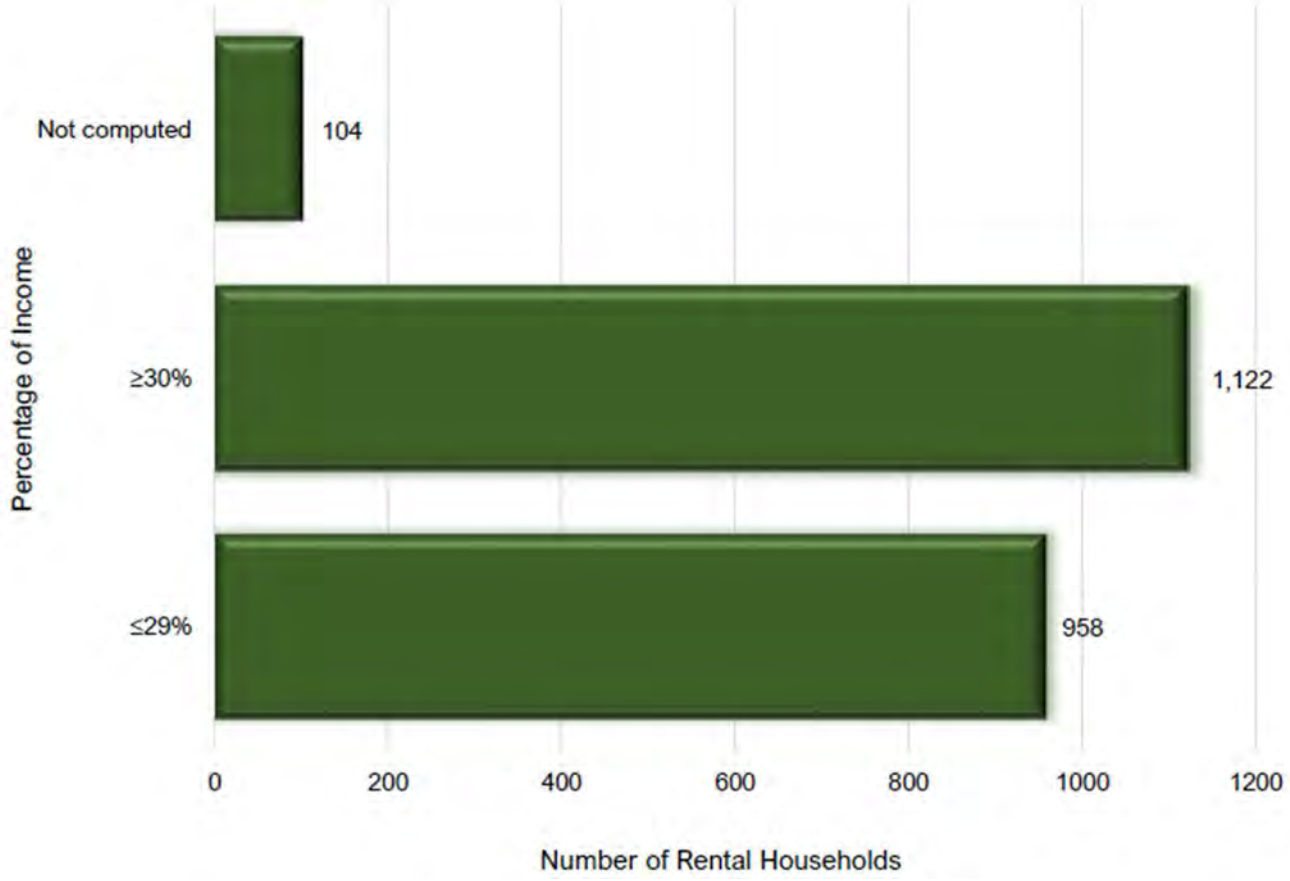
Assumptions:
-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance.
-0 down payment, 5.5% interest rate 1.2% taxes & $800.00 annual insurance.
Source: Cal. HCD
Mortgage calculator: https://www.zillow.com/mortgage calculator/house-affordability

Rental Housing

National housing guidelines as established by HUD advise not to spend more than 30% of your monthly income on rent, this is known as the "30% Rule". To calculate how much income a household should spend on rent, multiply the monthly gross income by 30%.

As demonstrated in Table II-8 below, of the City of Shafter's 2,184 renter households, 958 households (43.8%) spend less than or equal to 30% of their gross income on monthly housing costs while 1,122 renter households (51.3%) spend 30% and greater of their monthly income on rent. Households that were not calculated include 104 households (4.9%). Overall, the percentage of renter households that spend 30% or greater of their monthly income on rent is 7.5% higher than renter households that spend less than 30% of their monthly income on rent.

Table II-8
Number of Households and Percentage of Income Households Spend on Rent - Shafter



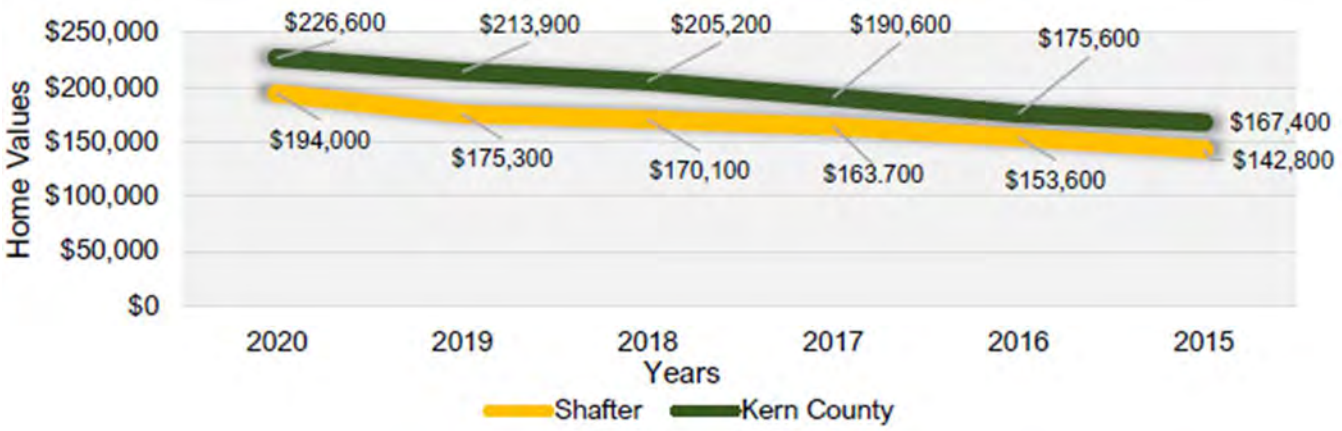
American Community Survey 2015-2020 5-year estimates

Median Home Values

Median home value trends for existing homes in Shafter during 2015-2020 are shown below in Table II-9. Between 2015 and 2020, median home values in Shafter increased by 35.8% while prices in Kern County increased by 59.2% during the same period. According to the 2015-2020 American Community Surveys data, prices in Shafter ranged from an average low of $142,800 in 2015 to an average high of $194,000 in 2020. During the same period, Kern County went from an average low of $167,400 in 2015 to an average high of

$226,600 in 2020. This data demonstrates that homeownership creates generational wealth through the appreciation of homeownership.

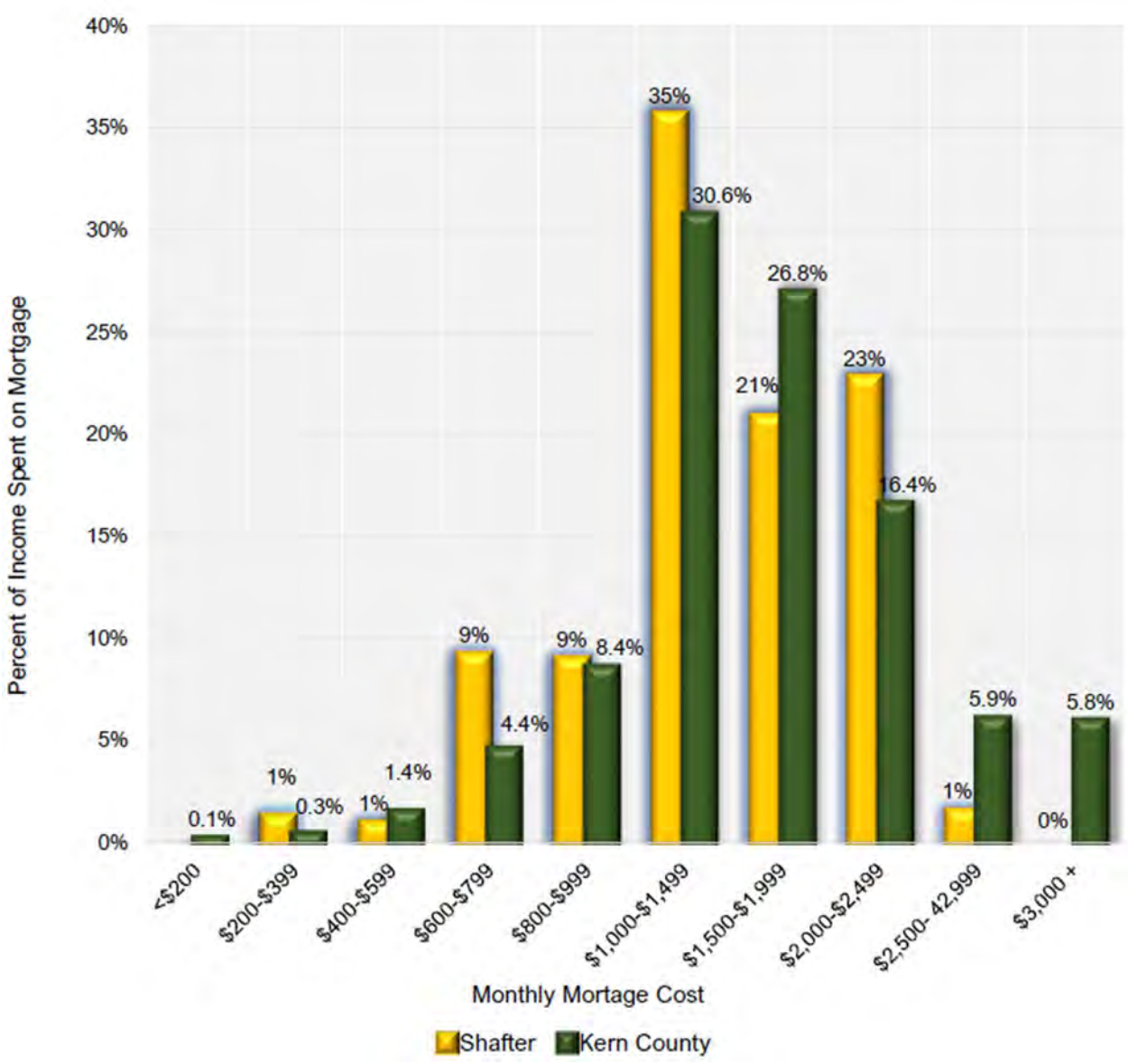
Table II-9
Median Home Values for Existing Homes – Shafter and Kern County



American Community Survey 2015-2020 5-year estimates

Table II-10 compares typical monthly mortgage costs and percent of income spent to pay monthly mortgage costs in Shafter compared to Kern County as a whole. The highest percentage of homeowners in Kern County and the City of Shafter (30.6% and 35% respectively) pay between $1,000-$1,500 in monthly mortgage costs.

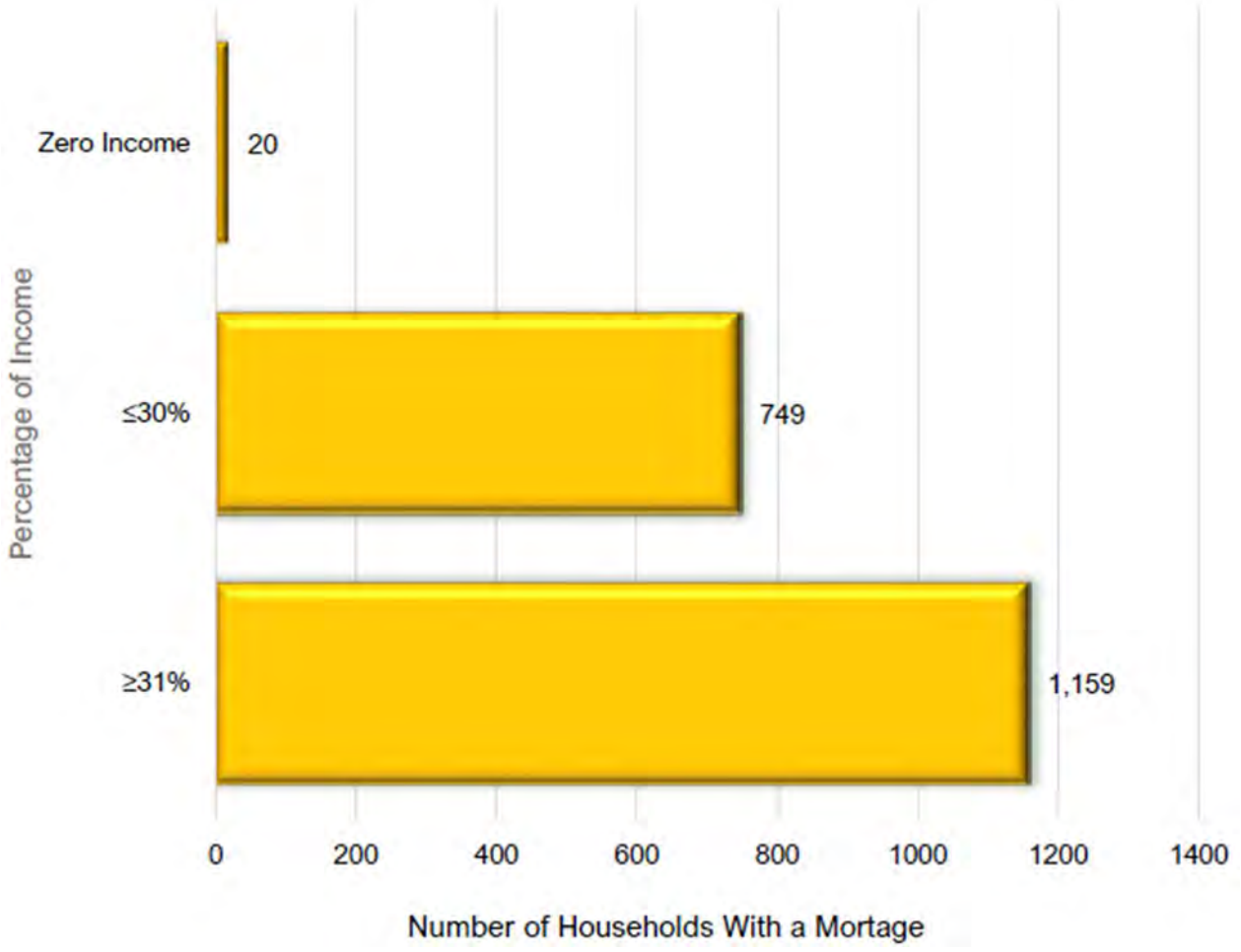
Table II-10
Monthly Mortgage Cost and Percent of Income Spent on Mortgage – Shafter and Kern County



American Community Survey 2015-2020 5-year estimates.

As demonstrated in Table II-11, of the City of Shafter's 1,928 owner-occupied households with mortgages, 1,159 households (60.1%) spend less than or equal to 29% of their gross income on monthly housing costs while 749 households (38.8%) spend 30% and greater of their monthly income on housing costs. Overall, the percentage of households with a mortgage that spend 30% or greater of their monthly income on rent is 21.3% lower than households with a mortgage that spend less than 30% of their monthly income on rent. There were 20 households (1%) that reported zero income.

Table II-11
Number of Households and Percentage of Income Spent on Monthly Mortgage – Shafter



American Community Survey 2015-2020 5-year estimates.

According to State housing policy, as established by HUD, overpaying occurs when housing costs exceed 30% of gross household income. In 2020, the median household income for Shafer was $47,433. Table II-12 on the following page displays recent estimates for overpayment by income category for Shafter residents and demonstrates that overpayment is more frequent for households at extremely low and very low-income levels than those households in higher income categories. According to the data, there are 400 renter households in Shafter in the Extremely Low renter category that spend 30% and above of their monthly income on rent while 330 renter households spend 50% and above of their monthly income on rent. Therefore, a continued emphasis for the City to implement programs that can provide more affordable housing to assist in alleviating

this cost burden and providing more options for lower income families. Programs and implementation will be discussed further in Chapter V of this HEU.

Table II-12
Overpayment by Income Category – Shafter

Owners Household Income	Owners >30% Cost Burden	Owners Cost Burden >50%	Total
Extremely Low Income (≤ 30% HAMFI)	145	105	195
Very Low Income (> 30% to ≤ 50% HAMFI)	150	60	205
Low Income (> 50% to ≤ 80% HAMFI)	210	20	360
Moderate Income (> 80% to ≤ 100% HAMFI)	135	20	425
Above Moderate Income (> 100% HAMFI)	140	10	1,335
Total	780	215	2,515
Renters Household Income	Renters >30% Cost Burden	Renters' Cost Burden >50%	Total
Extremely Low Income (≤ 30% HAMFI)	400	330	540
Very Low Income (> 30% to ≤ 50% HAMFI)	460	180	610
Low Income (> 50% to ≤ 80% HAMFI)	270	35	655
Moderate Income (> 80% to ≤ 100% HAMFI)	30		210
Above Moderate Income (> 100% HAMFI)			270
Total	1,160	545	2,290

HUD CHAS, 2014-2018. HAMFI refers to Housing Area Median Family Income.

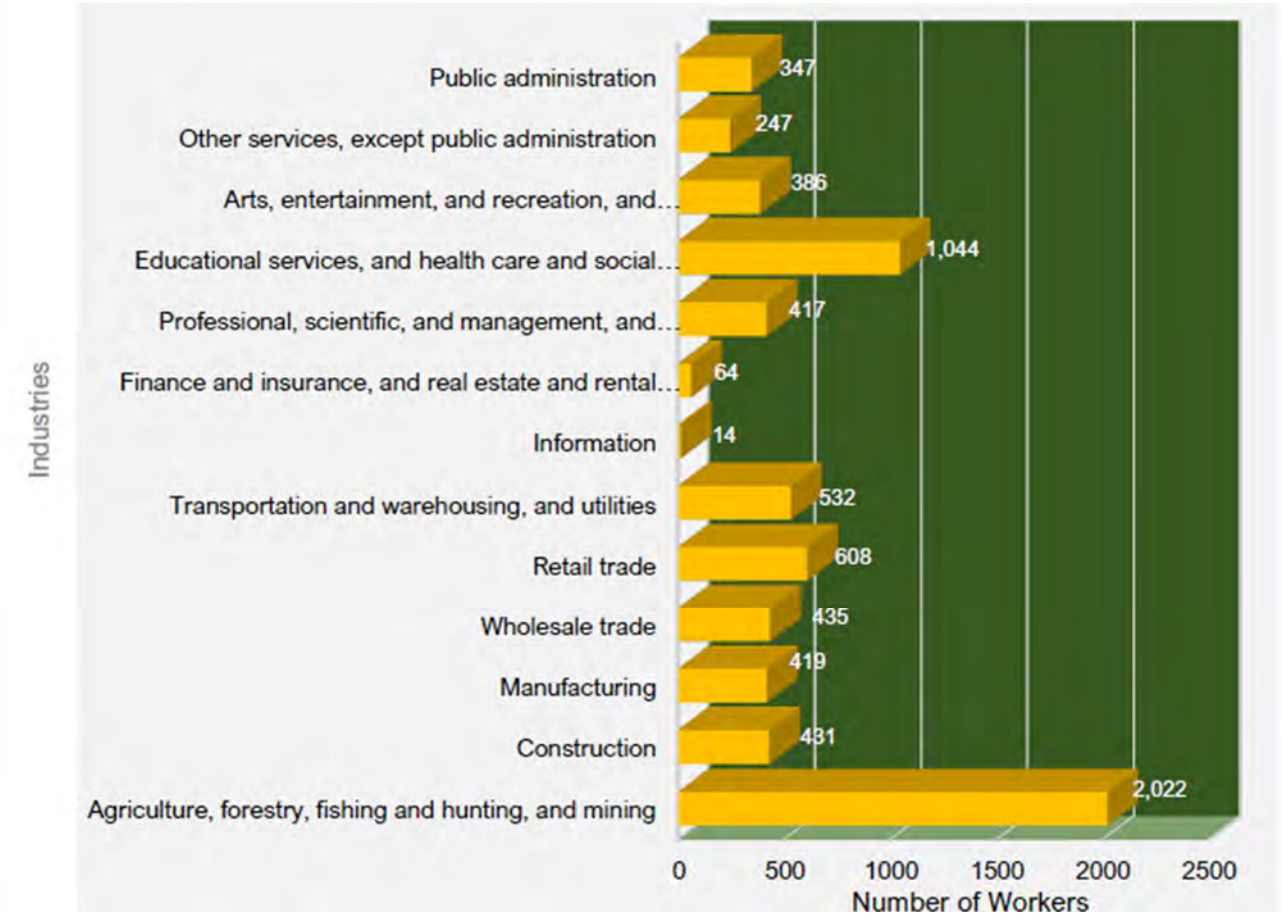
C. Employment

Employment is a key factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

According to 2020 Census data, Shafter had 6,966 workers living within its borders who work across 13 major sectors (Table II-13). The most prevalent industry in Shafter is agriculture, which employs about 2,022 people (29% of the total workforce). The second most prevalent industry in Shafter is educational services, health care, and social services which employ 1,044 people (15% of the total workforce).

With limited supply and rising housing costs, renters and homeowners face severe housing affordability issues. A higher share of renters who spend 30% and greater of their monthly income on rent face severe housing costs burdens when compared to homeowners who have extremely low to very low incomes.

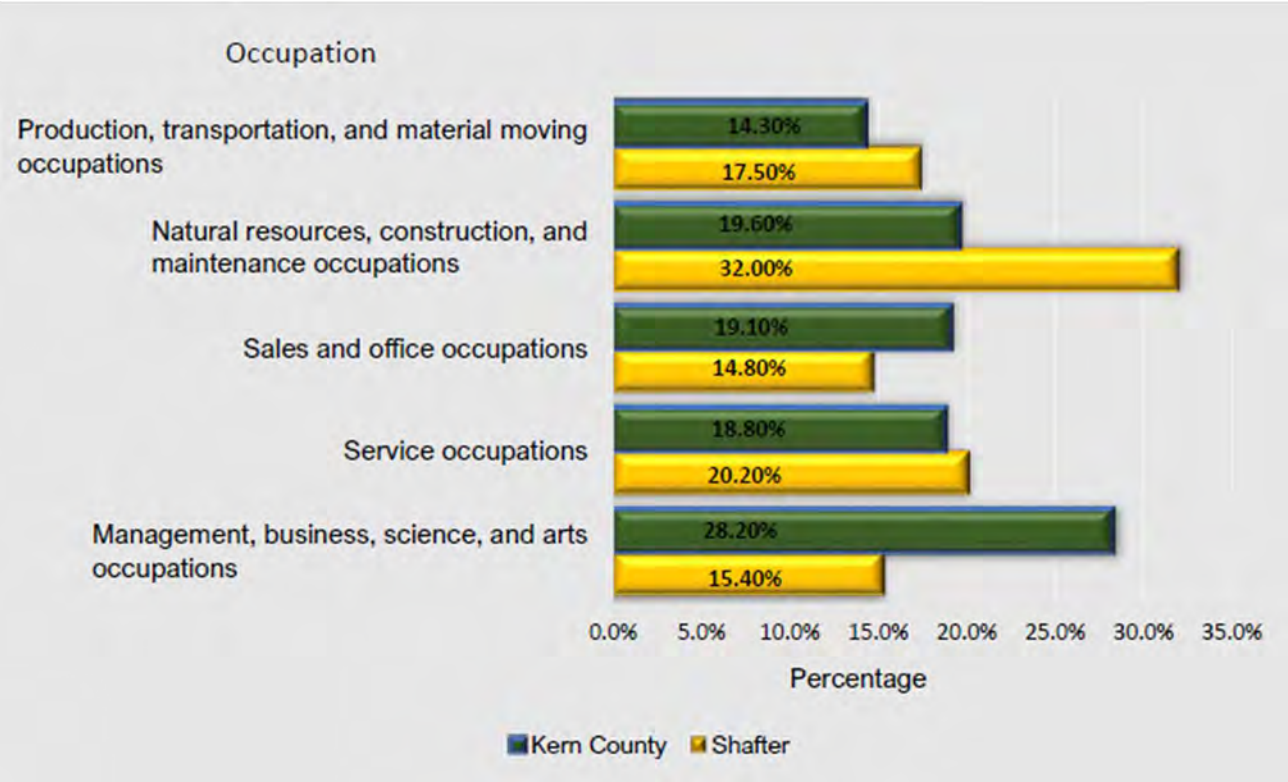
Table II-13
Employment by Industry – Shafter



American Community Survey 2015-2020 5-year estimates

In addition to analyzing the industries in which the residents of Shafter work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Shafter is natural resources, construction, and maintenance occupations, in which 2,232 (32%) employees work. The second most prevalent occupational category is service occupations, which employ about 1,404 people (20.2%) in Shafter. In contrast, Kern County's most prevalent occupational category is management occupations which employ about 97,672 people (28.2%) followed by natural services, construction, and maintenance occupations, which employ about 67,988 people (19.6%) (Table II-14).

Table II-14
Employment by Occupation – Shafter and Kern County



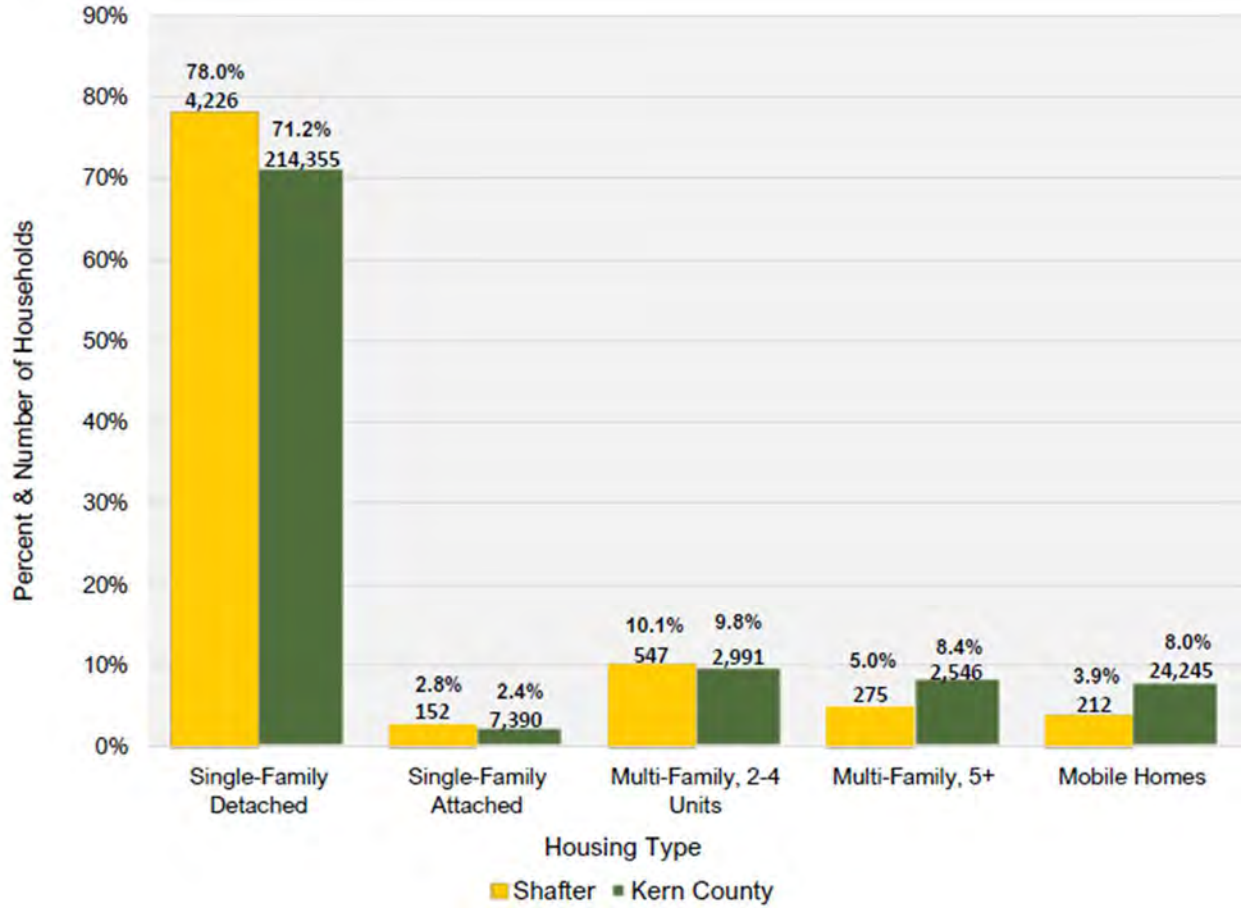
D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing the City's housing needs. The factors evaluated include the number and type of housing units, occupancy, vacancy, housing age, and condition. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or, if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Occupancy

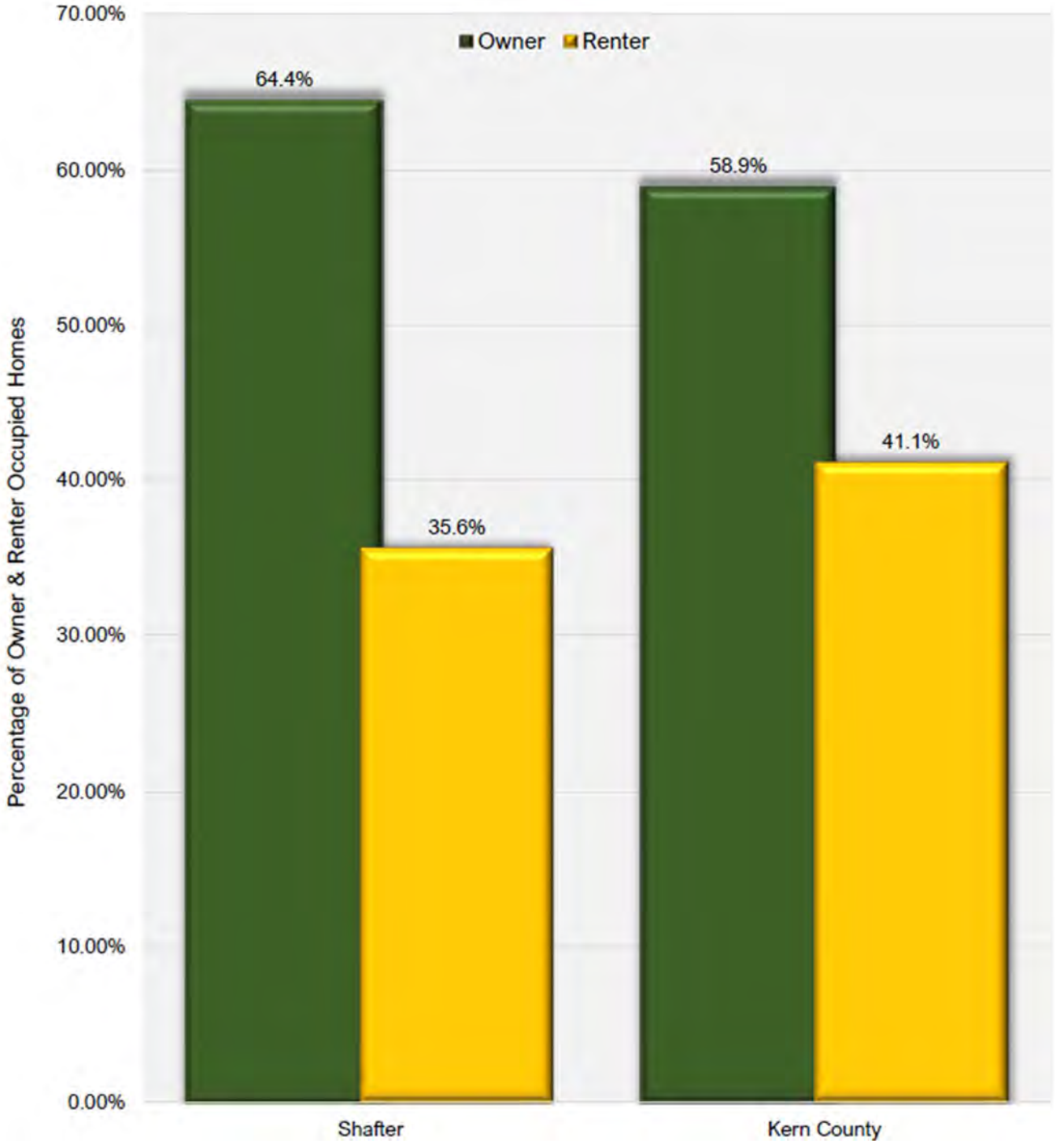
According to the 2020 Census data, Shafter's housing stock consisted of 5,412 units, of which, about 78% were single-family homes as compared to Kern County which had 71.2% of single-family homes. Multi-family homes (combined 2-4 units and 5+ units) comprised 822 units in Shafter (15.1%) and 5,537 units in Kern County (18.2%). Mobile homes in Shafter consist of 212 units (3.9%) and 24,245 units (8%) in Kern County (Table II-15). As seen in Table II-15 on the following page, 64.4% of homes in Shafter were owner-occupied as compared to 58.9% in Kern County.

Table II-15
Housing by Type – Shafter and Kern County



American Community Survey 2015-2020 5-year estimates.

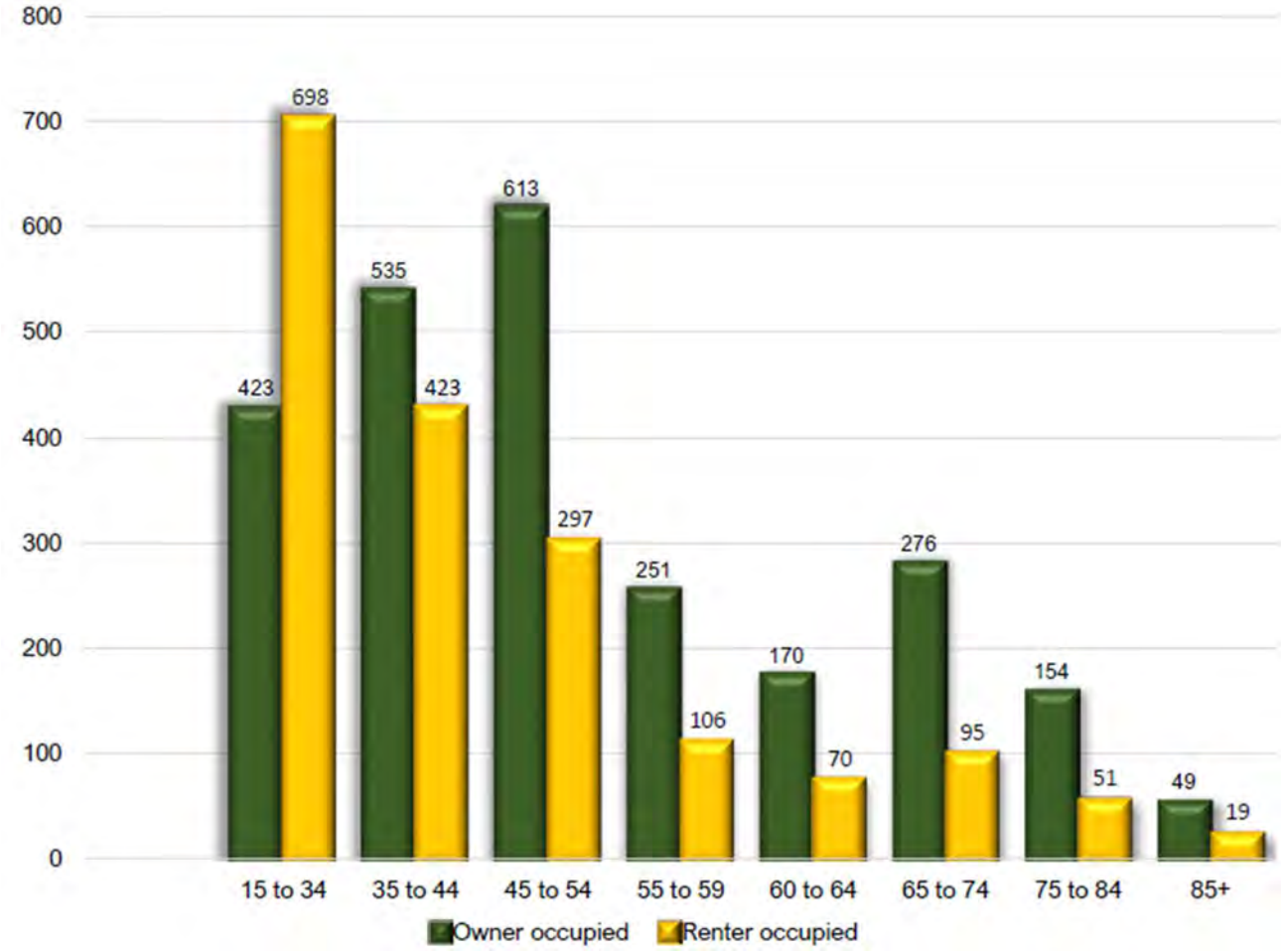
Table II-16
Housing by Occupancy – Shafter and Kern County



American Community Survey 2015-2020 5-year estimates.

In many places, housing occupancy varies based on the age of the householder. In Shafter, the age group where renters outnumber owners the most is the 15-34 age range while the age group where owners outnumber renters is the 45-54 age range (Table II-17).

Table II-17
Housing Occupancy by Age of Householder – Shafter

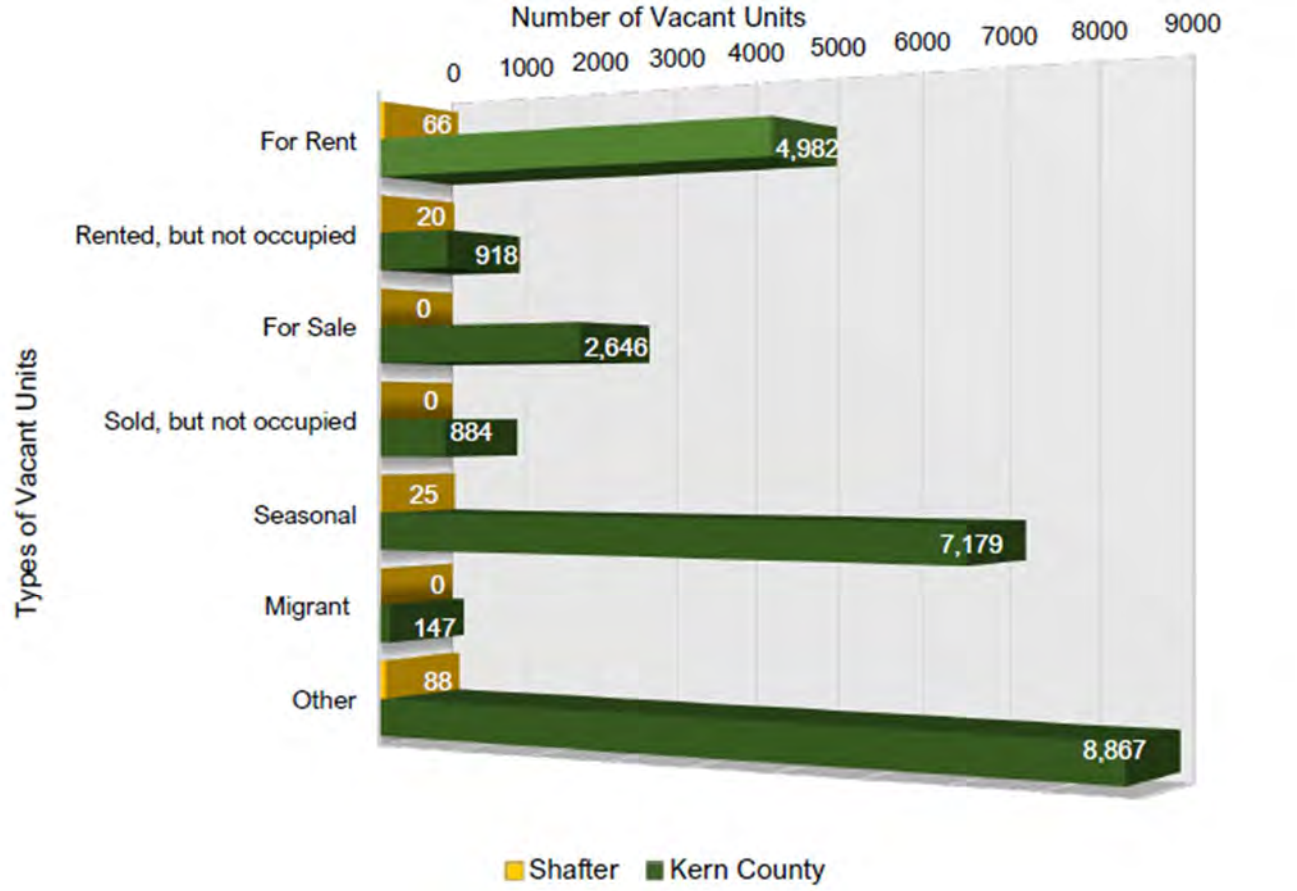


American Community Survey 2015-2020 5-year estimates

Table II-18 on the following page shows data for vacant units in Shafter and Kern County. The first category consists of "For Rent," this category consists of units that are for rent but remain vacant due to unforeseen market factors such as a lack of demand for rentals or issues related to the rental units themselves. The "Rented, not occupied" category consists of units that have been rented with active leases but due to a variety of situations, the occupants of these rental units are not currently occupying these units. The "For sale only" category consists of units that have been on the market pending sale but due to unforeseen market factors, continue to remain for sale. The "Sold, not occupied" category consists of units that have been sold but are undergoing renovations and/or repairs and remain vacant until such renovations or repairs have been completed. Homes identified as "Seasonal" are typically second homes that are not used regularly or are intended as short-term rentals. The largest category of vacant units in Shafter were units designated as "Other" these are units that do not fit into any other year-round category including units that are not for rent or sale; being used for storage; being renovated or repaired; a foreclosure or situations where elderly persons are living in a

nursing home or with family members. The "For Rent" category of vacant units trails behind the "Other" category with 66 vacant units available.

Table II-18
Vacant Units by Type and Number of Available Units – Shafter and Kern County



American Community Survey 2015-2020 5-year estimates.

The data presented previously in Table II-18 is based on the American Community Survey between 2015-2020. As of 2022, the City of Shafter currently has approximately 57 vacant homes for sale.

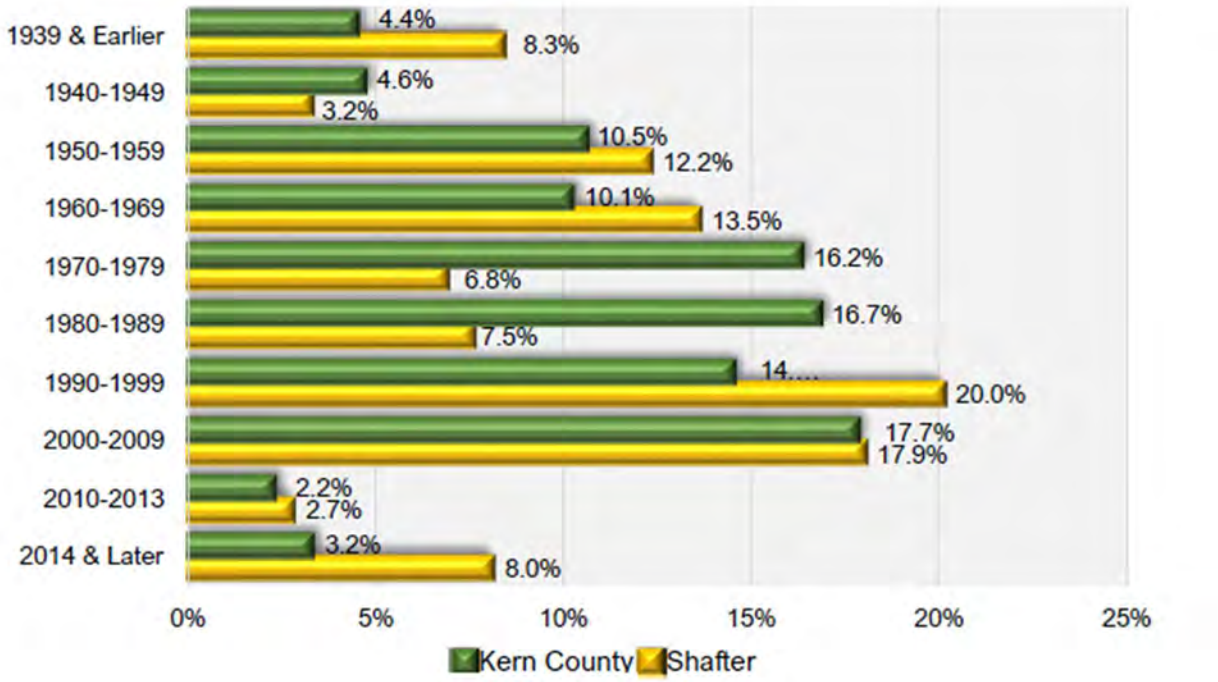
2. Housing Age and Conditions

Housing age is often an important indicator of housing conditions. Housing units built before 1978, and before stringent limits on the amount of lead in paint was imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation, have lead-based paints, and be in a deteriorated condition. Lead-based paints become dangerous when they peel off walls or are pulverized by windows and doors opening and closing and if ingested or inhaled by people. Lead-based paint is especially hazardous to children under the age of six and pregnant women. Elevated levels of exposure to lead may cause lead poisoning and other issues such as anemia and impaired brain and nervous system functions.

Table II-19 shows the age distribution of the housing stock in Shafter compared to Kern County as a whole. This table shows the highest share of housing units in Kern County were constructed between

2000-2009 (17.7%) with the highest number of units constructed in Shafter occurring between 1990-1999 (20%). In Kern County, 62.5% of the housing stock was built before 1990 while 23.1% was built after 1999. In comparison, 20% of housing units in Shafter were constructed between 1990-1999, with 51.5% of the housing built prior to 1990 and 28.6% were built after 1999. These findings suggest that there may be a need for maintenance and rehabilitation of homes in Shafter for housing units built prior to 1990 (greater than 30 years old). Remediation of lead-based paint may also be necessary due to 37.2% of the homes in the City of Shafter being built prior to 1970.

Table II-19
Age of Housing Stock – Shafter and Kern County



American Community Survey 2015-2020 5-year estimates.

Typically, housing units over 30 years of age are likely to need rehabilitation work on major components of the structure, such as roofing, siding, plumbing, and electrical. The City of Shafter Building Official estimates that between 10 and 30 units require rehabilitation or replacement. Most of these units are in the City's historic core. According to the 2022-2023 County of Kern Annual Action Plan, Community Development Block Grant (CDBG) funding has been allocated for 2023-2031 for housing units in Shafter that need some level of rehabilitation and/or may require replacement citywide.

Figures II-5 and Figure II-6 depict the percentage of housing units with severe housing problems existing by census tract within Kern County and the City of Shafter, respectively. According to the U.S. Department of Housing and Urban Development, severe housing problems include housing units with at least one of the following problems: lack of complete kitchen facilities, lack of plumbing facilities, overcrowding, or severely cost-burdened occupants.

Figure II-5
Households with Severe Housing Problems - Kern County

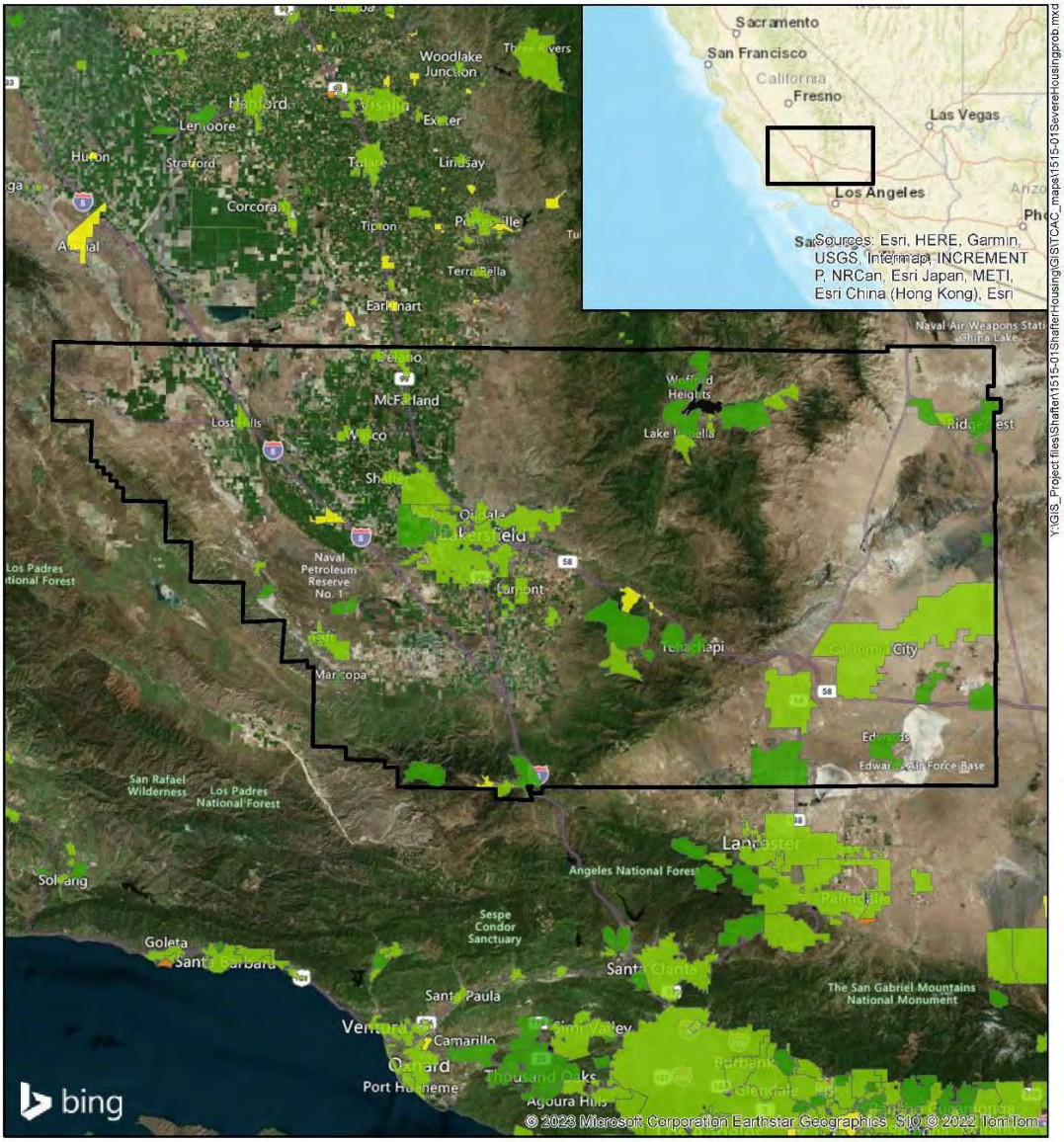


Figure II-5 - Households with Severe Housing Problems (Kern County)

City of Shafter 2023-2031 HEU

Legend

Kern County Boundary

Percent of Households with Severe Housing Problems

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

Map Date: 3/18/2023

N

0 10.5 21 42

Miles

Figure II-6
Households with Severe Housing Problems – Shafter

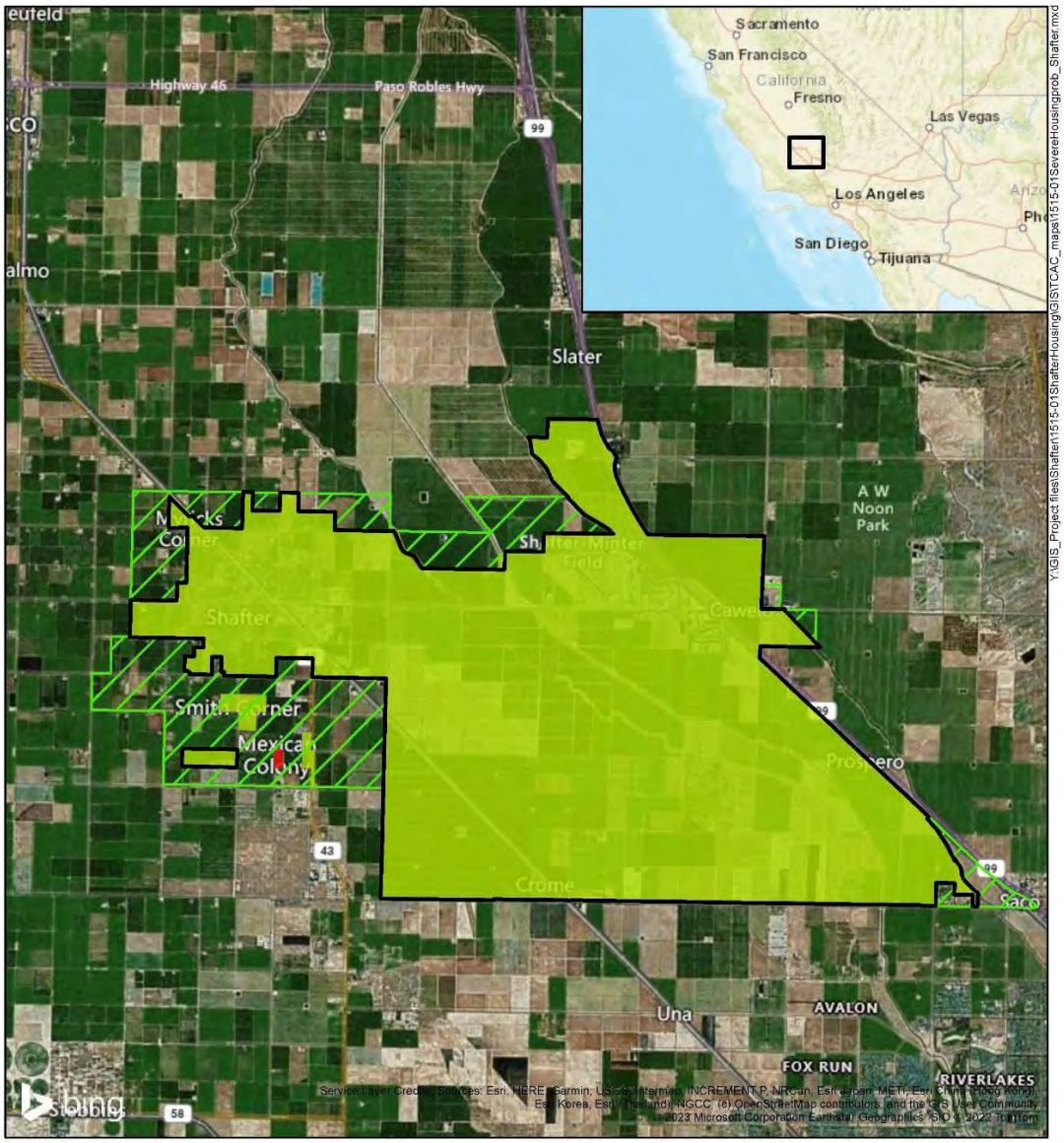


Figure II-6 - Households with Severe Housing Problems (Shafter)

City of Shafter 2023-2031 HEU

Legend

City Limits
Sphere of Influence

Percent of Households with Severe Housing Problems

< 20%
20% - 40%
40% - 60%
60% - 80%

N

0 1 2 4
Miles

Map Date: 3/18/2023

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to exceptional circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Shafter residents may experience a higher prevalence of overpayment for housing, overcrowding, or other housing problems.

State Housing Program law defines "special needs" as groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Extremely Low-Income (ELI) Households

The category "extremely low-income households" is a subset of "very low-income households," and is defined as 30% (or less) of the area median income. Many of the extremely low-income households will fall within a Special Needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes.

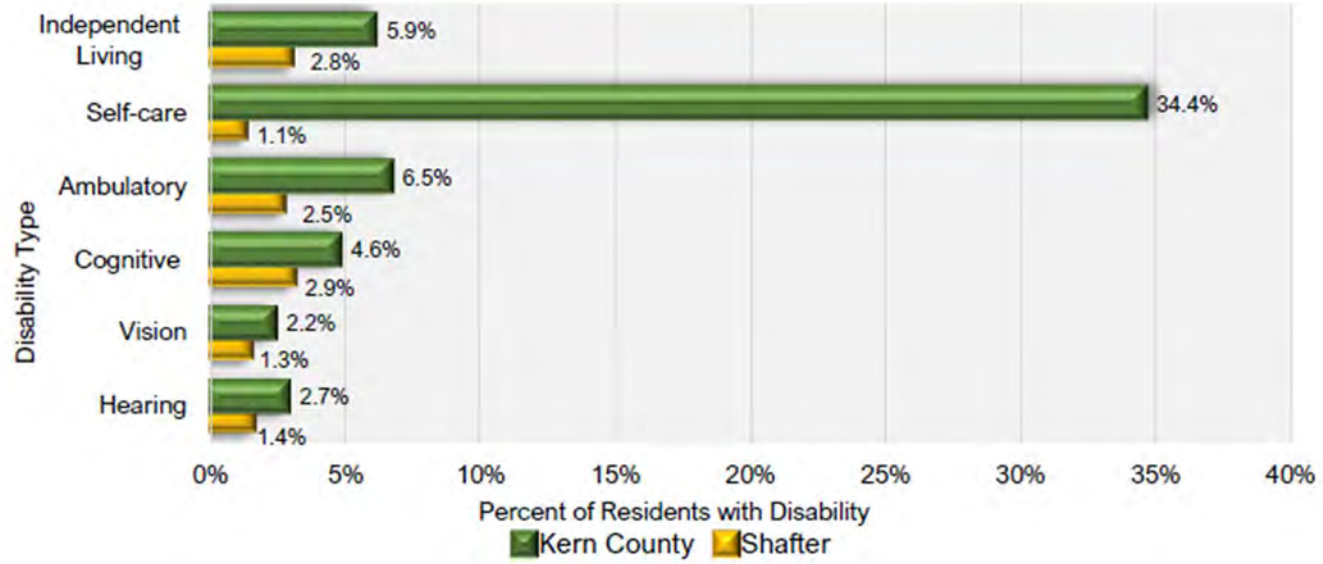
In the 2020 Census, approximately 735 ELI households resided in the City, representing 15.2% of the total households. According to the data, of the 735 ELI, 195 households were owner occupied while 540 households were renters. ELI households are disproportionately impacted by housing costs. The lack of affordable housing also leads to other challenging circumstances when considering the cost of transportation, health care and food. According to the data, there are 400 renter households in Shafter in the Extremely Low renter category that spend 30% and above of their monthly income on rent while 330 renter households spend 50% and above of their monthly income on rent. Per HCD guidelines, 50% of the City's very low-income RHNA number qualifies as extremely low income. The City's Very Low-Income allocation is 678 units. Therefore, the City is estimating approximately 50% of its very low-income regional housing needs to be an extremely low-income housing need. In other words, of the 678 very low-income housing needed, the City is estimating 339 units for extremely low-income households.

2. Persons with Disabilities

According to 2020 Census estimates, the most prevalent types of disabilities for Shafter residents were cognitive, independent living, and ambulatory disabilities (Table II-20). Cognitive disabilities are also referred to as developmental disabilities and can affect a person's performance in any of the following areas: memory, attention, problem solving, math calculations, and reading. People with independent living disabilities rely on communities for adults ages 55 and older, who do not need assistance with activities of daily living (ADLs) but are looking for a living environment that offers additional support, onsite amenities, and socializing opportunities and activities. ADLs, which include tasks relating to mobility, personal hygiene, eating, and dressing, often serve as benchmarks for the level of care someone may need as they age. Ambulatory disability means an impairment that prevents or impedes walking. Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units, and ground floor units for people required to use wheelchairs. The largest category of disabilities in Shafter is cognitive (2.9%) with

independent living close behind (2.8%) and ambulatory (2.5%). The provision of housing programs that serve persons with these types of disabilities will be discussed in further detail in Chapter V of this HEU.

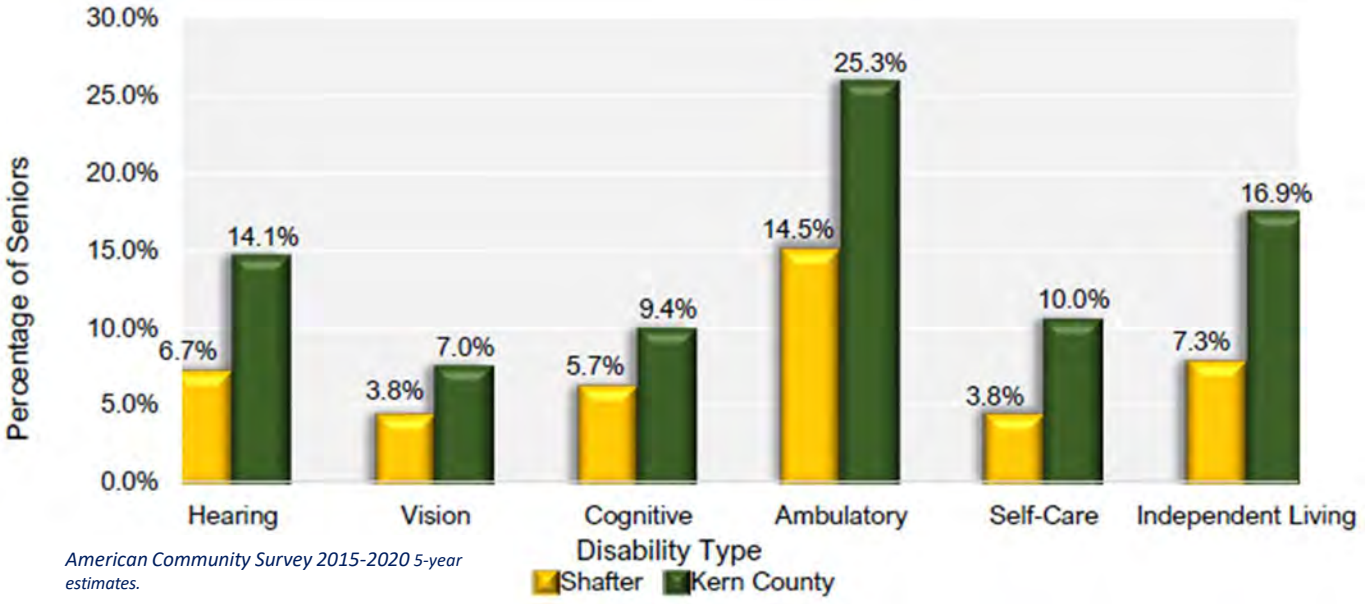
Table II-20
Disabilities by Type – Shafter and Kern County



American Community Survey 2015-2020 5-year estimates.

In Shafter, the most commonly occurring disability among seniors 65-and-older was an ambulatory disability which is experienced by 14.5% of Shafter's seniors compared to 25.3% of Kern County's senior population. Second was "Independent Living" with 7.3% of seniors in Shafter living independently and 16.9% for Kern County (Table II-21).

Table II-21
Disabilities by Type for Seniors 65+ –Shafter and Kern County



American Community Survey 2015-2020 5-year estimates.

Developmental Disabilities

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The 2020 Census does not record developmental disabilities as a separate category of disability. However, according to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The City of Shafter has one Adult Residential Facility (ARF) that provides 24-hour a day non-medical care and supervision for clients with developmental disabilities (ages 18-59) and senior citizens (60 years of age or older) under specified requirements. The Mariposa ARF, located in the City of Shafter, provides housing to Shafter residents in a nonmedical fac that provides rooms, meals, housekeeping, supervision, storage and distribution of medication, and personal care assistance with basic activities like hygiene, dressing, eating, bathing, and transportation.

The following information from the California Department of Developmental Services (DDS) provides a count of developmentally disabled residents as of December 2021 that reside within Shafter's zip code (Table II-22).

Table II-22
Developmental Disabilities by Age– Shafter

0-17 Years	18+ Years	Total
174	121	295

https://www.dds.ca.gov/

DDS currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four (4) developmental centers, and two (2) community-based facilities. The Kern Regional Center (KRC) located in the City of Bakersfield (https://kernrc.org/) provides services to over 10,000 clients with disabilities in Kern, Inyo, and Mono Counties.

KRC's purpose is to provide support and services to individuals with developmental disabilities to help them achieve an independent, productive, and satisfying life. Any person suspected of having a developmental disability (intellectual disability, cerebral palsy, epilepsy, autism, or other handicapping condition found to be closely related to intellectual disability or to require similar care) is eligible to receive a free diagnosis and assessment for services. To be eligible for ongoing services, the person must be found to have a developmental disability that occurred prior to the age of eighteen and which constitutes a substantial handicap.

In addition, early intervention services can be provided to infants between birth and three years of age who are believed to be at elevated risk of having a developmental disability. Further, prenatal diagnosis and other genetic counseling services can be provided to pregnant women who are believed to be at risk of giving birth to a child with a developmental disability.

The Lanterman Developmental Disabilities Services Act of 1969 defines the rights of persons with developmental disabilities and establishes a service system to meet the individualized needs of consumers and when appropriate, their families, throughout the state. Therefore, regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation, and others. Other resources may include natural support. Natural support is help that disabled persons may get from family, friends, or others at little or no cost.

3. Elderly

The 2020 Census defines elderly households as those occupied by people 65 years and older. There are a total of 5,109 households in the City of Shafter. Of these, Shafter's elderly population (65 and over) occupy a total of 1,014 households, representing approximately 19.8% of the total households in the City of Shafter (Table II-23). In Shafter, 80% of the elderly are homeowners and 19.6% are renters.

Many elderly people are dependent on fixed incomes or have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

Table II-23
Elderly Households by Age and Occupancy – Shafter

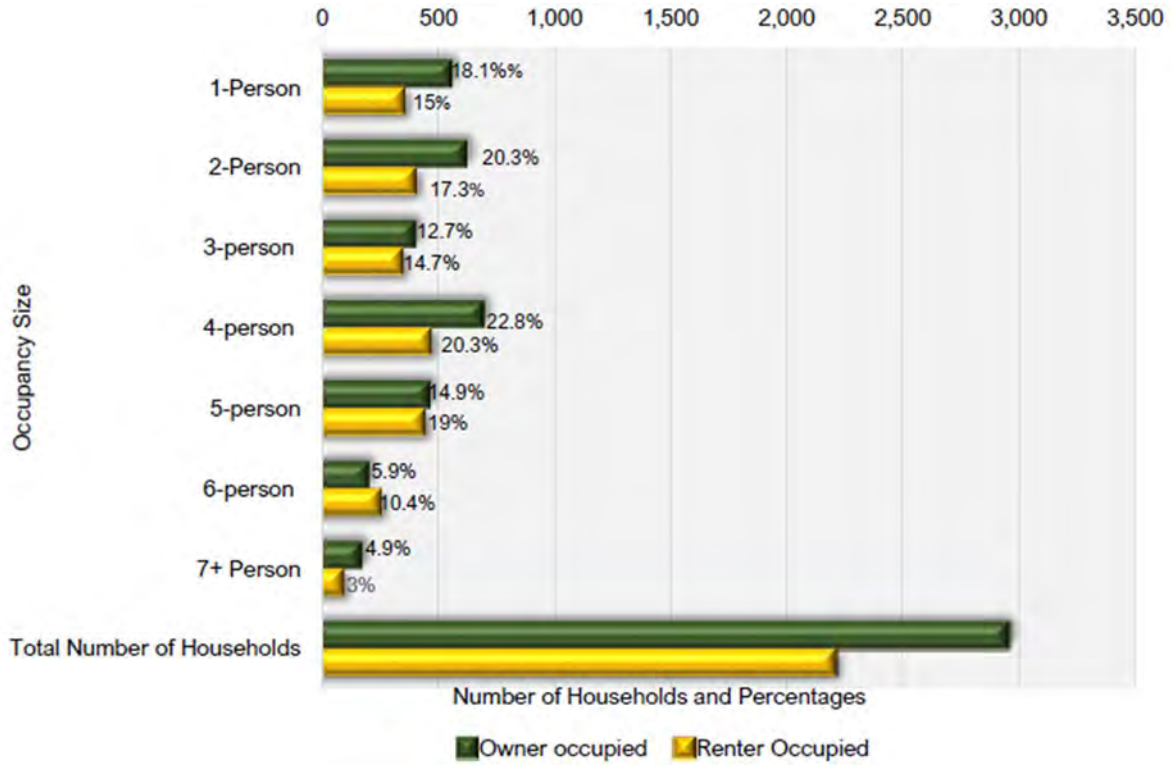
Owners		
Age	Owners	Total Percent
65-74	446	44%
75-84	212	20.9%
85+	157	15.5%
Total Owners	**815**	80.4%
Renters		
Age	Renters	Total Percent
65-74	88	8.7%
75-84	30	2.9%
85+	81	8%
Total Renters	**199**	19.6%
Total Owners/Renters	**1,014**	100%

American Community Survey 2015-2020 5-year estimates.

4. Large Households

Household size is an indicator of a need for larger housing units. Large households are defined as those with five or more members. Table II-24 on the following page illustrates the range of household sizes in Shafter for owners and renters. The most commonly occurring household size is households with four or more persons comprising 22.8% of owners and 20.3% of renters. This indicates a significant demand for large households both in the rental and sale market. City programs targeting overcrowded conditions are discussed further in Chapter V of this HEU. Two-person owner households (20.3%) and 19% renter households are the second most commonly occurring household size in Shafter.

Table II-24
Households Size by Occupancy – Shafter

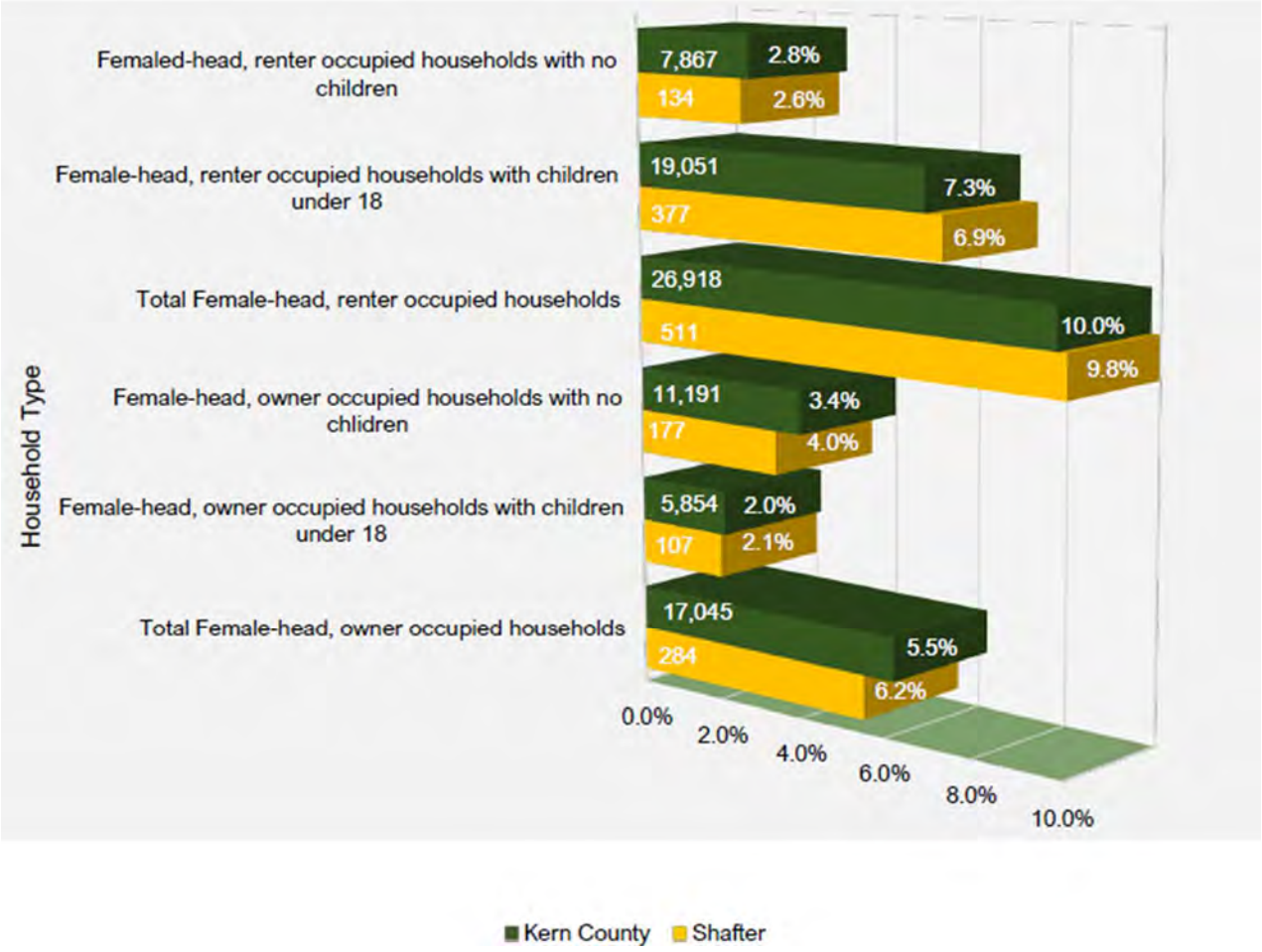


American Community Survey 2015-2020 5-year estimates.

5. Female-Headed Households

Of Shafter's 5,109 total households, 5.5% were owner occupied female-headed households compared to 6.2% for Kern County. Renter occupied female-headed households were 10% in Shafter compared to Kern County's 9.8% female headed households. Shafter had a combined total of 15% (owner and renter) occupied female headed households with children under 18 while Kern County had a combined total of 9% female headed households with children under 18 (Table II-25). Based on the data on the next page, the various categories of female head of households in Shafter, are like those seen in Kern County with near similar percentages.

Table II-25
Female-Head of Household Type by Occupancy – Shafter

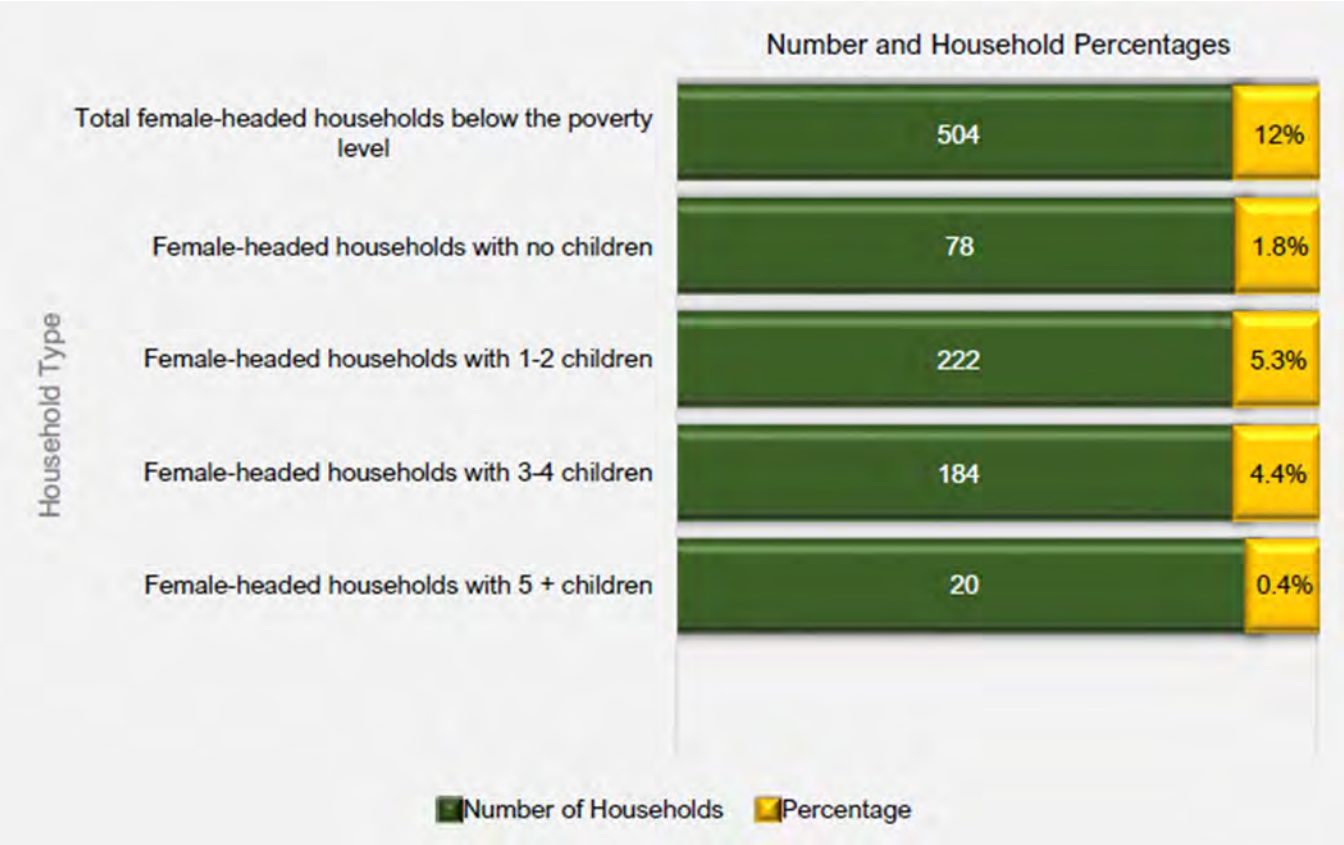


American Community Survey 2015-2020 5-year estimates.

Poverty thresholds, as defined by the 2020 Census, vary by household type. According to the Census, 23.4% of Shafter's population is categorized as living in poverty. In the United States, in 2021, a single individual was considered in poverty with an income below

$12,880/year while the threshold for a family of four was $26,500/year. There is a total of 1,590 female-headed households in Shafter and of those 504 households are female-heads of households living below the poverty level in Shafter (Table II-26).

Table II-26
Percent Living in Poverty for Female-Headed Households with Children – Shafter



American Community Survey 2015-2020 5-year estimates

Based on the data presented above in Table II-26, when compared with the overall female head of households in Shafter, single female head of households that live below the poverty level (12%) comprise the largest segment of this population. Therefore, City programs geared towards meeting the needs of this segment of the population would require consideration. Such programs are discussed further in Chapter V of this HEU.

6. Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. There are, however, farm workers that work in processing plants, or other related activities year-round. During harvest seasons, the workload increases and is supplemented by seasonal labor, often supplied by a labor contractor. Some of these farm workers travel great distances to work on farms during the harvest season and are unable to return to their primary residence at the end of their workday, but due to the high cost of housing and low wages, a substantial number of farm workers have difficulty finding affordable, safe, and sanitary housing where they work. Estimating the number of farm workers at a given time is difficult due to high turnover, their length of employment whether it be seasonal or permanent employment, and the type of employment such as laborers in processing plans or field laborers. According to the latest data available, in 2021, the California Department of Agriculture and Natural Resources estimated there were 150,300 farm workers in various farming categories which included workers in tree nut farming, grape vineyards, vegetable and melon farming

and other non-citrus fruit farming.

According to the latest 2017 data from the U.S. Department of Agriculture (USDA) 2017 Agricultural Census identified 20,469 farm workers on 845 farms within Kern County and 50,700 farm workers on 2,160 farms in the tri-county area.

According to a 2022 study conducted by the Community and Labor Center at the University of California Merced, California farm workers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farm workers at increased risk for respiratory illnesses such as asthma and infectious diseases like tuberculosis and COVID-19. Farm workers tend to live in large, overcrowded households with low incomes and several household problems, arrangements associated with decreased mental health. Farm workers' households were larger than the California average (3.0 persons per household), with a median household size of four persons per household. Farm workers in the University of California Merced study were differentiated based on employment status which consisted of an H2-A visa. For example, H2-A workers are required to live on premises paid for by an employer, farm workers without an H2-A visa in their study were most likely to be renters (92%), to live in single-family homes (55%), and very few renters relied on employers to pay any or all their rent (2%).

According to 2020 Census estimates, 2,022 residents of Shafter (20%) were employed in agricultural, forestry, or fishing and hunting in comparison to Kern County which has 14.7% of residents working in agricultural, forestry, or fishing and hunting (Table II-27). According to the City's zoning records, Shafter is surrounded by 9,528 acres of agricultural/open space. Therefore, due to the substantial percentage of the farmworker population residing in the City (20%), programs that provide affordable farm worker housing will be discussed further in Chapter V of this HEU.

Table II-27
Employment in the Agricultural Industry – Shafter

	Percent of Workers:	Total Number of Workers:	Industry:
Shafter	20.0%	2,022	Agriculture, forestry, fishing, hunting, and mining.
Kern County	14.7%	50,819	Agriculture, forestry, fishing, hunting, and mining.

American Community Survey 2015-2020 5-year estimates

The Farmworker Housing Program of Kern County is subsidized by USDA and was developed to provide housing for persons who derive a minimum of $5,753 of their annual income from farm labor. The Housing Authority of Kern County (HACK) manages nine housing complexes under the Farmworker Housing Program. In Shafter, HACK operates a total of 99 housing units funded by the USDA.

7. Homeless Persons

Homelessness is a continuing problem throughout California and urban areas nationwide. The Bakersfield-Kern Regional Homeless Collaborative (BKRHC) is an Independent 501(C)3 nonprofit organization that works to reduce the impacts of homelessness in Kern County through collaborative planning and action that expands access to permanent affordable housing and supportive services. The BKRHC, serves as the Collaborative Applicant and Fiscal Agent on behalf of Bakersfield/Kern

County Continuum of Care (CoC). BKRHC includes homelessness service providers, government agencies, advocacy groups, businesses and currently and formerly homeless persons, who bring their expertise from working hands-on, every day with homeless individuals and families to help them obtain permanent housing and get the supportive services they need to reach their full potential. The collaborative does not provide any services directly to persons experiencing homelessness. Rather, BKRHC works to coordinate programs and services across the continuum of care, so that people experiencing homelessness have the resources and support they need to achieve stability in permanent housing. BKRHC is responsible for developing and coordinating the implementation of the Bakersfield-Kern region's 10-Year Plan to End Homelessness.

The BKRHC conducts a Point in Time (PIT) Count. The PIT Count is not a census of persons experiencing homelessness but provides a snapshot view of the number of persons experiencing homelessness observed in a 24-hour period. The PIT Count is held in January, the month statistically known to have the highest number of homelessness observations. The most recent PIT was conducted from January 24th through January 27th and comprised a single night shelter count and a three-day unsheltered count. The count resulted in 931 sheltered and 1,017 unsheltered individuals in Kern County. Children (under 18 years) and youth (aged 18 – 24) comprised 6.42% and 6.16% of the total sheltered and unsheltered homeless populations respectively, while adults (aged 25 and older) comprised the remaining 87.42% of the population. Specifically, nearly half of the entire homeless population in Kern County consisted of adults between the ages of 25 – 44 and 5.24% of individuals experiencing sheltered or unsheltered homelessness were considered elderly (102 individuals aged 65 or older). Males made up 67.2% of the homeless population. Females accounted for 32.3% of the total population, while individuals identifying as no one specific gender represented 0.4% and transgender individuals comprised the remaining 0.1% of the population. In terms of race, white represented the largest category with 77.2% followed by Hispanic population at 40.6%.

Due to the transient nature of the homeless, the precise number of homeless individuals in Shafter is difficult to determine, however, the PIT count from January 24th through January 27th and comprised a three-day unsheltered counted, identified 0 unsheltered people in the City of Shafter.

The BKRHC serves as the local CoC and is a valuable resource for outreach to the homeless community. The City's Development Services Department requires staff representation at CoC meetings as policy to gain input from the BKRHC on the needs, priorities, and fund project performance. As homeless subgroups each have unique needs, the CoC Governing Board includes at least one representative from the Homeless or Formerly Homeless Population; one Veterans Affairs/Homeless Veterans Service Provider Representative; and one McKinney-Vento Liaison/Local Education Agency Representative/or Educational Services to Homeless Children & Youth Representative. BKRHC also maintains a by-name list and participates in prioritizing chronically homeless individuals and families to ensure beds are utilized. Thirty-six Housing Choice Vouchers (HCVs) per year are designated by the local Public Housing Authority for the most vulnerable chronically homeless. In addition, the BKRHC participates in the Supportive Services for Veteran Families (SSVF) Community Plan responsible for planning City of Bakersfield FY2021-22 Action Plan 47 and coordinating efforts to prevent and end homelessness among veterans. BKRHC helps low-income persons and families avoid becoming homeless, especially extremely low-income individuals by engaging a county wide task force involving political leaders, governmental agencies, homeless service providers, and other stakeholders.

Shelter assistance for the homeless is not available in Shafter; however, there are several homeless

shelters located in Bakersfield, approximately 20 miles south of Shafter, that people experiencing homelessness may be referred to. The Brundage Lane Navigation Center (BLNC) in Bakersfield is a 150-bed year-round emergency homeless shelter established by the City of Bakersfield and operated by non-profit Mercy House, Inc. The 67,000-square-foot facility includes a 7,900- square-foot service provider wing which includes three medical exam rooms, space for mental health professionals, offices for case workers, and a pet exam room. In January 2023, the BLNC completed a major expansion that added 119 additional beds, including 20 recuperative care beds. The Bakersfield Homeless Center located at 1600 East Truxtun Avenue has 110 beds for single women and 134 beds in semi-private rooms for families. The Mission at Kern County, located at 816 East 21st Street, has 240 beds for single men. In total, 753 beds are available for those experiencing homelessness. The Park 20th project is dedicated to house homeless veterans and provides a 56-unit low-income apartment complex for veterans. The housing project aims to house homeless veterans and uses Veterans Administration housing vouchers to pay as much as 100% of their rent for at least 45% of its housing, or 25 units. The City of Bakersfield's Homeless Services Division administers federal, State, and local funding for homeless service providers. The division works in collaboration with the Bakersfield Kern Regional Homeless Collaborative to assess, meet, and report on the current needs in the City of Bakersfield. The City of Bakersfield is also dedicated to a five-year goal of serving 3,000 people who experience homelessness with shelter assistance and 200 households with Rapid Re-housing or Homelessness Prevention assistance. These goals are supported by the City's Emergency Solutions Grant (ESG) program. The City funds the following programs/activities to help meet the needs of the homeless community. In 2019, the State of California, in response to the growing number of individuals experiencing homelessness and the impact of a lack of permanent and transitional housing to support individuals experiencing homelessness, created Project Homekey. To date, this program has housed over 8,264 individuals across the state by investing in 120 unique project sites. The City of Bakersfield currently has 151 units supported through Project Homekey, including the conversion of two former hotels and an additional 166 units under construction. Once completed, these projects will add 317 units of affordable housing to support individuals transitioning out of homelessness. In summary, 753 beds, 317 affordable units, and an additional 56 low-income units for veterans provides 1,126 temporary or transitional housing opportunities for individuals experiencing homelessness.

F. Assisted Housing at Risk of Conversion

According to the California Housing Partnership (CHP), half of California's six million renter households are lower income households, with more than one million of them falling into the extremely low-income renter household category. Furthermore, renters in California need to earn 2.8 times the state minimum wage to afford the average asking rent in California, which increased by 11% since last year. It is estimated that two million Californians with low incomes lack affordable homes. When housing costs are factored in, California has the highest percentage of people living in poverty of any state in the nation.

"Assisted housing at risk of conversion" are housing projects that are at risk of losing their low-income affordability restrictions within the ten-year period between 2024 to 2033 (Table II-28). CHP identifies at-risk homes as those with Very High- and High-risk levels.

The CHP categorizes at-risk housing projects by varying degrees of risk levels, and they include the following:

- Very High Risk - Includes affordable homes that are at risk of converting to market rate within the next year that does not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission-drive developer/owner.
- High Risk - Includes affordable homes that are at-risk of converting to market rate within the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission driven developer/owner.
- Moderate Risk - Includes affordable homes that are at-risk of converting to market rate within the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission driven developer/owner.
- Low Risk - Includes affordable homes that are at-risk of converting to market rate within the next 10+ years and are owned by a stable non-profit, mission driven developer/owner.

The lack of affordable housing has dire consequences for citizens and their communities. Being cost-burdened increases the risk of homelessness, perpetuates intergenerational poverty, and increases reliance on expensive social programs funded by taxpayers. Affordable housing is usually created using subsidies from various sources, including federal, state, and local governments; financial institutions; and charitable foundations.

Preserving existing affordable housing offers many advantages over new construction. First, preserving affordable housing enables people to stay in their homes and neighborhoods, where they developed social connections and relationships within their communities. Second, the cost of preserving existing housing as affordable often is less than the cost of creating newly constructed affordable housing and is a faster process than constructing new development, thus making preservation a cost-effective strategy. Finally, the preservation of affordable housing is usually easier than constructing new developments considering existing buildings already conform to local land-use ordinances, and the surrounding City infrastructure – like sidewalks, schools, and sewer systems are typically already in place and equipped to support the buildings residents.

The typical cost to construct new housing units (not including the cost of acquiring land and preparing the site including off-street parking), assuming an average unit size of approximately 915 square feet, is $108,475 per unit. The cost of acquisition, rehabilitation, and preservation of affordable housing units can vary widely based on the extent of rehabilitation needed, and whether the entire property or just the affordability deed restriction is acquired; costs range from $72,916 to $300,000 per unit.

For cities to maintain affordable housing affordability, there are a few strategies that can be used to preserve affordable housing:

- Developing a tracking system or a database of affordable housing units within their jurisdictions. Being able to spot at-risk housing on time before they are no longer eligible for federal, state, or local programs or preventing these units from falling into disrepair is a key component of a successful housing affordability program.
- Preventing the affordable housing units from falling into the hands of new owners that could raise rents to market levels is critical. The Tenant to Purchase Act (TOPA) would allow cities and towns the local option of providing tenants in multi-family buildings the right to match a third-party offer when their homes are being sold.
- Code enforcement is another strategy for the preservation of affordable housing by preventing buildings from falling into disrepair and not just to issue citations for code violations, but to connect people to resources that will help them bring their buildings up to code and preserve affordable units that are in a state of disrepair that could eventually lead them to become

uninhabitable or force the owner to sell. Having code enforcement software, the City would be able to enforce its municipal codes which would make the process thorough and more efficient for City workers involved with code enforcement.

Table II-28 displays the California Housing Preservation Database data on federal and state funded At-Risk housing units that are at-risk of converting to market rate within the next 10+ years. Also included on Table II-28 are At Risk housing units for low- and moderate-income residents included in the Covenants, Conditions and Restrictions (CC&R's) for each property that were funded by the now dissolved Shafter Community Redevelopment Agency.

Housing units included in the North Shafter/North Park Sewer Project as listed in Table II-28, are units included as part of a utility grant to expand the City of Shafter's wastewater collection system in an area of the City not currently served by sewer. The CC&Rs for rental units within the North Shafter/North Park Sewer Project do not include a buy-out option, however, owner-occupied within the Project do have a prorated buy-out clause in the CC&Rs which may result in the potential for the homeowner to pay off their property at any time before the expiration date. However, during the past 12 years, only a small fraction of owners has bought their way out of the agreement. The risk levels for these housing units are assumed to be low and are identified in Table II-28 as "Low*".

Table II-28
At Risk Affordable Housing Units – Shafter

Name	Address	Sunset Year	Number of Units at Risk	Risk Level
State and Federal At-Risk Housing Units				
Casa Amelia Cadena Apartments	455 E. Ash Avenue, Shafter	2061	80	Low
Tulare Arms Apartments	225 West Tulare Avenue, Shafter	2067	47	Low
Hudson Park Apartments I & II	431 East Ash Street, Shafter	2065	82	Low
Skyway Apartments	500 State St, Shafter	2075	24	Low
Westside Village (Site A)	550 Santa Maria Way, Shafter	2069	80	Low
Shafter Kern Housing Authority	300 Terra Vista Lane, Shafter	2033	173	Low
Shafter At -Risk Housing Units				
Miguel & Maria Montoya	160, 162, 166, 182, 186 & 190 W. Orange Avenue, Shafter26-181-17 & 18)	2060	6	Low
N. Shafter/N. Park Sewer Project	536 Klassen Drive, Shafter	2055	1	Low
N. Shafter/N. Park Sewer Project	526 Klassen Drive, Shafter	2055	1	Low
N. Shafter/N. Park Sewer Project	516 Klassen Drive, Shafter	2055	1	Low
N. Shafter/N. Park Sewer Project	474, 480, 499. 490 Klassen Drive, Shafter	2066	4	Low
N. Shafter/N. Park Sewer Project	835 N Central Valley Highway, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	835 N Central Valley Highway, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	472 Klassen Drive, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	470 Klassen Drive, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	444 Klassen Drive, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	460 Klassen Drive, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	401 Klassen Drive, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	415 Klassen Drive, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	431 Klassen Drive, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	445 Klassen Drive, Shafter	2066	5	Low

Name	Address	Sunset Year	Number of Units at Risk	Risk Level
N. Shafter/N. Park Sewer Project	465 Klassen Drive, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	485 Klassen Drive, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	515 Klassen Drive, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	545 Klassen Drive, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	543 Klassen Drive, Shafter	2065	3	Low
N. Shafter/N. Park Sewer Project	565 Klassen Drive, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	581 Klassen Drive, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	544, 566, 570, 572, 576, 578 Klassen Drive, Shafter	2065	6	Low
N. Shafter/N. Park Sewer Project	479 Klassen Drive, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	475 Klassen Drive, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	527 English Lane, Shafter	2066	1	Low
N. Shafter/N. Park Sewer Project	508 Sunny St, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	512 Sunny St, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	516 Sunny St, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	532 & 534 Sunny St, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	513 Sunny St, Shafter	2067	1	Low
N. Shafter/N. Park Sewer Project	469 Sunny St, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	453 Sunny St, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	556 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	524 & 524 1/2 Prince Lane, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	516 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	502 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	464 Prince Lane, Shafter	2057	1	Low *
N. Shafter/N. Park Sewer Project	456 Prince Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	416 Prince Lane, Shafter	2065	1	Low

Name	Address	Sunset Year	Number of Units at Risk	Risk Level
N. Shafter/N. Park Sewer Project	400 Prince Lane, Shafter	2055	2	Low *
N. Shafter/N. Park Sewer Project	396 Prince Lane, Shafter	2056	1	Low *
N. Shafter/N. Park Sewer Project	721 N Central Valley Highway, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	442 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	438 Prince Lane, Shafter	2056	1	Low *
N. Shafter/N. Park Sewer Project	514 Prince Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	533 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	525 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	517 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	501 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	457 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	457 Prince Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	425 Prince Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	417 Prince Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	625 McCrumb Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	424 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	424 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	432 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	440 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	456 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	524 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	530 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	542 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	542, 544, 546 Gibson Lane, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	550 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	550 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	465 Prince Lane, Shafter	2055	1	Low *

Name	Address	Sunset Year	Number of Units at Risk	Risk Level
N. Shafter/N. Park Sewer Project	514 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	472 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	416 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	412 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	605 McCrumb Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	525 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	517 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	465 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	457 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	449 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	441 Gibson Lane, Shafter	2056	1	Low *
N. Shafter/N. Park Sewer Project	433 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	425 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	417 Gibson Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	409 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	401 Gibson Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	566 McCrumb Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	570 McCrumb Lane, Shafter	2067	1	Low
N. Shafter/N. Park Sewer Project	330 Venable Lane, Shafter	2066	1	Low
N. Shafter/N. Park Sewer Project	316 Venable Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	312 Venable Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	563 Hicks Lane, Shafter	2057	1	Low *
N. Shafter/N. Park Sewer Project	559 Hicks Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	555 Hicks Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	551 Hicks Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	562 Hicks Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	653 N Central Valley Highway, Shafter	2055	1	Low *

Name	Address	Sunset Year	Number of Units at Risk	Risk Level
N. Shafter/N. Park Sewer Project	568 Hicks Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	554 Hicks Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	550 Hicks Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	304 W Tulare Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	298 & 300 W Tulare, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	204 Voth Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	216 Voth Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	224 & 232 Voth Lane, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	225 Voth Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	205 & 207 Voth Lane, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	203 Voth Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	120 W Tulare Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	160 W Tulare Avenue, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	160 1/2 W Tulare Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	164 W Tulare Avenue, Shafter	2057	1	Low *
N. Shafter/N. Park Sewer Project	200 W Tulare Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	216 W Tulare Avenue, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	242 W Tulare Avenue, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	211 Voth Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	625 & 605 N Central Valley Highway, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	1217 Park Lane, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	1211 Park Lane, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	790 Mayer Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	780 Mayer Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	760 Mayer Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	740 Mayer Lane, Shafter	2068	1	Low
N. Shafter/N. Park Sewer Project	707 Mayer Lane, Shafter	2055	1	Low *

Name	Address	Sunset Year	Number of Units at Risk	Risk Level
N. Shafter/N. Park Sewer Project	715 Mayer Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	739 Mayer Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	745 Mayer Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1141 Cagle Lane, Shafter	2056	1	Low *
N. Shafter/N. Park Sewer Project	1133 Cagle Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1129 Cagle Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1106 Park Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	1114 Park Lane, Shafter	2058	1	Low *
N. Shafter/N. Park Sewer Project	759 Mayer Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	767 Mayer Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1143 Park Lane, Shafter	2066	1	Low
N. Shafter/N. Park Sewer Project	1135 Park Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1117 Park Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1103 Park Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	757 Mayer Lane, Shafter	2058	1	Low *
N. Shafter/N. Park Sewer Project	746 Mayer Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1089 Park Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1088 Park Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1082 Park Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	1074 Park Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	738 W Fresno Avenue, Shafter	2057	1	Low *
N. Shafter/N. Park Sewer Project	800 W Fresno Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	1053 Park Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	1057 Park Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	1059 Park Lane, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	1067 Park Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1081 Park Lane, Shafter	2065	1	Low

Name	Address	Sunset Year	Number of Units at Risk	Risk Level
N. Shafter/N. Park Sewer Project	1087 Park Lane, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1055 Park Lane, Shafter	2067	1	Low
N. Shafter/N. Park Sewer Project	1065 Alamo Road, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1065 Alamo Road, Shafter	2068	1	Low
N. Shafter/N. Park Sewer Project	1057 Alamo Road, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1049 Alamo Road, Shafter	2067	1	Low
N. Shafter/N. Park Sewer Project	1039 Alamo Road, Shafter	2067	1	Low
N. Shafter/N. Park Sewer Project	1031 Alamo Road, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	1056 Alamo Road, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1048 Alamo Road, Shafter	2067	1	Low
N. Shafter/N. Park Sewer Project	1024 Alamo Road, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	1083 N Central Valley Highway, Shafter	2065	2	Low
N. Shafter/N. Park Sewer Project	648 W Fresno Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	654 W Fresno Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	656 W Fresno Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	680 W Fresno Avenue, Shafter	2055	1	Low *
N. Shafter/N. Park Sewer Project	696 W Fresno Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	700 W Fresno Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	718 W Fresno Avenue, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	1021 Alamo Road, Shafter	2065	1	Low
N. Shafter/N. Park Sewer Project	1081 N Central Valley Highway, Shafter	2065	3	Low

* Properties identified with risks levels identified as “Low *” are owner-occupied units within the N. Shafter/N. Park Sewer Project that have a prorated buy-out clause in the CC&Rs which may result in the potential for the homeowner to pay off their property at any time before the expiration date.
Source: California Housing Partnership Preservation Database, July 2022.

In summary, the above table is a list of subsidized affordable rental housing in the City of Shafter and their associated risk levels. A review of the assisted housing inventory maintained by California Housing Partnership indicated that although there is one complex identified as low risk of conversion within the next 10 years, no assisted units in Shafter are subject to a very high, high, or moderate conversion

within the next ten years. Chapter V of this HEU contains a program for preserving such units.

G. Future Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Program cycle on an eight and one-half year projection planning period. This planning period extends from 2023 to 2031. On August 31, 2021, the California Department of Housing and Community Development (HCD) provided the Kern Council of Governments (Kern COG) with its RHNA determination. Due to a discrepancy in the rounding of numbers, on January 9, 2023, Kern COG sent a letter to the City of Shafter requesting an adjustment be made to its moderate-income unit count from 603 moderate income units to 604 moderate income units. The City of Shafter's RHNA allocation was adjusted from 3,293 to 3,294 total units. With these revisions, Kern COG's regional housing needs remained at 57,650 units for this projection period. Kern COG works with local governments and communities to determine how they will address this need through the process of updating the Housing Programs of their General Plans.

Kern COG tentatively adopted the RHNA for the 6th cycle on July 21, 2022. The need for housing is determined by the forecasted growth in households as well as existing need due to overcrowding and overpayment. Each new household created by a child moving out of a parent's home or by a family moving to a community creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories based on the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. More information about the RHNA process may be found on KERN COG's website at https://www.kerncog.org/?s=RHNA.

2. 2023-2031 Shafter Growth Needs

The total housing growth need for the City of Shafter during the 2023-2031 planning period is 3,294 units. This total is distributed by income category as shown in Table II-29 below.

Table II-29
2023-2031 Regional Housing Needs Allocation – Shafter

Very Low Income	Low Income	Moderate Income	Above Moderate Income	RHNA Total
678*	431	604	1,581	3,294

*Per state law, half of the very-low units can be assumed to be in the extremely low category instead of using available US Census Data for calculation[5]

Source: HCD 2022

[5] https://www.hcd.ca.gov/extremely-low-income-housing-needs

H. Affirmatively Furthering Fair Housing (AFFH)

1. Introduction

HCD's mission is "to promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians." When housing choice and access are limited because of race, sexual orientation, or disability status, there are far-reaching impacts on access to job opportunity, access to quality education, and on one's mental and physical health. To continue to ensure equal housing programs are enforced, California State Legislature passed Assembly Bill 686 (AB 686) in 2018, expanding protections and requirements in the Fair Employment and Housing Act (FEHA). This addition now requires state and local public agencies to address, combat, and relieve disparities from past patterns of segregation to create more inclusive communities. AB 686 protects the requirement to affirmatively further fair housing in California. Public agencies are required to examine existing and future policies, plans, programs, rules, practices, and other related activities and make proactive changes to promote inclusive communities.

To meet the housing needs of all segments of the community, the Housing Program must promote housing opportunities for all people.

Pursuant to Government Code Section 65583, cities and counties are required to take deliberate action to relieve patterns of segregation and foster inclusive communities. Housing Programs are now required to include the following:

- **Inclusive and Equitable Outreach**: Housing Programs must make diligent efforts to equitably include all community stakeholders in the Housing Program participation process.
- **Fair Housing Assessment**: All Housing Programs must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: 1) integration and segregation patterns and trends, 2) racially or ethnically concentrated areas of poverty, 3) disparities in access to opportunity, and 4) disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The Housing Programs must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, Housing Programs must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The Housing Program should include metrics and milestones for evaluating progress and fair housing results.

The assessment of fair housing practices examines existing conditions and demographic patterns, concentrated areas of poverty within the City, concentrated areas of low- and median-income housing, and areas of low and high opportunity to identify segregated living patterns and replace them with integrated and balanced living patterns.

The purpose of this analysis is to replace segregated living patterns with truly integrated and balanced living patterns to transform racially and ethnically concentrated areas of poverty into areas of

opportunity. Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to the diverse types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower-income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing regarding the accessibility of numerous opportunities, including jobs, transportation, good education, and health services.

2. Fair Housing Enforcement and Outreach Capacity

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act Government Code Section 12921(a), the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues that may arise in any jurisdiction include, but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristics when renting or selling a housing unit; and
- disproportionate housing needs, including cost burden, overcrowding, substandard housing, and risk of displacement.

The City refers discrimination complaints to the Kern County Planning and Natural Resources Fair Housing Coordinator to conduct outreach related to fair housing. The following resources are available to Shafter residents:

- **Kern County Planning and Natural Resources Department Fair Housing Coordinator:** The City partners with the Kern County Fair Housing Coordinator to implement various outreach and marketing programs to inform the public of fair housing laws and to assist with housing-related problems where appropriate. The City refers fair housing questions and complaints to the Fair Housing Coordinator who can investigate complaints, assist in mediation, and provide referrals to appropriate investigative/enforcement agencies. The Coordinator distributes 200 informational flyers per month to housing providers and advertises its toll-free telephone number throughout the County. The Coordinator has prepared a housing resource guide containing information about housing- related services provided throughout Kern County. The guides are "regionalized" and distributed throughout the various portions of the county. [6.]
- **Interim Housing Operations**: The Bakersfield Kern Regional Homeless Collaborative prepared a 10-year plan to combat and end homelessness in Kern County. The Collaborative provides a public resource directory for residents who are in need of homeless services. The directory has an extensive list of both governmental services such as The Housing Authority of Kern County and other private charity groups.
- **Eviction Prevention**: The Bakersfield Kern Regional Homeless Collaborative directory also provides a list of both governmental and private charity groups that provide financial support as well as legal services for low-income individuals. The City also works to

[6] 5th edition City of Shafter Housing Element

provide referral services to FHF for fair housing services and complaints regarding evictions.

- **Payee Services**: Provides support and management of Supplemental Security Income (SSI) benefits, cash disbursement, and bill payment for people who are not able to independently take care of their own finances, which includes triage and basic needs support, giving clients' money as requested, payment of rent, and other living expenses, ongoing case management support, and independent living support.
- **Back Office Operations**: Back Office Operations can assist with providing a security deposit and move-in assistance; ongoing rapid re-housing monthly rent payments and landlord relations; unit inspections for new eviction prevention cases and rapid re-housing placements; and subcontractor relations and payments.

According to Kern County Fair Housing Coordinator, no fair housing complaints were submitted from the City of Shafter during the previous housing cycle. While this can be considered a positive sign, it is also equally likely residents do not have adequate information or know their rights regarding fair housing to submit complaints. This is evidenced in the online survey published to Shafter's residents. When asked the question "Do you know how to file a fair housing complaint under the Fair Housing Act?" 78.2% of respondents stated they do not know how to file a fair housing complaint. The City has programs to assist and educate its residents on their rights as it pertains to fair housing. Also Kern County Fair Housing Coordinator has information and a hotline for residents to access at any time.

3. Integration and Segregation

In February 2017, the Department of Housing and Community Development and the California Tax Credit Allocation Committee (TCAC) collaborated with independent organizations and research centers, collectively known as the "research partners," with the objective of providing evidence-based policy recommendations to further HCD's fair housing goals.

One of the outcomes of this collaboration was the creation of Opportunity Maps designed to support new policies focused on improving access to high-opportunity areas for families with children residing in housing financed with 9% Low Income Housing Tax Credits (LIHTCs).

Opportunity mapping "is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility. Opportunity maps can be used to inform how to target investments and policies in a way that is conscious of the independent and inter-related effects that research has shown places have on economic, educational, and health outcomes." To create an objective mapping tool, the Task Force used a hybrid approach by accounting for regional differences in assessing the opportunity for most places, while applying more rigid standards for high-poverty, racially segregated areas in all regions. To produce the opportunity map that shows areas of racially segregated and prevalent poverty areas, the Task Force filtered areas that met "consistent standards for both poverty (30% of the population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county) into a "High Segregation & Poverty" category. The share of each region that falls into the High Segregation & Poverty category varies from region to region." Figures II-7 and II-8 on the following page display areas of high segregation and poverty for Kern County and the City of Shafter, respectively. Kern County has multiple areas scattered throughout the county determined to be areas of high segregation and poverty (Figure II-7) while the City, has two areas within the City boundary that are determined to be areas of high segregation and poverty (Figure II-8). The two areas are directly adjacent to each other and are bounded by South Schnadt Street to the West, West Los

Angeles Ave to the South, South Beech Ave to the East, and East Lerdo Hwy to the North. Additionally, the City's sphere of influence does encompass another larger area that is considered an area of high segregation and poverty.

The two "High Segregation and Poverty' areas in the City correlate with areas that are predominantly non-white Hispanic, have a high population of single female households, a low median income and high poverty rate, and lower opportunities compared to the rest of the City. The high segregation areas do have parks and schools nearby to them however there is little access to grocery stores and healthier food options.

Localized Perspective

The two adjacent "High Segregation and Poverty" areas in the City are found within the southern portion of its historic core as described above. These areas include an elementary school, two City parks, skate park, vacant and developed areas zoned for both single-family and multi-family residential, and vacant and developed areas zoned commercial and industrial adjacent to Santa Fe Way.

The median income of the area is low, and the demographic of the area is predominantly non-white Hispanic. The housing types are single-family residential and some existing multi-family generally adjacent to E. Ash Avenue, including an apartment complex. Currently, Tract 6290 is being developed with market rate homes west of the vacant commercial areas along Santa Fe Way between E. Ashe Avenue and E. Los Angeles Avenue.

The areas include housing that was present when the City was originally incorporated in 1938 all the way to the present day with the development of Tract 6290. Areas within the two subject areas were annexed in every decade from the 1940s through 1970s, and the last annexation in the area occurred in 1992.

The condition of housing in the area varies from excellent to poor, generally based on the age of the housing. Overall, the condition of the neighborhoods is fair with all neighborhoods connected to water and sewer and with curb, gutter, and sidewalks throughout and therefore, the citizens of these areas have safe routes to schools.

As is the case throughout the City, the residents of these areas have access to a Dial-A-Ride program for public transportation. The City does not currently have fixed-route service within any portion of the City. The residents of these areas have the same opportunity to use the Dial-A-Ride program as any other resident in the City.

All residents also have access to a regional fixed route that picks up and drops off passengers at a bus stop located at Stringham Park in the historic core on James Street; this regional bus route can take passengers to Bakersfield and other cities throughout Kern County.

In comparison to other areas in the City's historic core, the areas are similar in condition. In comparison to the specific plan areas along 7th Standard in the southeast of the City, the conditions are not as good with the specific plan areas having more recreational opportunities.

Figure II-7
TCAC Areas of High Segregation and Poverty (2021) (Kern County)

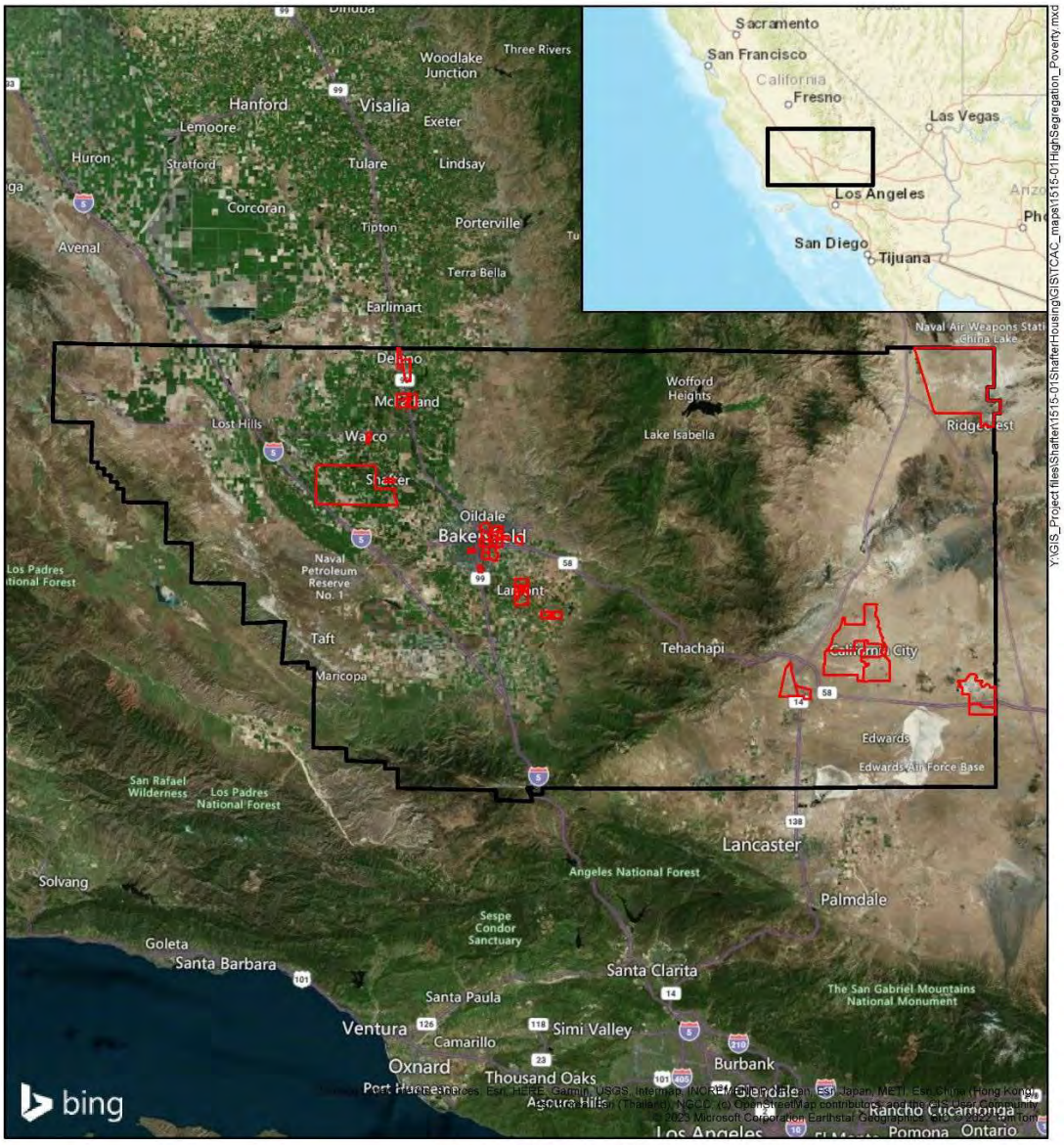


Figure II-7 - TCAC Areas of High Segregation & Poverty (2021) (Kern County)

City of Shafter 2023-2031 HEU

Legend

- Kern County Boundary
- TCAC Area of High Segregation & Poverty

N

0 10.5 21 42

Miles

Map Date: 3/18/2023

Figure II-8
TCAC Areas of High Segregation and Poverty (2021) (Shafter)

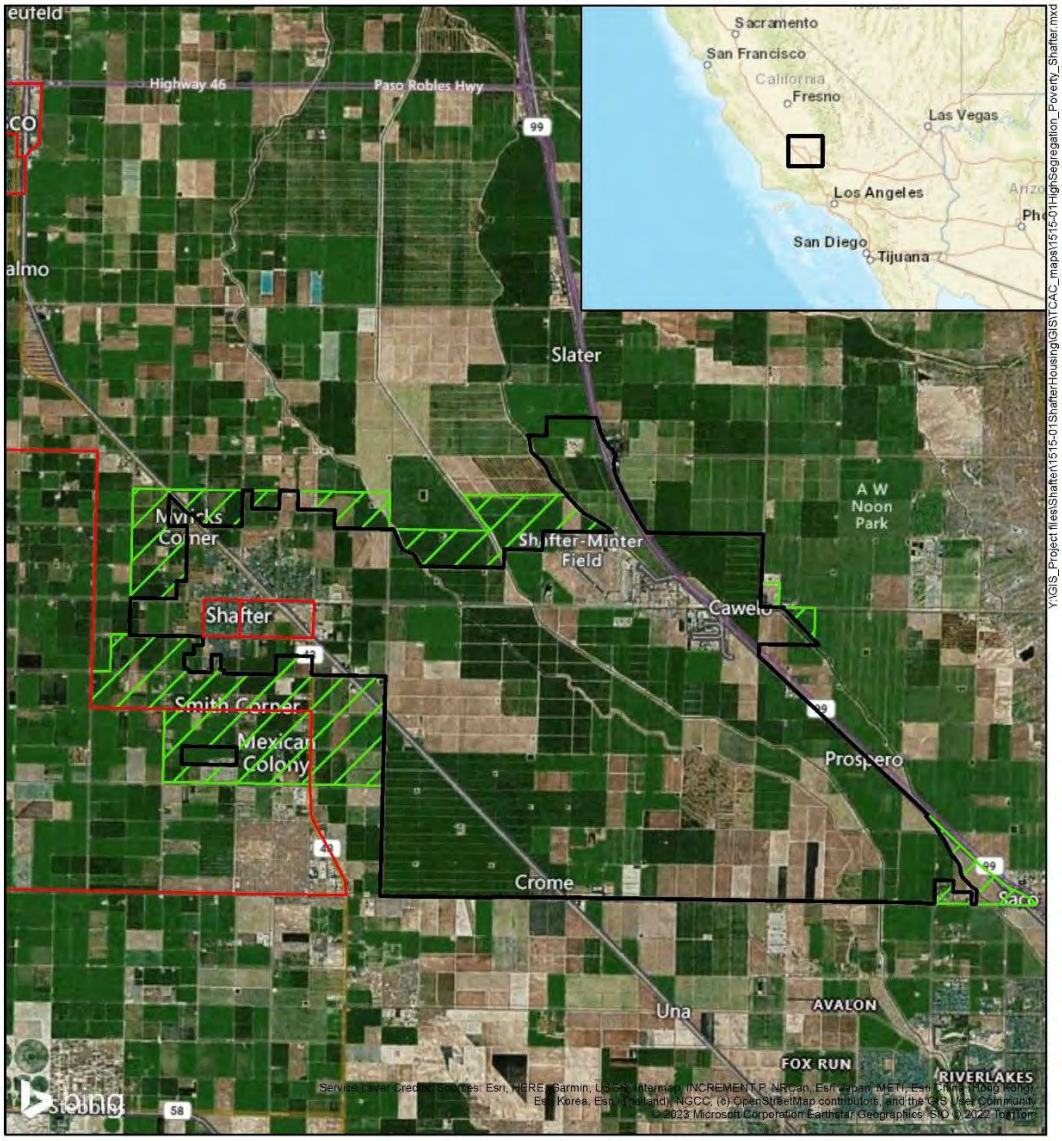


Figure II-8 - TCAC Areas of High Segregation & Poverty (2021) (Shafter)

City of Shafter 2023-2031 HEU

Legend

- City Limits
- Sphere of Influence
- TCAC Area of High Segregation & Poverty

N

0 1 2 4
Miles

Map Date: 3/18/2023

4. Disability

Per California Government Code Section 12926, a "disability" includes but is not limited to, any physical or mental disability. Disabilities often prevent a person from working, restrict mobility, and/or make caring for oneself difficult. Disabled persons often need specialized housing depending on the type and severity of disability related to potential limited earning capacity. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g., group care facilities). Other support services like daily living skills and employment assistance should also be a part of the disabled housing solution. Examples of housing accessibility can be widened doorways/hallways, wheelchair ramps, modified bathrooms (lowered countertops, grab bars, adjustable shower heads, etc.), and specialized sensory devices such as smoke alarms.

Housing opportunities for disabled persons are impeded by practices in both the private and public sectors. For instance, "denied reasonable modification/accommodation" is often cited as an alleged act in housing discrimination complaints. Additionally, apartment rental ads often state, "no pets allowed," even though disabled persons may have service or companion animals. In the public sector, housing opportunities can be impeded because a community has not adopted a reasonable accommodation procedure, or if adopted, has not made the procedure widely known in the community. HCD identifies disability as the basis for 54% of all housing discrimination complaints. Figures II-9 and II-10 on the following page show the percentage of the population by census tract that has a disability in Kern County and City of Shafter, respectively. Generally, the City does not seem to have a large population of people with disabilities. The highest percentage is between 10% and 20% located in the northwestern area of the City Center. Due to the relatively low population with a disability, it is likely not a constraint to fair housing. The City does provide reasonable accommodation for disabled persons and does provide a contact for complaints and issues with a program, service, or activity of the City of Shafter is not accessible to persons with disabilities.

Localized Perspective

The City complies with the American with Disabilities Act (ADA) including providing accessible government facilities. The City requires new development to adhere to accessibility requirements in the 2022 California Building Code and in compliance with ADA. The City is continually upgrading older sidewalks, pedestrian crossings, or other infrastructure to be compliant with ADA. The City Building Department assists developers in creating modifications for housing accessibility. City policies and practices do not discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings. The City's Police Department undergoes training in interacting with people with mental disabilities or neurodivergent individuals.

Figure II-9
Population with a Disability (ACS 2016-2020) (Kern County)

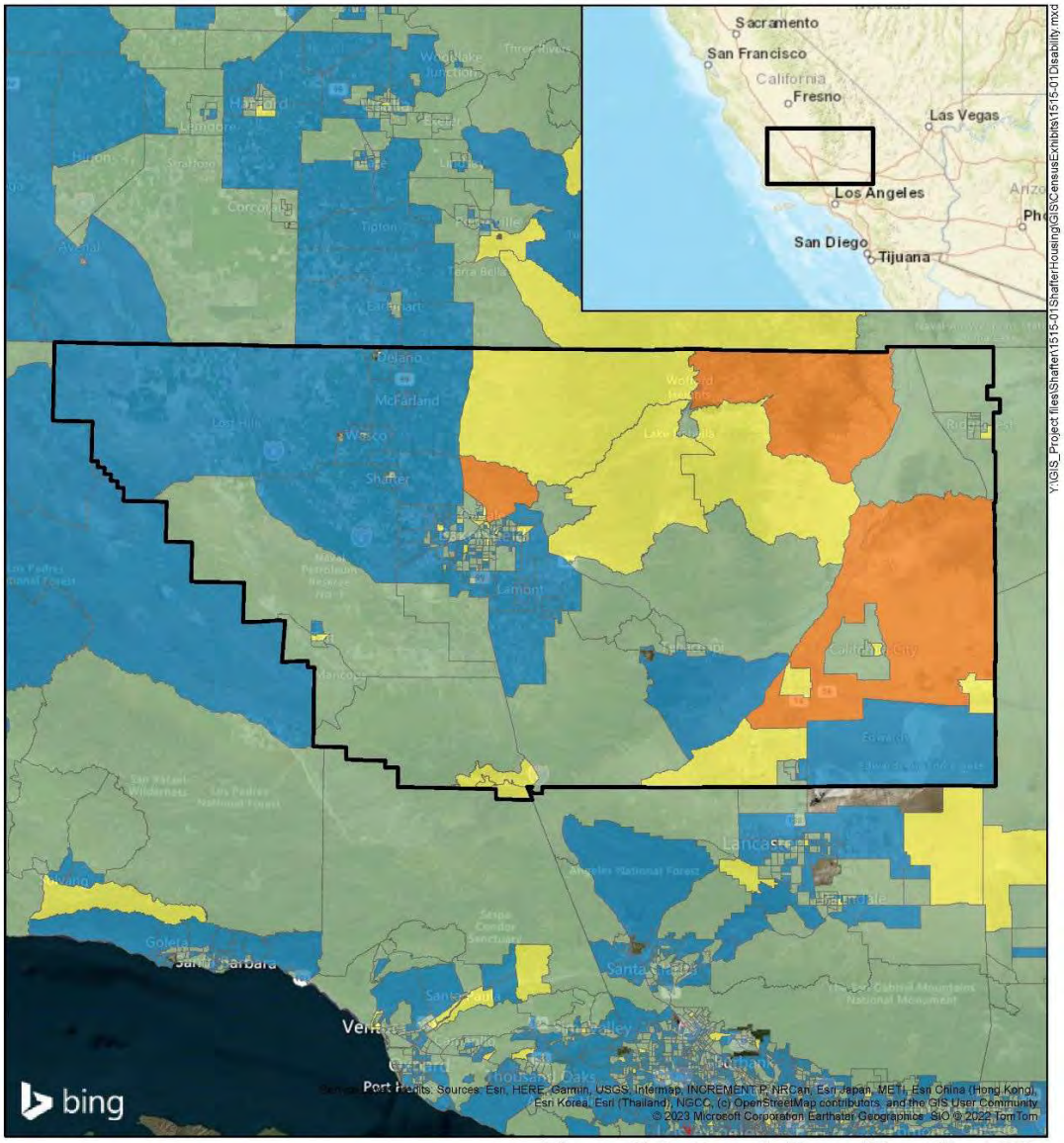


Figure II-9 - Population with a Disability (ACS 2016-2020) (Kern County)

City of Shafter 2023-2031 HEU

Legend

- Kern County Boundary
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Map Date: 3/17/2023

N

0 10.5 21 42
Miles

Figure II-10
Population with a Disability (ACS 2016-2020) (Shafter)

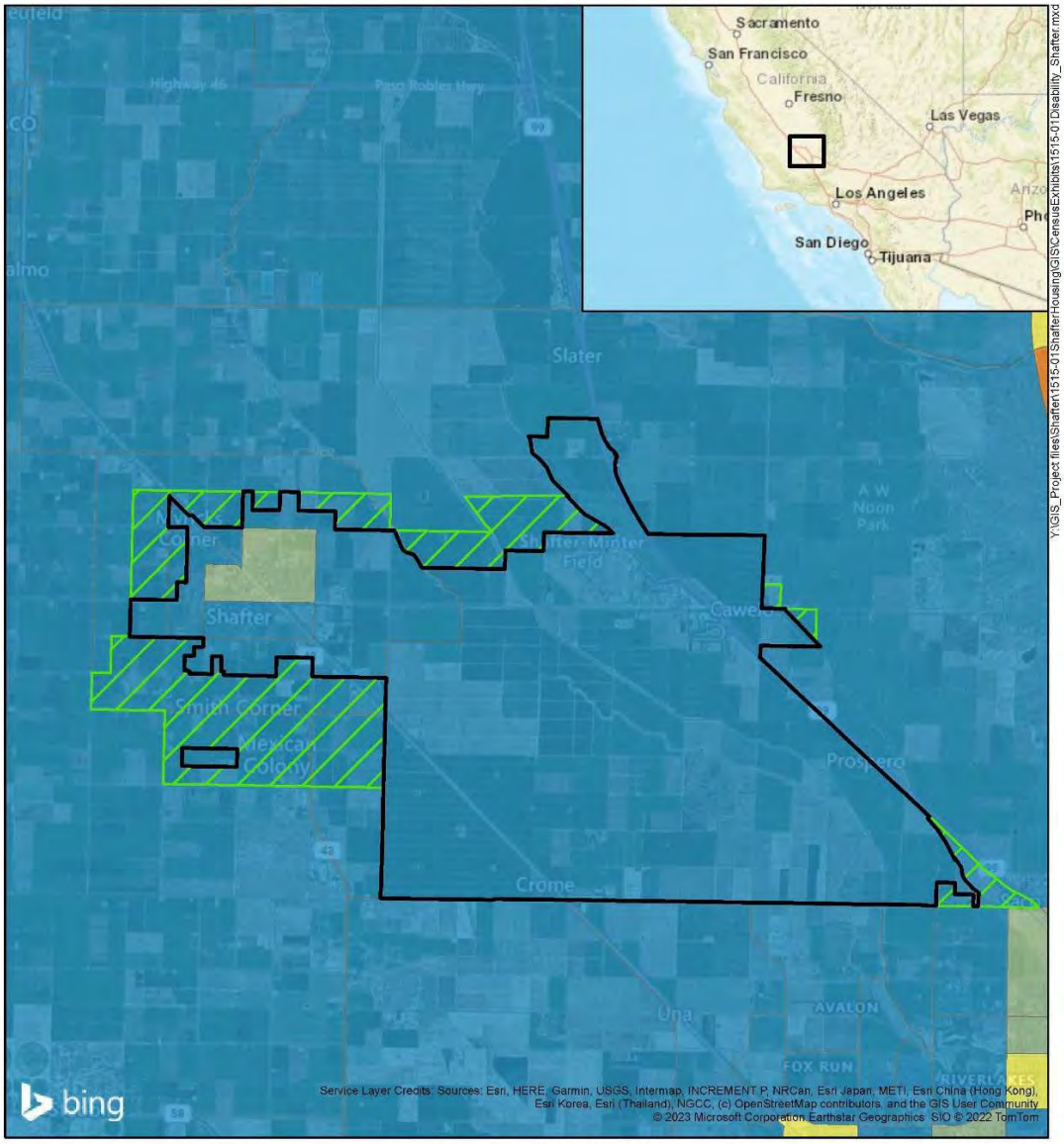


Figure II-10 - Population with a Disability (ACS 2016-2020) (Shafter)

City of Shafter 2023-2031 HEU

Legend

- City Limits
- Sphere of Influence
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Map Date: 3/17/2023

N

0 1 2 4
Miles

5. Familial Status

Familial status refers to the presence of children under the age of 18, regardless of whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments, such as limiting the number of children in a complex or confining children to a specific location, are also fair housing concerns. Figures II-11 and II-12 show the percentage of the population that is married with children in Kern County and the City of Shafter, respectively.

Single-parent households are protected by fair housing laws. Female-headed households experience many housing problems such as affordability, overcrowding, insufficient housing choice, and discrimination. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible daycare, health care, and other supportive services. Figures II-13 and II-14 show the percentage of the population that is single female-headed households in Kern County and the City of Shafter, respectively. The largest concentration of single parent female-headed households is in the previously identified areas of high segregation and poverty. This area of the City is the only area to have a concentration of single female-headed households greater than 20%. As previously mentioned, this area also has a high population concentration of non-white Hispanic, high poverty rate, low median income, and fewer economic, educational, and environmental opportunities compared to the rest of the City.

Localized Perspective

As previously stated, during the last Housing Element cycle, the City did not receive any complaints regarding fair housing law violations. This could be a positive sign that special needs groups and families are being protected in the City of Shafter. The housing survey disseminated between October 2022 and January 2023 requested public input on the local housing needs and the presence of fair housing issues in the City. The two major issues identified from the survey were the affordability and availability of housing. While protected families may not be reporting fair housing issues, the lack of housing options and affordability in the housing stock, make it difficult for protected families to not be subject to housing overpayment or overcrowding, residing in housing that is not suitable for their family size. The City will do its utmost to encourage the development of multi-family homes with multiple bedrooms to help accommodate large families looking for affordable housing options. Housing programs such as Program 1.1.1 and 1.1.2 in Chapter V of this document will help with this goal.

Figure II-11
Percent Married – Couple Households with Children (Kern County)

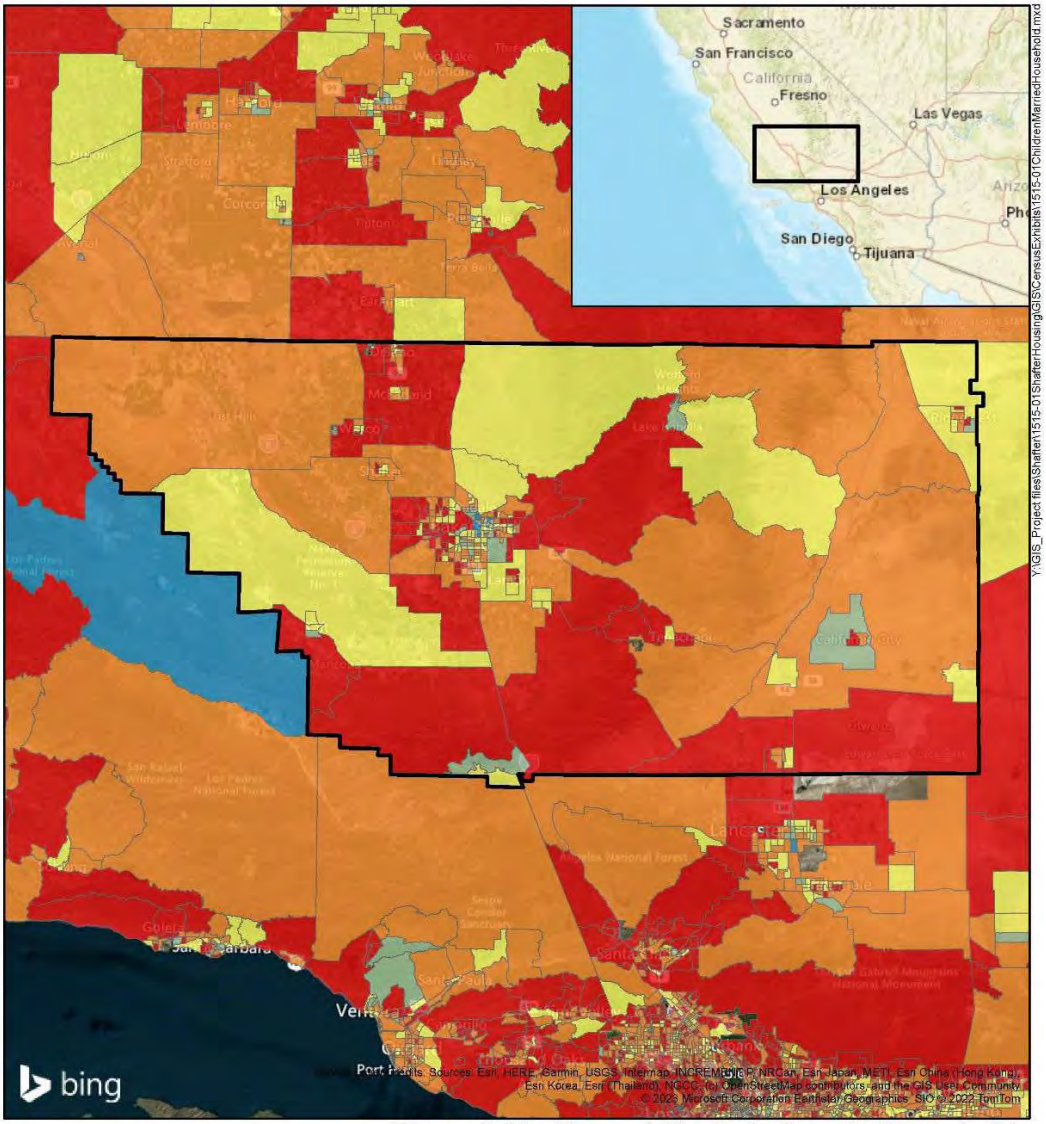


Figure II-11 - Percent Married - Couple Households With Children (Kern County)

Figure II-12
Percent Married – Couple Households with Children (Shafter)

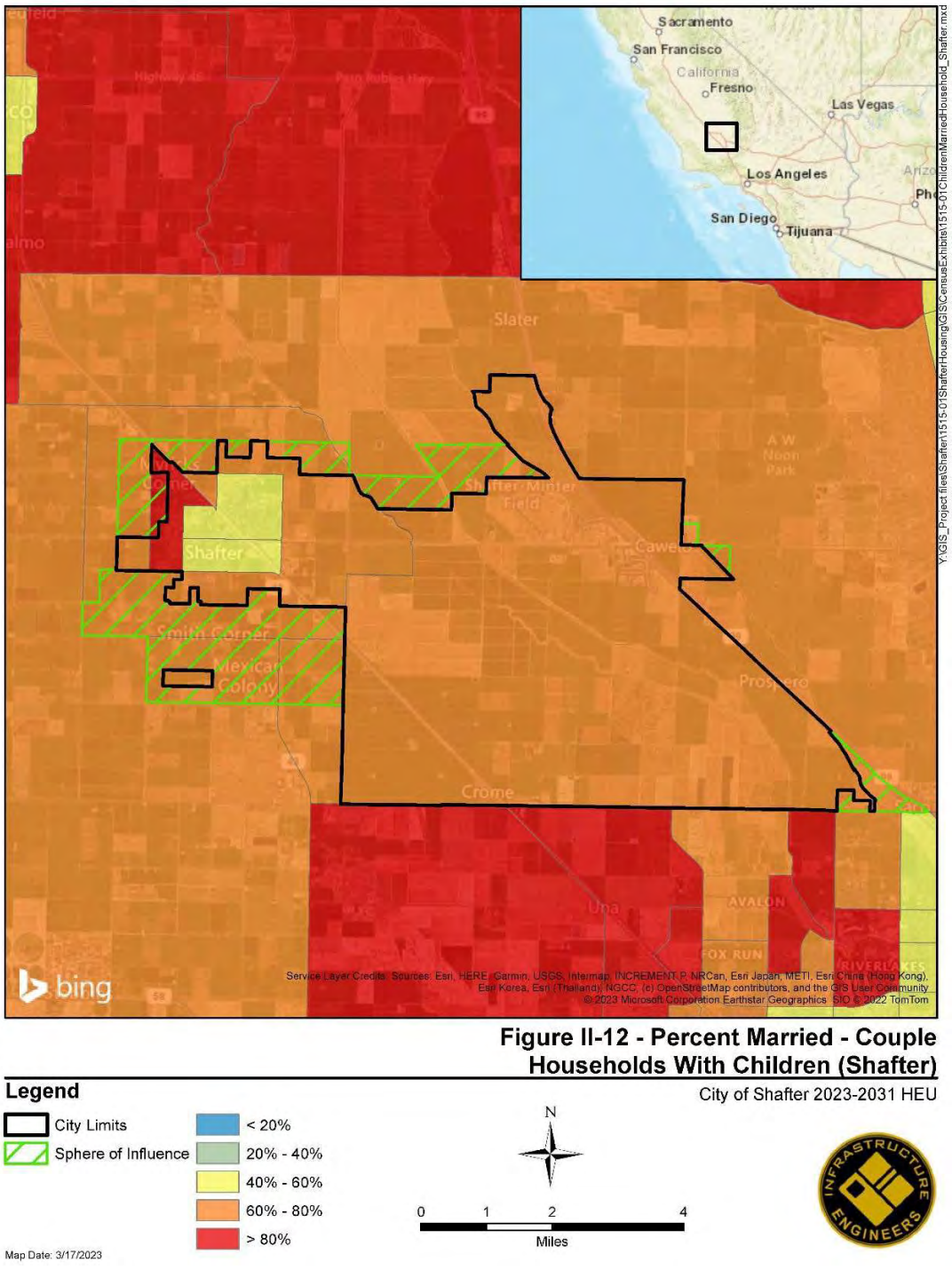


Figure II-12 - Percent Married - Couple Households With Children (Shafter)

City of Shafter 2023-2031 HEU

Legend

- City Limits
- Sphere of Influence
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

N

0 1 2 4
Miles

Map Date: 3/17/2023

Figure II-13
Percent Female Householder with Children, No Spouse/Partner Present in Households
(Kern County)

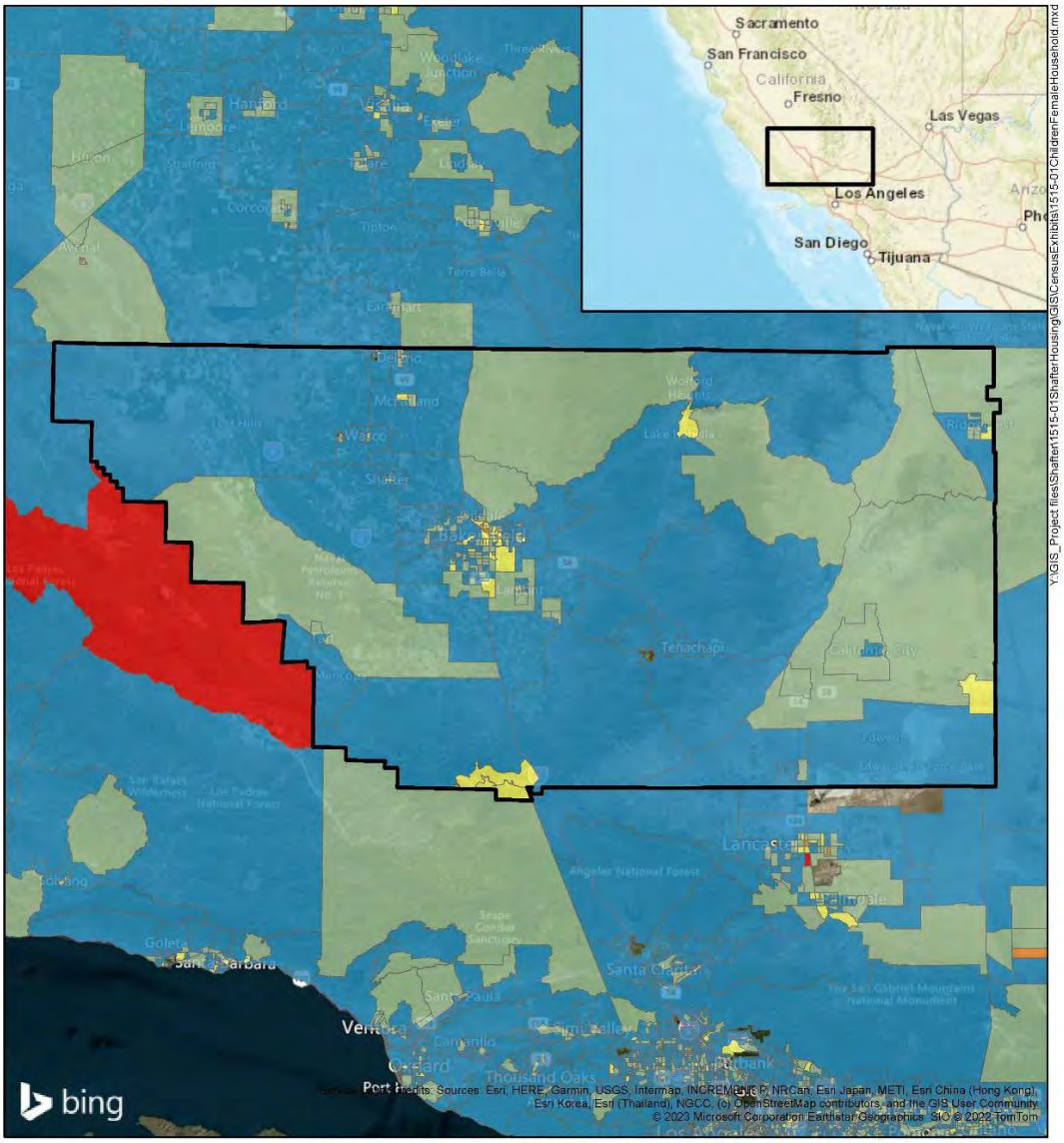


Figure II-13 - Percent Female Householder With Children - No Spouse/Partner in Households (Kern County)

Legend
- Kern County Boundary
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Map Date: 3/17/2023

City of Shafter 2023-2031 HEU

N

0 10.5 21 42
Miles

Figure II-14
Percent Female Householder With Children, No Spouse/Partner Present in Households (Shafter)

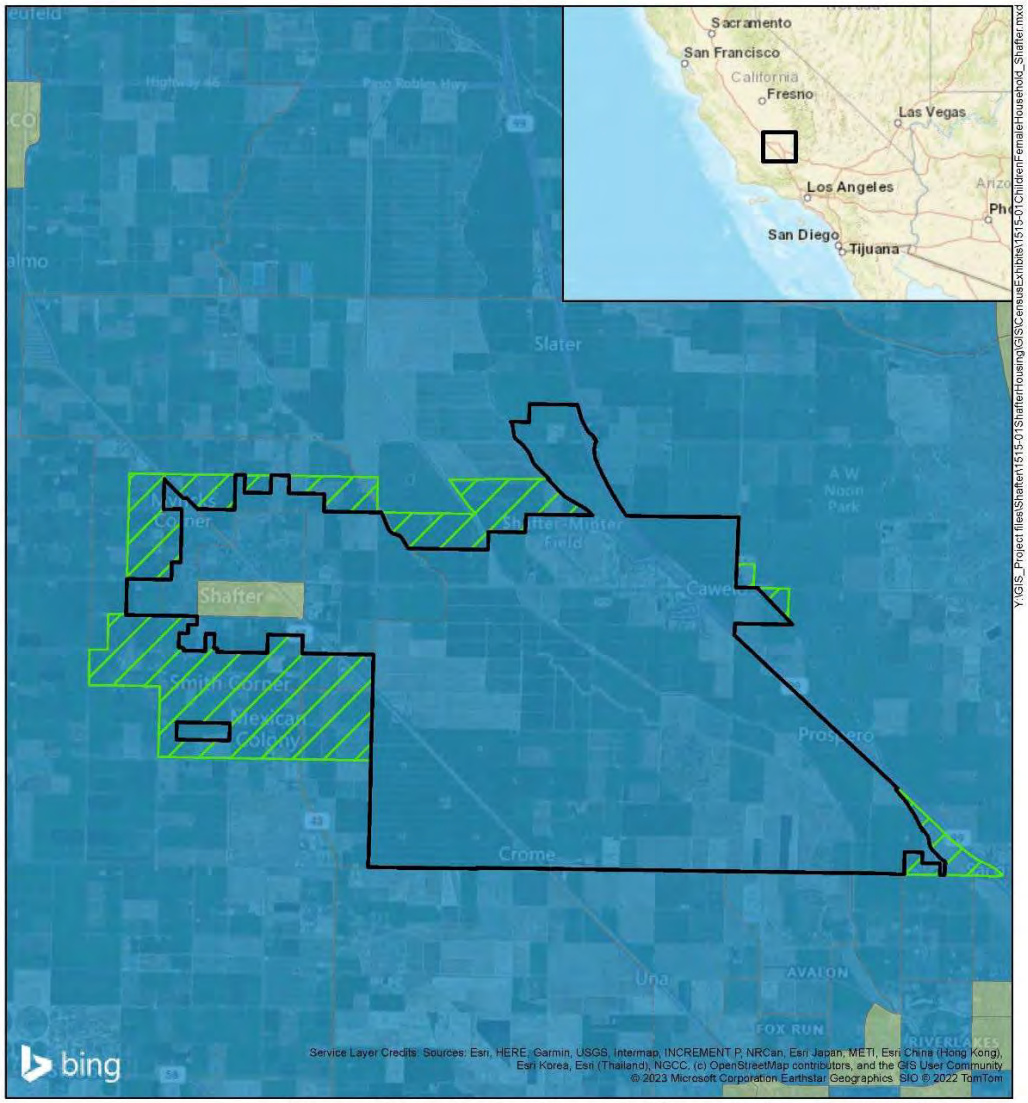


Figure II-14 - Percent Female Householder With Children - No Spouse/Partner Households (Shafter)

Legend
City Limits
Sphere of Influence
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%
Map Date: 3/17/2023

City of Shafter 2023-2031 HEU

N
0 1 2 4
Miles

6. Income

Median household income is a key community indicator to determine housing needs. The median income marks the halfway point of a community's income distribution. According to the 2020 Census, the median household income in the United States was $67,521 which was a decrease of 2.9% from 2019 ($69,560). In California, the median household income for the same period was $78,672. In 2020, the median household income for Kern County was $54,851 and the City of Shafter's median household income was $47,433. Figures II-15 and II-16 show the median household income of the population by census tracts for Kern County and the City of Shafter, respectively.

The US Census Bureau defines poverty using a "set of money income thresholds that vary by family size and composition." The official poverty thresholds do not differ geographically but are adjusted for inflation using the consumer price index which is an index of the variation in prices paid by typical consumers for retail goods and other items. The definition of poverty also considers money before taxes. The US 2020 Census showed the official poverty rate in the United States to be 11.4% which is up from 10.5% in 2019. In California, the official poverty rate for the same time was 11.5%, similar to the US poverty rate of 11.4%. Figures II-17 and II-18 show the percentage of the population that is below the poverty line per census tracts in Kern County and the City of Shafter, respectively.

The majority of the City had a median income that was consistent with the US national median income and California median income in 2020. The poorest areas are significantly under the national and state median incomes and are concentrated in the City Center. The area with the lowest income area is the previously identified areas of high segregation and poverty.

Localized Perspective

While the City does not have any specific local perspective on the incomes of its residents. The City does note that there are future economic growth and job opportunities in the City due to development plans by the Wonderful Company and other commercial retailers. Such opportunities include the Wonderful commercial logistics centers, a future canning factory, and a future hotel which has been recently determined to be a need in the City. The development of these factories, warehouses and logistic centers, and other commercial buildings will create hundreds of jobs locally for current and future residents of Shafter.

Additionally, to assist the City of Shafter in expanding its economic opportunities, the City has hired "Chandlerthinks" and expanded its Economic Development Department staff to assist in market research, project cost analysis, grant attraction, and City branding (including includes logo, slogan, and marketing direction).

Figure II-15
Median Income (ACS 2016-2020) (Kern County)

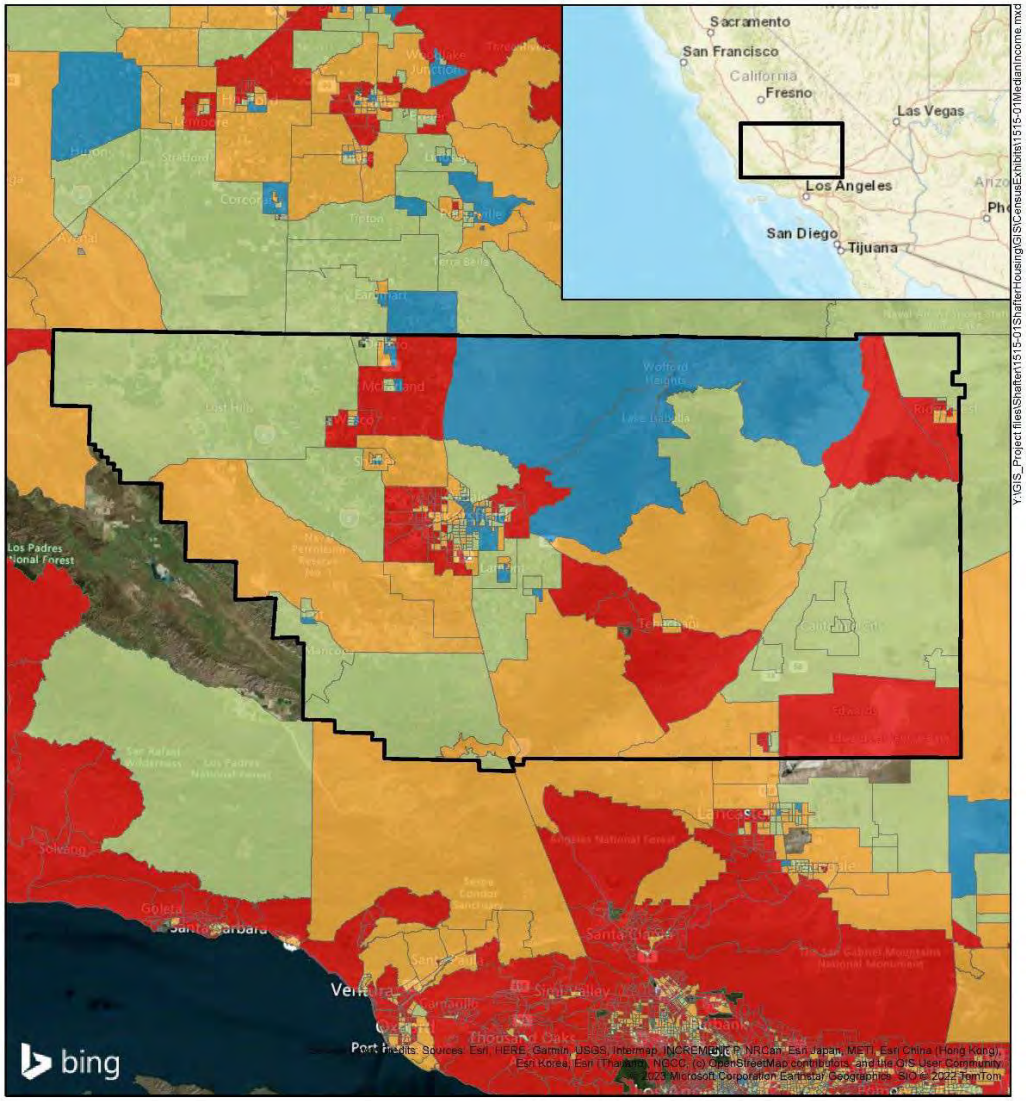


Figure II-15 - Median Household Income (ACS 2016-2020) (Kern County)

City of Shafter 2023-2031 HEU

Legend

- Kern County Boundary
- < $35,000
- $35,000 - $50,000
- $50,000 - $75,000
- > $75,000

Map Date: 3/17/2023

N

0 10.5 21 42

Miles

Figure II-16
Median Income (ACS 2016-2020) (Shafter)

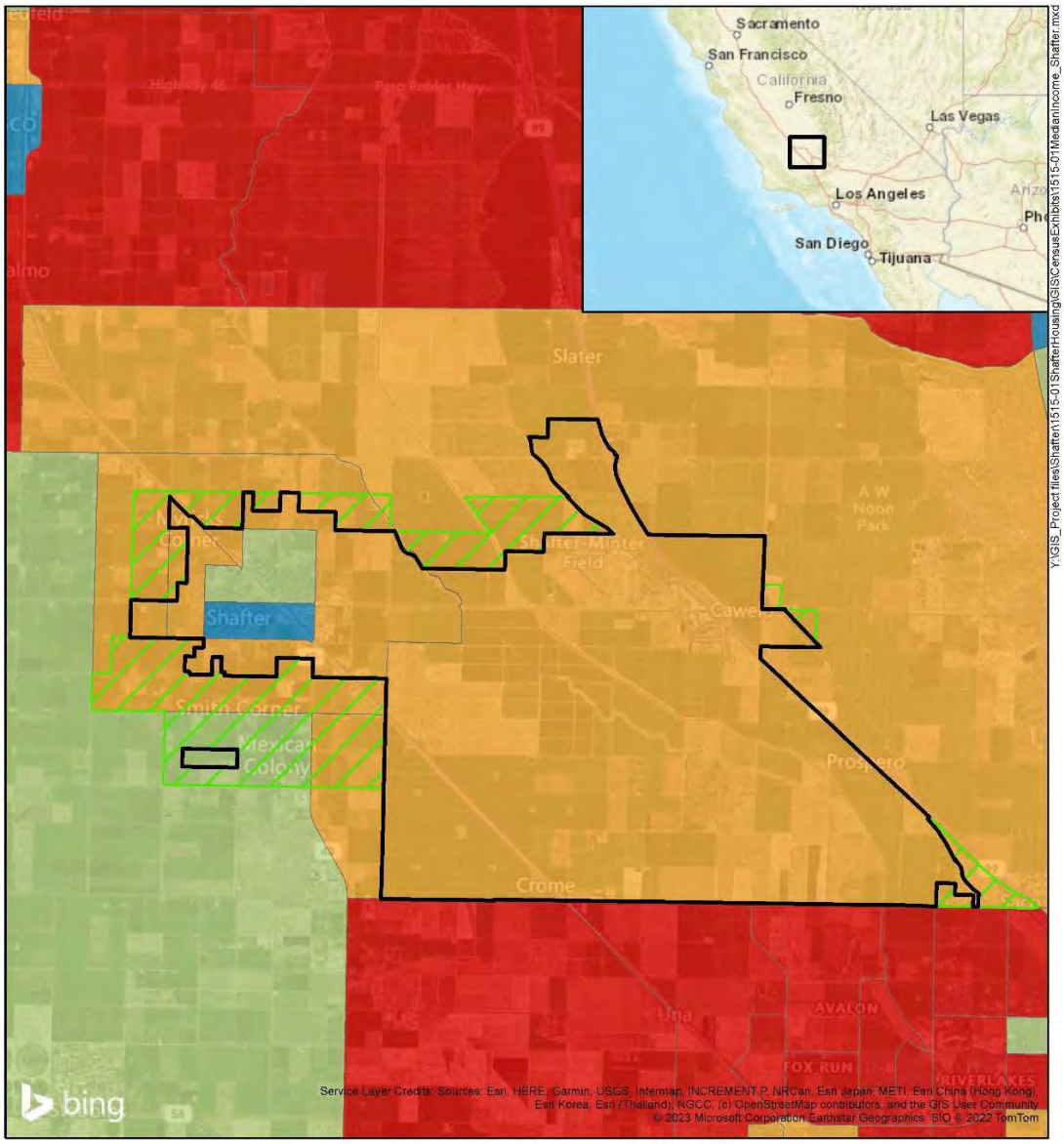


Figure II-16 - Median Household Income (ACS 2016-2020) (Shafter)

City of Shafter 2023-2031 HEU

Legend

- City Limits
- Sphere of Influence
- < $35,000
- $35,000 - $50,000
- $50,000 - $75,000
- > $75,000

N

0 1 2 4
Miles

Map Date: 3/17/2023

Figure II-17
Poverty Status (ACS 2016-2020) (Kern County)

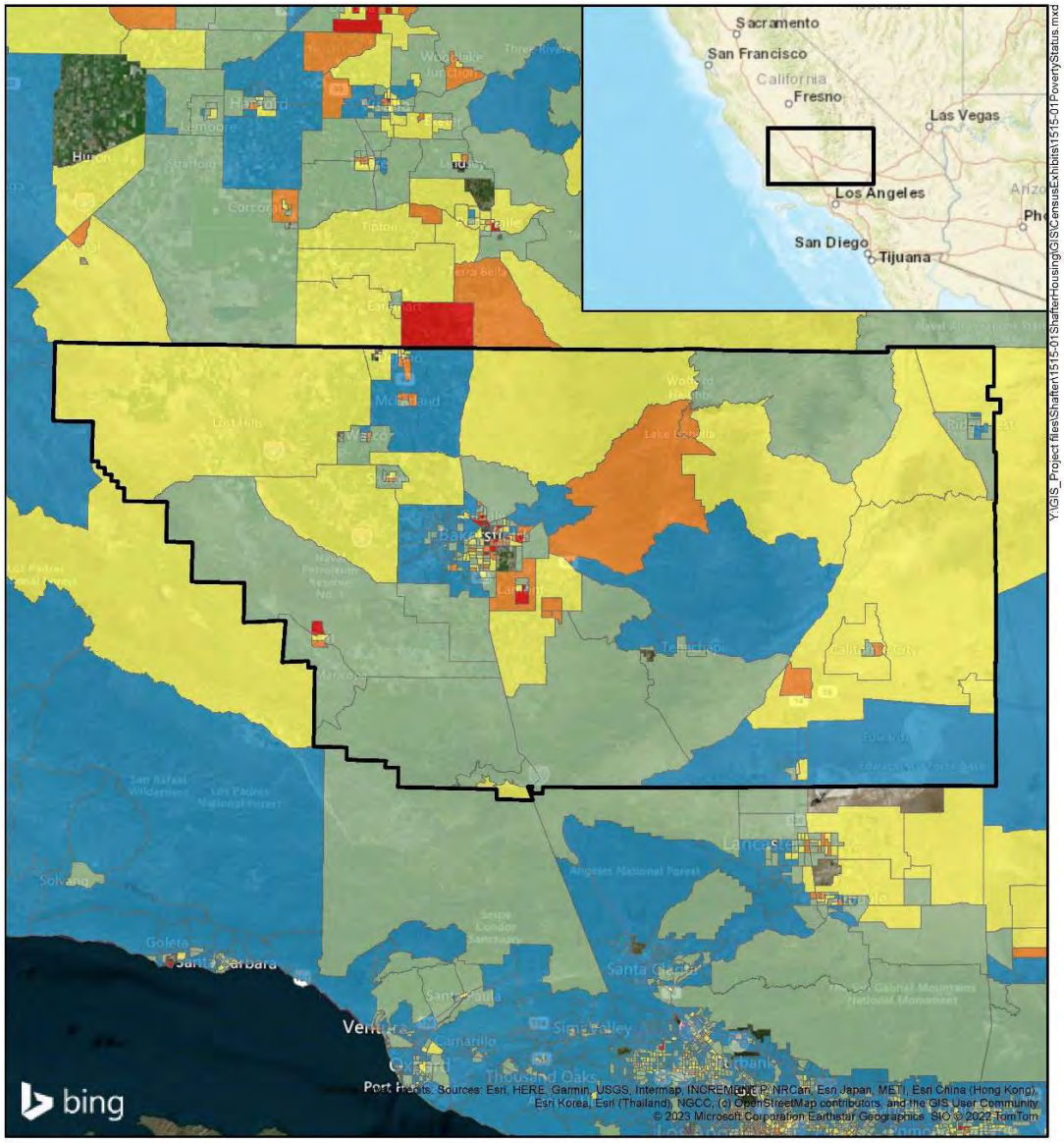


Figure II-17 - Poverty Status (ACS 2016-2020) (Kern County)

City of Shafter 2023-2031 HEU

Legend

- Kern County Boundary
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Map Date: 3/17/2023

N

0 10.5 21 42

Miles

Figure II-18
Poverty Status (ACS 2016-2020) (Shafter)

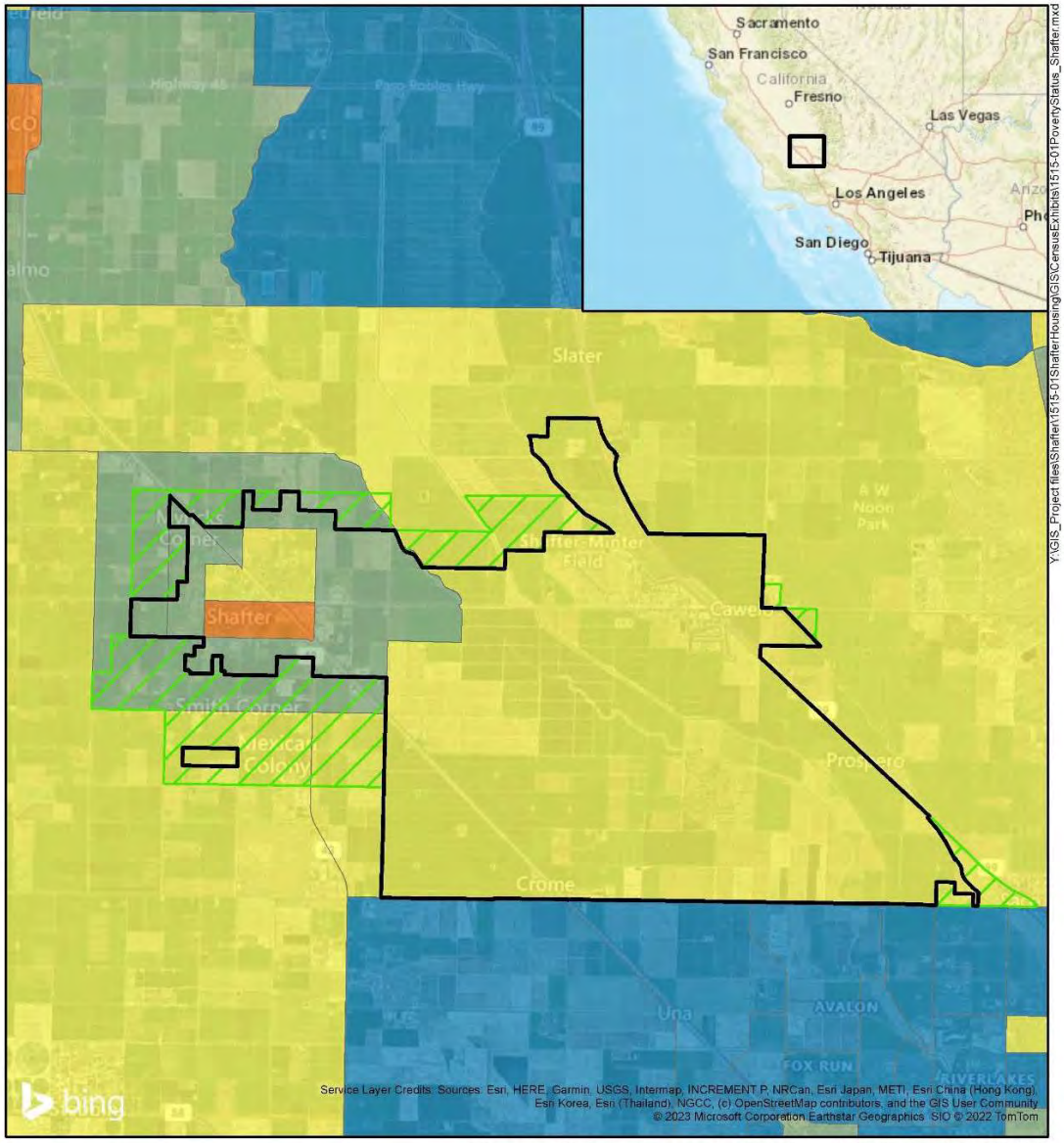


Figure II-18 - Poverty Status (ACS 2016-2020) (Shafter)

Legend

City Limits
Sphere of Influence
< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%

Map Date: 3/17/2023

City of Shafter 2023-2031 HEU

N

0 1 2 4
Miles

7. Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

HUD defines Racially and Ethnically Concentrated Areas of Poverty (RECAP) as areas that have a non-White population of 50% or more with 40% or more of the population in poverty, or a poverty rate that is greater than three times the average poverty rate in the area. Non-white populations are defined as people whose origin is not predominantly European.

Due to changes in AFFH data, the RECAP data provided by HUD has been replaced with data provided by TCAC. Analysis of the TCAC data identified two areas in the City Center that are considered "High Segregation and Poverty" as previously stated in Chapter II Section H sub-section Integration and Segregation. These two areas are directly adjacent to each other and are bounded by South Schnadt Street to the West, West Los Angeles Ave to the South, South Beech Ave to the East, and East Lerdo Hwy to the North (as shown in Figure II-8). Further analysis is found in Chapter II Section H sub-section Integration and Segregation.

Racially/Ethnically Concentrated Areas of Affluence

Racially/Ethnically Concentrated Areas of Affluence (RCAAs) are identified as neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. According to HUD's policy report, the White population are the most racially segregated group in the United States, and in the same way, neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color; conversely, distinct advantages are associated with residence in affluent, White communities.

Figures II-19 & II-20 show RCAA areas in Kern County and the City of Shafter, respectively. There are seventeen RCAAs in Kern County as shown in Figure II-19. As shown by Figure II-20 there are no areas within the City of Shafter that are racially/ethnically concentrated areas of affluence.

Figure II-19
Racially Concentrated Areas of Affluence (ACS 2015-2019) (Kern County)

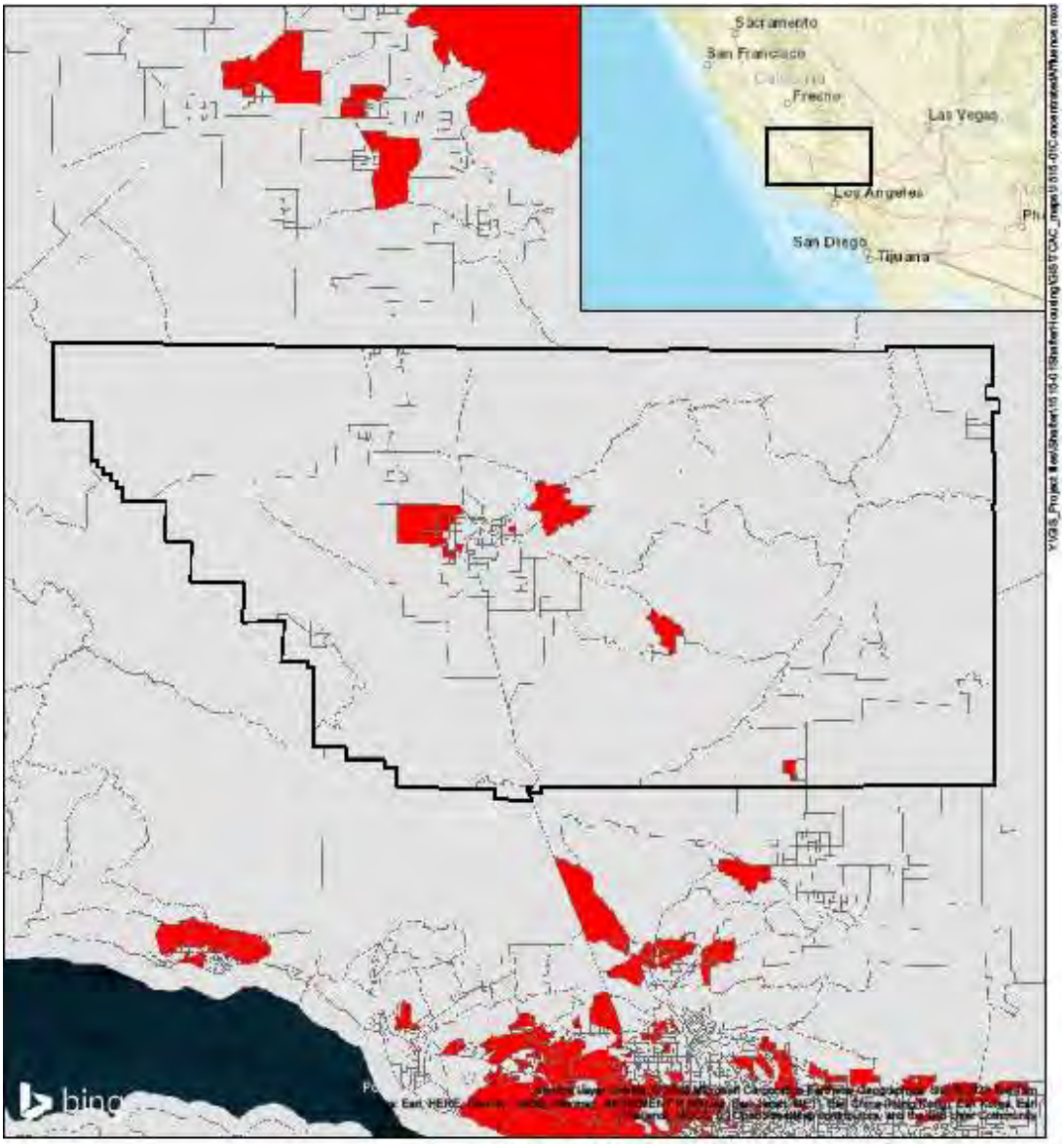
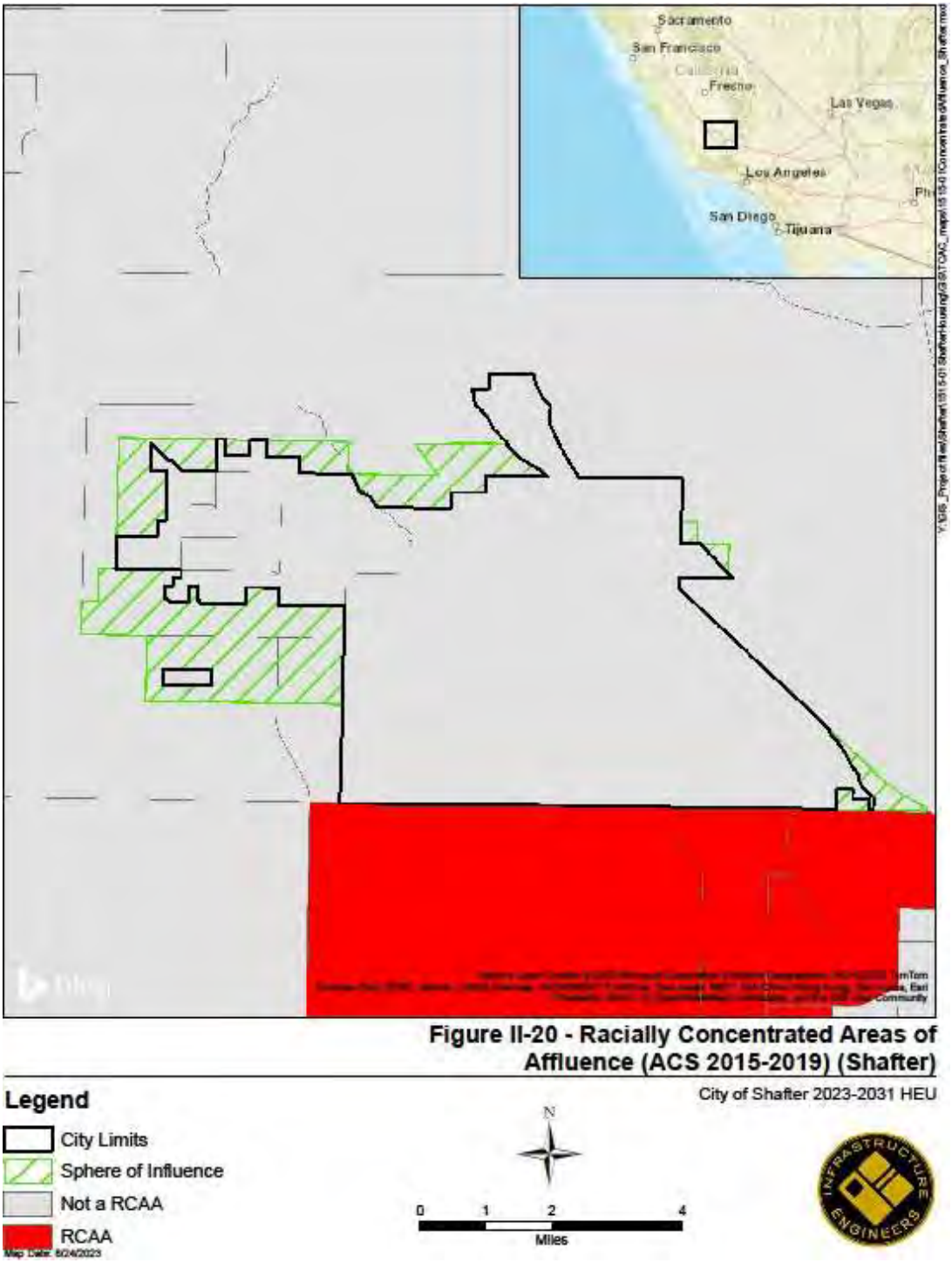


Figure II-20
Racially Concentrated Areas of Affluence (ACS 2015-2019) (Shafter)



8. Access to Opportunity

AFFH defines Access to Opportunity as "a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions)."

TCAC/HCD Opportunity Maps

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) collaborated with independent organizations and research centers, collectively known as the "research partners," with the objective of providing evidence-based policy recommendations to further HCD's fair housing goals. One of the outcomes of this collaboration was the creation of Opportunity Maps designed to support new policies focused on improving access to high-opportunity areas for families with children residing in housing financed with 9% Low Income Housing Tax Credits (LIHTCs).

Methodology

These Opportunity Maps utilize composite scores derived from three distinct domains, each consisting of a set of indicators (refer to Table II-30). The maps incorporate a filtering mechanism to identify areas characterized by poverty and racial segregation. The process involves initially filtering census tracts based on poverty criteria, followed by an assessment of racial segregation. To ensure a comprehensive evaluation of opportunity across different regions, the research partners adopted a hybrid approach for the TCAC/HCD Opportunity Map. While accounting for regional variations, they also established stricter standards for areas exhibiting high levels of poverty and racial segregation throughout all regions. The filters used in this methodology encompass the following criteria:

- High Poverty: Tracts where at least 30% of the population falls below the federal poverty line.
- Racial Segregation: Tracts displaying an overrepresentation of people of color relative to the county.

By employing this approach, the Opportunity Maps aim to provide a nuanced understanding of opportunity disparities while considering regional nuances and addressing areas with concentrated poverty and racial segregation.

Table II-30
Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult Education Employment Job Proximity Median Home Value

Environmental	CalEnviroScreen 4.0 indicators
Education	Math proficiency Reading proficiency High school graduation rates Student poverty rate

Source: California Tax Credit Allocation Committee, Methodology for the 2023 CTCAC/HCD Opportunity Map, January 2023

Regional Impacts

The Kern County map in Figure II-21 identifies that all levels of resources are throughout the county. Most areas of high segregation and poverty that are located inside the county, are centralized in and around the City of Bakersfield.

City Impacts

According to the TCAC/HCD Opportunity Map for the City of Shafter (Figure II-22), Shafter is comprised generally of high or highest resource opportunities, however, there are two tracts of high segregation and poverty as previously identified in previous sections. The two "High Segregation and Poverty" tracts are directly adjacent to each other and are bounded by South Schnadt Street to the West, West Los Angeles Ave to the South, South Beech Ave to the East, and East Lerdo Hwy to the North.

Localized Perspective

The City of Shafter is striving to provide adequate educational resources to its residents. In an effort to protect its educational resources and provide additional educational opportunities, the City has privatized its library, so it is no longer under county control. The library offers classes for younger students and adults. More information is provided below, in the "Education" paragraph of Chapter II Section H sub-section Access to Opportunity.

Future economic growth and job opportunities are being proposed in the City with the proposed development of the Wonderful commercial logistics centers and a future canning factory. The future development of these factories, warehouses, and logistic centers will create hundreds of jobs locally for current and future residents of Shafter. In recent years, the City hired economic consultants to assist the jurisdiction in marketing itself to attract new commercial industries to the City. Further details of economic opportunities are addressed further in the "Economic" paragraph of Chapter II Section H sub-section Access to Opportunity.

To address environmental factors contributing to negative CalEnviroScreen scores, the City is an AB 617 community and is receiving funding through this bill to assist the community in reducing air pollution. The City is using this funding to provide air filters for its residents, offers rehabilitation of wood-fire fireplaces to replace them with natural gas fireplaces, provide curb, gutter, and bike lanes especially along SR 43 to provide safe travel to schools, implementing multiple urban greening projects throughout the City, and is working on acquiring EV buses and stations for the City's Dial-A-Ride system. Further details of environmental opportunities are addressed further in the "Environmental" paragraph of Chapter II Section H sub-section Access to Opportunity.

Figure II-21
TCAC Opportunity Areas – Composite (2021) (Kern County)

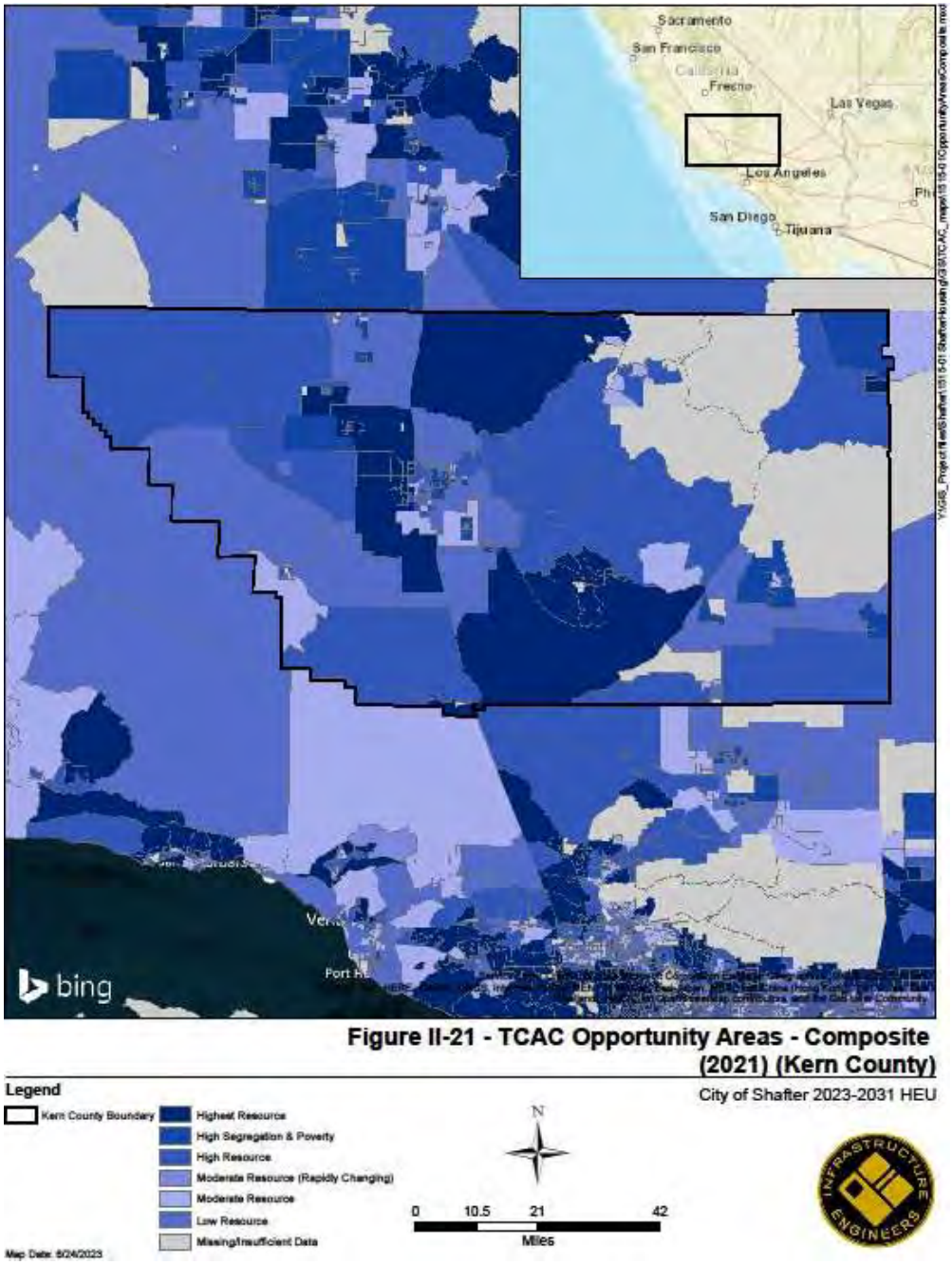


Figure II-22
TCAC Opportunity Areas – Composite (2021) (Shafter)



Education

Methodology

The education domain score is calculated using the following indicators: math proficiency, reading proficiency, high school graduation rates, and student poverty rate. Math proficiency uses the percentage of 4th graders who meet or exceed math proficiency levels. Reading proficiency takes the percentage of 4th graders who meet or exceed literacy standards. High school graduation rate uses the percent of high school cohorts that graduated on time. And lastly, student poverty rates are the percent of students not receiving free or reduced-price lunch. Education domain scores are indicators of educational opportunity. The educational domain score ranges from 0 to 100. The higher the score, the higher the educational opportunity.

Regional Impact

The same rating system applies to the Kern County educational domain score. Kern County's educational domain score ranges from less positive educational outcomes (< 0.2) through more positive educational outcomes (1) (Figure II-23).

City Impact

In the City of Shafter, school proficiency indices ranged from 0.61 through 0.8 (Figure II-24) within the City limits. Within the Sphere of influence there is an area that has an index of 0.8 - 1 which is the highest score range. These scores show that the City has high opportunities for education.

Other Relevant Factors

Greatschools.org is a non-profit organization that applies a rating system to schools across the United States. The Great Schools Summary rating is based on three factors: Test Scores, Academic Progress, and Equity. The rating system uses a 1-10 scale, where 10 is the highest rating and 1 is the lowest. Ratings at the lower end of the scale (1-4) signals that a school is "below average", 5-6 indicates that a school is "average", and 7-10 indicates that a school is "above average."

Figure II-25 shows that the schools located in the City of Shafter are rated between 2-4. Meaning that the schools here fall within the "below average" ranges. The Greatschools ratings seem to be contradictory to the TCAC data. This contradiction could simply be that Greatschools has not rated any of the other schools in the City. Additionally, with Bakersfield nearby, students could be going to schools in Bakersfield limiting the information being collected by Greatschools for the City of Shafter.

Area of Segregation Analysis

Within the identified areas of "High Segregation and Poverty", there is only one school, Golden Oak Elementary. This school does have a rating of 4 from Greatschools.org, which is one the highest of the rated schools in the City. While it may be a higher rated school as compared to the rest of the City, it is still relatively low on the scale and poses a potential issue in the education of a poor minority area.

Familial Status

Due to the low ratings of schools in the area, the correlations between familial status "Percent Married - Couple Households with Children" and "Percent Female Householder with Children - No Spouse/Partner Households" is not very strong. The schools are mostly clustered near the built out residential areas of the City Center. While there is a noticeable shift in the percentage of female led

households in the "High Segregation and Poverty" areas, this does not seem to have any significant effect on education scores from Greatschools or in education opportunities. There are no schools in Shafter's jurisdiction near the specific plan areas in the southeast.

Disability Analysis

There is one tract with a slightly higher percentage of the population with disability. This area is bounded by Fresno Avenue to the north, E Lerdo Hwy to the south, Beech Ave to the East and Schnaidt St to the West. Multiple schools are located within this tract, with all of the schools scoring 2 on the GreatSchools Rating System indicating that the schools are academically below state average. Due to the below average school ratings and slightly higher percentage of population with disability, there may be a disparity in access to educational opportunities for disabled persons in this tract.

Localized Perspective

The schools in the City of Shafter are multi-jurisdictional. There is no centralized school district. To help provide additional educational opportunities and preserve its educational resources, the City has privatized its library to be owned and operated by the City rather than the County.

In 2014, the City opened the "Shafter Learning Center", offering enrichment classes, academic support, and computer access to the public at no charge. The Learning Center offers classes in topics like typing, computer programming, robotics, writing, math tutoring, and art for students from first grade through high school. The Center also hosts classes offered by Bakersfield College, the local community college. In 2022, the Learning Center hosted 1,220 classes with an overall attendance of 10,617. The Learning Center has held 46 special events, like author visits, literacy festivals, and art nights that have brought 3,392 people to the facility. In 2022, when Kern County planned to cease funding to the Shafter Library, the City took over operation of the Library and expanded Learning Center services. The Shafter Library & Learning Center is open weekdays from 8am to 7pm. These 55 hours of weekly operation are more than any other library branch in Kern County. The Shafter Library & Learning Center is centrally located, near the Redwood Elementary School and Richland Junior High School.

The City will continue to support the operation of the Learning Center and Library and any future expansion of programs and services.

Figure II-23
TCAC Opportunity Areas - Educational Opportunity (2021) (Kern County)

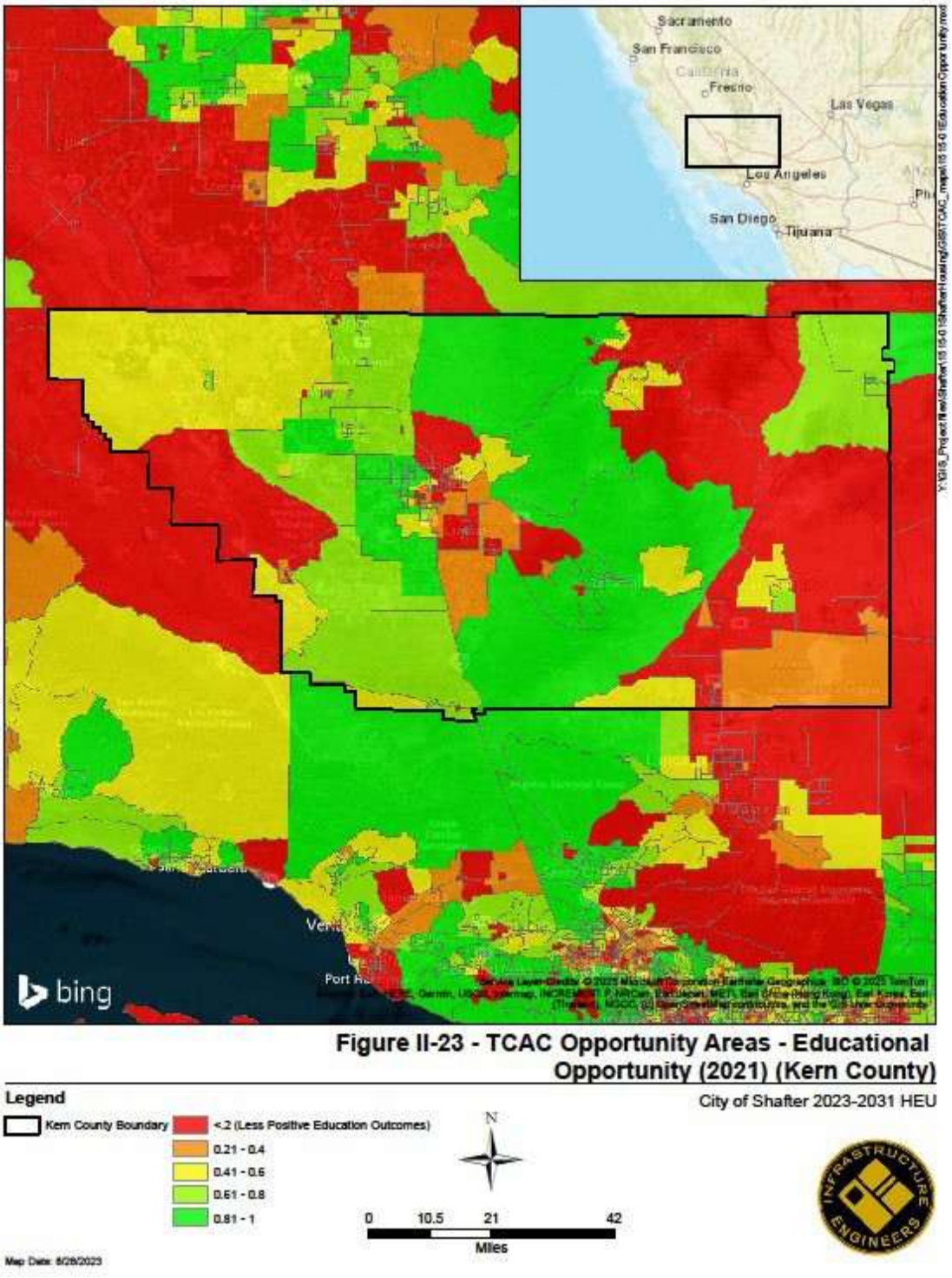


Figure II-24
TCAC Opportunity Areas - Educational Opportunity (2021) (Shafter)

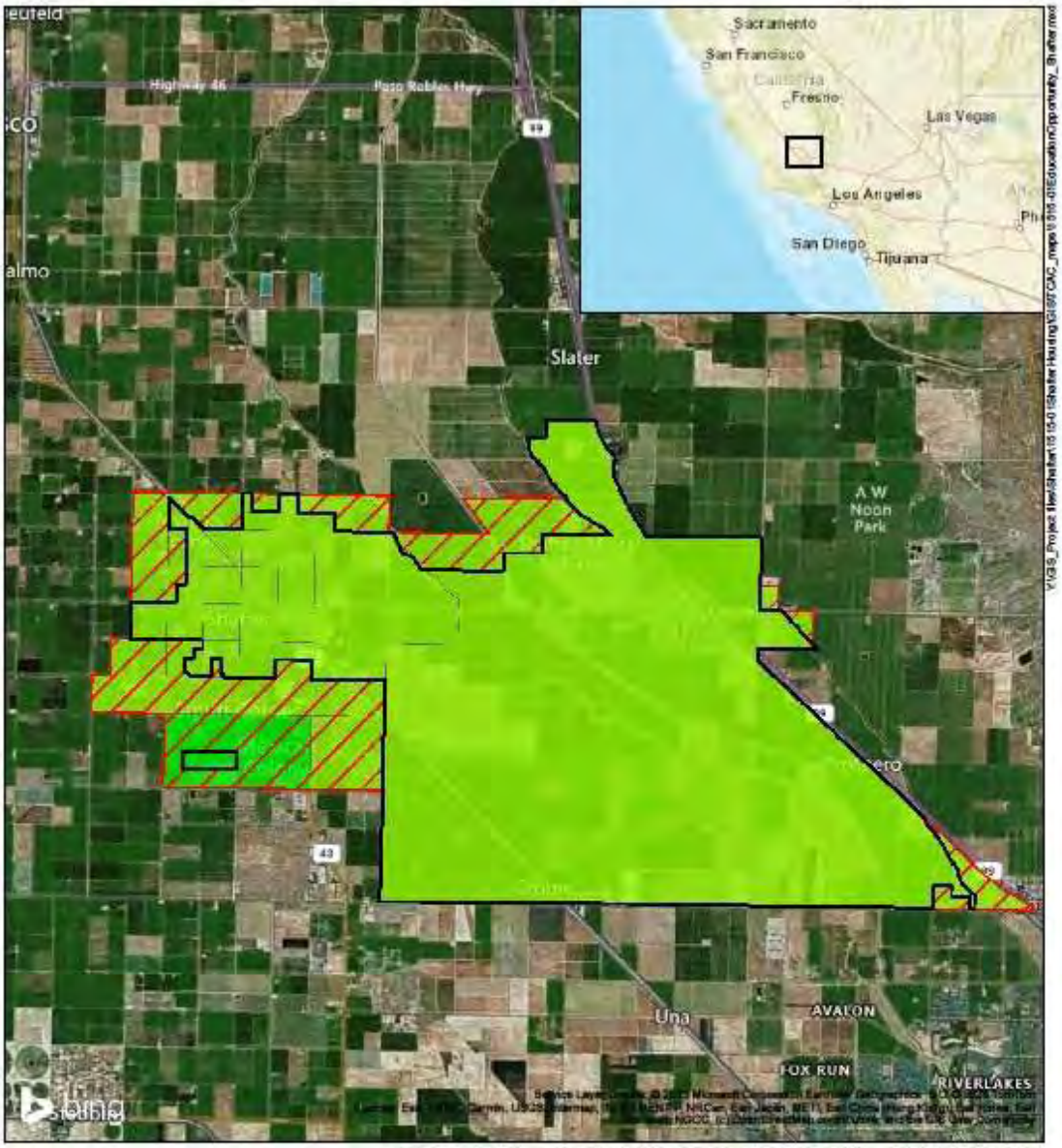


Figure II-24 - TCAC Opportunity Areas - Educational Opportunity (2021) (Shafter)

Legend

- City Limits
- Sphere of Influence
- 0.61 - 0.8
- 0.81 - 1 (More Positive Education Outcomes)

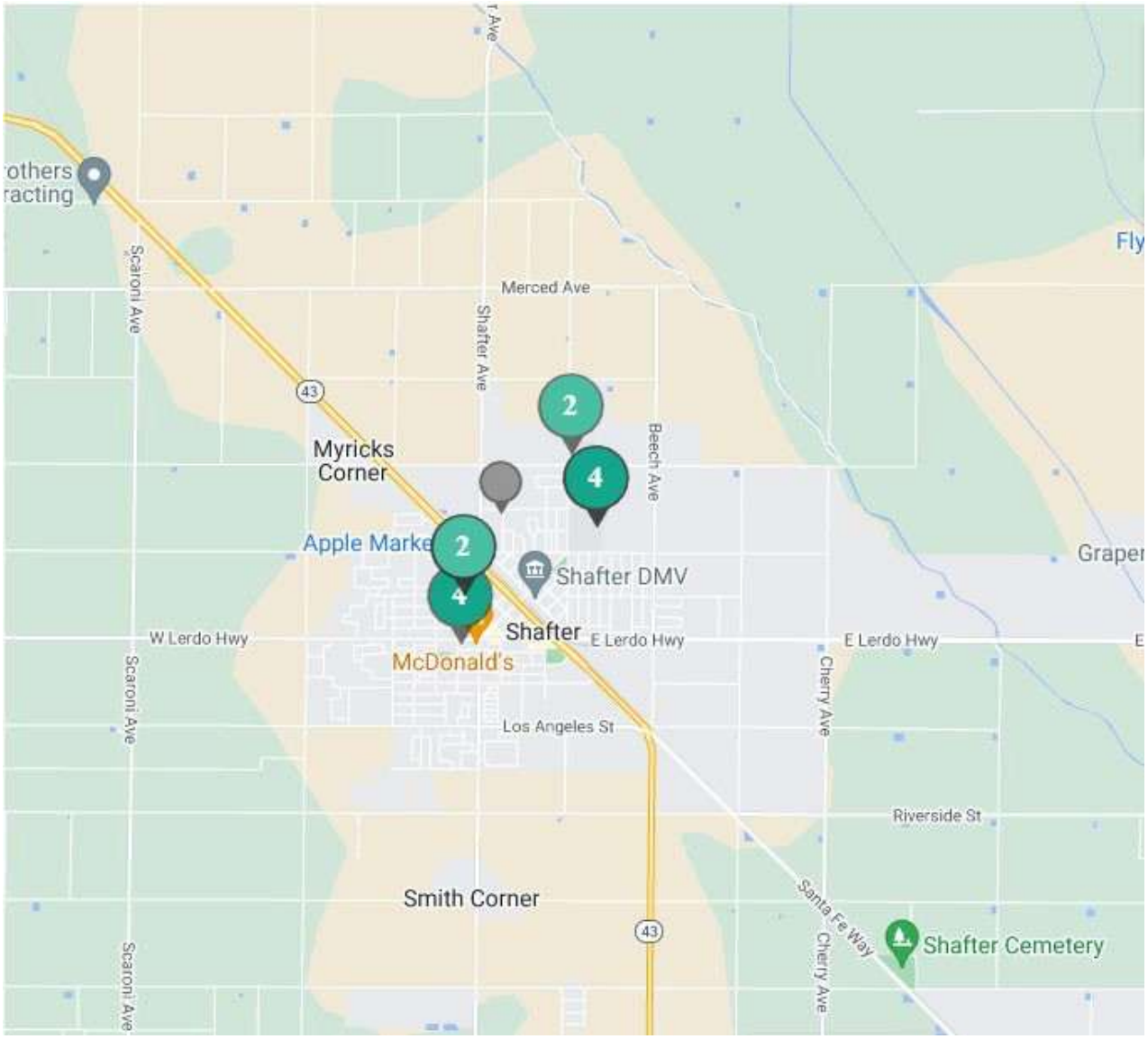
Map Date: 8/24/2023

City of Shafter 2023-2031 HEU

N

0 1 2 4
Miles

Figure II-25
GreatSchools.Org Ratings (Shafter)



Economic

Methodology

As shown in Table II-30, the economic domain is made up of the following indicators: poverty, adult education, employment, and job proximity. Poverty is measured by the percent of the population with income above 200% of the federal poverty line. Adult education is measured by the percent of adults with a bachelor's degree or above.

Employment is measured by percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces. And lastly, job proximity is measured by the number of jobs filled by workers with less than a BA that falls within a given radius of each census tract population weighted centroid. Economic domain scores are indicators of economic opportunity. The economic domain score ranges from 0 to 1. The higher the score, the higher the economic opportunity.

Regional Impact

Kern County's economic domain score ranges from less positive economic outcomes (0- 0.2) through more positive educational outcomes (> 0.8 - 1). Higher economic scores generally cluster in more urban areas as compared to more rural areas as seen in Figure II-26.

City impact

In the City of Shafter, economic domain scores range from less positive outcomes to more positive outcomes (Figure II-27). The City Center has the lowest economic scores ranging between 0.2 and 0.4. The two "High Segregation and Poverty" census tracts are two tracts of the City that have the lowest economic scores. The more positive economic score areas are further away from the City Center and encompass the development of the specific plan areas in the southeast corner of the City Limits.

Localized Perspective

The Wonderful Company (Wonderful) is a big developer in the City of Shafter. Their development plans provide the City with economic opportunities. Several projects by Wonderful are underway including commercial logistics buildings and a future canning factory. Sites identified in this housing element for rezone are housing units earmarked by Wonderful to provide housing to its future workers.

With the expansion of the specific plan areas (Gossamer Grove, Marcona Preserve, and Mission Hills) there will likely be expansions of commercial areas in the future to provide nearby resources to the new residents.

In order to assist the City of Shafter in expanding its economic opportunities, the City has hired Chandlerthinks and expanded its Economic Development Department staff to assist in market research, project cost analysis, grant attraction, and City branding (including includes logo, slogan, and marketing direction). The City has begun the process of marketing to commercial developers to build in the City. The City has joined Team California to increase visibility to major retailers, research and create incentive plans for commercial developers to attract new businesses, preliminarily prepare City-owned parcels to make them shovel ready for development, and reconnect residents to its local businesses through various events such as First Friday street fairs, and the Shafter Business Summit. Through some of this marketing effort, the City is working to acquire a hotel project which has been determined to be a need in the City. The City has hired Kosmont Companies to assist the City in

achieving this goal. The City plans to send representatives of the City to the ICSC Western to network and meet with hotel and retail representatives to bring the hotel project and other projects to the City.

Figure II-26
TCAC Opportunity Areas – Economic Score (2021) (Kern County)

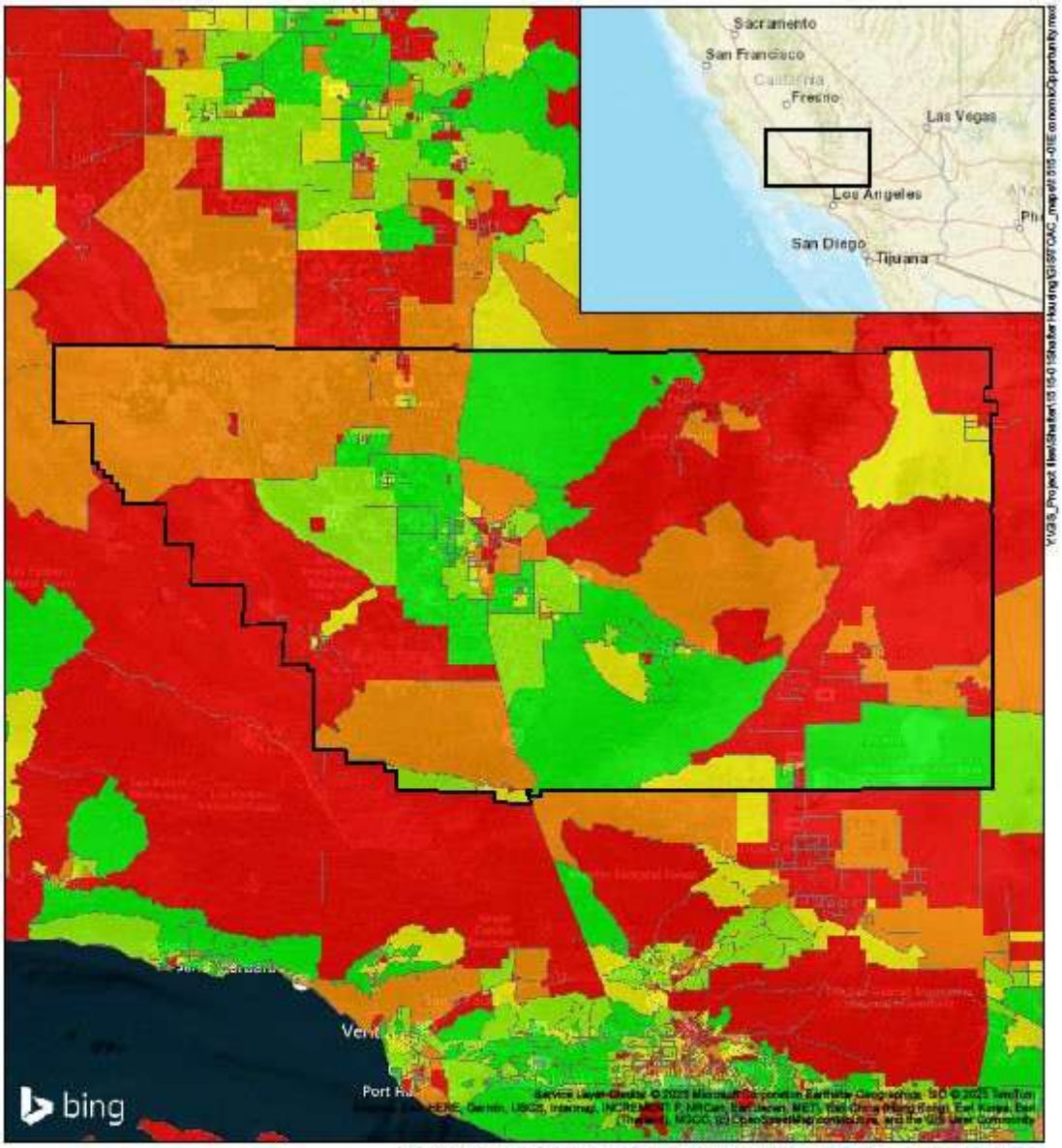


Figure II-26 - TCAC Opportunity Areas - Economic Score (2021) (Kern County)

Legend
Kern County Boundary
<.2 (Less Positive Economic Outcomes)
0.21 - 0.4
0.41 - 0.6
0.61 - 0.8
0.81 - 1

N
0 10.5 21 42
Miles

City of Shafter 2023-2031 HEU

Map Date: 8/24/2023

Figure II-27
TCAC Opportunity Areas – Economic Score (2021) (Shafter)

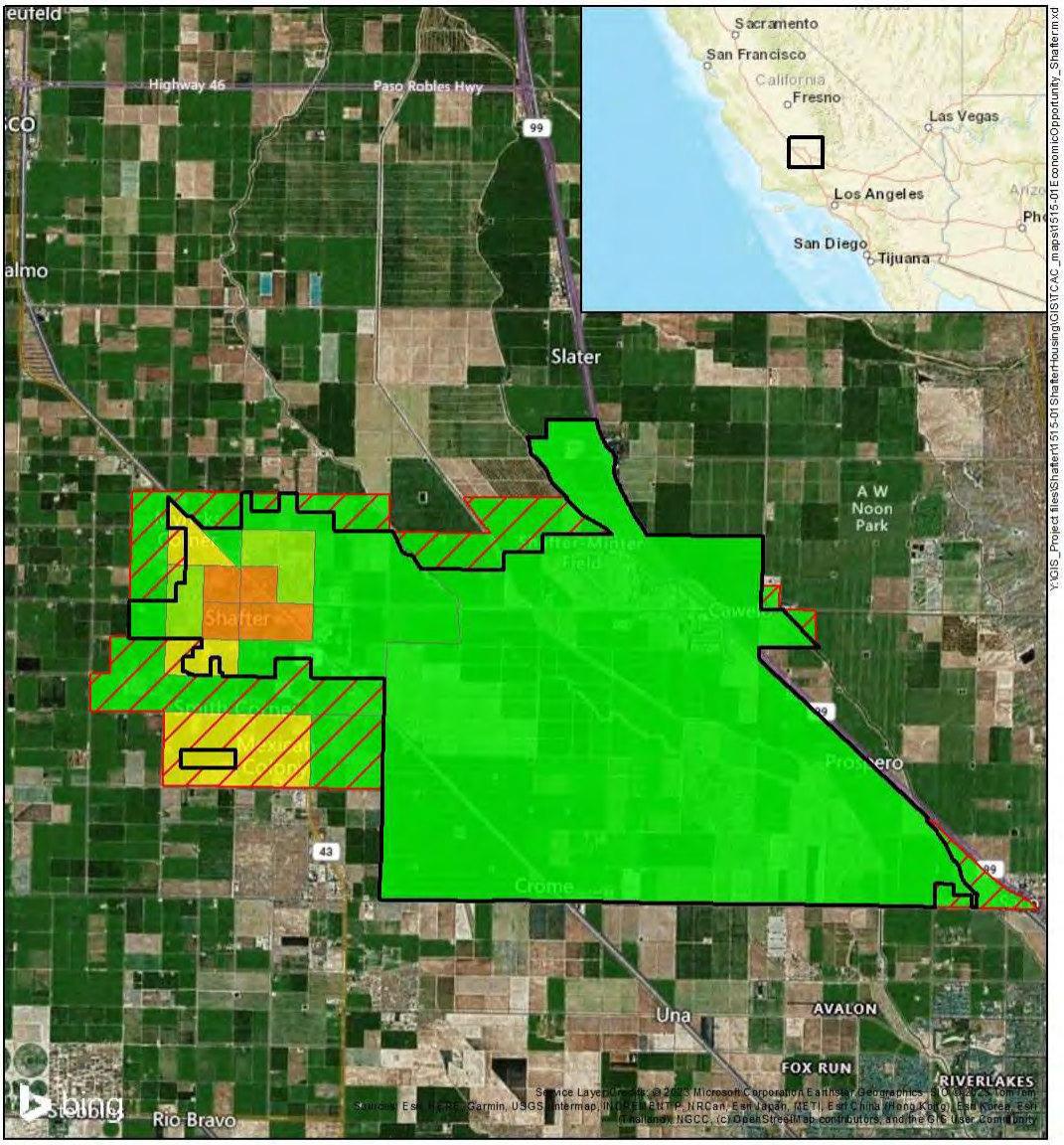


Figure II-27 - TCAC Opportunity Areas - Economic Score (2021) (Shafter)

Legend

- City Limits
- Sphere of Influence
- 0.21 - 0.4
- 0.41 - 0.6
- 0.61 - 0.8
- 0.81 - 1 <.2 (More Positive Economic Outcomes)

N

0 1 2 4
Miles

City of Shafter 2023-2031 HEU

Map Date: 9/6/2023

Transportation

Transportation provides residents with the ability to access resources such as employment opportunities, community resources, medical care, and recreational opportunities. A lack of accessibility to transportation in a city can impact many aspects of residents' lives. Better transit equates to more employment opportunities, which in turn creates a higher quality workforce within a region. A reliable source of transportation helps to increase household spending flexibility, which contributes to upward mobility. Additionally, increased connection to healthcare facilities and high-quality food options contributes to an overall increase in a community's health.

Methodology

AllTransit™ (Produced by TransitCenter) uses a variety of data to assemble a "Performance Score". The connections to other routes, jobs accessible in a 30-minute transit ride, and the number of workers using transit to travel are all considered when calculating the Performance Score of a given city. Performance Scores are calculated on a scale from 1 to 10, with 10 being the most ideal.

Regional Impact

According to the most recent data posted (2023), Kern County has an AllTransit Performance Score of 3.1 (Figure II-28). A low combination of trips per week are made and the number of jobs accessible results in few people taking transit to work. Trips per week may be low due to the size of Kern County, which equates to 8,163mi². Additionally, cities within Kern County have poor connectivity to one another. Wasco, for example, only has one major highway connecting it to any of its closest neighboring cities. Improving connectivity to surrounding cities would increase access to opportunities.

City Impact

According to the most recent data posted (2023), Shafter has an AllTransit Performance Score of 0.6 (Figure II-29). This is an extremely low score and indicates that Shafter residents have a very low combination of trips per week and number of jobs accessible enabling negligible number of people to take transit to work. This indication is also reflected in the "Proximity of Jobs" sub-section below, which shows that Shafter has very few jobs within a 45-min commute. While this may be an indicator of a lack of job opportunities within the City, it could also be an indicator of poor transportation services. Funding such as CDBG funds could be used to expand transportation services throughout the City.

While Figure II-29 shows that F Street has the highest connectivity, access to jobs, and frequency of service in the City of Shafter, the rest of Shafter lacks the same level of transportation accessibility. An improvement in transportation services and accessibility would lead to greater access to job opportunities and a higher economic score.

Localized Perspective

As is the case throughout the City, residents of protected classes and lower-income households have access to a Dial-A-Ride program for public transportation. The City does not currently have fixed-route service within any portion of the City. All City residents have the same opportunity to use the Dial-A-Ride program. The AllTransit Scores likely do not reflect this program or any other rideshare programs. These rideshare programs likely improve the overall accessibility of the City to its residents.

All residents also have access to a regional fixed route that picks up and drops off passengers at a

bus stop located at Stringham Park in the historic core on James Street; this regional bus route can take passengers to Bakersfield and other cities throughout Kern County.

Table II-31
AllTransit Scores

Jurisdiction	AllTransit Performance Score	*Transit Trips per Week within ½ Mile	*Transit Routes within ½ Mile	*Jobs Accessible in 30-minute trip	Commuters Who Use Transit
Shafter	0.6	36	1	4,883	0.56%
Kern County	3.1	552	3	26,813	0.89%

Source: AllTransit™, 2023
**Average household*

Figure II-28
AllTransit Performance Score (Kern County)

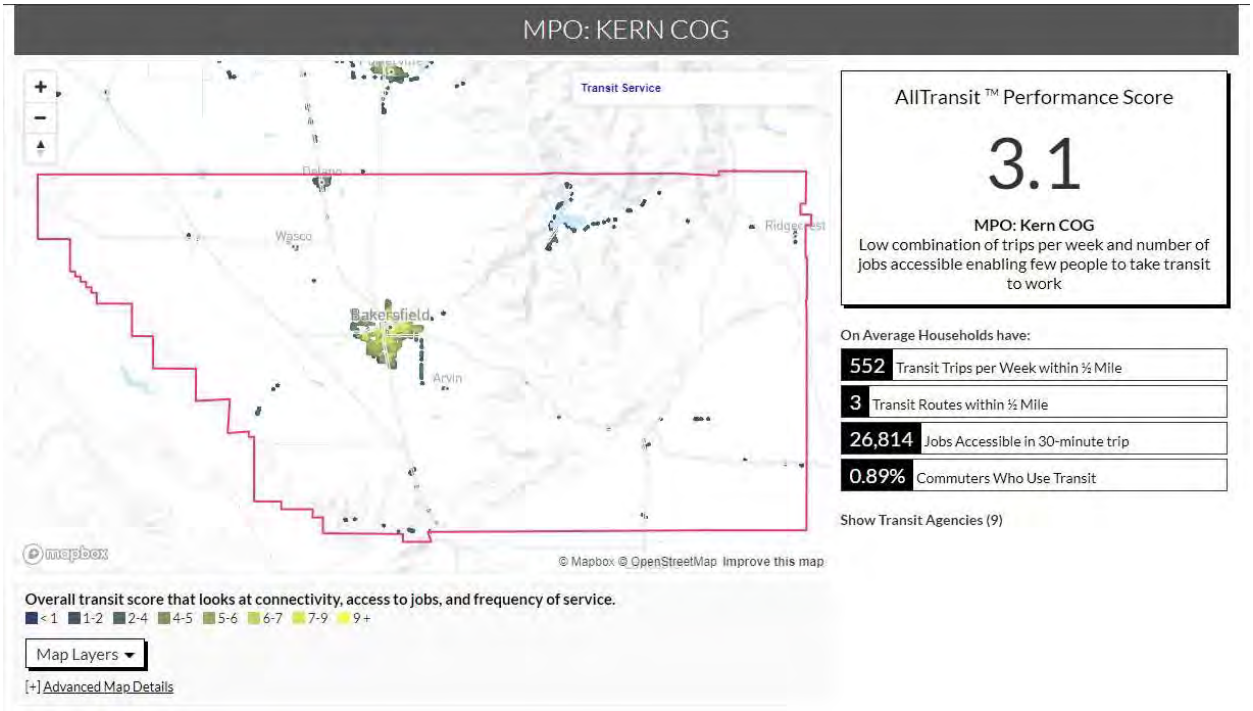
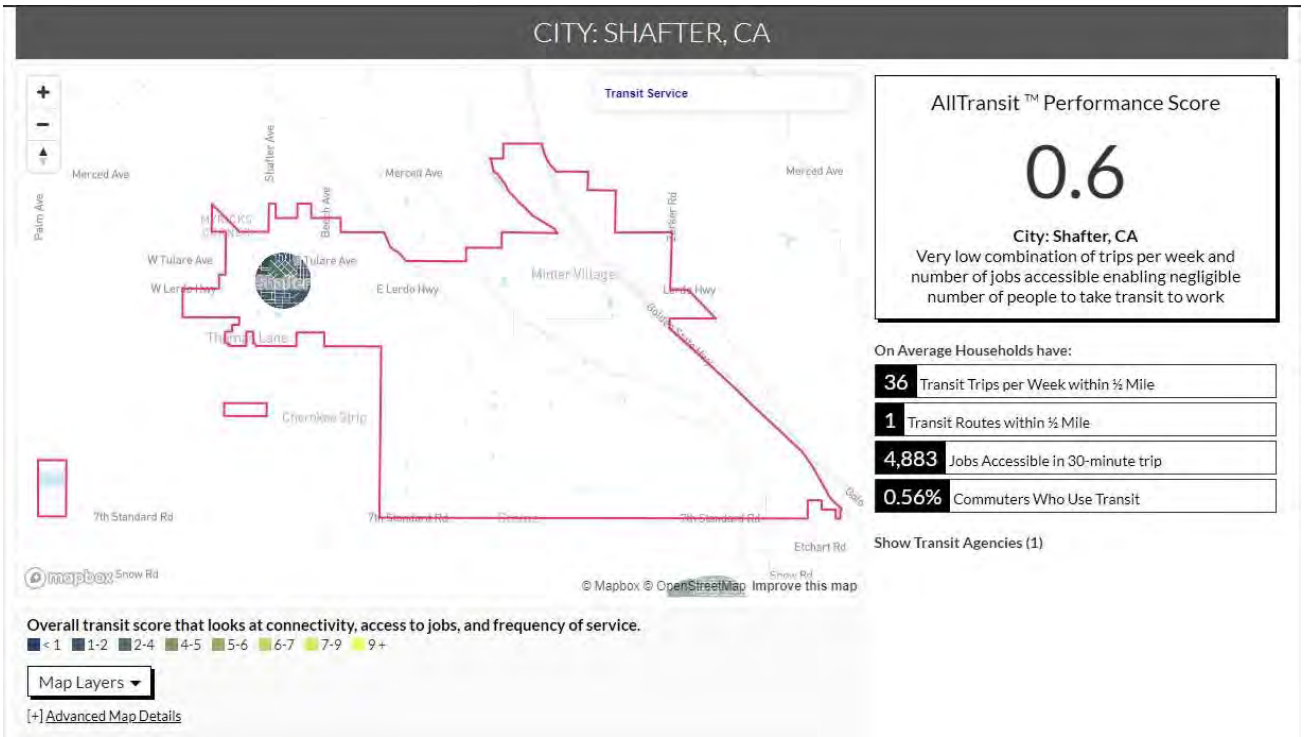


Figure II-29
All Transit Performance Score (Shafter)



Employment

As previously stated, the most prevalent industry in Shafter is agriculture, which employs about 2,022 people (29% of the total workforce). The second most prevalent industry in Shafter is educational services, health care, and social services which employ 1,044 people (15% of the total workforce). The most prevalent occupational category in Shafter is natural resources, construction, and maintenance occupations, in which 2,232 (32%) employees work. The second most prevalent occupational category is service occupations, which employ about 1,404 people (20.2%) in Shafter. In contrast, Kern County's most prevalent occupational category is management occupations which employ about 97,672 people (28.2%) followed by natural services, construction, and maintenance occupations, which employ about 67,988 people (19.6%). The City of Shafter hosts one employee housing complex in the city limits. It is a set of approximately 100 units for farmworkers located near farms in the northwestern corner of the City. This housing is not in any identified high segregation and poverty areas and is approximately 3 miles away from the City Center.

Proximity to Jobs

According to the EPA, "A large body of research has demonstrated that land use and urban form can have a significant effect on transportation outcomes. People who live and/or work in compact neighborhoods with a walkable street grid and easy access to public transit, jobs, stores, and services are more likely to have several transportation options to meet their everyday needs. As a result, they can choose to drive less, which reduces their emissions of greenhouse gases and other pollutants compared to people who live and work in places that are not location efficient. Walking, biking, and taking public transit can also save people money and improve their health by encouraging physical activity." The EPA funded an analysis to measure effects of the built environment on resident's travel behavior. To develop the data the EPA created three data products to measure built environment and transit accessibility. One product is the Smart Location Database (SLD).

To assess proximity to jobs, analysis was conducted based on information taken from the Smart Location Database and HUD. EPA's Smart Location Database "is a nationwide geographic data resource for measuring location efficiency. It includes more than 90 attributes summarizing characteristics such as housing density, diversity of land use, neighborhood design, destination accessibility, transit service, employment, and demographics." The Smart Location Database ran two calculations to determine the accessibility of jobs with a 45-minute automobile drive time and 45-minute transit commute time.

Job proximity 45-min drive

Figure II-30 shows the job proximity within a 45-min drive time. Shafter has few jobs within a 45-min commute. This data seems to contradict the job proximity index. This contradiction could be a result of older data as the HUD Proximity Index does not have data newer than 2017. The metrics by which each is calculated are also different, which could explain the differences. Other data such as the AllTransit scores and TCAC economic opportunities, are more consistent in pattern with the data provided by EPA's Smart Location Database. According to the Smart Location Database, the most jobs located within the City, that are accessible via driving is around 23,000 jobs. This section of the City is part of a larger census tract that covers areas outside of the City and so may not be an accurate reflection of the City. This area also covers the eastern portion of the City where there is a lot of open

farmland.

Job proximity 45-min transit

Figure II-31 shows the job proximity within a 45-min transit commute time. The City of Shafter has very little data for the majority of the City. The areas that do have available data are in the City Center. These areas have job indexes from between 5,000 and 14,000 jobs. The areas identified with jobs have larger industrial or commercial areas within their boundary.

HUD Job Proximity Index

HUD's Jobs Proximity Index assesses the accessibility of a residential neighborhood to all job locations within a Core-Based Statistical Area (CBSA). Larger employment centers are weighed more heavily, and locations are inversely weighed by labor supply (or competition). Figures II-32 & II-33 display the job proximity scores for Kern County and the City of Shafter, respectively. The entire City received scores of 60 or higher indicating there are a number of commutable jobs that are accessible to low wage or low to moderate skill workers. However as previously stated, the HUD data appears to contradict other data, but this is likely due to older data sets and the use of different metrics to calculate job proximity.

Localized Perspective

As previously mentioned, residents of protected classes and lower-income households have access to a Dial-A-Ride program for public transportation. The City does not currently have fixed-route service within any portion of the City. All City residents have the same opportunity to use the Dial-A-Ride program. The Dial-A-Ride program reaches everywhere in the City Limits. As previously mentioned, the Wonderful Company (Wonderful) has current and future projects that will provide various jobs within the City Limits. Wonderful has a commercial logistics center and has a future canning factory that will be built in the City Limits. These proposed developments will provide job opportunities within the City and could be accessed by the current Dial-A-Ride program.

All residents also have access to a regional fixed route that picks up and drops off passengers at a bus stop located at Stringham Park in the historic core on James Street; this regional bus route can take passengers to Bakersfield and other cities throughout Kern County.

Figure II-30
Jobs within 45 min Drive (SLD 2018) (Shafter)

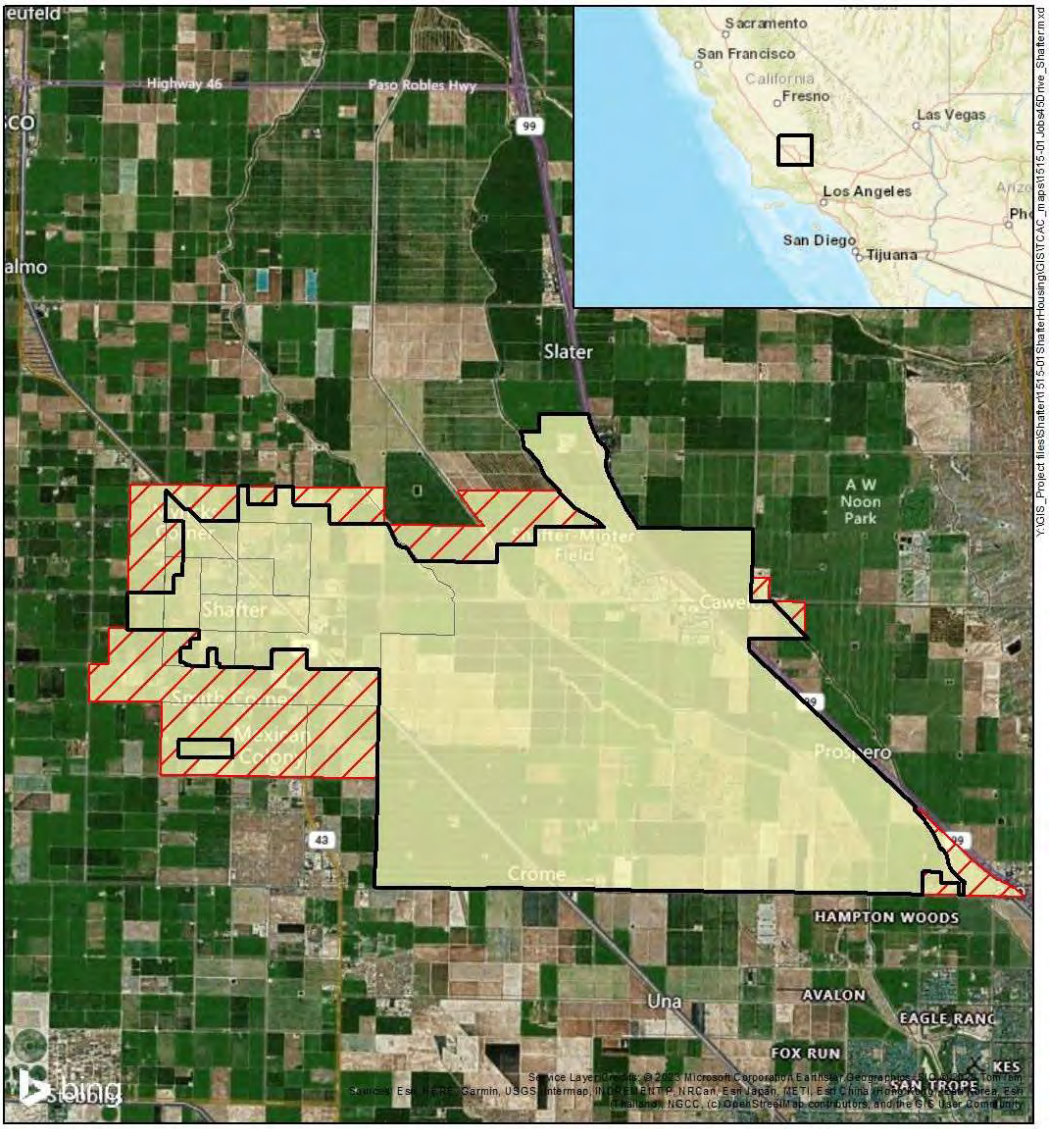


Figure II-30 - Jobs Within 45 min Drive (SLD 2018) (Shafter)

Legend

City of Shafter 2023-2031 HEU

- City Limits
- Sphere of Influence

Jobs within 45 min Drive

- 0 - 46,000
- 46,000 - 115,000
- 115,000 - 215,000
- 215,000 - 345,000
- 345,000 - 515,000
- 515,000 - 730,000
- 730,000 - 1,220,602

Map Date: 9/5/2023

N

0 1 2 4
Miles

Figure II-31
Jobs Within 45 min Transit (SLD 2018) (Shafter)

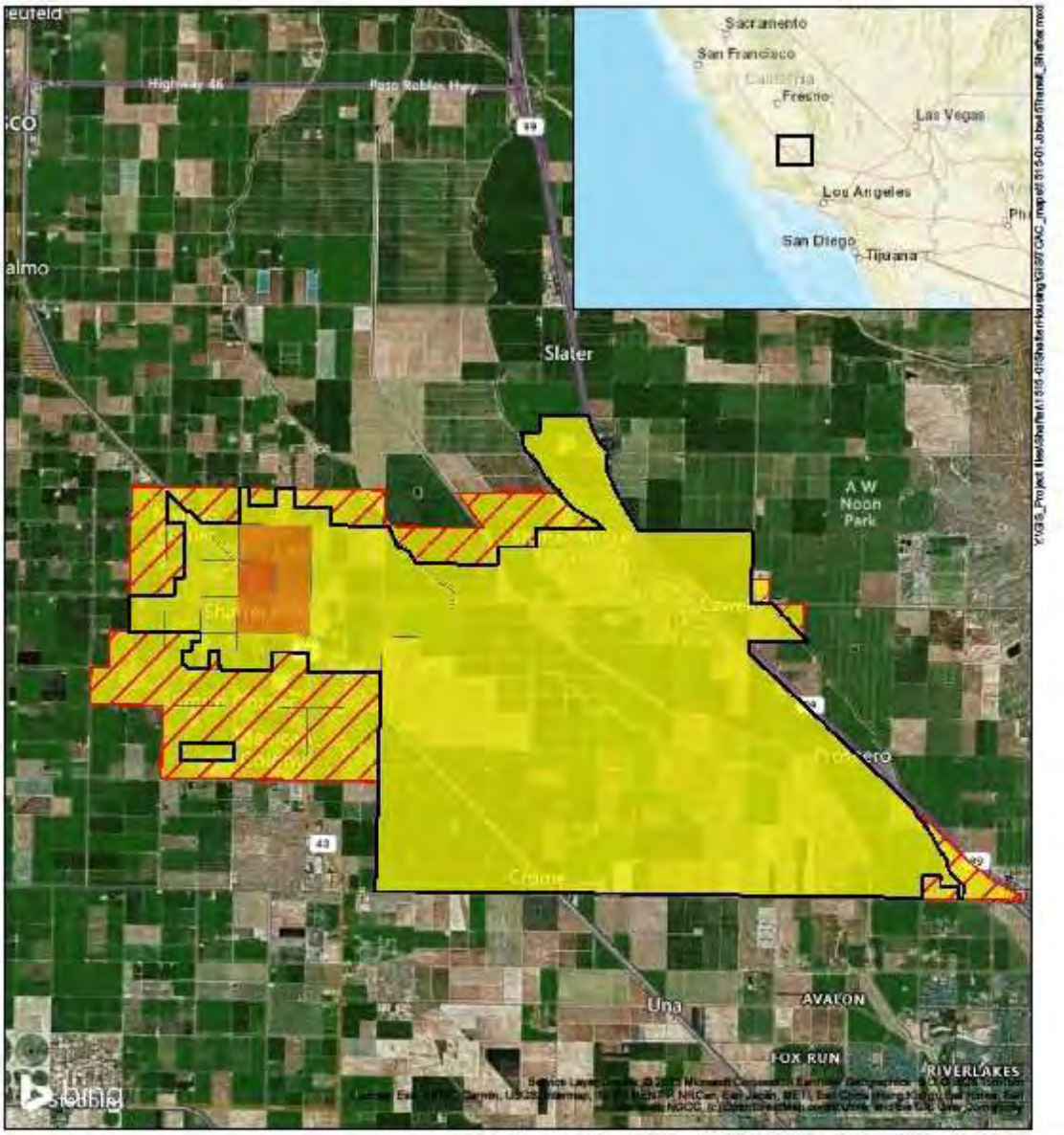


Figure II-32
Jobs Proximity Index (HUD 2014-2017) (Kern County)

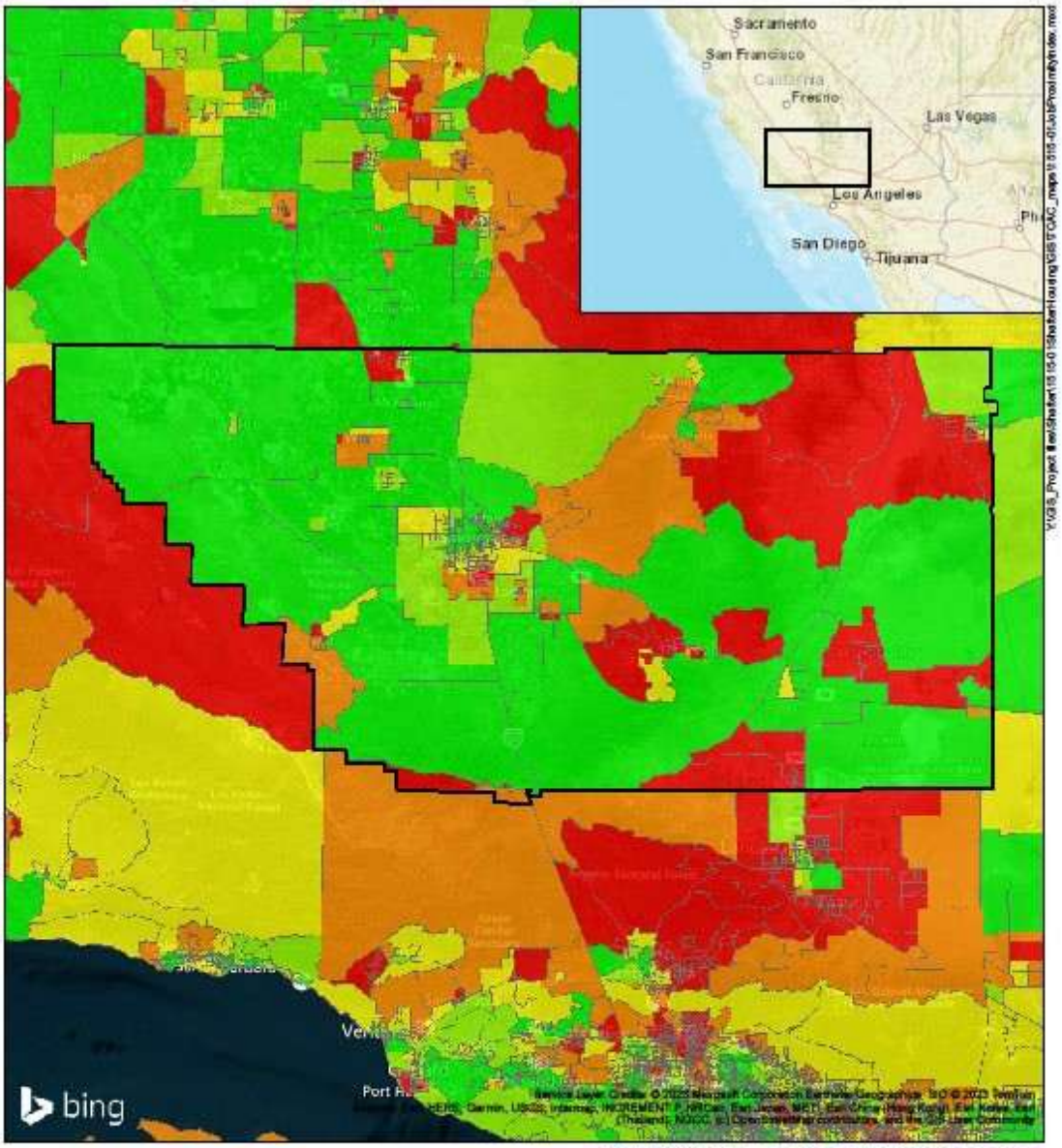
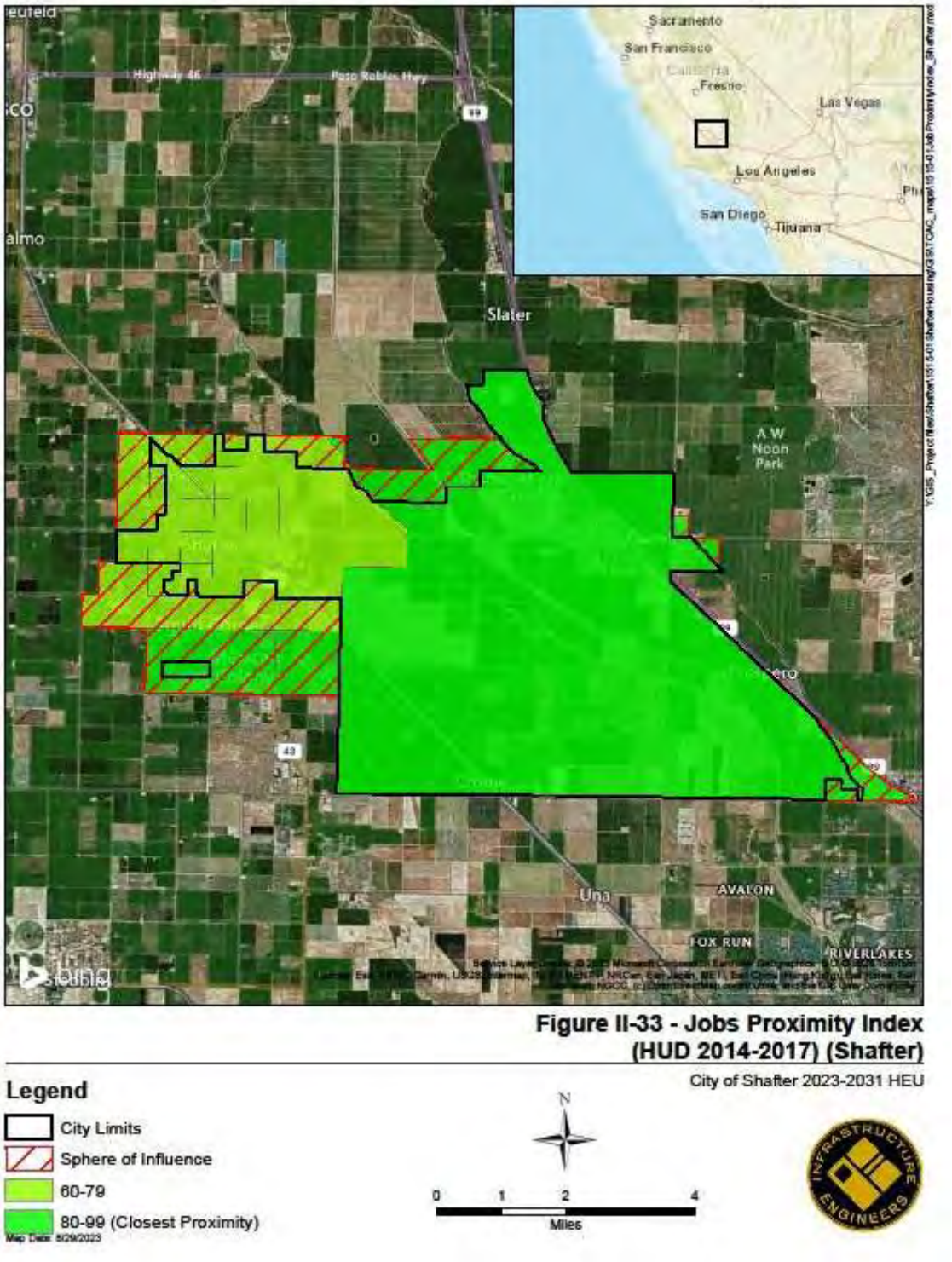


Figure II-33
Jobs Proximity Index (HUD 2014-2017) (Shafter)



Environmental

CalEnviroScreen

The environmental health of a community is also tied to environmental justice. Environmental Justice is a movement to address the unfair exposure of poor and marginalized communities to harm from hazardous waste, resource extraction and other land uses and places sensitive communities at risk for environmental hazards. HCD and the California Tax Credit Allocation Committee (TCAC) analyzed poverty rates, school proficiency, unemployment rates, jobs proximity, transit metrics, and CalEnviroScreen 4.0 scores to assess access to opportunity throughout Shafter. CalEnviroScreen 4.0 is a mapping tool that identifies communities that are most affected by pollutants and have vulnerable populations that include, but are not limited to, racial and ethnic minorities; the economically disadvantaged; uninsured or underinsured people; those with chronic health conditions including HIV, mental health conditions, obesity; children and youth; the elderly; homeless persons and the disabled. The CalEnviroScreen 4.0 takes multiple indicators and categorizes them into two components: Pollution Burden and Population Characteristics. Pollution burden breaks down its indicators into two categories: Exposures and Environmental Effects. Exposures are primarily measures of different pollutants such as ozone, particulate matter (PM 2.5), drinking water contaminants, etc. Environmental effects are adverse environmental conditions from pollutants that may include the presence of contaminated sites or high-profile sites/facilities that can contribute to the perception of a community being unsafe/undesirable to live in. Such facilities can be waste facilities/generators, toxic cleanup sites, impaired water bodies, etc. Population characteristics break down its indicators (Pollution Burden and Population Characteristics) into two categories: Sensitive Populations and Socioeconomic factors. Sensitive Populations are defined as populations with physiological conditions that result in increased vulnerability to pollutants which includes conditions such as asthma related emergency department visits, low birth-weight infants, and cardiovascular disease, socioeconomic factors are defined as community characteristics that are a direct result of increased vulnerability to pollutants. According to HCD, growing research has shown an increase in the vulnerability of people of color and lower socioeconomic status to environmental pollutants. Such socioeconomic indicators include educational attainment, housing burdened low-income households, poverty, unemployment, etc.

The CalEnviroScreen 4.0 score is obtained by multiplying the Pollution Burden and Population Characteristics together. These scores are then sorted into percentiles based on all census tracts in the state. The highest percentile scores are the ones at most risk for cumulative environmental impacts. The City of Shafter ranges from the 69th percentile to the 90th percentile in environmental scores with the City's top pollutant burdens consisting of PM 2.5, pesticides, drinking water contaminants, and ozone. Population characteristics for the City vary more depending on where one is located. In the denser City center, the primary population characteristics were education, linguistic isolation, poverty, unemployment, and housing burden. As one moves further away from the City center, the educational and economic factors start to decrease, however, cardiovascular health remains relatively high regardless of location but not as high as the educational or economic characteristics.

Figures II-34 & II-35 show the overall percentiles of environmental health from CalEnviroScreen. Kern County has a variety of overall scores but there is a large majority of the county that struggles with its

overall environmental health. The City of Shafter has very high overall environmental scores. As previously stated, the City has poor air quality due to high amounts of PM2.5 and pesticides. Pesticides also are likely entering water systems which likely cause drinking water contamination.

TCAC Environmental Methodology

An environmental score from TCAC is a calculation from CalEnviroScreen 4.0. rating given to a particular area where homes are situated and is calculated based on numerous environmental indicators. The raw CalEnviroScreen 4.0 scores calculation would show that the higher the score the higher the pollution burden and environmental risks affect the community. However, to keep the analysis consistent with its other data, TCAC used an additive inverse constant which inverses the CalEnviroScreen 4.0 scores, therefore, the CalEnviroScreen 4.0 scores assumes the lower the number, the worse pollution burden is on the community. Therefore, using the figures below (using TCAC data), a low score means a very negative environmental score.

1. ***Regional Impact***

As previously stated, the County has a large range of opportunities represented due to its size as shown by Figure II-36. Different areas of the county have better environmental opportunities than others. Addressing issues of environmental justice throughout the county and creating opportunities for addressing pollution burdens can improve the regions environmental scores.

2. ***City Impact***

The figures below show the City of Shafter as having a very poor environmental score and no areas within the City boundary exist that have a score higher than a 0.5 for in the environmental category. Figures II-36 & II-37 on the following page depict the results of the environmental opportunities.

3. ***Localized Perspective***

As California's environmental conditions worsen and populations increase, concerns over access to water and sewer services will be more prevalent. The City, being a domestic supplier of water and sewer, is working to ensure that there will be no loss of services and water to its residents, especially those in lower income units. The City is developing formal administrative policy for granting priority water service to lower income units. Additionally, with Wonderful planning to build a canning factory as a future project, Wonderful will be required to drill a new well and the factory will be implementing a water conservation program by using its grey water for use in Wonderful's agricultural fields. This will allow for less usage of potable water for agriculture.

The City of Shafter is an AB 617 community. AB 617 was signed into law in July 2017 and started state-wide effort to monitor and reduce air pollution and improve public health in areas that are experiencing disproportionate burdens from air pollution. The Bill provides resources and mechanisms to help implement community-specific air quality monitoring networks; develop, implement, and track emission reduction programs; improve availability of data and technical information; and invest funding into the community. The City of Shafter is utilizing funding received from AB 617 in various ways. The City of Shafter is using some of this funding to acquire EV buses and build charging stations for their Dial-A-Ride transportation, investing in curb, gutter, and bike lanes especially along SR 43 as part of their initiative to have safe travel to schools, and giving air filters to residents. To help reduce air emissions, the City is also working with residents to reduce their use of wood-fire fireplaces and replacing them with natural gas and producing more urban greening projects. The Wonderful

Company is also proposing to use vegetative barriers along their properties to slow winds and reduce dust and particulate matter circulation into the air. The City is working closely with the San Joaquin Valley Air Pollution Control District and City stakeholders to ensure that the City is improving and creating programs to reduce air pollution in the City.

Figure II-34
CalEnviroScreen 4.0 Score (2021) (Kern County)

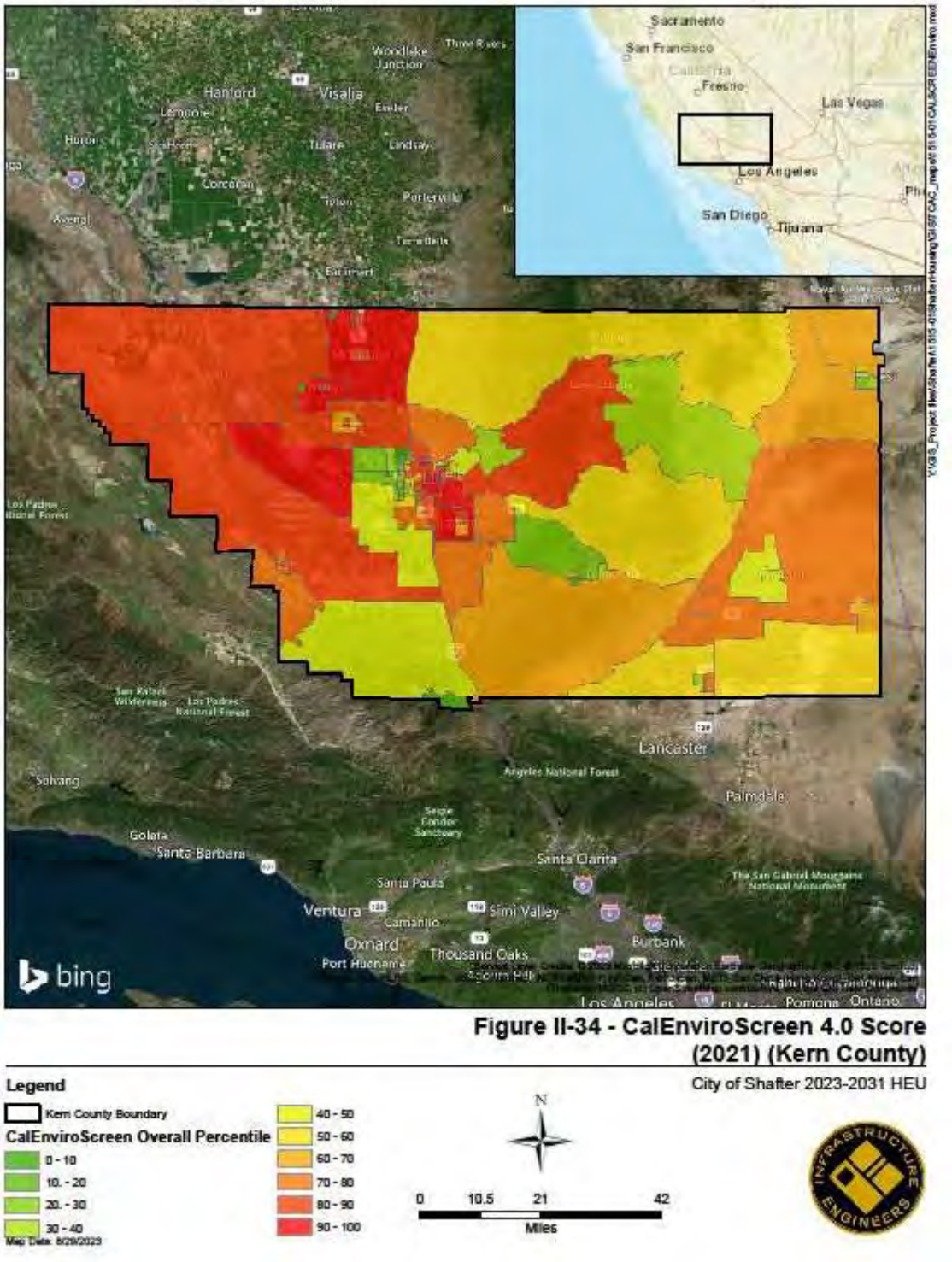


Figure II-35
CalEnviroScreen 4.0 Score (2021) (Shafter)

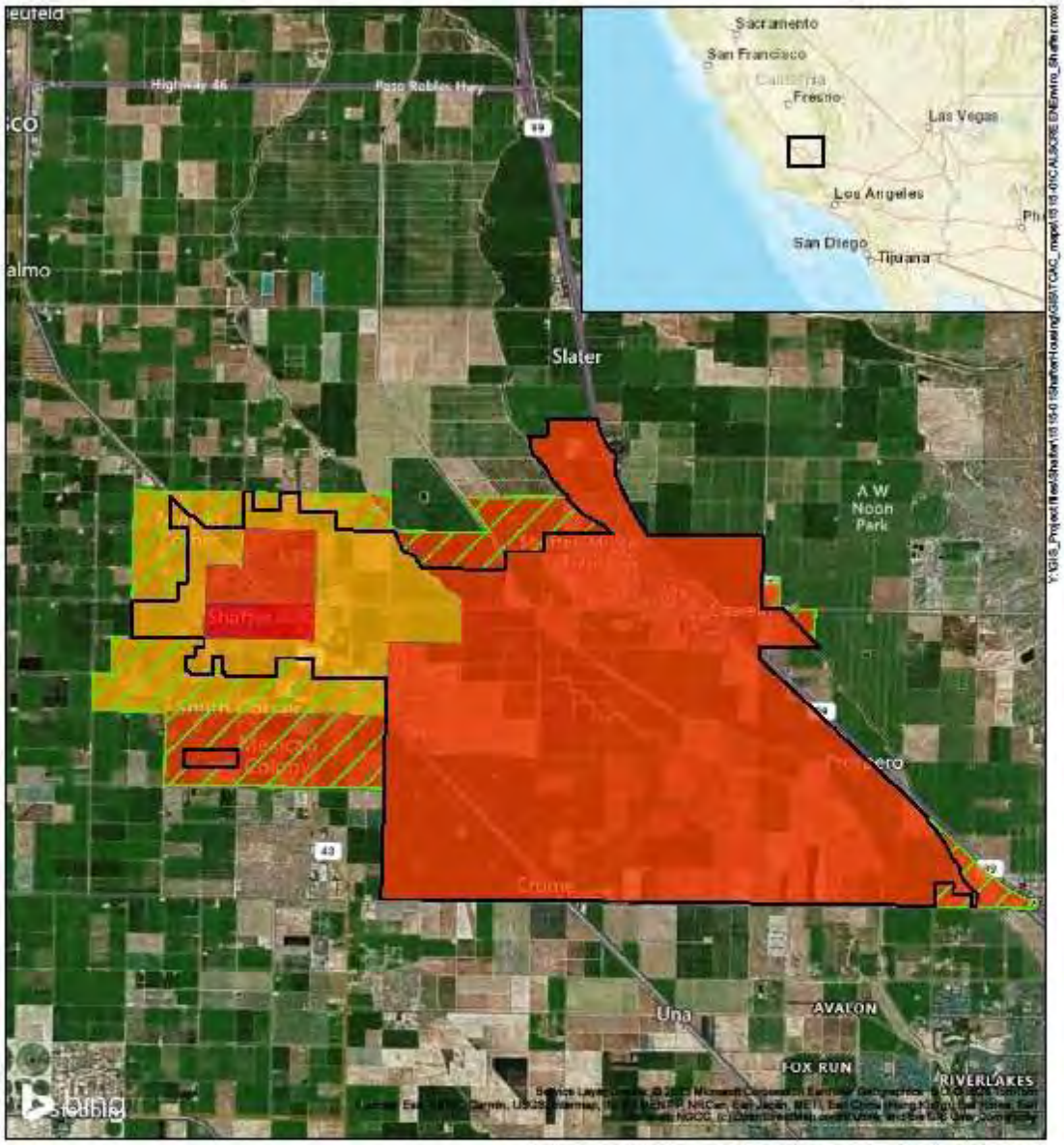


Figure II-36
TCAC Opportunity Areas – Environmental Score (2021) (Kern County)

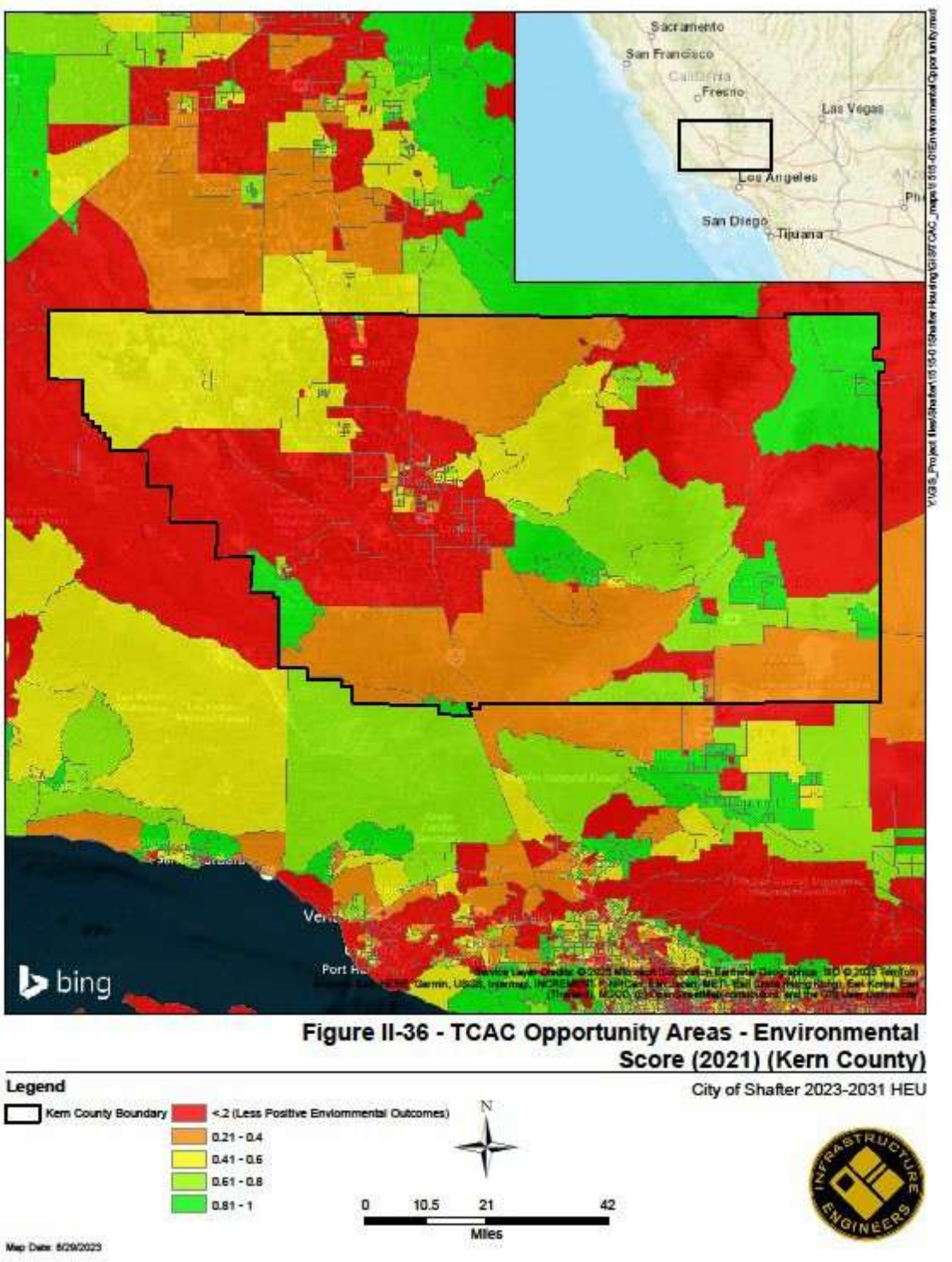
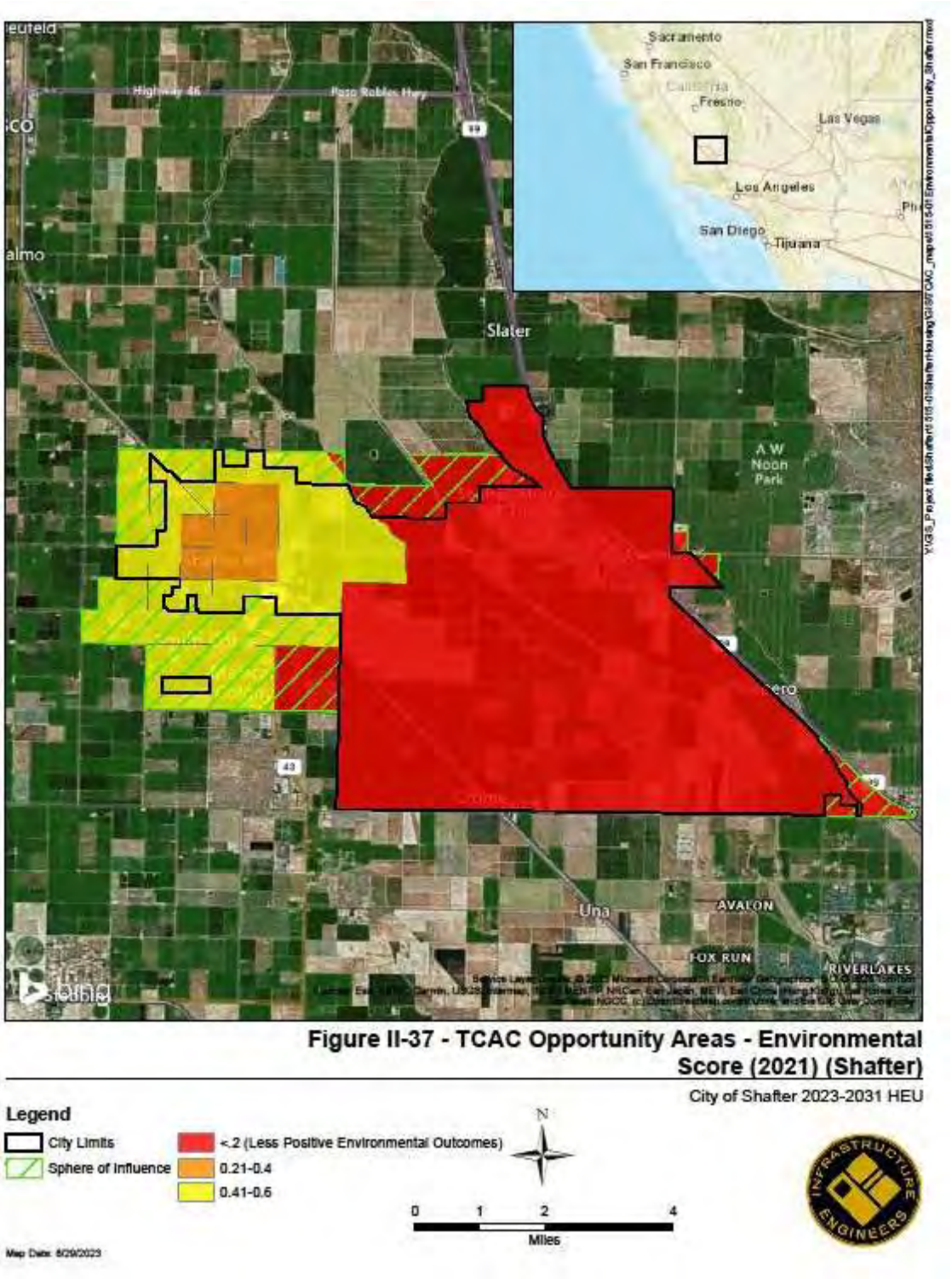


Figure II-37
TCAC Opportunity Areas – Environmental Score (2021) (Shafter)



9. Disproportionate Housing Needs

Overpayment by Renters and Owners

Disproportionate housing needs are defined in the AFFH Rule Guidebook as conditions in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs, as compared to members of other groups or the total population. This portion of the analysis focuses on overpayment, or households experiencing a housing cost burden, meaning they spend more than 30% of their income on housing costs and utilities. The data for this analysis was obtained from the American Community Survey (ACS), which is conducted in 5-year increments. Using the results of the 2015-2019 ACS, the figures on the following pages (Figures II-38 through II-41) illustrate where households in Shafter are cost-burdened (looking at both renters and homeowners).

The City (according to the 2015-2019 ACS data) has anywhere from 30% to 60% of the rental population is spending more than 30% of their income on housing and utilities. The highest concentration of renters who are overpaying is concentrated in the City proper while the outlying areas have much less. The areas of high segregation and poverty are in the higher range with 40 - 60% overpayment by renters.

The City has anywhere from 10% to 42% of its homeowner population spending more than 30% of their income on their homeowner costs. The population of homeowners who fall into this category vary depending on their neighborhoods and census tracts, the highest percentages of homeowners who are overpaying are concentrated in the City is in the City Center specifically the areas of high segregation and poverty. The areas beyond the high segregation and poverty are all significantly lower in overpayment.

Overpayment of rent or mortgages is affecting on average at least 20% of the population of the City and so is likely considered a contributing factor to fair housing issues.

Figure II-38
Overpayment by Renters (ACS 2015-2019) (Kern County)

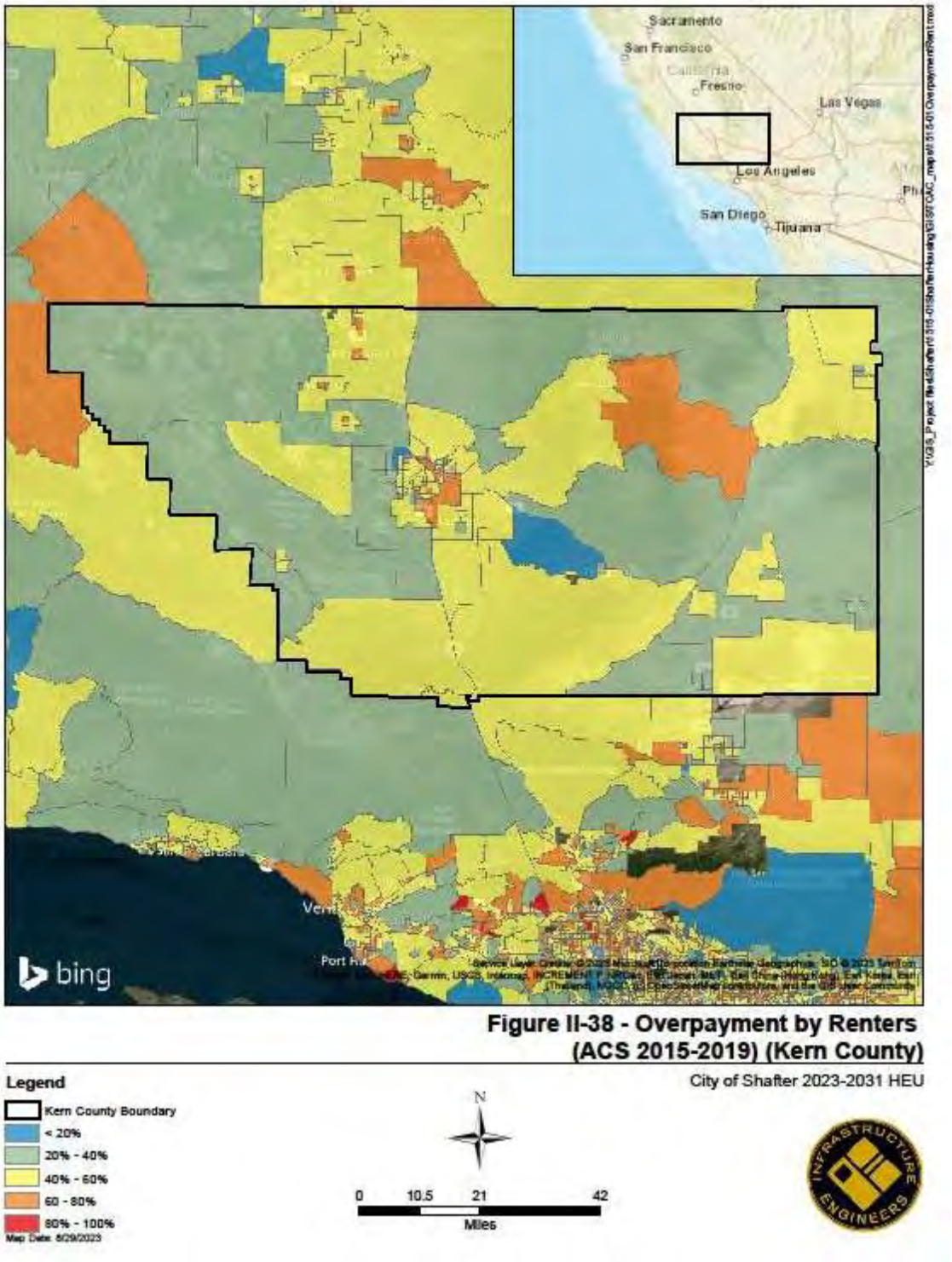


Figure II-39
Overpayment by Renters (ACS 2015-2019) (Shafter)

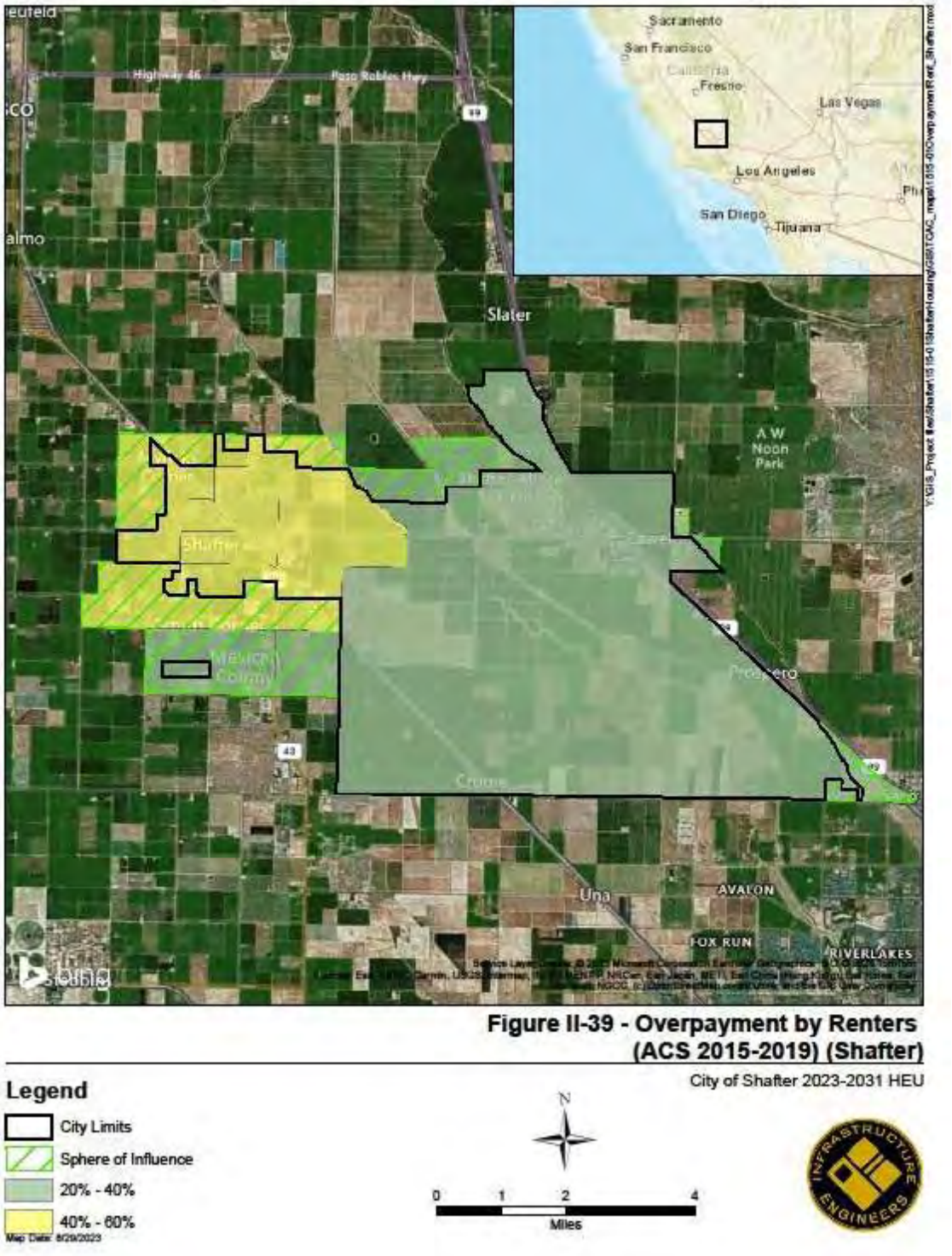


Figure II-40
Overpayment by Homeowners (ACS 2015-2019) (Kern County)

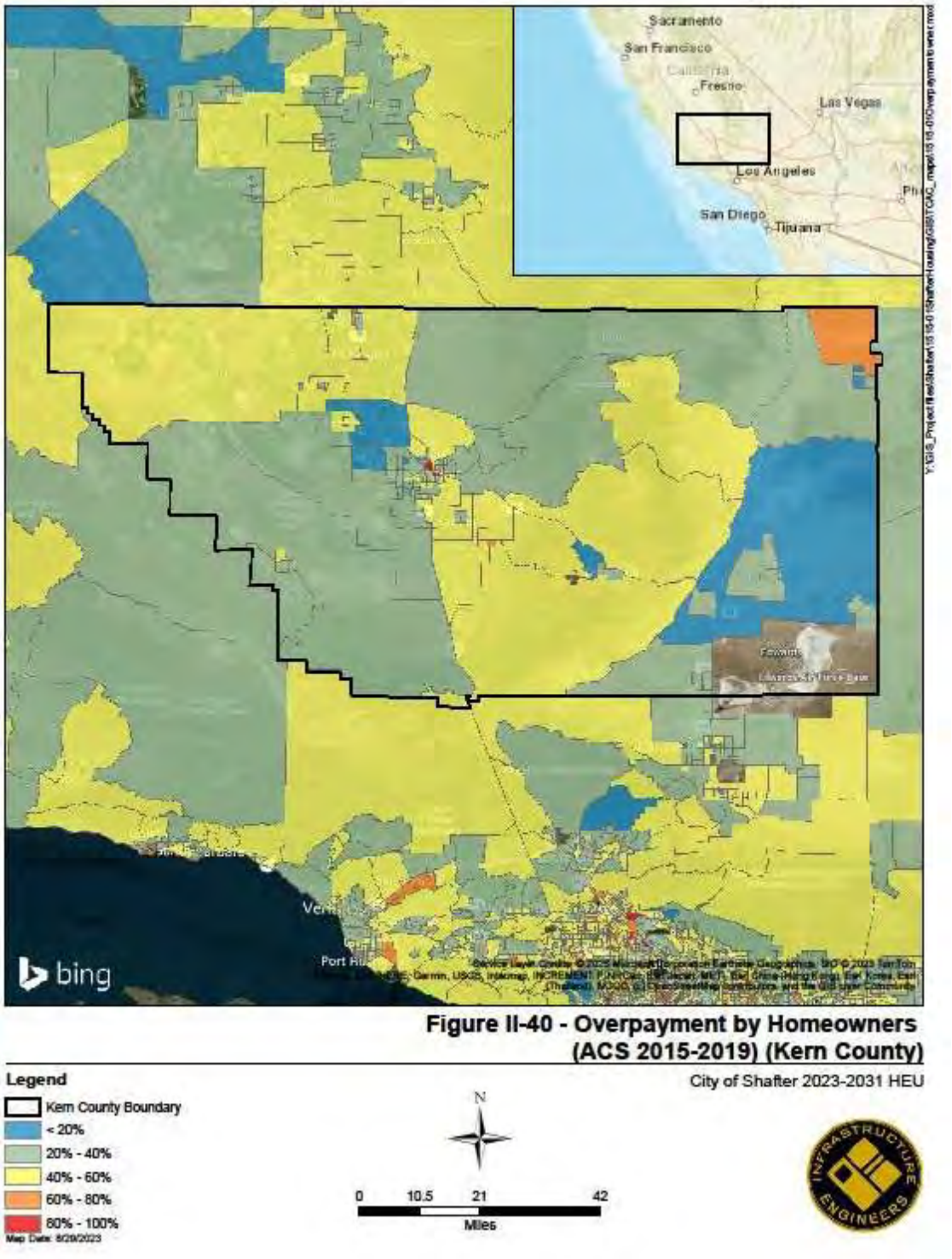
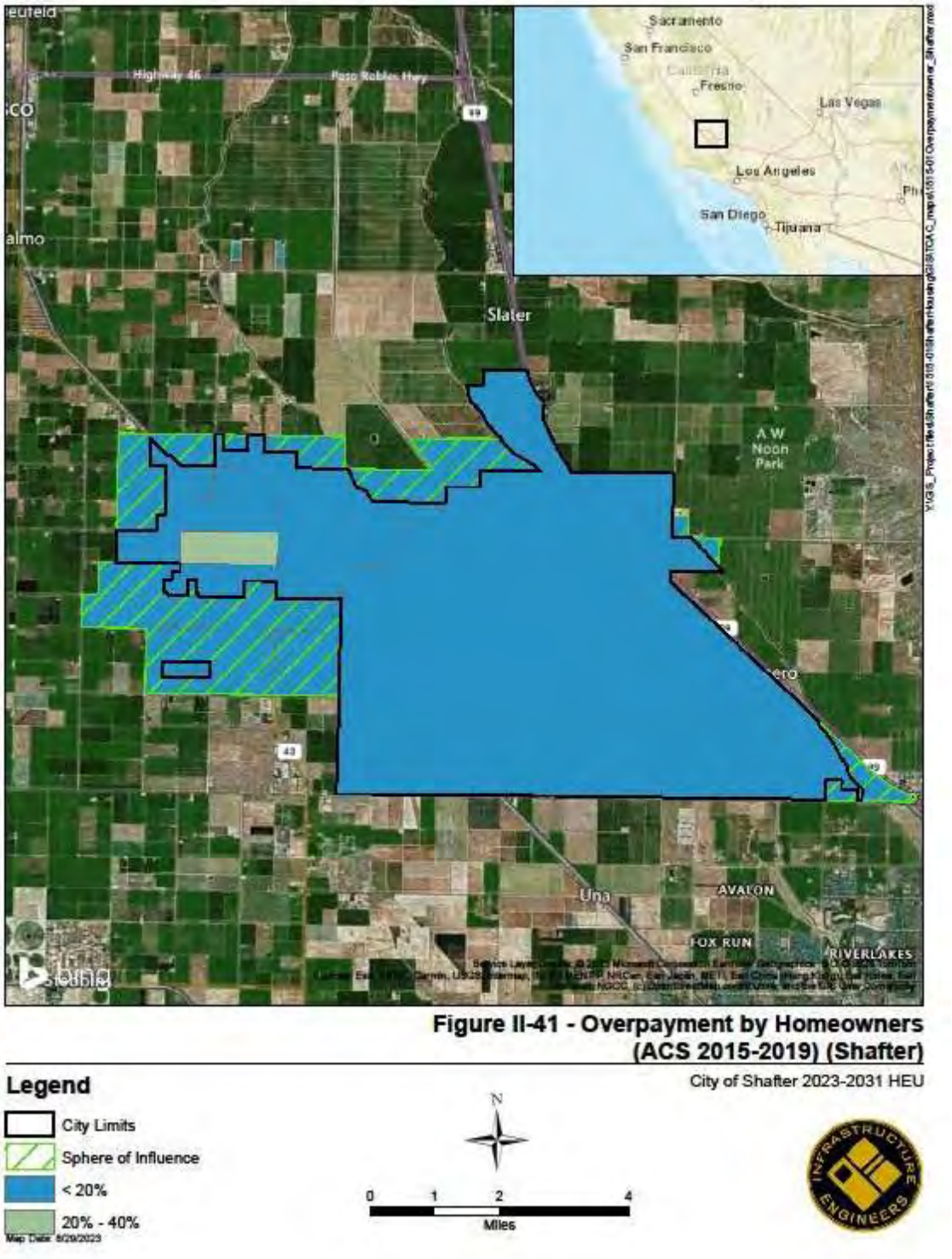


Figure II-41
Overpayment by Homeowners (ACS 2015-2019) (Shafter)



Overcrowding

Overcrowding of residential units, which house more than one person per room (Severe Overcrowding is more than 1.5 persons per room), can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. In addition to the economic implications, there is also a public health concern as residential crowding has been linked to an increased risk of disease and respiratory ailments[7]. The data used by AFFH is a combination of data provided by the U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), and U.S. Census American Community Survey (ACS). This data is part of a series of indicators that are used by the Office of Health Equity in a project Healthy Communities Data and Indicators Project (HCI). Figures II-39 & II-40 show the percentage of overcrowding in Kern County and the City of Shafter respectively, while figures II-41 & II-42 show the percentage of severe overcrowding in Kern County and the City of Shafter, respectively.

The City has a mix of overcrowding issues. The City proper has areas that have 33% overcrowding issues while other areas of the City proper only have 10% overcrowding. The area surrounding the City proper only has 3% overcrowding. The rest of the City limits have 15% overcrowding (Figure II-42 through Figure II-45).

Substandard Housing

As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. Given the limits of this measure, the analysis must incorporate local data and knowledge, such as housing conditions surveys or code enforcement activities. Figures II-46 through II-49 below visualize the percentage of households that lack complete plumbing or a complete kitchen by census tract.

The City of Shafter has relatively few issues with substandard housing. The majority of the City has less than 2% of housing units lacking complete plumbing or kitchens. However, the City Center does have 2%-5% of housing units lacking complete plumbing or kitchens. The area of the City Center that has 2% - 5% units lacking a complete kitchen are in the previously identified areas of high segregation and poverty.

Localized Perspective

The condition of housing in the area varies from excellent to poor, generally based on the age of the housing. Overall, the condition of the neighborhoods is fair with all neighborhoods connected to water and sewer and with curb, gutter, and sidewalks throughout and therefore, the citizens of these areas have safe routes to schools. In comparison to other areas in the City's historic core, the areas are similar in condition. In comparison to the specific plan areas along 7th Standard in the southeast of the City, the conditions are not as good with the specific plan areas having more recreational opportunities.

Based on an assessment by the City's Code Enforcement Department, an area with a higher need for rehabilitation and replacement is the area in north Shafter bound by State Route 43 to the north and east, W. Fresno Avenue to the south, and Poplar Avenue to the west. This area was at one time an

[7] https://data.chhs.ca.gov/dataset/housing-crowding

unincorporated area of the county that was annexed by the City in 1992. According to the City's Building Official, it is estimated that there are about 10-30 units that require rehabilitation or replacement within the City. Most of the units are found within the historic core of the City. The City is addressing substandard housing through building/code enforcement and through housing rehabilitation programs (Chapter V). ~~The City is also in the process of producing~~ Additionally, 28 deed restricted low-income single-family residential units ~~that are being~~ were recently developed by Self Help Enterprises.

Figure II-42
Overcrowded Households (CHHS) (Kern County)

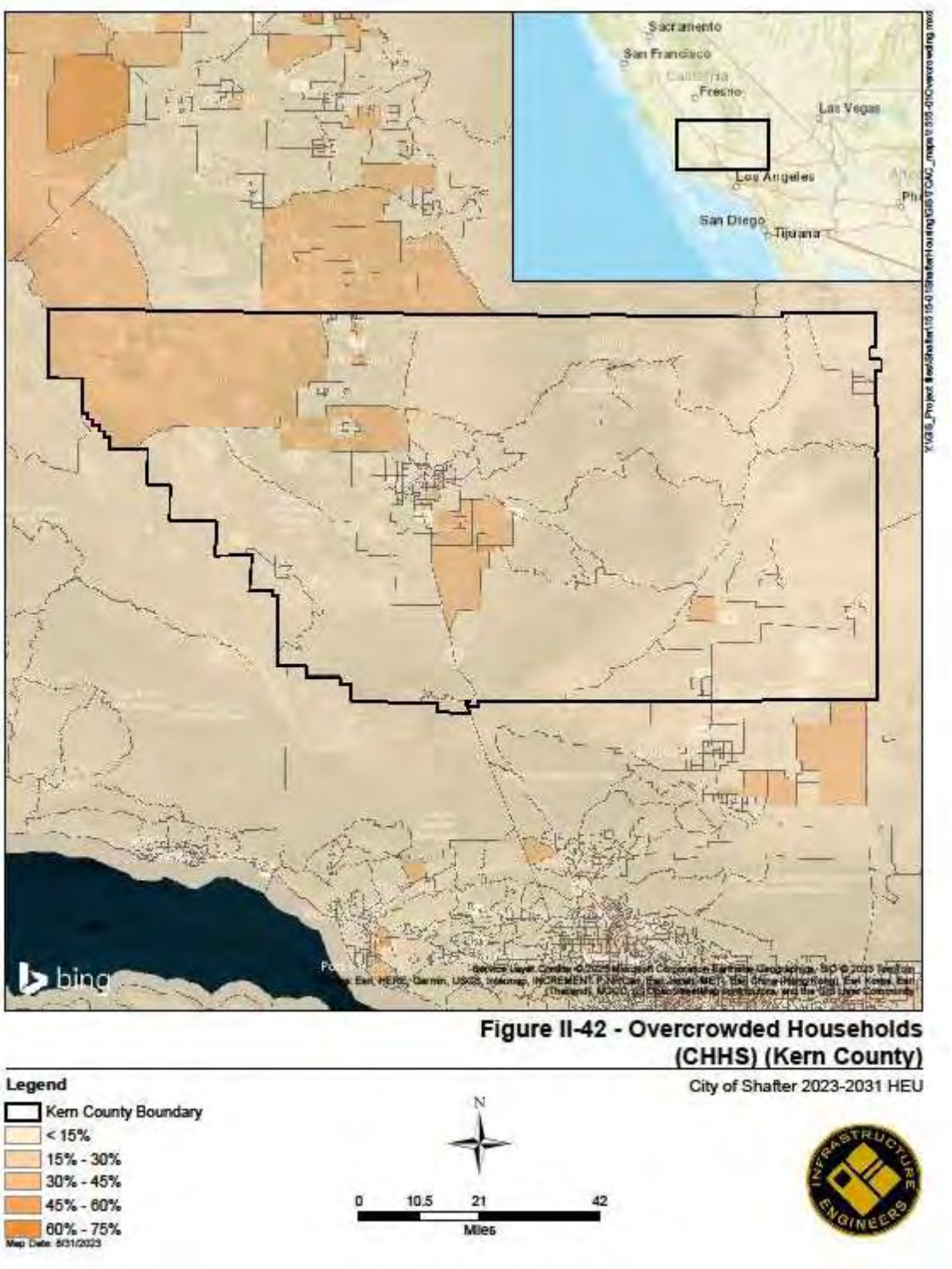


Figure II-43
Overcrowded Households (CHHS) (Shafter)

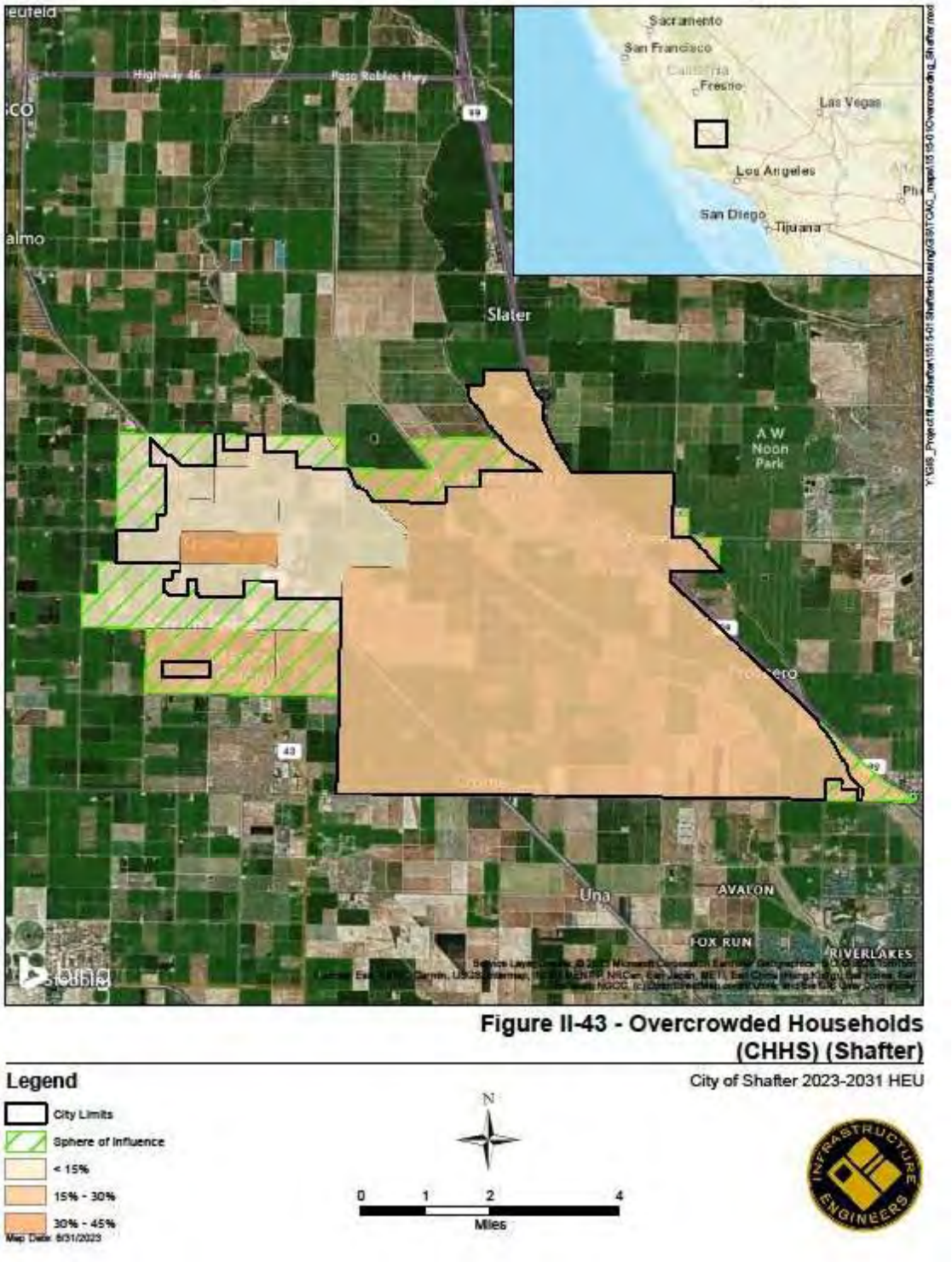


Figure II-44
Severely Overcrowded Households (CHHS) (Kern County)

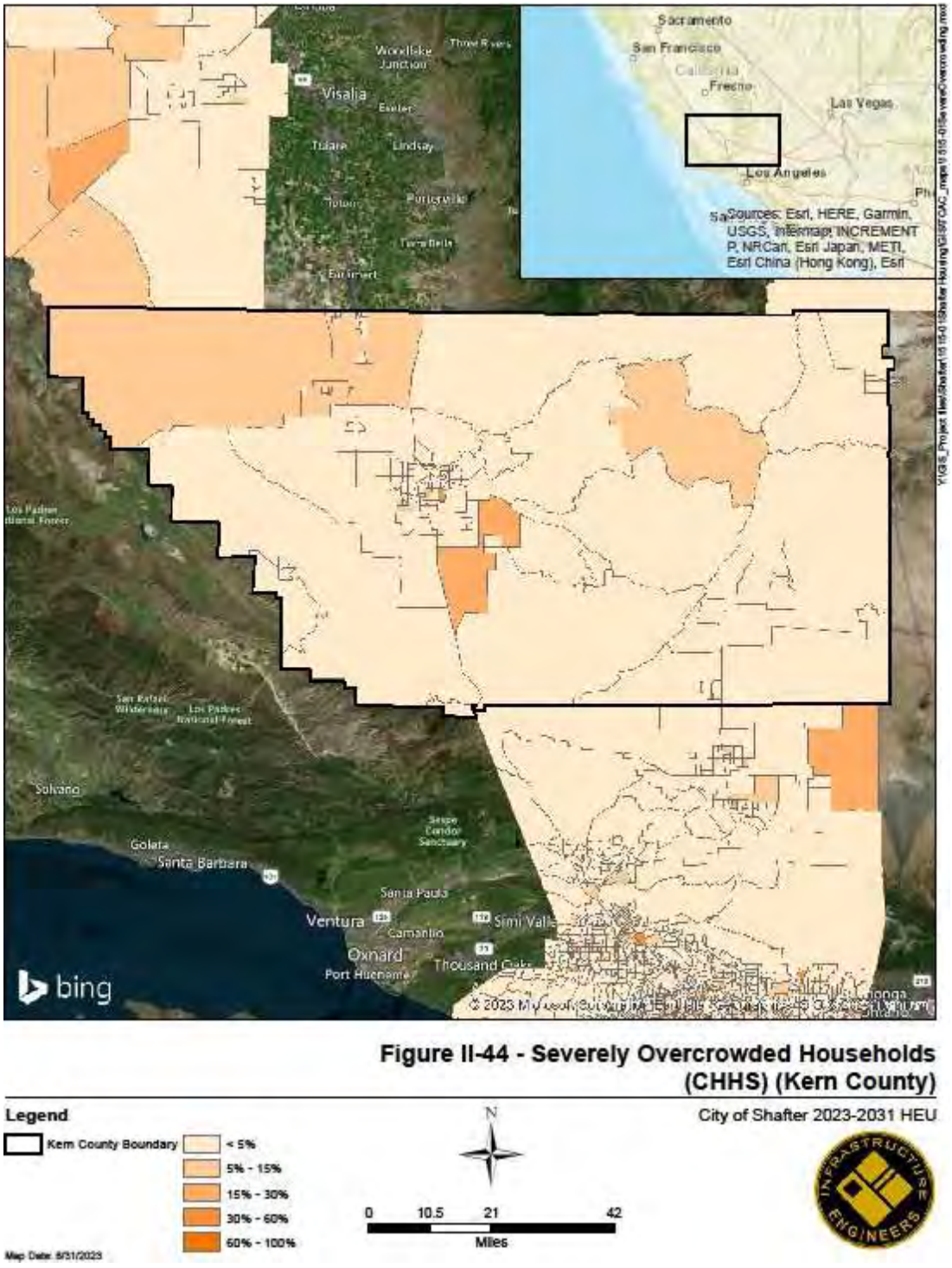


Figure II-44 - Severely Overcrowded Households (CHHS) (Kern County)

Legend
Kern County Boundary
< 5%
5% - 15%
15% - 30%
30% - 60%
60% - 100%
Map Date: 8/31/2023

N
0 10.5 21 42
Miles

City of Shafter 2023-2031 HEU

Figure II-45
Severely Overcrowded Households (CHHS) (Shafter)



Figure II-46
Percentage of Residents Lacking Complete Kitchen (Kern County)



Figure II-47
Percentage of Residents Lacking Complete Kitchen (Shafter)

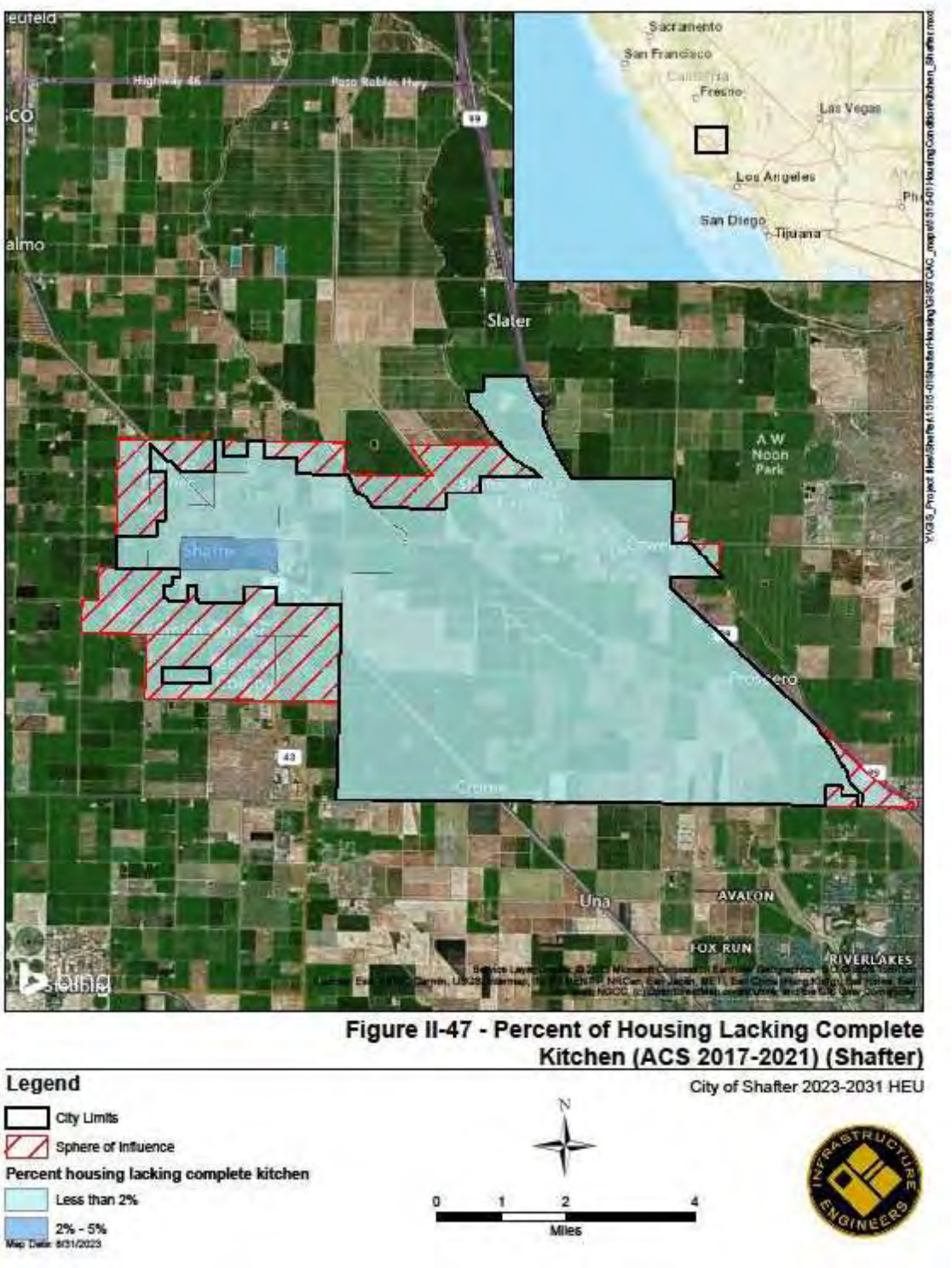
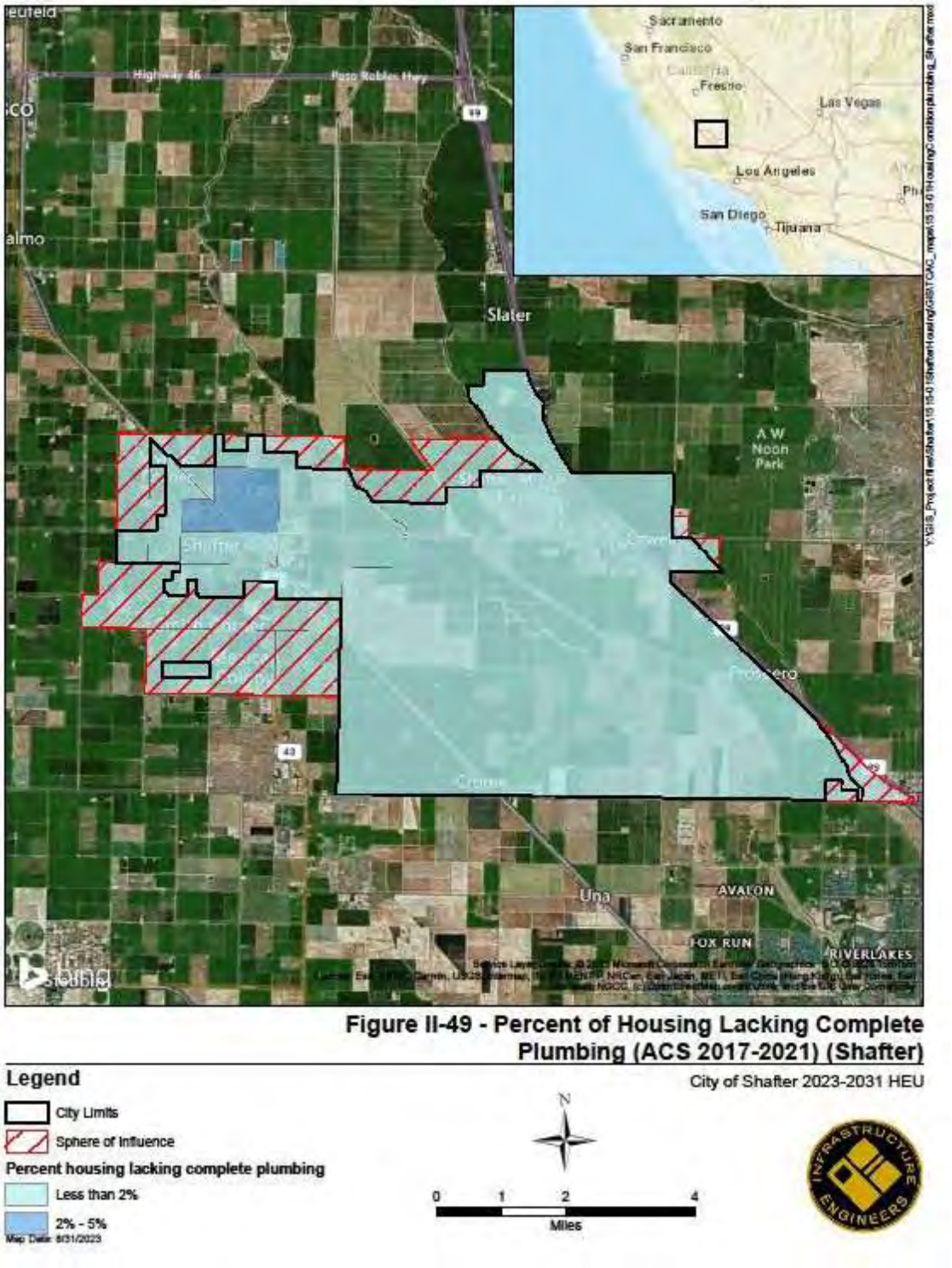


Figure II-48
Percentage of Residents Lacking Complete Plumbing (Kern County)



Figure II-49
Percentage of Residents Lacking Complete Plumbing (Shafter)



10. Displacement ~~Sensitive Communities~~

Vulnerability to Displacement

~~According to the Urban Displacement Project (UDP) conducted by the University of California at Berkeley, "communities that have had traditionally constrained voice in planning processes and are now experiencing displacement pressures have advocated being designated as "sensitive communities"— places that would receive additional time for community planning to guide potential up zones towards more equitable outcomes."[8] To address and combat this displacement, Senate Bill 50 (SB 50) was enacted to help relieve these communities by removing zoning restrictions that ban apartment buildings and affordable housing near commercial areas and transportation hubs. In addition to having the strongest tenant and anti-demolition protections, SB 50 delays the implementation of plans in low-income communities to prevent gentrification and displacement[9]. To map sensitive communities, the UDP focused on two components neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs, and market-based displacement pressures present in and/or near the community. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing costs.~~ The Urban Displacement Project (UDP) at the University of California, Berkeley, developed a methodology to identify communities that may be vulnerable to displacement if housing costs increase. The methodology considered the concentration of residents who may be vulnerable to displacement and housing-market pressures within or near the community.

Vulnerability indicators included~~includes metrics for~~ the share of very low-income residents, the share of renters, the share of people of color, and the share of very low-income households earning 50 percent or less of area median income~~(50% AMI or below)~~ that ~~are~~ were severely rent burdened that is, ~~(~~spending 50~~%~~ percent of income on rent~~)~~. Market-based displacement pressures ~~include percent change in rent between 2012-2017 above county median rent increases, and/or~~ included rent increases between 2012 and 2017 that exceeded the county median increase and ~~a~~ rent gaps, ~~(meaning~~ where rents ~~is~~ in one census tract or neighborhood were lower than rents in surrounding areas~~).~~"[10] Figures II-50 ~~&~~ and II-51 show areas identified as vulnerable to displacement based on the UDP methodology ~~depict these vulnerable communities~~ for Kern County and the City of Shafter, respectively. The figures provide context regarding areas with populations potentially vulnerable to displacement based on demographic and housing characteristics; they do not identify areas where displacement has necessarily occurred and do not represent current statutory designations.

Displacement Risk

HCD's AFFH data ~~was adjusted to consider~~ also includes information regarding estimated

~~[8] Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.~~

~~[9] https://scott-wiener.medium.com/working-to-pass-sb-50-in-2020-new-amendments-and-new-support-dbd41d065d79~~

[10] Cash, Anna, and Tim Thomas. "Sensitive Communities in California: Mapping Vulnerability and Displacement Pressure." Urban Displacement Project, January 29, 2020.~~Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.~~

displacement risk. The AFFH Data Viewer includes the Urban Displacement Project's (UDP) Estimated Displacement Risk (EDR) model. While Figures II-50 and II-51 identify communities with characteristics associated with vulnerability, the EDR model estimates whether lower-income renter households are leaving a census tract faster than they are moving into it. ~~This information was added to supplement older data from the Urban Displacement Project.~~

The ~~Urban Displacement Project's (UDP)~~ Estimated Displacement Risk (EDR) model for California identifies varying levels of displacement risk for lower-income renter households in ~~all~~ census tracts throughout California. ~~in the state from 2015 to 2019.~~ The model combines estimated household movement information from Data Axle, a commercial household database, for 2015 through 2019, with demographic, housing, employment, fair housing, and built-environment data from the American Community Survey and other public sources.

Although Data Axle provided the household-level information needed for the analysis, it did not include every household in the state. As a result, some populations, including undocumented and extremely low-income households, may be underrepresented. The model also excludes homeowners. Because the results are modeled estimates rather than documented displacement counts, HCD flags tracts with limited underlying data, and the findings remain subject to uncertainty associated with the data sources and modeling process.

Within these limitations, a higher-risk classification means the model estimates that more lower-income renter households are leaving a tract than moving into it. It does not show how many households were displaced or why they moved. The results should therefore be used to identify areas for further review and considered together with current local data and community input.

~~The model uses machine learning to determine which variables are most strongly related to displacement at the household level and to predict tract-level displacement risk statewide while controlling for region. UDP defines displacement risk as a census tract with characteristics which, according to the model, are strongly correlated with more low-income population loss than gain. In other words, the model estimates that more low-income households are leaving these neighborhoods than moving in. To address and combat this displacement, Senate Bill 50 (SB 50) was enacted to help relieve these communities by removing zoning restrictions that ban apartment buildings and affordable housing near commercial areas and transportation hubs. In addition to having the strongest tenant and anti-demolition protections, SB 50 delays the implementation of plans in low-income communities to prevent gentrification and displacement.~~

Local Housing Stability Effortsized Perspective

The insufficient Limited availability of affordable housing for individuals withaffordable to lower- and moderate-incomes households has ledmay contribute to an increase in the number of people falling below the poverty line and facing housing insecurity, including the risk of homelessness. The City aims to prevent homelessness. According to the Shafter Police Chief, there are currently less than five (5) people experiencing homelessness in the City of Shafter.

As a member of a collaborative of Kern County cities and in partnership with the County of Kern, Shafter's Permanent Local Housing Allocation is being used to fund a homeless shelter in Bakersfield that serves residents of the County, including residents of the City ofthose experiencing homelessness in Shafter. The shelter includes transitional and permanent housing and employment programs (Program 2.3.2, *Emergency Shelters* and Program 3.2.2, *Coordination with Agencies Serving the Homeless*). The City also offers people experiencing homelessness access to the Dial-A-Ride service provided by the City as well as the regional fixed route transit service.

In addition to addressing homelessness, the City supports housing stability through affordable-housing preservation, fair housing referrals, and the development of additional affordable housing. In 2021, through Program 1.2.1 (*At-Risk Housing Unit Program*), City staff aided an applicants seeking funding through the California Tax Credit Allocation Committee to rehabilitate the Sky Way Apartments. The 24 senior housing units were classified as at-risk of conversion to market rate, prior to the applicant receiving funding for rehabilitation.

The City has and will continue to effectively promote and refer individuals to external resources such as the Kern County Planning and Community Development Division Fair Housing Coordinator through Program 3.1.1 (*Cooperative Association*). As previously mentioned, the City is in the process of adding 28 deed-restricted, low-income, single-family residences that are being developed by Self Help Enterprises. These low-income units will assist those who are at risk of displacement by providing more affordable housing options. Further information can be found in Chapter II, Section E, *Homeless Persons* and Section F, *Assisted Housing at Risk of Conversion*.

Figure II-50
Communities Vulnerable to Displacement ~~Sensitive Communities (UCB, Urban Displacement Project)~~ (Kern County)

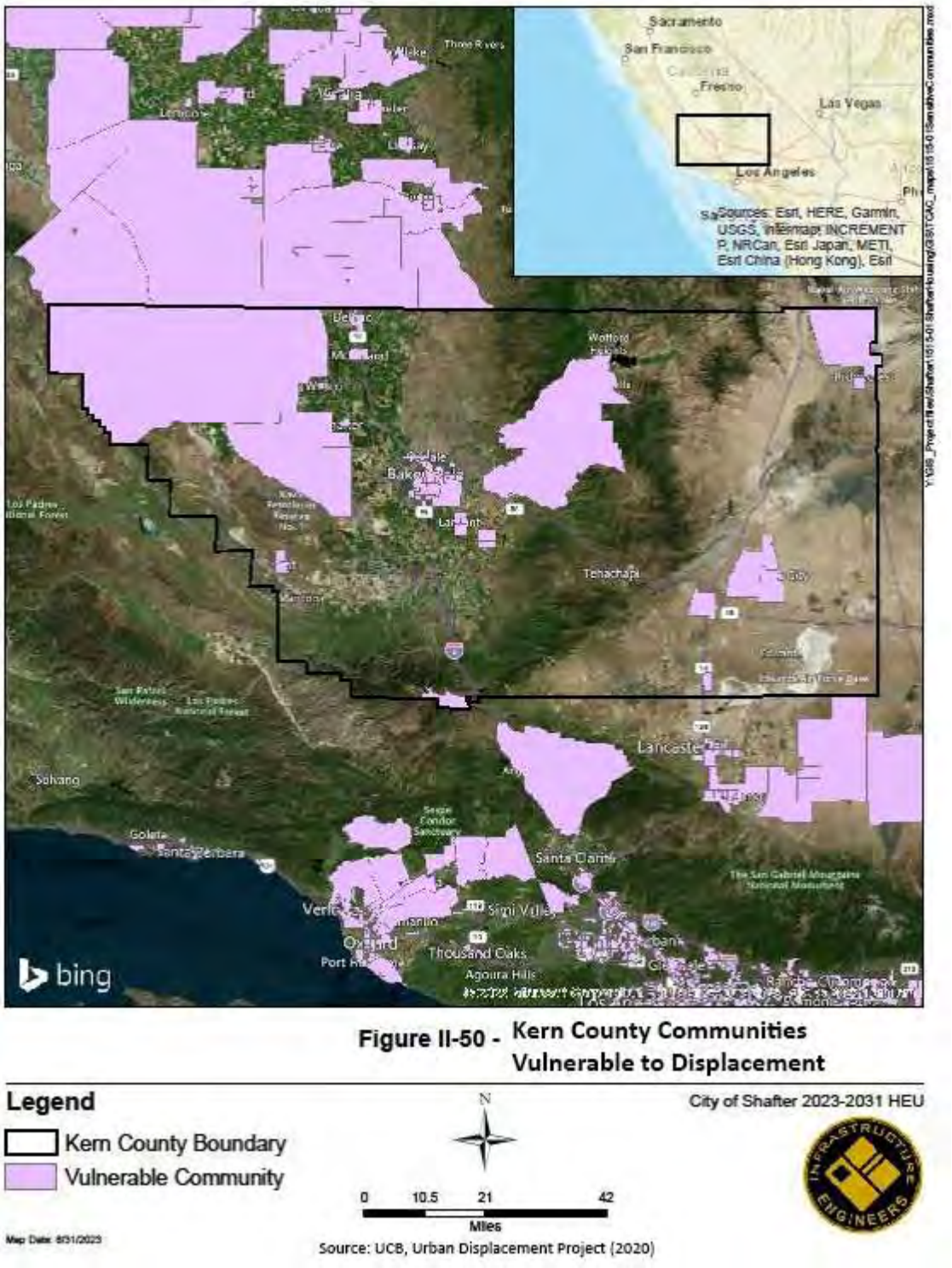


Figure II-51
Communities Vulnerable to Displacement ~~Sensitive Communities (UCB, Urban Displacement Project)~~ (Shafter)

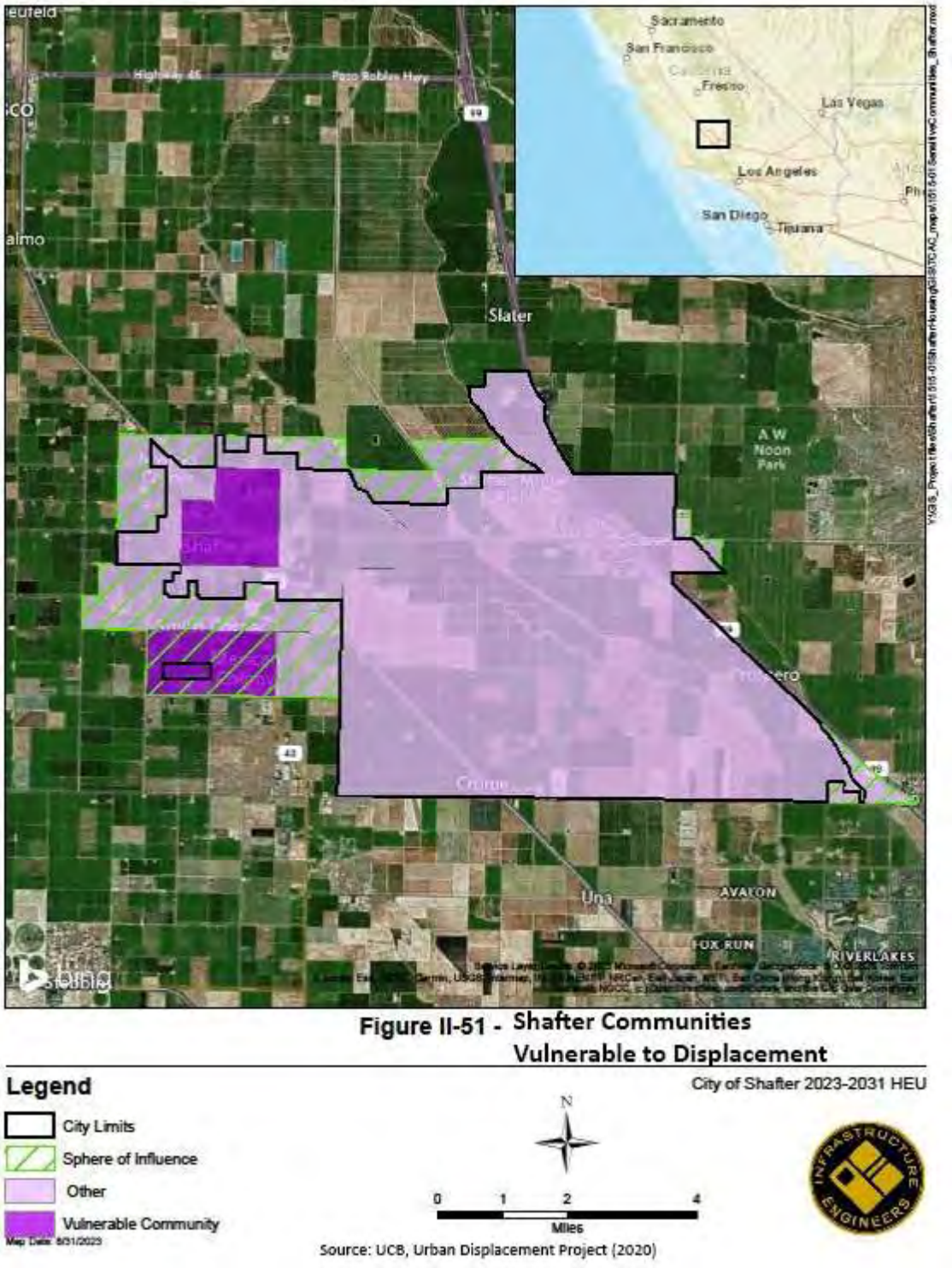


Figure II-51 - Shafter Communities Vulnerable to Displacement

11. Other Relevant Factors

Special Floods Area

The Federal Emergency Management Agency (FEMA) created flood maps to assist mortgage lenders to determine insurance requirements and assist communities in developing strategies to reduce their flood risk. These identified areas are known as Special Flood Hazard Areas (SFHA). An SFHA is defined as the area that will be inundated by a flood event having a 1% chance of being equaled or exceeded in any given year. The 1% annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the Flood Insurance Rate Maps (FIRM), and are the areas between the limits of the base flood and the 0.2%-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-%-annual-chance flood, are labeled Zone C or Zone X (unshaded)."[11] The City of Shafter has very few areas that are flood hazard areas. However, there are five areas considered flood hazard areas. Three are labeled as Zone A, one as zone AH and one is labeled as zone AO. Two of the Zone A areas are directly on or next to the railroad. The other Zone A area is a detention basin built near a residential community to protect it from flooding. The area labeled AO is also directly along the railroad. Figures II-5245 and II-5346 on the following page depict the flood areas within the County of Kern and within the City, respectively.

Localized Perspective

There are five distinct areas within the City of Shafter that are designated as 100-year flood zones. These areas are located between Lerdo Highway and East Euclid Avenue; at the northwest corner of Los Angeles Street and Thompson Street; the east side of Central Valley Highway between Burbank Street and 7th Standard Road; the east side of Central Valley Highway between East Lerdo Highway and Central Avenue; and, along the east side of Central Valley Highway between East Lerdo Highway and Los Angeles Street. No Sites listed in the sites inventory occur within areas designated as 100-year flood zones.

[11] https://www.fema.gov/glossary/flood-zones

Figure II-52
Special Flood Hazard Areas (2021) (Kern County)

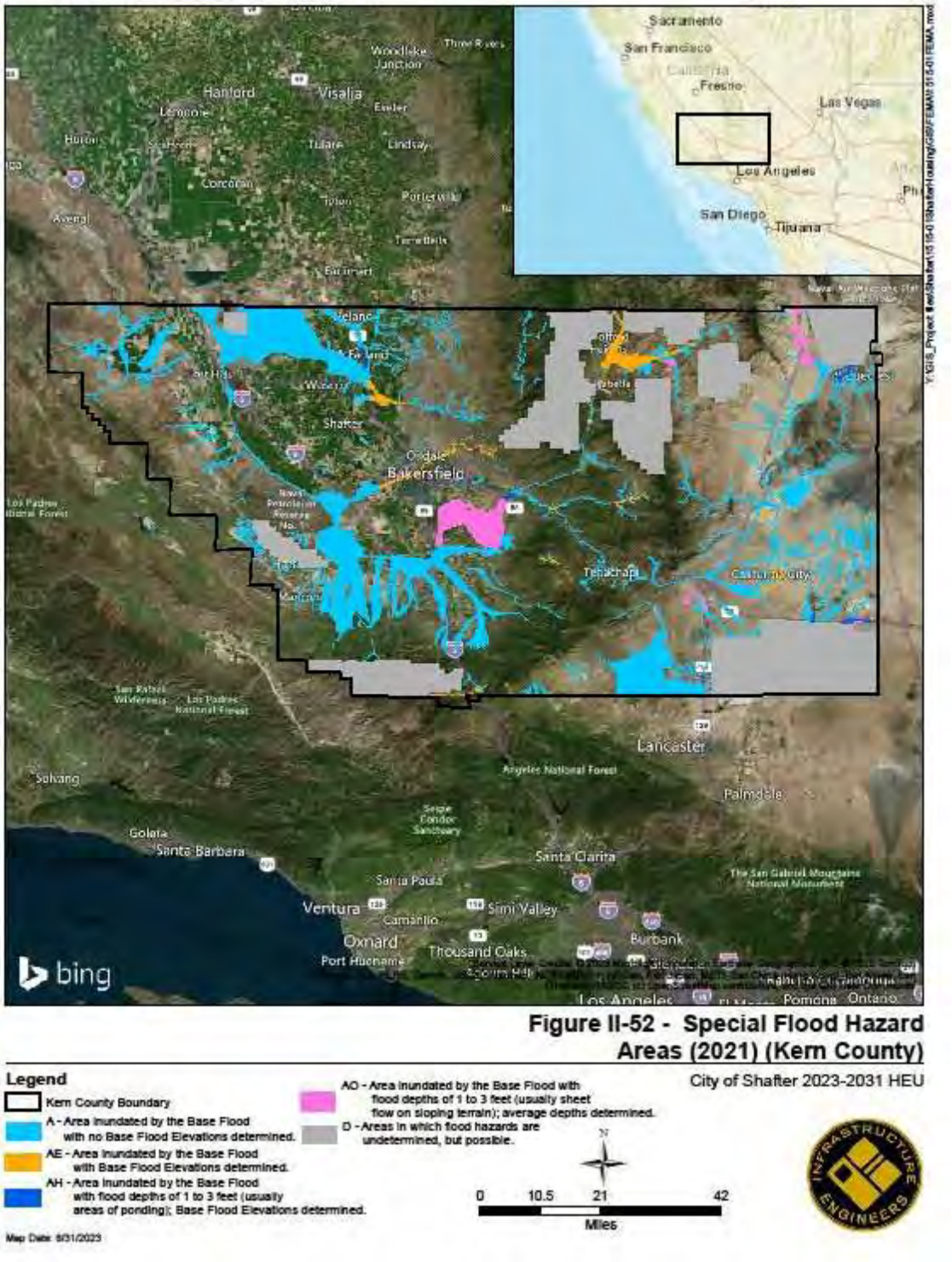


Figure II-53
Special Flood Hazard Areas (2021) (Shafter)



12. Site Inventory

California State law requires that an inventory of lands suitable for development of housing be undertaken in the Resources and Constraints chapters of a Housing Element. The objective of this inventory is to demonstrate that Shafter can accommodate its "fair share" of regional housing growth as expressed in the Regional Housing Needs Allocation (RHNA) Plan. The City of Shafter has no shortage of open land for development. For the purposes of the RHNA, ~~sites for the inventory~~City's strategy to address RHNA numbers were ~~in~~ divided into three ~~areas of the City~~categories: 1) pipeline and completed projects, 2) Vacant Sites with suitable zoning; 3) Sites to be rezoned. These categories and t~~T~~he criteria for being included in the ~~inventory~~ RHNA strategy are described in detail in Appendix B.~~is that the site was vacant (no foundation or dwelling unit built), and the site is zoned for residential use.~~

Pipeline and completed projects ~~ites~~ are located in or adjacent to the two areas in the City where residential development already exists and additional residential uses are planned. The first area ~~are~~ is located in and around the ~~City~~ city center, ~~These consist of small vacant lots suitable for one dwelling unit as well as and larger sites that can accommodate more dwelling units~~ where the Tract 6713 project by Self Help Enterprises (28 deed restricted lower income single family homes) was completed during the 6th cycle, and the Chavez Multi-Family Project (174 deed restricted lower income apartments) and the Orchard Park Specific Plan (440 moderate and above moderate single family homes) are entitled. The second area is located ~~the specific plan~~ in southeast Shafter ~~areas~~ along 7th Standard Road, where the Gossamer Grove, Marcona Preserve, and Mission Lakes Specific Plans are all entitled while these projects are primarily planned for single family homes and contribute the moderate and above moderate RHNA, there are two planning areas in the Mission Lakes Specific Plan with densities allowing for a minimum of 20 dwelling units per acre or more, as such 30 percent of the realistic capacity in each of these specific plan planning areas (146 units) has been counted toward the City's lower income RHNA. ~~The final area is east of the City center that is owned by the Wonderful Company.~~

Vacant sites with suitable zoning include ~~is that the site~~ properties zoned for residential use that are~~was~~ vacant, with ~~(no foundation or dwelling unit built.), and the site is zoned for residential use.~~ These sites are located in and around the city center, and include small vacant lots suitable for one dwelling unit as well as ~~and~~ larger sites that can accommodate more dwelling units. These properties are counted toward the ~~c~~City's moderate income RHNA.

After pipeline and completed projects and vacant sites were identified the city had a remaining shortfall of 761 lower income units. To meet this shortfall, the city identified 5 project areas (each project area shares common ownership) where land could be rezoned to accommodate 981 lower income units, 829 moderate income units, and 826 above moderate income units, consistent with program 1.1.1. These sites to be rezoned are located on larger properties around the city center and the rezoning strategy is supported by property owner input, and consistent with program 1.1.3 to address the inclusion of large sites in the inventory. ~~and its the surrounding sites supplement the shortfall of the other areas for lower income housing.~~ Figure II-54 on the following page depicts the inventory of sites and their income categories.

Figure II-54
RHNA Strategy ~~Site Inventory~~ – Income Designation (Shafter)

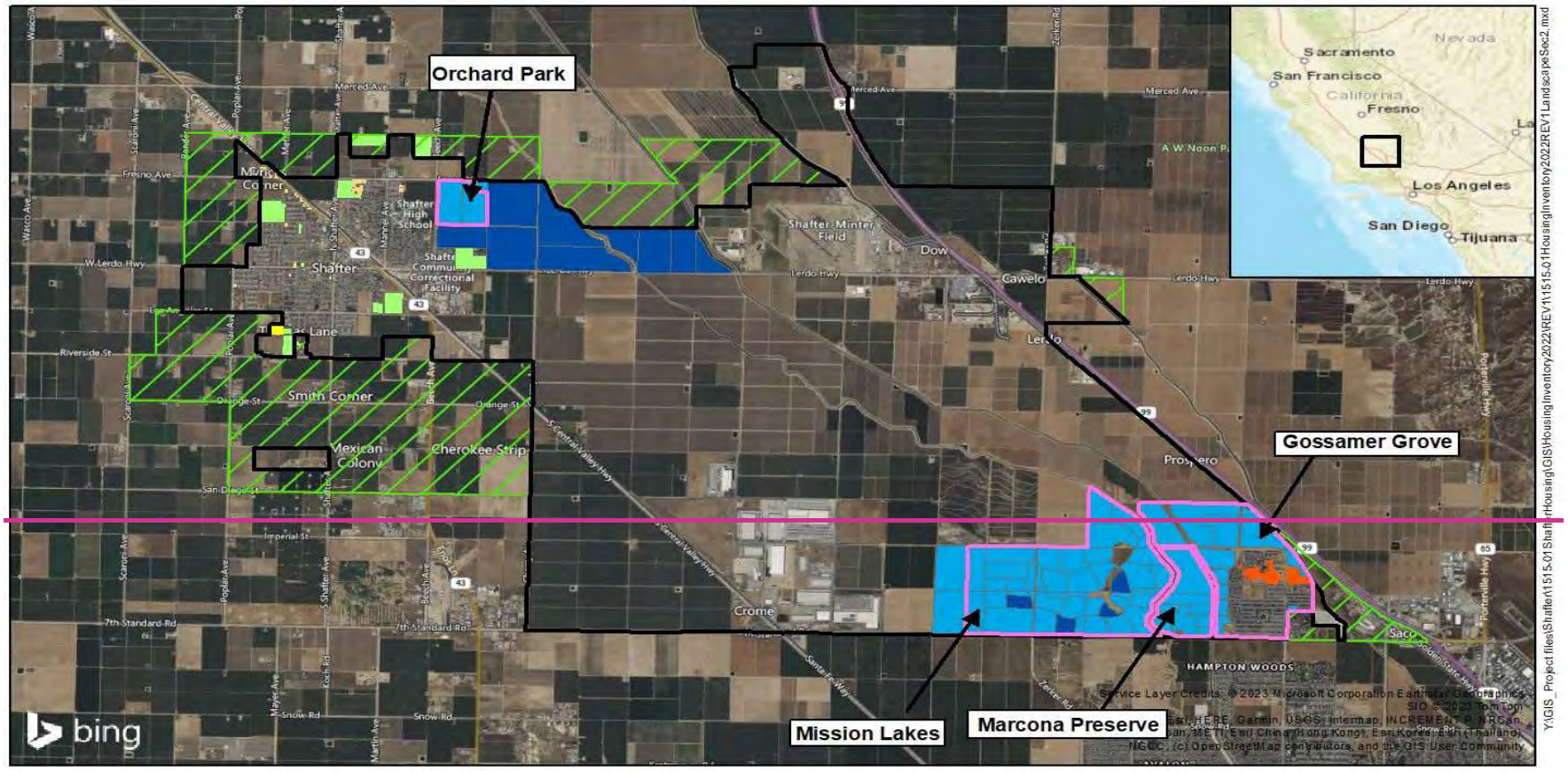


Figure II-54 - Housing Inventory Locations

City of Shafter 2023-2031 HEU

Legend

- Specific Plan Boundary
- City Limits
- Sphere of Influence
- 100% AM*
- 100% M
- 100% L
- 45% L & VL/55% M
- 50% AM / 50% M
- 75% AM & M / 25% L & VL
- 80% L / 20% VL

Map Date: 11/13/2023

*Acronyms
AM - Above Moderate
M - Moderate
L - Low
VL - Very Low

N

0 4,000 8,000 16,000

Feet

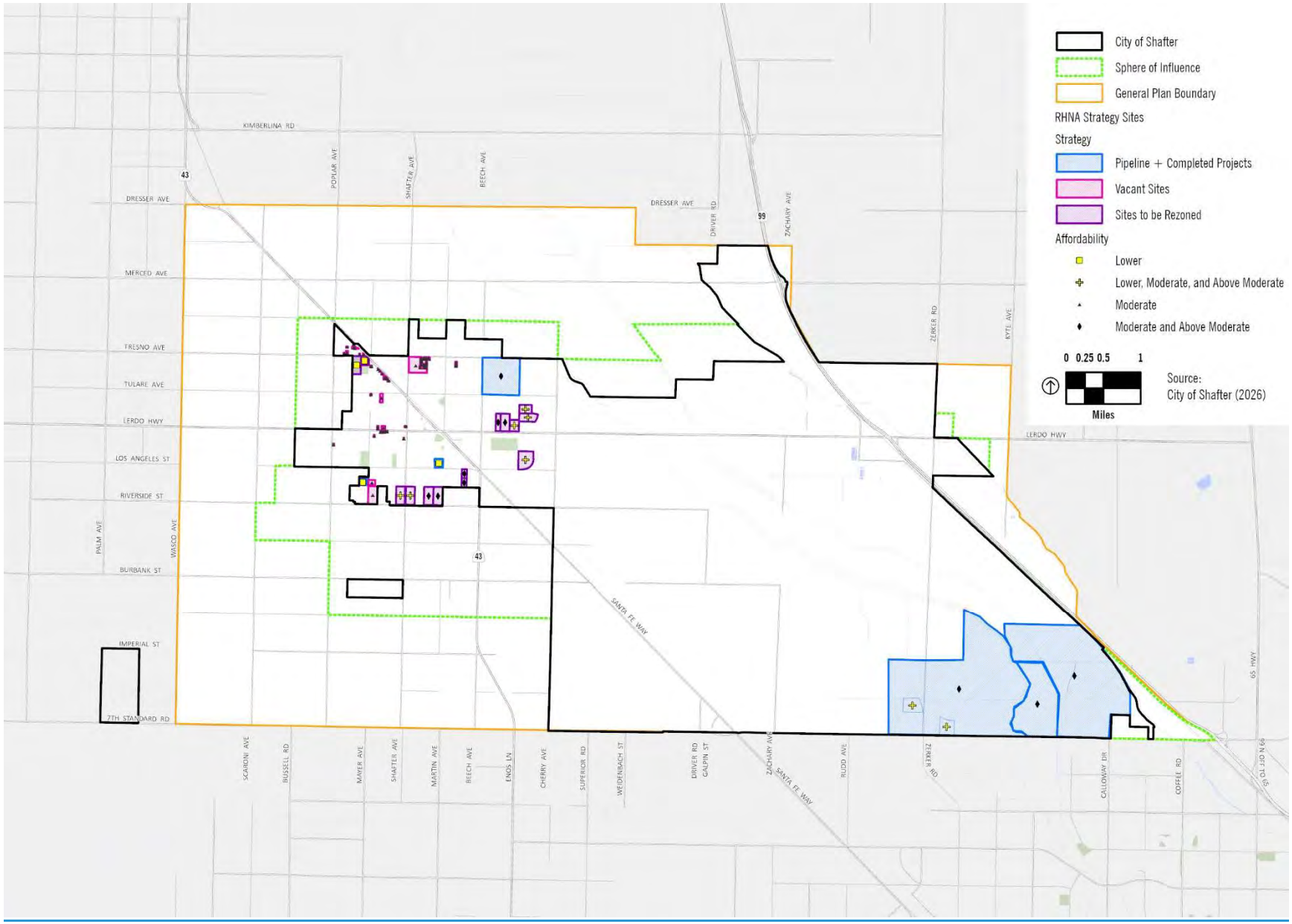

City of Shafter
Sphere of Influence
General Plan Boundary
RHNA Strategy Sites
Strategy
Pipeline + Completed Projects
Vacant Sites
Sites to be Rezoned
Affordability
Lower
Lower, Moderate, and Above Moderate
Moderate
Moderate and Above Moderate
0 0.25 0.5 1
Miles
Source:
City of Shafter (2026)
KIMBERLINA RD
DRESSER AVE
MERCED AVE
FRESNO AVE
TULARE AVE
LERDO HWY
LOS ANGELES ST
RIVERSIDE ST
BURBANK ST
IMPERIAL ST
7TH STANDARD RD
POPLAR AVE
SHAFTER AVE
BEECH AVE
DRIVER RD
ZACHARY AVE
ZERKER RD
KYTE AVE
PALM AVE
WASCO AVE
SCARONI AVE
BUSSELL RD
MAYER AVE
MARTIN AVE
ENOS LN
CHERRY AVE
SUPERIOR RD
WEIDENBACH ST
CALPIN ST
RUDD AVE
CALLOWAY DR
COFFEE RD
SANTA FE WAY
43
99
65 HWY

Table II-3032
Distribution of RHNA Capacity by Census Tract

Census Tract [1]	Existing Households	RHNA Capacity			AFFH Indicator				
		Lower	Moderate	Above Moderate	Median Income	Access to Opportunity (Composite)[2]	% Overcrowding	% Overpayment Owner	% Overpayment Renter
6029000508	639	0	0	0	$94,583.00	Highest Resource	0.0	27.3	10.3
6029000509	751	0	0	0	$161,250.00	Highest Resource	0.0	27.3	10.3
6029000510	1209	0	0	0	$120,156.00	Highest Resource	0.0	27.3	10.3
6029003826	775	0	0	0	$142,847.00	Highest Resource	0.1	19.6	33.9
6029003827	651	0	0	0	$128,194.00	Highest Resource	0.1	19.6	33.9
6029003900	541	146130 5	3,9665704	3,9595697	$65,446.00	Highest Resource[2]	15.4	10.3	29.8
6029004001	980	579287 4	1,1104786	1,0464485	$62,113.00	Highest Resource	2.9	41.9	54.2
6029004002	1066	4300	24158	00	$54,767.00	Highest Resource	2.9	41.9	54.2
6029004101	1735	00	100100	00	$45,692.00	High Resource[2]	9.9	43.1	60.2
6029004102	1344	17416	27141	00	$31,106.00	High Segregation & Poverty	32.6	30.6	45.3
6029006600	1237	0	0	0	$48,688.00	High Segregation & Poverty	17.8	33.6	25.6

Source: City of Shafter (2023, 2026), TCAC (2023), CHHS, ACS

Table Notes:

B. Table II-32 does not include CT 6029006600. The only parts of the City of Shafter within the Census Tract are noncontiguous and include the wastewater treatment plant and the Burbank Street Industrial Area (southwest of the contiguous city), neither of which allow for residential uses.

B.C. The 2023 TCAC Opportunity Map is divided into block groups within the City of Shafter. CT 6029003900 includes 2 block groups, each with a different ranking: BG 1: Highest Resource, BG 2: Insufficient Data – all of the RHNA units are in BG 1; CT 6029004101 includes 3 block groups, each with a different ranking: BG 1: Highest Resource, BG 2: Insufficient Data, BG 3: High Resource, all RHNA units are in BG 1 and 3. Other census tracts have the same access to opportunity ranking across all Block Groups as noted in the table.

The above table (Table II-~~30~~32) provides the distribution of sites by income and how the RHNA sites will help to combat existing fair housing issues in the City of Shafter through facilitation of mixed-income communities, reducing concentrations of affluence and poverty, and providing additional housing opportunities in high resource areas and areas that will reduce the displacement risk resulting from overpayment and overcrowding. Not all census tracts have identified sites to meet RHNA capacity. The majority of identified sites are in two census tracts that encompass the newer parts of the City and the specific plan areas.

Integration and Segregation: Race and Income

According to the US 2020 Census, the City of Shafter is dominated by non-white populations, (non-white refers to a person whose origin is not predominantly European), diversity has continued to increase since 2010. Most of the sites within the site's inventory are located primarily in specific planning areas to the south and in areas of moderate to above moderate-income levels. There are only ~~12~~ 11 sites in the 6th Cycle Sites Inventory located in identified areas of "High Segregation and Poverty." ~~and an additional 29 sites that are considered to be in sensitive communities.~~ All sites are found in existing or future residential neighborhoods. The current "High Segregation and Poverty" levels can be at least partially attributed to the existing presence of low-income apartments, subsidized farmworker housing, mobile home parks, and housing that accepts vouchers. Table II-~~30~~ 32 shows that most of the identified sites are in two census tracts (6029003900 & 6029004001). Overall resources according to TCAC are considered "highest resource." These two census tracts also have an above average median household income for Kern County and the City. The ~~The 41~~ 11 proposed sites located in identified areas of "High Segregation and Poverty" ~~or that are part of a sensitive community are not going~~will not ~~to~~ increase or exacerbate existing fair housing issues, as they represent a mix of low and moderate income sites and projects. ~~for the following reasons: the sites identified are categorized for either solely moderate income housing or are mixed income brackets split between moderate-income and lower income housing units and are all located on vacant parcels~~. The ~~mixed or moderate-income homes~~ development of these homes would ~~increase diversity to~~diversify historically low-income areas, and the increased ~~housing~~ development of housing on vacant land would expand the housing stock, thereby increasing opportunities for upward housing mobility. Additionally, the single project with 174 units of lower-income housing in this tract is directly adjacent to a census tract that is designated a "highest resource" area, and so residents may benefit from access to resources in that area.

Income and Segregation: Racially and Ethnically Concentrated Areas of Poverty and Affluence (RCAA)

According to HUD's policy report, the White population are the most racially segregated group in the United States, and in the same way, neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color; conversely, distinct advantages are associated with residence in affluent, White communities. As shown on Figure II-20 above, there are no RCAA areas in the City of Shafter. However, there are 17 racially/ethnically concentrated areas of affluence in Kern County as shown in Figure II-19 above. As previously indicated, there are ~~only 12~~ 11 sites in the 6th Cycle Sites Inventory that are in identified areas of "High Segregation and Poverty". The "High Segregation and Poverty" tract~~s~~ as shown by Table II-320 have some of the highest percentages of overcrowding and overpayment and have the lowest median household incomes. Thi~~ses~~ tract~~s~~ is within a mostly built out ~~are historic~~ area~~s~~ south of the city center ~~and therefore of the City and so~~

have a limited ability to expand. Existing uses within this tract include many of the city's existing affordable housing projects including low-income apartments, subsidized farmworker housing, and housing that accept vouchers. The identified sites ~~that are in these areas are~~within this tract include the entitled Cesar Chavez Multifamily Project (174 deed-restricted lower income units) and ten ~~all~~ vacant parcels with lower-density residential zoning ~~and categorized to accommodate a mixture of lower income and~~ suitable for moderate-income housing units. The expanded housing stock and influx of both moderate- and lower-income development would ~~stimulate growth in the community, and~~ provide increased variety in rental types and housing prices, and reduce segregation.

Access to Opportunity

An area's access to opportunity is defined by HUD as its potential to support positive economic, educational, and health outcomes for low-income families, particularly in terms of long-term outcomes for children. HCD and the California Tax Credit Allocation Committee (TCAC) analyzed poverty rates, school proficiency, The rates, jobs proximity, transit metrics, and CalEnviroScreen

4.0 scores to assess access to opportunity throughout Shafter. As discussed above in Subsection 8, Access to Opportunity, ~~Chapter IV~~, the CalEnviroScreen 4.0 score determined that Shafter ranges from the 69th percentile to the 90th percentile in environmental scores with the City's top pollutant burdens consisting of PM 2.5, pesticides, drinking water contaminants, and ozone. TCAC used an additive inverse constant which inverses the CalEnviroScreen 4.0 scores, therefore, the CalEnviroScreen 4.0 scores assume the lower the number, the worse pollution burden is on the community. Therefore, using the figures below (using TCAC data), a low score means a very negative environmental score. Figure II-37 above show the City of Shafter as having poor environmental score and no areas within the City boundary exist that have a score higher than a 0.5 for in the environmental category. However, according to data provided by HCD and in part by TCAC, most of Shafter is categorized as an area of high or highest resource for opportunities overall. The majority of identified sites for RHNA are in Census tracts 6029003900 & 6029004001. Both tracts have the highest resources according to TCAC and have an above average median household income. Due to the high resources and the higher household income, these census tracts are best suited to support housing for a variety of incomes.

With the exception of the identified areas of "High Segregation and Poverty", all other sites have good and equal access to education and economic opportunities and are in the lowest percentages of overcrowding or overpayment of home ownership. ~~Based on the TCAC data, the economic opportunities for 18 of the 41 sites in the~~Sites in the "High Segregation and Poverty" areas are south of the city's main economic center, but ~~or sensitive communities are lower than the other sites. These 18 sites are located in some of the historic areas of the City and so have limited ability to expand commercially. However,~~ the addition of new economic opportunities such as a recently entitled grocery-anchored shopping center ~~future Wonderful Company's planned projects and a new hotel~~ could provide more economic opportunities for these residential areas.

Disproportionate Housing Needs

Disproportionate housing needs are defined in the AFFH Rule Guidebook as conditions in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs, as compared to members of other groups or the total population. Figures II-38 and II-41 above focus on overpayment, and/or households experiencing a housing cost burden, meaning they spend more than 30% of their income on housing costs and utilities. According to the 2015-2019

ACS data, Shafter has anywhere from 30% to 60% of the rental population spending more than 30% of their income on housing and utilities. The highest concentration of renters who are overpaying is concentrated in the City proper while the outlying areas have much less concentration of renters who are overpaying. Census tracts 6029003900 & 6029004001 have the majority of identified sites for the RHNA as shown by Table II-320. Both of these tracts do not have a large percentage of overcrowded households compared to other census tracts. The overpayment by renters and owners is high in tract 6029004001. This tract does encompass the surrounding areas of the city center which could explain the higher overpayment. ~~Tract~~ Census tract 6029003900 has significantly less overpayment compared to the other tract but it does have a higher overcrowding percentage. Development of the identified sites in the sites inventory with mixed incomes will provide areas with new housing stock at a variety of incomes allowing for a diversity of people to live in the same community. Development of the identified sites will not lead to displacement as all sites are vacant. The increase in housing stock at a variety of income levels will also allow current residents more opportunities for upward housing mobility in both the rental and ownership markets, alleviating disproportionate housing needs in Shafter including overpayment and overcrowding.

~~but it does have a higher overcrowding percentage. Development of the identified sites in the sites inventory with mixed incomes will provide areas with new housing stock at a variety of incomes allowing for a diversity of people to live in the same community. Development of the identified sites will not lead to displacement as all sites are vacant. The increase in housing stock at a variety of income levels will also allow current residents more opportunities for upward housing mobility in both the rental and ownership markets, alleviating disproportionate housing needs in Shafter including overpayment and overcrowding.~~

13. Fair Housing Issues, Contributing Factors, and Actions

Fair housing issues in Shafter are primarily related to neighborhoods of high segregation and poverty and disproportionate housing needs (overpayment and overcrowding in Shafter). Contributing factors to the City's fair housing issues, in ranked order include:

1) Lack of availability of affordable housing units. This is the main cause of individuals and families with disproportionate housing needs and the largest contributing factor to fair housing issues in Shafter.
    i. Lack of resources for housing agencies and organizations in the region. This contributes to the lack of affordable housing.
    ii. Zoning and land use constraints contribute to the lack of availability of affordable housing units.
    iii. High cost of construction. The cost of materials, labor, and financing has increased in recent years. This increases the cost of housing and contributes to the lack of affordable housing units.
2) Lack of private investments in specific neighborhoods, including the TCAC Area of High Segregation and Poverty in the historic core of Shafter, is the second largest contributor to fair housing issues in Shafter.
    i. The TCAC Area of High Segregation and Poverty in Shafter, due to the age of the housing units and the lack of investment, has a higher concentration of housing units that are in poor condition and need rehabilitation or replacement. Condition of the housing stock is the biggest indicator of the level of private investment.
    ii. Although not identified as an area of high segregation and poverty, a neighborhood in north

Shafter bounded by State Route 43 to the north and east, Fresno Avenue to the south, and Poplar Avenue to the west, which was annexed to the City in 1992, also has a similar concentration of units in poor condition due to the age of housing and lack of investment.

iii. Habitability issues (e.g., water, power, mold, weatherization) are an indicator of lack of private investment in neighborhoods of high segregation and poverty. Habitability issues comprise 87% of housing complaints in Kern County. Although the Kern County Fair Housing Coordinator has not received any complaints from Shafter in recent years, the presence of housing units needing rehabilitation or replacement reported by City staff indicate the presence of those issues.

3) Lack of education in fair housing issues makes a smaller contribution to fair housing issues in Shafter, contributing to the number of individuals and families with disproportionate housing needs.
4) Racial/ethnic disparities in mortgage lending has been identified as a factor in the 2023 County of Kern Analysis of Impediments to Fair Housing Choice and may contribute to fair housing issues in Shafter but the impact is small compared to other contributing factors because the disparities are likely a correlation with the relative levels of economic resources of racial/ethnic groups.

Notably, current levels of public investment and public services in the TCAC Area of High Segregation and Poverty is not a contributing factor because the quality and availability of public infrastructure and services in this neighborhood is equivalent to the rest of the historic core of Shafter.

The City is taking several actions to address contributing factors to fair housing issues and affirmatively further fair housing throughout the City including:

Lack of Availability of Affordable Housing Units

Several categories of programs will address this contributing factor. Programs 1.2.1 Housing Rehabilitation and Funding Program, 2.1.1 Affordable Housing Program Inventory and Grant Applications, 2.1.2 Partnership and Non-Profit Assistance Program, and 2.1.3 At-Risk Housing Unit Program address the lack of resources for housing agencies and organizations.

Programs 1.1.1 Rezone Sites to Accommodate Housing Need, 1.1.2 No Net Loss Law, 2.2.1 Residential Development Standards and Processes, 2.2.2 Commercial Zone Floor Area Ratio,

2.2.3 Level of Service, 2.2.4 Density Bonus, 2.2.5 City Website Publication, 2.2.6 Design Review, Program 3.2.1 Standards for Various Housing Types and Special Needs Housing, Program 3.2.2 Emergency Shelters address zoning and land use constraints that contribute to the lack of availability of affordable housing units.

In addition to the programs that address the lack of resources available to housing agencies and organizations, Programs 2.2.7 Housing Crisis Act Application Submittal Requirements, 2.2.8 AB 2234 Post-Entitlement Phase Permits, 2.2.9 Priority Permitting and Building Inspection Services for Lower Income Housing Projects, 2.3.1 Infrastructure Improvements and Other Incentives to Facilitate Housing for Lower Income Households help to reduce development costs to mitigate the high cost of construction.

Lack of Private Investments in Specific Neighborhoods

To incentivize private investment in the TCAC Areas of High Segregation & Poverty and the identified neighborhood in north Shafter, Program 3.2.6: Prioritize Resources to TCAC Areas of High Segregation & Poverty has been included in Chapter V. Under this program, City staff will facilitate

the rehabilitation or replacement of housing units in need of rehabilitation or replacement in these priority neighborhoods, apply for grants targeting (rehabilitation) housing needs in these priority neighborhoods, and prioritize improvements and repairs to parks and public space in these neighborhoods to spur private investment.

Lack of Education in Fair Housing Issues

Under the 2023-2031 Housing Program, the City will continue to address fair housing through the Kern County Fair Housing Division in the Planning and Natural Resources Department. The Division provides numerous services such as education activities, an information phoneline, investigation/testing, mediation, and coordination to diverse groups and agencies. The Division's website provides digital pamphlets of information regarding tenant and landlord rights/responsibilities and different informational pamphlets on types of discriminatory behaviors and acts and how to address them. The website also provides phone numbers to speak to housing coordinators.

Program 3.1.1 addresses this contributing factor in that it continues the City's referral of fair housing cases to the Kern County Fair Housing Coordinator and increases the level of community fair housing education in Shafter to combat housing discrimination.

Racial/Ethnic Disparities in Mortgage Lending

Program 3.1.1 addresses this contributing factor in that it continues the City's referral of fair housing cases to the Kern County Fair Housing Coordinator and increases the level of community fair housing education in Shafter to combat housing discrimination.

Summary

As previously stated, the City feels that a lack of availability of affordable housing units, lack of private investments in specific neighborhoods, including the TCAC Area of High Segregation and Poverty in the historic core of Shafter, and lack of education in fair housing issues, are the top contributing factors to fair housing issues in the City. The City is taking several actions to provide resources to its residents, as described above. Further details of resources, programs, and actions the City has to accommodate housing to its residents can be found in Chapter III and Chapter V of this document.

III. Resources and Opportunities

This chapter describes the resources and opportunities that are available to the public to continue to facilitate the development of housing and meet the City's requirements for the Regional Housing Needs Assessment (RHNA). Possible available land for housing is listed below and is available to support the production of housing of all types within the City of Shafter. Various resources, including Federal, State, and County resources, are available for developing, rehabilitating, and preserving housing. Additionally, opportunities for energy conservation that can lower utility costs and increase housing affordability are addressed.

A. Land Resources

This Housing Program provides a detailed analysis of vacant land and potential redevelopment opportunities that are collectively known as Land Resources. Land Resources are parcels of land that are available and applicable to be incorporated in future housing development in the City of Shafter. The California Government Code (Section 65583) states that jurisdictions are required to include an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

The City of Shafter has an abundance of land. The City is around 24,000 acres and has enough space to accommodate a growing population. Current zoning is split into a 25/75 percent ratio between residential zoning and non-residential zoning, respectively. To produce an inventory of land that can adequately meet the City's RHNA allocations, a basic assessment of all land that is zoned for residential construction needs to be conducted. The evaluation of all residentially zoned lands shows that the City of Shafter has 6,043 acres of residentially zoned land. These zone types are Estate (E), Planned Unit Development (PUD), Low Density Residential (R-1), Medium Density Residential (R-2), Medium-High Density Residential (R-3), Residential Estate (RE), and Specific Plan (SP). Table III-1 displays the total number of acres of each residential zone type in the City. The rest of the zoning types and their acreage are displayed in Table III-2. The acreage with no zoning is the public right-of-way of Highway 43.

Table III-1
Residential Zones

Zone	Acres
Estate (E)	723.84
Planned Unit Development (PUD)	21.01
Low Density Residential (R-1)	966.22
Medium Density Residential (R-2)	66.96
Medium-High Density Residential (R-3)	41.84
Residential Estate (RE)	1.92
Specific Plan (SP)	4,221.02
Total	**6,042.8**

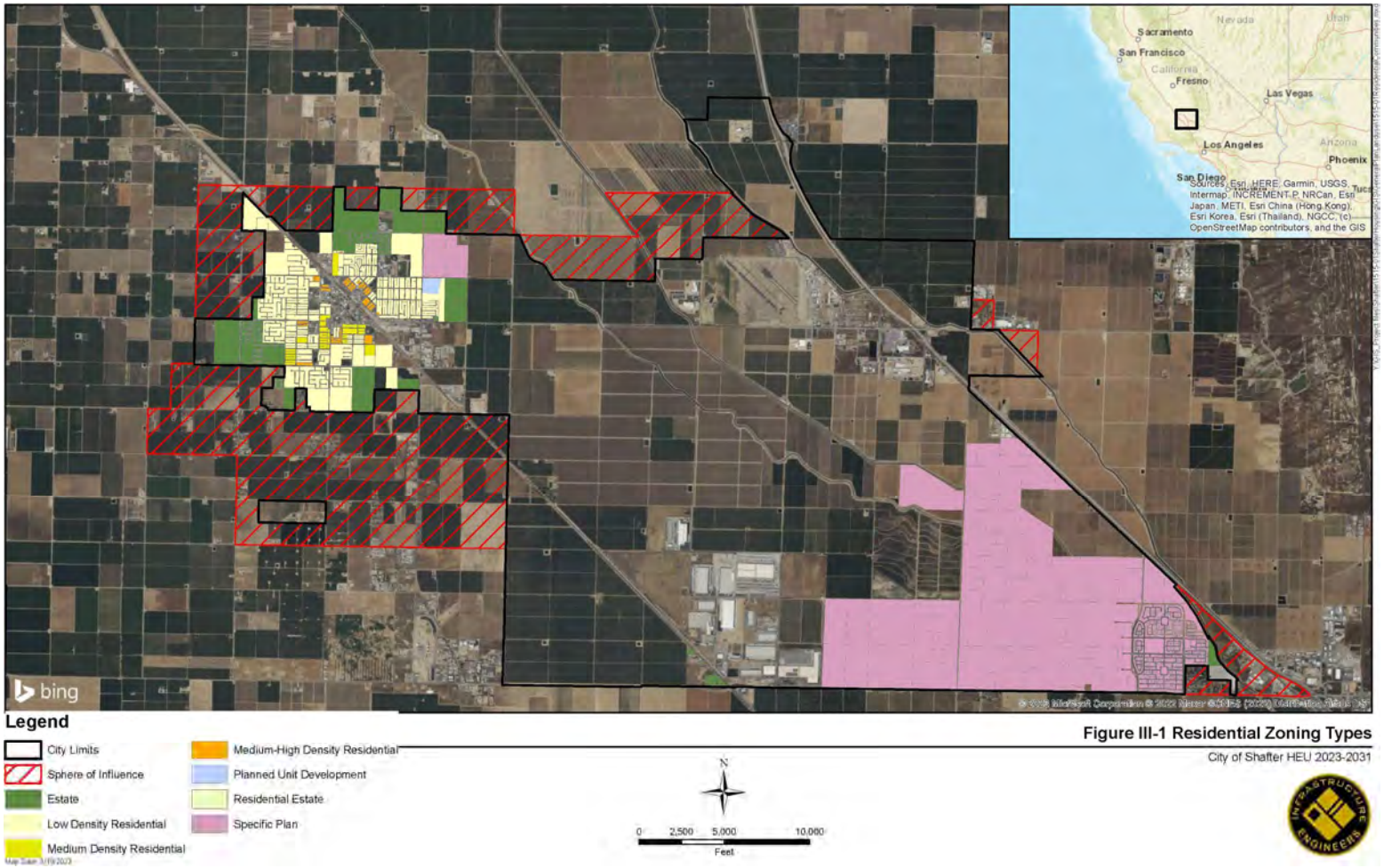
Table III-2
Non-Residential Zones

Zone	Acres
Agricultural (A)	7,839.17
Agricultural-Airport Approach Height (AH)	1,688.7
Business Park (BP)	248.72
Business Park-Airport Approach Height (BPH)	66.33
Community Facilities (CF)	794.28
Community Facilities-Airport Approach Height (CFH)	534.79
Downtown Commercial (DC)	29.11
Drilling Island (DI)	12.49
General Commercial (GC)	265.37
Industrial (I)	3,828.49
Industrial-Airport Approach Height (IH)	2,005.39
Neighborhood Commercial	1.52
No Zoning (public right-of-way)	35.59
Total	**17,349.95**

Figure III-1 shows the locations of all residentially zoned land. There are two distinct residentially zoned areas in the City. One area is concentrated primarily near the city center in the northwest. The other area, consisting of Specific Plan areas, is southeast of the city center. The City's land inventory, including projects approved for rezoning and the possible development of vacant parcels, can be found listed in Appendix B (Table B-1). The inventory in Appendix B shows that the City has sufficient vacant and rezone sites to accommodate the RHNA for this planning period in all income categories. Further elaboration of the housing inventory analysis is carried out in Appendix B.

Shafter 2023-2031 Housing Element Chapter III. Resources and Opportunities

Figure III-1
Residential Zoning Types



This document also provides a discussion of public facilities and infrastructure needed to serve future development. These issues and concerns are elaborated upon in Chapter IV. There are currently various governmental and non-governmental constraints to providing housing affordable to households of all levels of income, as identified in Chapter IV of this Housing Element.

B. Financial and Administrative Resources

The City of Shafter uses multiple financial and administrative resources to promote housing development in the City limits. These various sources are at the disposal of the public to utilize to continue to facilitate development. The programs and grants that are listed below are categorized by the level of government that funds the program or resource.

1. Federal Resources

- **Community Development Block Grant Program (CDBG):**
    - The United States Department of Housing and Urban Development (HUD) provides Federal funding for housing programs. One specific program is the Community Development Block Grant Program, also known as CDBG. CDBG funds can be used to conduct activities such as acquisition and/or disposition of real property; public facilities and improvements; relocation, rehabilitation, and construction of housing; homeownership assistance; and clearance activities.
    - The City of Shafter has CDBG grants that are allocated towards multiple resources and programs throughout the City.
- **Home Equity Conversion Mortgage:**
    - The Home Equity Conversion Mortgage Program is a Federal Housing Administration program designed for seniors. This Government issued program is a reverse mortgage product. It allows people who are 62 and older to receive a loan based on the equity available in their home.
- **Equal Housing Opportunities Program:** Various Divisions and Departments of the Federal government comprise this Program, as indicated below.
    - The Fair Housing Division is funded through the U.S. Department of Housing and Urban Development's CDBG program and serves all unincorporated Kern County and all CDBG non-entitlement municipalities.
    - The State Fair Employment and Housing Department enforces fair employment and housing laws, educates the public about its housing rights, and informs the public of the various courses of action available in the event of an alleged violation of fair housing laws.
    - The Kern County Fair Housing Division implements multiple outreach and marketing programs to inform the public of fair housing and assist with housing-related problems where appropriate. The Division distributes 200 informational flyers per month to housing providers. The Division advertises its toll-free telephone number throughout the County. The Division has prepared a housing resource guide containing information regarding housing-related services provided throughout Kern County. The guides are distributed throughout various portions of the County.

- **United States Department of Agriculture Loan:**
    - The U.S. Department of Agriculture (USDA) has a loan program backed and issued by private lending institutions for development on land located on farms. The target group is low-income households, who each may secure a loan amount of 100% (no down payment).
- **The Home Ready and Home Possible Loan:**
    - The Home Ready program is administered by The Federal National Mortgage Association known as Fannie Mae. The Home Possible program is administered by the Federal Home Loan Mortgage Corporation known as "Freddie Mac." "Home Ready" and "Home Possible" are loan programs for first-time homebuyers that provide additional loan money to lenders for homebuyers. Homebuyers must put 3% down for their mortgage to qualify.
- **Good Neighbor Next-Door Program:**
    - The Good Neighbor Next Door Program is a special loan program for first-responders, teachers, and nurses. This program helps eligible participants purchase a home at a 50% discount in a United States Department of Housing and Urban Development (HUD) revitalization area. In return, an eligible buyer must commit to live in the property for 36 months as the principal residence.
- **FHA Section 245 (a):**
    - The Federal Housing Administration (FHA) 245 Graduated Payment Loan is for first-time home buyers with low income, who expect their monthly income to increase in 5 to 10 years. As the mortgage payments grow the additional payments are applied to the principal of the loan reducing the mortgage term. According to FHA, requests are made through a provision known as "direct endorsement" authorizing them to consider applications without submittal to HUD.[12]
- **Section 202 Voucher Program:**
    - The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently in an environment that provides support services such as cleaning, cooking, transportation, etc. The program is similar in respect to non-medical benefits of the Supportive Housing for Persons with Disabilities (Section 811).
- **USDA Rural Development Multi-Family Housing Rentals:**
    - The USDA and the County of Kern assists rural property owners through loans, loan guarantees, and grants that enable owners to develop and rehabilitate properties for low-income, elderly, and disabled individuals and families as well as domestic farm laborers.
    - The USDA and the County of Kern work with the owners of its direct loan program and farm labor housing loan properties to subsidize rents for low-income tenants who cannot afford to pay their full rent. Additionally, when a direct loan ends before its initial term, Multifamily Housing provides vouchers to protect eligible tenants who otherwise may face hardship if

[12] https://www.fha.com/growing_equity

they cannot find other affordable housing.

2. State Resources

- **CalHFA State Financed Programs:**
    - The California Housing Finance Agency (CalHFA) provides funds for homeowners and investors throughout the state to encourage housing and homeownership. The following is a list of different programs that are offered by the agency to residents in the City of Shafter:
- **CalHFA Loan Program:**
    - CalHFA provides fixed-rate FHA mortgages in Federally Designated Targeted Areas.
- **CalHFA My Home Assistance Program:**
    - CalHFA provides below-market loans to first-time homebuyers of up to 3.5% of the sales price. The program operates through participating lenders who originate loans for CalHFA. Funds are available upon request to qualified borrowers.
- **CalPLUS FHA Program:**
    - According to CalHFA, the "CalPLUS FHA program is an FHA-insured first mortgage with a slightly higher 30-year fixed interest rate than our standard FHA program and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs."
- **CalHFA USDA Program:**
    - The CalHFA USDA Program is a USDA guaranteed first mortgage loan program, which can be combined with the MyHome Assistance Program (MyHome). This loan is a 30-year fixed interest rate first mortgage.
- **CalHFA Veterans Affairs Program:**
    - Veterans Affairs (VA) insured loans feature a CalHFA fixed interest rate first mortgage. This loan is a 30-year fixed interest rate first mortgage.
- **CalHFA Conventional Loan Program:**
    - The CalHFA Conventional program is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.
- **CalPLUS Conventional Loan Program:**
    - The CalPLUS Conventional program is a conventional first mortgage with a slightly higher 30-year fixed interest rate than the standard conventional program and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs.
- **Forgivable Equity Builder Loan:**
    - Home equity has proven to be one of the strongest ways for families to build and pass on intergenerational wealth. The Forgivable Equity Builder Loan gives first-time homebuyers a head start by providing immediate equity in their homes via a loan that is forgivable if the borrower continuously occupies the home as their primary residence for five years.
    - The Forgivable Equity Builder Loan is a forgivable subordinate loan program that may only be used with a CalHFA first mortgage.

- **California Tax Credit Allocation Committee:**
    - The California Tax Credit Allocation Committee (TCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to promote private investment in affordable rental housing for low-income Californians.

3. County Resources

The Kern Housing Authority administers various housing programs for county residents, including residents in the City of Shafter. The following is a comprehensive list of those programs:

- **Home Access Grant Program:**
    - The Home Access Grant Program is funding allocated for accessibility improvement for qualifying households depending on individual needs. Improvement examples include widened doorways, a ramp with handrails, handicap-accessible toilets, grab bars, faucet fixtures, and a bathtub with an accessible shower. Both rental and owner-occupied residences are eligible.
    - The County issues these grants to city residents if they qualify under HUD Income Limits, have been deemed physically or mobility impaired by a physician, and have obtained the property owners consent in writing.
- **Home Improvement Loan Program:**
    - The Home Improvement Loan Program is a 0%, no interest deferred payment loan opportunity for qualifying homeowners for various home improvements and repairs. The program applies to only owner-occupied residences.
    - The County issues these grants for homeowners who will have projects completed for repairs to listed items. Improvements must be completed by a contractor that is licensed and insured in the state of California.
- **Farm Workers Housing:**
    - The County manages eight Farm Worker Housing developments countywide. Migrants must live/work 50 miles from the development to qualify for housing. The City of Shafter has one of the eight farm worker housing developments at 300 Terra Vista in Shafter.
- **Low-Income Public Housing:**
    - This federally funded Program is administered at twelve (12) housing developments operated by the Kern Housing Authority. Rents are based on 30% of the tenant's monthly net adjusted income or ceiling rents, based on the size of the unit – whichever is less. Families must pay a minimum of $50.00 for rent each month. There is a total of 865 Low-Income Public Housing units in Kern County.

4. Local/Private Resources

- **Second Dwelling Units:**
    - The Accessory Dwelling Unit (ADU) Grant Program will create more housing units in California by providing a grant of up to $40,000 to reimburse pre-development and non-reoccurring closing costs associated with the construction of the ADU.
    - As part of the state's legislature on SB9 and ADUs, the City of Shafter has a zoning ordinance that allows owner-occupants to construct a Second Dwelling Unit.

- **Affordable Housing Density Bonus Program:**
    - The City of Shafter allows for up to a 35% increase in maximum allowable density for projects with 5 or more dwelling units. These projects must also provide deed restricted Low Income, Very-Low Income, Senior or Moderate-Income Housing.
- **City-Supported Financial Programs:**
    - Federal National Mortgage Association (Fannie Mae):
        - The Federal National Mortgage Association, known as "Fannie Mae," offers affordable housing through programs such as down payment and closing cost assistance and the purchase or securitization of several types of shared equity mortgages.
    - National Housing Trust:
        - Predevelopment Loans funded through the National Housing Trust (NHT) provides loans offered to assist affordable housing developers to cover predevelopment costs such as, but not limited to, feasibility analyses and preparation of loan applications, and to cover costs of preparing projects for syndication.
    - Local banks:
        - Commercial banks are required to "meet the credit needs" of all the areas from which they draw deposits according to the Community Reinvestment Act of 1977. These banks provide multiple lending resources such as below-market loans and grants. These are provided via a separate community development division or foundation. Banks often partner with local organizations to provide services such as homeownership counseling. These investment resources are available to developers, qualified low-income buyers, and community development nonprofits.

5. Energy Conservation Opportunities

The City of Shafter promotes energy conservation by identifying and providing information on methods, financing opportunities, incentives and regulations to encourage the conservation of energy. Shafter implements the updated California Building Code which encourages weatherization and energy efficiency improvements for housing rehabilitation projects that include the building envelope, heating and cooling system, and electrical system. The City includes weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. The City provides information about minimizing energy usage and conservation of natural resources on the City's website at https://www.shafter.com/335/Green-Shafter. The City is continuing to participate in the following residential energy conservation programs:

- **California HERO Program:**
    - The City of Shafter participates in the Home Energy Renovation Opportunity (HERO) Program. The HERO Program is a financing mechanism that allows residential and commercial property owners to make energy efficient, water conservation, and renewable energy improvements to homes and businesses and to pay for these investments over time through their property tax bills.
- **Figtree PACE Program:**
    - The City of Shafter participates in the Property Assessed Clean Energy Program. The Figtree Financing PACE program provides 100% upfront financing to residential and

commercial property owners for renewable energy, energy efficiency, water efficiency and earthquake retrofit property improvements. Repayment is made through an assessment lien on voluntarily participating properties with flexible repayment terms ranging up to 20 years.

IV. Constraints

The City of Shafter (City) is focused on providing housing opportunities for current and future residents in all income categories. However, numerous factors can constrain development, improvement, and maintenance of housing in Shafter. These factors include governmental constraints such as the City Municipal Code and discretionary application processing procedures, non-governmental constraints such as physical and environmental conditions, and market constraints such as land costs, construction costs, and availability of financing.

California State law requires Housing Elements to analyze potential and actual governmental and non-governmental constraints to housing production, maintenance, and improvements that could affect persons of all incomes and disabilities. In addition, the Housing Constraints Analysis in the Housing Element must demonstrate Shafter's efforts to remove governmental constraints that hinder achievement of the City's housing goals. The following Housing Constraints Analysis addresses the potential governmental and non-governmental impediments that may affect the supply of affordable housing in Shafter.

A. Governmental Constraints

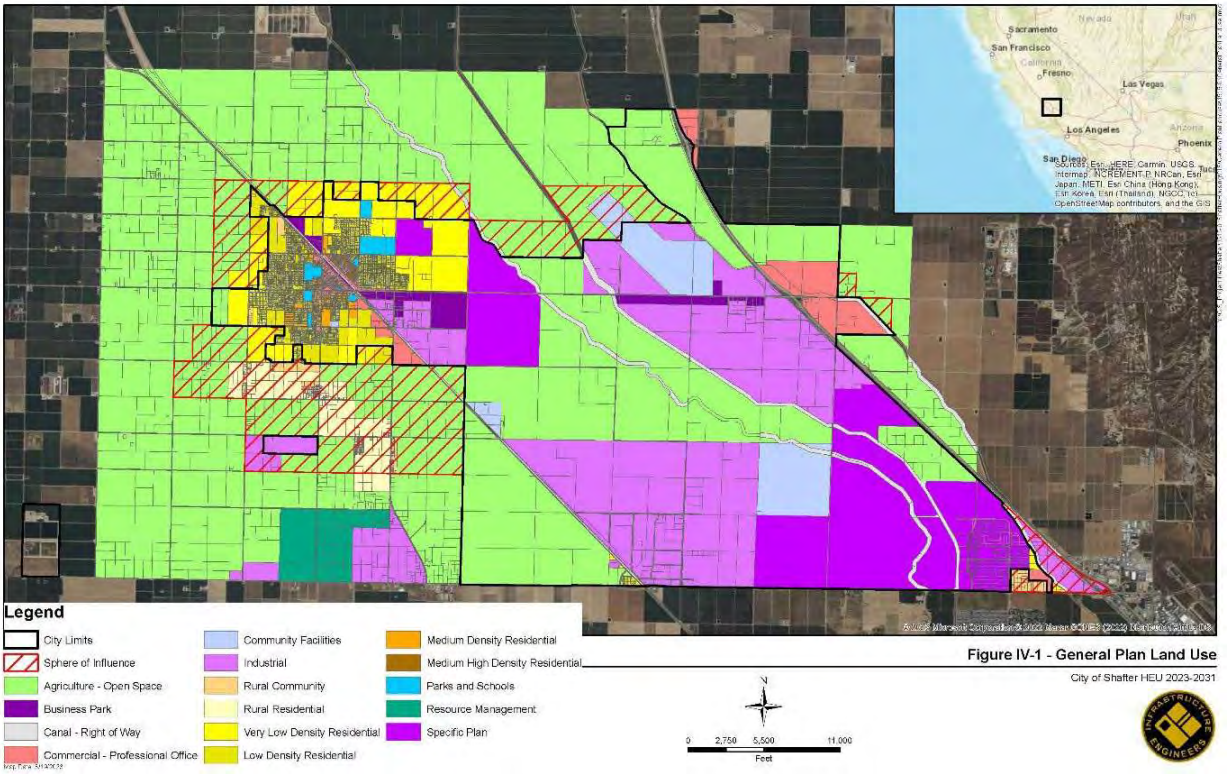
Although local governments have little influence on market factors such as interest rates and availability of funding for development, local governmental policies and regulations placed upon land and housing ownership and development can affect price and availability of housing and the provision of affordable housing. Land use controls, site improvement requirements, development impact fees, permit processing costs and timing, and other factors may constrain maintenance, development, and improvement of housing. Since governmental actions can constrain housing development and affordability, California State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

In addition to City governmental constraints to the development of affordable housing, State and Federal regulations (over which the City of Shafter has no control) can be constraints to housing development. For example, State and Federal environmental regulations and building codes also can adversely impact housing costs and availability.

1. Limits to Physical Expansion of the City of Shafter

The City of Shafter is surrounded by unincorporated land under County of Kern jurisdiction (reference **Figure IV-1**). The ultimate limits to Shafter's legal boundaries and urban expansion are dependent upon local political factors and geologic constraints. Shafter's Sphere of Influence (SOI), established by Kern County's Local Agency Formation Commission (LAFCO), establishes the City's projected ultimate boundary. The SOI is primarily a planning tool that assists communities and public agencies to project future public service needs. Although the City has no direct land use control within the SOI, the City may comment on development proposals the County proposes within the SOI. Shafter's incorporated area and SOI encompass 29,536 acres (or 46.15 square miles). Residential land uses identified for the SOI outside of the City limits include rural community, rural residential, very low density residential, low density residential, and specific plan. Currently, the existing City limits are not a constraint to the provision of housing, as areas within the SOI may be annexed to the City.

Figure IV-1
General Plan Land Use



2. Funding Availability

The City of Shafter does not have financial resources or sufficient staff to undertake major housing assistance programs without substantial support from outside agencies. Additionally, existing funding for Federal and State programs is not sufficient to meet Statewide demand, which in turn limits the City's ability to meet its needs. Therefore, limitations on receiving funding from housing agencies outside of the City act as a constraint to the development of affordable housing.

3. Public Services and Facilities

Provision of public services does not constrain production of new housing units projected by the most current RHNA (Regional Housing Needs Assessment). The City owns, operates, and maintains the domestic water system within the City limits as well as disadvantaged unincorporated areas south and southwest of the historic core area where private water systems in these areas requested water delivery from the City's water system due to problems with their own private wells. Additionally, through a joint powers agreement (JPA) with the City, Oildale Mutual Water Company (OMWC) supplies domestic water to the Gossamer Grove Specific Plan area in the southeastern portion of the City and will continue to provide service as the specific plan areas in the southeast continue to develop.

The City also operates a water sewage collection system where all City sewage is collected into

sewage mains and delivered to the North of the River Sanitary District (NORSD) regional wastewater treatment plant (WWTP) located on 7th Standard Road, southwest of the City. The City and NORSD have a JPA that governs the operation of this WWTP, which serves the City, county areas around Shafter, and the NORSD district area.

As the owner of the domestic water system and sewer system within much of the City, the City has not denied any residential project, low income or otherwise, from receiving water or sewer service during the last housing cycle. Water supply and sewer capacity are not limited within the City and can accommodate the current RHNA requirements. Program 1.2.2 ensures that the City has a written procedure to grant priority water and sewer service to lower-income units.

The City of Shafter has determined that its public works systems shall not be overburdened by new development. A capital improvements program that identifies and prioritizes needs such as industrial and residential infrastructure improvements, water storage facilities, new sewer trunk lines, regional park development, and street improvements provides a guide for allocating public funds in the most productive directions. In general, existing public services and facilities in Shafter are in good condition and will be available to support development capacities to accommodate the City's RHNA (Regional Housing Needs Allocation) during the sixth planning cycle. In accordance with Assembly Bill 1600, the City of Shafter has enacted a development impact fee program (reference **Table IV-4**) to ensure new development pays only for its impacts and not for existing deficiencies caused by prior development.

4. City of Shafter General Plan – Non-Housing Element Policies Relevant to Provision of Housing in Shafter

The following General Plan policies are found in other elements of the General Plan outside of the Housing Program and are relevant to the provision of housing in Shafter. All these policies encourage the development of housing, including a variety of housing types and amenities that benefit residential neighborhoods, and do not constrain the maintenance, improvement, or development of housing.

5. Land Use Element Policies

2.3 Land Use Organization

Policy 8 – Incorporate existing urban development approvals in the southeastern portion of the General Plan study area into a large, mixed-use planned community, recognizing the rapid expansion of residential development from the area south of 7th Standard Road and providing appropriate transitions from industrial development expanding outward from the ITTC (International Trade and Technology Center, now called the Wonderful Industrial Project or WIP) and Lerdo Highway area to the west and north.

Policy 10 – Encourage new uses in the downtown by promoting professional office, mixed-use, and residential projects, which contribute to the vitality of the area and create pedestrian traffic.

2.5 Residential Uses

Policy 1 – Promote the development of rural residential areas and rural communities that provide for and protect rural lifestyles and are compatible with nearby agricultural uses.

Policy 2 – Maintain and promote suburban density, single-family areas that will accommodate a range of densities from small lot subdivisions in a planned community setting to traditional subdivisions to large lot equestrian-oriented developments.

Policy 3 – Broaden the range of housing types and encourage innovation in available housing types. In addition to traditional single-family housing, provide: a) move-up and executive housing opportunities; b) housing for those desiring amenities not typically found in small town subdivisions (e.g., common open space and recreational areas); c) opportunities for those not desiring a dwelling on an individual lot or a mobile home lifestyle; and, d) appropriate housing for active seniors and those requiring some degree of assistance or care.

Policy 4 – Ensure that multifamily projects fit the scale of the community, are consistent with Shafter's small town community character, are of high quality, and are well maintained.

Policy 5 – Promote the development of residential projects that provide semi-private and private open space and recreation facilities.

Policy 6 – Support efficient management of local agricultural production activities by encouraging the provision of adequate farm worker and farm family housing within and adjacent to agricultural areas.

Policy 7 – Design new residential development with identifiable neighborhood units. Street design should route through traffic around, rather than through new neighborhoods. Neighborhood streets should be quiet, safe, and amenable to bicycle and pedestrian use.

6. Land Use Controls

The City of Shafter exercises several land use controls that directly affect housing development. Some controls place certain restrictions on housing development; others encourage housing production. These land restrictions and incentives are discussed below.

7. Development Standards

The five basic residential zoning districts in the City of Shafter are the following: Estate; Residential Estate; Low; Medium; and Medium High.

The City of Shafter Development Code (Zoning Ordinance) establishes various standards for structures in each residential zoning district. Table IV-1 presents development standards for residential zoning districts. Table IV-2 presents parking requirements for each residential zoning district.

Table IV-1
Zoning District Development Standards

Development Standard	Estate (E - Large Lot)/ or (E)	Residential Estate (R-E)	Low (R-1)	Medium (R-2)	Medium High (R-3)
Maximum Density (DU/acre)	1.0/3.5 du/acre	4 du/acre	5 du/acre	14 du/acre	24 du/acre
Minimum Lot Area (Square feet for interior lot)	40,000/10,800	7,500	6,480	9,000	12,000
Minimum Lot Area (Square Feet for corner lot)	11,500	8,385	6,835	9,385	12,500
Minimum lot depth (Feet)	200/120	100	100	100	100
Lot Width (Feet for interior lot)	135/90	70	60	75	90
Lot Width (Feet for corner lot)	150/100	75	65	80	100
Front Setback, Lot Adjacent to Straight Street (Feet)	40/25	25	25	20	20
Front Setback, cul-de-sac, or knuckle lot (Feet)	40/20	20	20	20	20
Rear Setback, Lot with alley (Feet)	NA/15	5	5	5	5
Rear Setback, Lot without alley (Feet)	40/25	20	15	15	15
Interior Side Setback, one-story (each)	10	5	5	5	5
Interior Side Setback, any portion of a structure exceeding one story	10	10	10	10	10
Street Side Setback (corner lot)	20/10	15	10	10	10
Street Side Setback (reverse corner lot)	30/15	15	15	15	15
Structural Parcel Coverage (maximum)	25%/30%	35%	40%	50%	60%
Main Building/Structure Height (maximum)	35	35	35	35	35
Minimum Dwelling Unit Size (Square Feet)	1,850/1,450	1,300	1,150	850	850

Table IV-2
Residential Off-Street Parking Standards

Residential Type	Off-Street Parking Standard
Single Family Detached*	Two spaces per unit
Multi-Family Residential**	Studio: one space per unit One bedroom: 1.5 spaces per unit 2+ bedrooms: 2 spaces per unit
Senior Housing: Independent Living***	One space per unit

*Parking spaces must be provided within an enclosed garage.

**A minimum of one space shall be covered with a carport. The parking requirement may be reduced to one space per unit if a density bonus is granted. 0.25 guest parking spaces per unit are required.

***Spaces shall be covered and may be either a carport or a garage. 0.25 guest parking spaces per unit are required.

Development standards in the four residential Specific Plans [Gossamer Grove, Marcona Preserve (formerly Heritage Ranch), Mission Lakes, and Orchard Park] are roughly equivalent to the standards above, with standards tailored specifically to accommodate housing development in each master planned community. Gossamer Grove allows smaller lot sizes which accommodate compact single-family residences, garden court homes, and duplexes. Mission Lakes allows in some zones smaller lot sizes or a height of 45 feet to accommodate compact single-family residences, garden court homes, townhomes, and apartments.

Development standards in the commercial zones [General Commercial (GC), Neighborhood Commercial (NC) and Downtown Commercial (DC)] are generally similar or less restrictive than residential development standards. These include height limits ranging from 35 to 45 feet, zero setbacks, and minimum site area ranging from 5,000 to 6,500 square feet. There is no maximum residential density, but the floor area ratio for all development is restricted to 0.5 in these zones in accordance with the General Plan.

The Development Code also specifies minimum dwelling unit sizes for apartments as follows:

- Apartments in residential districts:
  - Studio: 450 square feet
  - 1-bedroom: 650 square feet
  - 2-bedroom: 850 square feet
- Single Room Occupancy units (in DC District): No minimum dwelling unit size specified; unit size as allowed by the California Building Code

Accessory Dwelling Units (ADUs)

According to California state ADU law, all single-family homes in zones that allow a residential primary use can construct at least one ADU on their property. In addition, single-family parcels that are owner-occupied may construct one ADU and one Junior Accessory Dwelling Unit (JADU) on their property. Furthermore, multi-family parcels may add up to two ADUs or one ADU per every four existing legal residential units. ADUs may be new construction or converted from existing space. JADUs must be converted from existing enclosed space. All zones that allow residential primary use can build ADUs.

On December 20, 2022, the City of Shafter passed Ordinance 735 amending Title 17 (Zoning Ordinance) to be compliant with the changes in state law pertaining to ADUs and JADUs that have occurred since 2019. The changes to State law include those from 2019 (Assembly Bill 68, Assembly Bill 881, Senate Bill 13), 2020 (Assembly Bill 3182), 2021 (Assembly Bill 345),

and 2022 (Senate Bill 897, Assembly Bill 2221).

Growth Controls

Shafter does not have growth controls, including none of the following:

- Systematic (area-wide) residential down-zoning
- Urban limit line, growth boundaries, or perimeter greenbelt
- Annexation restrictions
- Building permit or other residential development caps
- Voter approval for rezoning, general plan changes, or development projects
- Legislative super-majority for up-zoning, rezoning or general plan changes
- Systematic changes to local height and floor area ratio regulations
- Adequate public facilities ordinances

State Density Bonus Law

California Density Bonus Law (DBL) was enacted in 1979 with the intent of supporting construction of affordable housing by offering residential developers the ability to construct additional housing units exceeding an agency's otherwise applicable density range. The ability to build additional residential units was/is offered to help offset a developer's costs to subsidize affordable residential units in a project. Thus, the DBL serves as an incentive to provide affordable residential units. The DBL is codified in California Government Code (Gov. Code) §65915, including amendments enacted in 2019 (Assembly Bill 1763) that became effective in January 2020, amendments enacted in 2020 (Assembly Bill 2345) that became effective in January 2021, and amendments enacted in 2022 that became effective in January 2023 (Assembly Bill 682, Assembly Bill 2334-(not applicable to Shafter), Assembly Bill 1551).

California State law specifies levels of density bonuses applicable to a housing development project that includes affordable residential units. A residential development project that includes affordable units is eligible for a sliding scale of percentage bonus based on the number of affordable units proposed in the development and the level of affordability of the units. Until January 2020, the maximum percentage of density bonus that could be achieved by a proposed residential project was 35%. Effective January 1, 2020, California State Assembly Bill 1763 (AB 1763) increased the maximum bonus that could be achieved by certain 100% affordable unit projects (discussed below). In addition, effective January 1, 2021, California State Assembly Bill 2345 (AB 2345) increased the maximum

density bonus for certain affordable unit projects from 35% to 50%.

In accordance with AB 1763, if a developer proposes a housing project with 100% affordable units with at least 80% of the units reserved for lower income households and 20% of the total units reserved for moderate income households, the project would therefore be entitled to a density bonus of 80%. Furthermore, if the 100% affordable residential development is located within 0.5 miles of a major transit (e.g., bus, light rail, train) stop [as defined in Public Resources Code §21155(b)], the project is entitled to an unlimited percentage density bonus subject to some limitations.

AB 682 expands density bonus law to include shared housing or co-housing buildings that include qualifying affordable housing units. Shared housing or co-housing means residential or mixed-use structures that contain 5 or more shared housing units and one or more common kitchens and dining areas designed for permanent residence of more than 30 days. AB 682 was effective on January 1, 2023.

AB 1551 allows commercial developers a development bonus [e.g., increase in intensity, floor area ratio (FAR], or building height) when the applicant enters into an agreement to provide affordable housing. The affordable housing must be within the same jurisdiction, near amenities, and within one half mile of a major transit stop. Codified in Gov. Code §65915.7, AB 1551 was effective on January 1, 2023, and sunsets January 1, 2028.

Incentives and Concessions

The DBL requires local agencies to grant incentives and concessions to projects eligible for a density bonus. In addition, a developer may request specific incentives or concessions that result in "identifiable and actual cost reductions to provide for affordable housing costs." (Gov. Code §65915(k)(1)). Incentives and concessions can be requested in addition to waivers and reductions noted below.

The number of incentives and/or concessions that must be granted by an agency is as follows:

- One incentive or concession - where a project reserves at least 10% of the housing units for low-income households; 5% of the housing units for very low-income households; or, 10% of the housing units for persons and families of moderate income;
- Two incentives or concessions - for projects reserving at least 17% of the total units for low-income households, at least 10% for very low-income households, or at least 20% for persons and families of moderate income in a common interest development;
- Three incentives or concessions - for projects reserving at least 24% of the total units for low-income households, at least 15% for very low-income households or at least 30% for persons and families of moderate income in a common interest development;
- In accordance with AB 1763, effective January 2020, four incentives or concessions for 100% affordable projects are described above.

In addition, an agency may offer additional incentives and concessions beyond those mandated by State law.

A residential developer may qualify a project for a density bonus for the purpose of obtaining incentives or concessions but is not required to construct any additional dwelling units allowed under California density bonus law.

An agency can decline to grant an incentive or concession upon demonstrating that approving a given concession and/or incentive will result in a specific, adverse impact upon public health, safety, or the

environment and for which there is no feasible method to mitigate or avoid the specific adverse impact or the incentive or concession does not result in identifiable and actual cost reductions to affordable housing or rents for the targeted units, or the incentive or concession would be contrary to state or federal law.

Waivers and Reductions

The DBL requires local agencies to grant waivers or reductions of any development standard that will have the effect of physically precluding the construction of a development meeting State density bonus law. Waivers or reductions can be requested in addition to concessions and incentives identified above, except in the limited circumstances explained below.

In accordance with AB 1763, 100% affordable projects that are located within 0.5 miles of a major transit stop are eligible to receive a height increase of up to three additional stories, or 33 feet. However, where a residential developer proposes such a project, the project is not eligible for a waiver or reduction other than the additional height increase previously discussed in this chapter.

An agency can decline to grant a waiver or reduction where it can demonstrate that approving a given waiver or reduction will result in a specific, adverse impact upon public health, safety, or the environment and for which there was no feasible method to mitigate or avoid the specific adverse impact.

A residential developer may request a density bonus for the purpose of obtaining waivers and reductions but is not required to construct any additional dwelling units allowed under California Density Bonus Law.

Parking

The DBL provides several specific parking standards that agencies must accept for eligible projects. These are as follows.

- Upon request of the developer, an agency shall not require a vehicular parking exceeding the following ratios:
  - Zero to one bedroom – one on-site parking space
  - Two to three bedrooms – two on-site parking spaces
  - Four and more bedrooms – two and one-half parking spaces
- If a development reserves 20% of the units therein at the low-income level or 11% of the proposed units at very-low-income level and the development is located within 0.5 miles of a major transit stop (as defined in Public Resources Code §21155), and there is unobstructed access to the major transit stop from the development, then upon request of the developer an agency cannot impose a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds 0.5 space per bedroom.
- If a development consists solely of rental units that are 100% affordable to lower income families, then upon the request of the developer an agency shall not impose a vehicular parking ratio, inclusive of handicapped and guest parking that exceeds the following ratios:
  - If the development is located within 0.5 miles of a major transit stop and there is unobstructed access to the major transit stop from the development, the ration shall not exceed 0.5 space per unit.
  - If the development is a for-rent housing for individuals who are 62 years of age or older, the ratio shall not exceed 0.5 spaces per unit. The development shall have paratransit service or unobstructed access, within 0.5 miles, to a fixed bus route that operates at least eight times

per day.

- If a development consists solely of rental units with an affordable housing cost to lower-income families and the development is either a special needs housing development or a supportive housing development, then upon the request of the developer an agency shall not impose any minimum vehicular parking requirement. A development that is a special needs housing must have either a paratransit service or unobstructed access within 0.5 miles to fixed bus route service that operates at least eight times per day.
- A development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.
- An applicant may request parking incentives or concessions beyond those provided above.
- An agency may reduce or eliminate a parking requirement for development projects of any type and in any location.

City of Shafter Affordable Housing Density Bonus Program

The existing City of Shafter Density Bonus program can provide up to a 35% density increase over the maximum allowable density specified by the City of Shafter General Plan, as well as regulatory concessions or incentives for projects with five or more residential units when the developer agrees to provide deed restricted Low-Income, Very Low-Income, Senior, or Moderate-Income housing within the development. The Density Bonus Ordinance was last updated in 2015 and does not reflect the most recent changes in California Density Bonus Law. To address this inconsistency, an implementation action is proposed in the following section.

Other Locally Adopted Ordinances

Shafter does not have any other locally adopted ordinances that would impact the cost and supply of housing. Shafter does not have an inclusionary housing ordinance.

Shafter does not have a short-term rental ordinance; short-term rentals are not allowed in Shafter. Therefore, short-term rentals would not remove housing units that would otherwise be available for housing.

Website Publication of Development Standards

Gov. Code §65940.1(a) requires a city with a website to publish "All zoning ordinances and development standards adopted by the city or county…" and update this information within 30 days of any changes. The Development Code (Zoning Ordinance) and Specific Plans are published on the City's "Planning Documents" web page at https://www.shafter.com/386/Planning-Documents.

Land Use Controls Potential Impacts on the Cost and Supply of Housing

In general, City of Shafter development standards are comparable to development standards in surrounding cities such as Arvin and Wasco and are not a constraint to the maintenance, improvement, and development of housing. The following is a discussion of Shafter's development standards:

- City parking standards may affect the cost of multi-family housing, in that it establishes minimum parking requirements and requires one of the required spaces to be covered in a carport. However, the City does not require enclosed garages and specifies reduced parking requirements if senior housing is proposed or a density bonus is requested. In general, parking requirements are consistent with or less stringent than other cities in the San Joaquin Valley and therefore should not be considered a constraint to residential development in the City of Shafter.

- The maximum building height is 35 feet in all residential and most commercial zones, and 45 feet in the General Commercial (GC) District, which will allow 3-story multifamily residential development, and is not a constraint to residential development in Shafter.
- Maximum lot coverage by structures ranges from 25% to 40% in the single-family residential zones, and 50% to 60% in the multifamily residential zones. These are comparable to other nearby cities and are not a constraint to residential development in Shafter. However, the maximum 0.5 floor area ratio in the commercial zones (a standard found in both the General Plan and the Development Code) may be a constraint to residential development and should be evaluated.
- Minimum residential unit size requirements are modest, typical of other cities in the San Joaquin Valley, and do not unreasonably add to housing cost or constrain supply in Shafter.
- Minimum setback standards are typical of other cities in the San Joaquin Valley, and do not unreasonably add to housing cost or constrain supply in Shafter. With the passage of Ordinance 735 on December 20, 2022, the City removed the minimum distance between buildings standard (formerly 10 feet) to simplify the site planning of residential projects including accessory dwelling units.
- With the passage of Ordinance 735, City of Shafter Accessory Dwelling Unit standards are consistent with state law and are not a constraint on the development of ADUs.

Implementation Actions to Address Constraints

Programs are included in Chapter V to address potential constraints to the maintenance, improvement, and development of housing arising from land use controls:

- Evaluate and address the potential impact of the maximum 0.5 floor area ratio on residential development in the commercial zones by the completion of the next comprehensive General Plan update, expected within five years.
- Update the Density Bonus Ordinance provisions to be consistent with the changes in state Density Bonus Law since 2015, perhaps by incorporating direct references to state statutes.
- Maintain an updated Development Code (Zoning Ordinance) on the City's website, and post on the City's website City ordinances that affect land use within 30 days of passage.

8. Processing and Permit Procedures

Development review also affects housing costs. Because of holding costs (the amount of money needed to own a property each month), the longer it takes for a development proposal to be approved, the higher the development costs. In Shafter, an application for a residential project containing approximately 20 units typically requires a processing time of between 90-120 days. However, the actual application processing time varies according to the size and scope of the project, as well as the time it takes the developer to prepare the final maps, improvement plans, and other project-related documents that are essential components of the application required by the City. The City attempts to process development applications in a timely and efficient manner; however, some delays are out of City control. For example, delays in processing the application can occur if the California Environmental Quality Act (CEQA) review determines that preparation of an Environmental Impact Report (EIR) would be the appropriate environmental document to prepare for the project. However, the City of Shafter's 2005 General Plan EIR addressed many potential impacts due to build out of the General Plan. The General Plan EIR thereby can be used to facilitate environmental review of projects.

Most single-family and multi-family residential development in Shafter is "permitted by right," subject to a review of consistency with applicable codes and standards. **Table IV-3** presents the permit

requirements for types of residential development in the residential zones. "P" means "Permitted Subject to Consistency Assessment," and "C" means "Permitted Subject to Approval of a Conditional Use Permit application."

Table IV-3
Zoning District Permit Requirements

Land Use Activity	Estate (E - Large Lot) / (E)	Residential Estate (R-E)	Low (R-1)	Medium (R-2)	Medium High (R-3)
Single Family Dwelling	P	P	P	P	
Multi-family Dwelling (Primary units: attached or >1 on lot)				P	P
Accessory Dwelling Unit	P	P	P	P	P
Mobile home Subdivision	C	C	C	C	C
Mobile home Park		C	C	C	C
Boarding/Rooming House (7 or more residents)				C	C
Senior Independent Living	C	C	C	C	C
Senior Congregate Care, Assisted Living		C	C	C	C
Board and Care Facility (12 or more residents)				C	C
Convalescent Care		C	C	C	C

On occasion, approval from State or other local agencies also may be required for certain types of projects. The typical application procedures for single-family and multi-family residential units are as follows:

Single-Family Dwellings

- Floor plans, construction plans, and Site or Plot Plans are submitted by the applicant to the City's Building Division.
- The Site Plan is sent to a City Planner for zoning compliance review where it is either stamped approved or sent back to the applicant for corrections.
- An approved site plan is sent to the Building Division after corrections are submitted and approved, fees are collected and verification of payment of school fees, development impact fees per Ordinance, utility connections; the Building Division then issues construction permit upon payment of permit fees; and, the permit is valid for six months. If no work has commenced or no inspections have been requested, the permit expires, and the applicant will need to resubmit

another application. Issuance of a new permit is required if work is to continue unless there is an application for a six-month extension.

Multiple Family Dwellings & Other Residential

- Construction and Site Plans are submitted by the applicant to the City Building Division.
- Multiple Family Dwellings are allowed by right in both the R-2 and R-3 Districts with a staff-level review process like that for single-family dwellings described above.
- Prior to plan check, the proposal is sent to the Planning Department. Planning staff determines if the project requires any Planning entitlements (e.g., Conditional Use Permit for certain residential uses, Tentative Tract Map for a residential subdivision or condominium, etc.); applicant submits the appropriate application.
- For projects that require a Planning entitlement, staff determine whether the project is exempt from environmental (CEQA) review. If the project is exempt from CEQA review, the Planning Department will prepare a CEQA exemption and file it with Kern County. If a project is not exempt, an Initial Study and subsequent CEQA document will be required prior to project approval.
- Project plans are circulated to all City departments and the County Fire Department.
- The Planning Commission will review the entitlement project application, find the project is exempt from CEQA or approve the appropriate CEQA document, and either approve, deny, or approve the project with Conditions of Approval. The Planning Commission decision may be appealed to the City Council.

Design Review

The Shafter Development (Zoning) Code 2.80 includes a process for Design Review that applies to projects that require building permits for residential or commercial development. The Planning Commission reviews project applications for design review concurrently with applications, such as conditional use permits, tentative tract maps, or variances. The code gives the Planning Director (staff) the authority to conduct a design review of applications for a building permit (that do not require Planning Commission approval). The "Design Review" code section includes a mix of objective and subjective design guidelines by which to evaluate development proposals: mostly subjective design guidelines that apply to all development, and a combination of objective and subjective design guidelines that apply to residential subdivisions. The objective design standards increase development certainty by prohibiting security bars in most locations and for residential subdivisions specifying a minimum number of building footprints/ elevations and minimum landscaping and irrigation.

In language similar to the powers given to the Planning Commission, Shafter Development (Zoning) Code 2.80 provides that the Planning Director can "approve," "deny," and "impose reasonable conditions" upon a design review approval, including any condition that the Planning Director may deem necessary to "ensure compatibility with surrounding uses; to preserve the public health, safety and welfare, and to enable the Planning Director to make the findings necessary for approval," which indicates a discretionary review process. However, in practice, Planning staff processes development proposals that require only Planning Director (staff) review as ministerial actions.

Residential Planned Unit Development / Specific Plan

In addition to the Planning Commission review procedure for Other Residential described above, planned unit developments will undergo review and approval of a Planned Unit Development or

Specific Plan by the City Council following recommendation by the Planning Commission at a public hearing. Development standards and allowable densities are proposed by the applicant and reviewed for consistency with the density standard of the applicable General Plan land use designation. In addition to the typical entitlement processing time of approximately 90-120 days for a Planning Commission review of an environmentally exempt project, a preliminary review process will require approximately 30 days, environmental (CEQA) review will require up to an additional 180 days or 1 year (depending on the final environmental document), and City Council review will require an additional 15-30 days.

SB 35 Streamlining

Based on the status of the City's submitted Annual Progress Reports and the City's cumulative annual progress towards the City's Regional Housing Needs Allocation (RHNA) as determined by the Department of Housing and Community Development, the City may be required to streamline (process ministerially) affordable housing projects in accordance with Gov. Code §65913.4, which became effective January 1, 2018, and sunsets January 1, 2026. Effective January 1, 2023, Assembly Bill 2668 clarifies provisions of the ministerial, streamlined approval process for affordable housing development created by SB 35.

As the City of Shafter rarely receives proposals for development of affordable housing, the City does not have a written SB 35 streamlining procedure. Because of the rarity of affordable housing applications, the lack of a written SB 35 streamlining procedure is not a constraint. Depending on the SB 35 status of Shafter and the level of affordability of a project proposal, City staff will process the project ministerially in accordance with Gov. Code §65913.4.

Processing and Permit Procedures Potential Impacts on the Cost and Supply of Housing

City staff will review and approve most single-family and multi-family residential developments, minimizing processing time for these projects. The processing times for the City of Shafter are reasonable and comparable to surrounding jurisdictions such as Arvin and Wasco. Processing times for residential projects that require Planning Commission or City Council review are also reasonable and comparable to other jurisdictions. Therefore, the current procedures for processing an application or applying for a permit would not result in an increase in the cost associated with the construction of new housing or in the reduction of the housing supply in Shafter.

Implementation Actions to Address Constraints

Considering the staff practice to ministerially approve residential development that is permitted by right, the Development Code (Zoning Ordinance) should be updated to a) clarify that Design Review by the Planning Director is a ministerial action and identify the objective design standards that are used to evaluate development proposals, or b) eliminate Planning Director (staff)-level design review. A program is included in Chapter V to amend the Shafter Development Code to make these clarifications.

9. Building Codes & Enforcement

New construction is required to meet the California Building Code (CBC) and California Residential Code (CRC) standards, which is updated every three years, as adopted by the City. At the time of writing, Shafter has adopted the 2022 California Building Code and 2022 California Residential Code.

Shafter has adopted amendments to the California Building Code and California Residential Code that are minor in nature; none of the adopted amendments specify expensive materials or methods. City of Shafter building inspectors conduct building inspections in Shafter for approval of new construction, for occupancy of new structures, for alteration and repair of existing structures requiring permits, and to respond to specific complaints related to projects not in compliance with construction standards. Code enforcement is complaint based and the City does not see any disproportionate impacts on low-income, special needs households, or persons with protected characteristics. From the City's experience, it is the more affluent neighborhoods that tend to call code enforcement. In the case of a substandard building needing to be vacated or repaired, Shafter will give preference to the needs for housing and repair of the building whenever it is economically feasible to do so without having to repair more than 75% of the dwelling, in compliance with Health & Safety Code §17980(c)(2).

Building Code & Enforcement Potential Impacts on the Cost and Supply of Housing

The CBC including the CRC with adopted minor amendments is not a constraint to residential development and does not increase housing costs or decrease the supply of housing. The CBC with Shafter's minor amendments is intended to protect public health, safety, and general welfare as they relate to the construction and occupancy of buildings and structures with the provision of standardized requirements. Building enforcement procedures are standard and typical of California cities, and the City gives preference to the need to maintain housing units and repair existing units when it is economically feasible. Therefore, the adopted building code and enforcement procedures are not a constraint to the maintenance, improvement, and development of housing in Shafter.

10. Off-Site Improvement Requirements

The City of Shafter development requirements for off-site improvements are standard for small communities within Kern County. Required off-site improvements within and adjacent to residential developments include the following:

- Standard street widths shall be designed and built in accordance with specified standards identified in the City of Shafter General Plan Transportation Program.
- Street widths are the minimum required to safely handle the expected traffic at buildout.
- Curbs, gutters, and sidewalks shall be constructed in accordance with Title 24 of the Uniform Building Code and in accordance with the Americans with Disabilities Act (ADA). The requirements are the minimum needed to provide drainage of the public right-of-way and pedestrian safety.
- Water and sewer lines are required to be connected to the nearest City water and sewer main lines and designed and constructed in accordance with applicable Municipal Code and Water District standards.
- Landscaping ranging from 10 to 14 feet in width (including sidewalk) is required for arterial and major and minor collector streets. Generally, the largest subdivisions (which more easily absorb the cost) will require these types of streets (and homebuyers generally expect these improvements in a desirable neighborhood), thus the public parkway landscaping requirement is not a constraint to the development of housing.

The Transportation Program (Element) of the General Plan has the goal to maintain the roadway and highway system to operate at a Level of Service C on a daily and peak hour basis, with Level of Service D acceptable near freeway interchanges. As Shafter is a small city with low traffic volumes physically

separated from other nearby cities, the construction of housing units equivalent to the City's Regional Housing Needs Allocation is not expected to exceed these Level of Service thresholds. However, as Level of Service is generally considered to be an obsolete metric, a program is included in Chapter V to review the impact of City Level of Service standards on housing development prior to the next comprehensive General Plan update, which is expected to occur within the next five years. Existing infrastructure and facilities within the City of Shafter would not hinder future residential development capacities to accommodate the City's Regional Housing Needs Allocation.

11. Fees and Exactions

Fees and exactions required of a development pay for public facilities associated with a residential development. The City of Shafter charges two types of fees: development impact fees and planning processing fees. Planning-related fees are collected at time of project application submittal; development impact fees are collected at the time of building permit issuance and are primarily assessed based upon a per unit/lot basis.

Development Impact Fees

The City of Shafter development fee structure is provided below in **Table IV-4**. The Richland School District exempts housing for seniors (ages 55 or older) from paying school impact fees. All of these fees have been developed in accordance with the Mitigation Fee Act. The fee structure incentivizes effective use of services and compact development in that residential development in the City Core area is generally subject to lower development impact fees than residential development in Southeast Shafter due to the existing developed infrastructure and lower cost of providing services in the City Core area.

Table IV-4
Development Impact Fees

FEE	COST	PER
Traffic Impact Fees (on a project basis)		
a. Single-Family Residential – City Core	$4571	Dwelling Unit
b. Single-Family Residential – Southeast Shafter	$6926	Dwelling Unit
c. Multi-Family Residential – City Core	$2463	Dwelling Unit
d. Multi-Family Residential – Southeast Shafter	$3732	Dwelling Unit
Park Fees		
a. In-lieu fee (acquisition and improvements)	$2281	Dwelling Unit
School Impact Fees		
a. New Construction outside Community Facilities District	$7.90	Square Foot
b. New Construction inside Community Facilities District	$3.18	Square Foot
c. Residential Remodels & Additions (>500 sq ft)	$4.89	Square Foot
Water Capacity Fee (on a project basis)		
a. Single-Family Residential	$4320	Dwelling Unit
b. Multi-Family Residential	$4320	Single-Family Residential Equivalent (SFRE)
Sewer Capacity Fee		
a. Core City	$5930	Dwelling Unit
b. Southeast Shafter	$6780	Dwelling Unit
c. East Shafter	$7000	Dwelling Unit

Table IV-5 below identifies the applicability of Development Impact Fees.

Table IV-5
Development Impact Fee Applicability for Residential Projects

DWELLING UNIT	PARK	SCHOOL	SEWER	STORM DRAIN	TRAFFIC	WATER
New Unit	**0**	**X**	**X**	**X**	**X**	**X**
Second Unit/Granny Flat	**0**	**X**	**X**	**X**	**X**	**X**
Replacement Unit (no new connections)	**0**	**X**	**0**	**0**	**0**	**0**
Addition to Existing Unit	**0**	**X**	**0**	**X**	**0**	**0**
Remodel	**0**	**X**	**0**	**0**	**0**	**0**
Connect Existing Unit to Water and Sewer	**0**	**X**	**X**	**X**	**0**	**X**
Change Size of Existing Water Meter	**(Pay difference in cost of meters)**					
Annex Existing Unit to City	**--**	**--**	**0**	**--**	**--**	**0**
Move Unit into or within City	**X**	**0**	**X**	**X**	**X**	**X**

0 = No Fee Required; X = Fee Required

Existing units annexed into the City are assessed only for water and sewer impacts and meter fees if connections to City services are made.

Permit Processing Fees for Planning

The following **Table IV-6** presents Shafter's planning fees which would apply to Planning applications for residential developments. These fees, last updated in January 2022 by the City Council, are based on the reasonable cost of providing services.

Table IV-6
Shafter Planning Fees

FEE TYPE	AMOUNT
Annexation	$10,793
General Plan Amendment	$5,291
Conditional Use Permit	$3,174
Zone Change	$5,291
Specific Plan	$23,597
Variance	$2,116
Tentative Tract Map: 100 or fewer lots	$6,349
Tentative Tract Map: More than 100 lots	$6,349 + $13/each lot over 100
Tentative Parcel Map	$4,021
Final Map Review	$1,693
Preliminary Site Plan Review – Residential, less than 1 acre	$6,455
Preliminary Site Plan Review – Residential, 1-5 acres	$7,936
Preliminary Site Plan Review – Residential, more than five acres	$9,735
Final Development Plan – Staff Review	$1,481
Architectural Review	$296
Environmental Fees – Categorical Exemption Review	$423
Environmental Fees – Negative Declaration	$5,926
Environmental Fees – Mitigated Negative Declaration	$8,042
Environmental Fees – Environmental Impact Report	Actual Cost w/ $10,000 Deposit

The Preliminary Site Plan Review fee is charged when a) an applicant requests a preliminary review of a residential development proposal prior to submitting applications for entitlements or building permits, or b) an application is submitted for a multi-family development on an unimproved lot (or lot not improved to current standards) that does not otherwise require a Planning application for review by the Planning Commission.

The Final Development Plan-Staff Review fee is charged at building permit issuance for projects that have undergone Planning Commission review or involve installation of a significant amount of landscaping. These projects do not include single-family residences and minor improvements.

The Architectural Review fee applies to Planning applications that require Planning Commission review.

Exactions

Potential exactions that apply to a residential development project include the land dedicated for off-site improvements to serve the development (noted above) and the dedication of land (2.5 acres per 1,000 residents) for the provision of neighborhood or community parks and/or recreation facilities, or the payment of an in-lieu fee to the City based on the equivalent land value. Shafter's park dedication requirement, typical of the San Joaquin Valley, is less than the maximum 5 acres per 1,000 residents allowed by state law (Quimby Act) and is not a constraint to the development of new housing.

Cumulative Development Fees

Table IV-7 indicates cumulative Planning permit processing fees and development impact fees for a 2,400 square foot single-family residence and a 6,000 square foot 5-unit apartment building in the City core area. As these fees are at or below 10-15% of overall development costs, development fees are not currently a constraint to the development of new housing.

Table IV-7
Cumulative Development Fees: Residential Development

ITEM	AMOUNT
Single-Family Residence	
Traffic	$4,571
Park	$2,281
School	$7,632
Water	$4,320
Sewer	$5,930
Total	**$24,734**
Typical estimated overall cost of development per unit	**$315,216**
Estimated proportion of fee cost to overall development cost	**7.8%**
5-Unit Apartment Building	
Final Development Plan	$1,481
Traffic	$12,315
Park	$11,405
School	$19,080
Water (assuming 3 SFRE)	$12,960
Sewer	$29,650
Total	**$86,891**
Total per unit	**$17,378**
Typical estimated overall cost of development per unit	**$142,284**
Estimated proportion of fee cost to overall development cost	**12.2%**

Website Publication of Fees

Gov. Code §65940.1(a) requires a city with a website to publish "[a] current schedule of fees, exactions, and affordability requirements…applicable to a proposed housing development." and update this information within 30 days of any changes. User and regulatory fees, including planning permit processing fees, are published on the City's "User and Regulatory Fees" web page at https://www.shafter.com/356/USER-AND-REGULATORY-FEES. Development impact fees are not published on the City's website. A program is included in Chapter V to ensure that development impact fees and in-lieu fees are published on the City's website.

12. Variety of Housing Types / Special Needs Housing

Multi-family Rental Housing

The City of Shafter Development Code (Zoning Ordinance) allows development of multi-family housing by right. There are 52.3 vacant acres available in R-3 and Mission Lakes Specific Plan zones PA-14 and PA-15 that would accommodate multi-family rental housing yielding 618 units. Currently, a project proposing 486 multi-family units in the Mission Lakes Specific Plan could be accommodated

by right.

Farm Worker Housing

In the Agricultural (A) zone, the following primary residential uses are permitted by right:

- Single-family dwelling, occupied by the owner or full-time on-site employee
- Residential facility, serving six or fewer persons
- Farm labor housing for on-site employees (per California Health & Safety § 17021.6) subject to Sections 2.80(3) and 2.140
- Farm labor housing for contract labor (per California Health & Safety § 17021.6) subject to Sections 2.80(3) and 2.140

Residential facilities serving six or fewer persons, including agricultural employees, is a permitted residential use which does not require a Conditional Use Permit (CUP), or other discretionary clearance not required of a family dwelling of the same type in the same zone. Farm labor housing (if it does not qualify as a single-family dwelling or residential facility serving six or fewer persons) that is as large as 36 beds in group quarters, or 12 family/household units, does not require a CUP but is subject to Planning Commission-level design review at a public hearing (Sections 2.80(3) and 2.140 of the Zoning Code). There are no special development standards that apply to any of the agricultural housing uses listed above.

California Health & Safety Code §17021.6 deems agricultural employee housing an agricultural use. The Design Review section of the Zoning Code applies specifically to building permits for residential or commercial development. Building permits for agricultural development do not require design review. Because agricultural development does not require design review, the Zoning Code requirement for Planning Commission-level design review of farm worker housing projects conflicts with the provision in California Health & Safety Code §17021.6 that states, "No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone."

Shafter's farm labor housing provisions are compliant with California Health & Safety Code

§17021.8 in that §17021.6, which is referenced in the Shafter Zoning Code quoted above, allows the submittal of an "eligible agricultural employee housing development" application under California Health & Safety Code §17021.8.

A program is included in Chapter V to resolve the conflict of the design review requirement with California Health & Safety Code §17021.6 noted above.

Emergency Shelters

The City of Shafter Development Code defines "Emergency shelter" as: "a facility that provides immediate and short-term housing and supplemental services to homeless persons or families. Supplemental services may include food, counseling, and access to other social programs (per California Health and Safety Code §50801)."

Emergency shelters are allowed in the Downtown Commercial (DC) zone (in the Emergency Shelter (ES) overlay zone) without a CUP. In the Industrial (I) zone, a CUP is required. An emergency shelter is required to adhere to the same development and management standards as other similar uses in the DC and I zones; there are no special development standards that apply to emergency shelters. Although emergency shelters are not listed to require off-street parking, the underlying development

type (e.g., residential units) may require off-street parking, which would be equivalent to other residential or commercial uses within the same zone. The existing services and available sites in the DC zone make the downtown area the best location for emergency shelters. Potential land use conflicts also are lessened in the DC zone with the types of uses permitted. Existing heavy industrial uses in the Industrial (I) zone make the CUP necessary for any proposed emergency shelters.

There is no ES overlay zone currently placed on the Shafter Zoning Map; the intent is for the City Council to establish a location for the ES overlay zone in response to a proposal for an emergency shelter. Due to a recent change in state law, locations for emergency shelters will need to be available within a zone that allows residential development, which means that the I zone cannot be the only zone that allows an emergency shelter as the I zone does not allow residential development.

The ~~2020 U.S. Census, the~~ most recent point-in-time count, conducted by the Bakersfield-Kern Regional Homeless Collaborative, counted five unsheltered people experiencing homelessness in Shafter. There are no emergency shelters in Shafter; the nearest emergency shelter is in Bakersfield, approximately 20 miles from central Shafter.

As a member of a collaborative of Kern County cities and the County of Kern, Shafter's Permanent Local Housing Allocation is being used to fund a homeless shelter in Bakersfield that serves residents of the County, including residents of the City of Shafter. The shelter includes transitional and permanent housing and employment programs. This multi-jurisdictional agreement may allow the City to satisfy the Gov. Code §65583(a)(4) requirement for emergency shelter zoning with available land and buildings in zones (the I zone) where new emergency shelters are allowed with a conditional use permit.

A program is included in Chapter V to ensure that the City is compliant with Gov. Code §65583(a)(4) by either a) ensuring that the multijurisdictional agreement is compliant with these statute provisions and revising the Development Code to specify an additional appropriate zone(s) to allow emergency shelters with approval of a conditional use permit, or b) establishing an Emergency Shelter (ES) overlay zone at a compliant location, with the potential addition of State statute-compliant development standards.

Low Barrier Navigation Centers

Per Gov. Code §65660, "Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Gov. Code

§65662 requires Low Barrier Navigation Centers to be allowed by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses. The Shafter Development Code does not address Low Barrier Navigation Centers.

As Shafter has nonresidential zones that allow multi-family development with approval of a conditional use permit, revisions to the Shafter Development Code are required to achieve consistency with State law. A program is included in Chapter V to amend the Shafter Development Code to allow Low Barrier Navigation Centers by right in the applicable nonresidential zones with appropriate development standards.

Transitional Housing

The City of Shafter Ordinance 665 defines "transitional housing" and "transitional housing development" as "temporary rental housing intended for occupancy by target populations transitioning to permanent housing that is operated under program requirements calling for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months [per California Health and Safety Code §50675.2(h)]. Transitional housing is considered to be a residential use and subject to only those restrictions that apply to other residential dwellings of the same type in the same zone."

Shafter allows transitional housing with approval of a conditional use permit in the Downtown Commercial (DC) zone. Transitional housing is required to adhere to the same development and management standards as other similar uses in the DC zone (which includes the requirement for a CUP that also applies to single-family and multi-family dwellings in the DC zone); there are no special development standards that apply to transitional housing.

Gov. Code §65583(c)(3) has been interpreted to require that transitional housing be allowed in all zones that allow the underlying residential development type (e.g., single-family residence, multi-family residence), and subject to only those restrictions placed on the underlying development type. As the requirements for transitional housing are equivalent to other residential uses allowed in the same district, they are not a constraint to the maintenance, improvement, and development of transitional housing. As the Shafter Development Code does not allow transitional housing in the E, R-E, R-1, R-2, and R-3 zones (where most housing types are allowed by right), or the GC and NC zones (where housing types are allowed by conditional use permit), a program is included in Chapter V to amend the Shafter Development Code to allow transitional housing in all of these zones subject to only those restrictions placed on the underlying housing development type.

Supportive Housing

The City of Shafter Ordinance 665 defines "supportive housing" as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community [per California Health and Safety Code §50675.14(b)]. Supportive housing is considered to be a residential use and subject to only those restrictions that apply to other residential dwellings of the same type in the same zone." Ordinance 665 also includes the definition of "target population" as "adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act [Division 4.5 (commencing with §4500) of the Welfare and Institutions Code] and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people [per California Health and Safety Code § 50675.14(B)(3)]."

Shafter allows supportive housing with approval of a Conditional Use Permit in the DC zone. The Development Code requires supportive housing to adhere to the same development and management standards as other similar uses in the DC zone, including a mix of objective and subjective design guidelines; there are no special development standards that apply to supportive housing.

The City of Shafter code requirements are not compliant with Gov. Code §65583(c)(3) and §65651 which require that a) supportive housing (that is eligible per Gov. Code §65650 et seq.), shall be a use by right in all zones where multi-family and mixed uses are permitted, and b) that only objective

development and design standards that apply to other multi-family development in the same zone can be applied to eligible supportive housing.

A program is included in Chapter V to amend the Shafter Development Code regarding supportive housing that is eligible per Gov. Code §65650 et seq. to: a) allow eligible supportive housing by right in all zones where multi-family or mixed uses are permitted by right or by conditional use permit, and b) clarify the ministerial application of objective design standards to eligible supportive housing, per State law.

Gov. Code §65583(c)(3) has been interpreted to require that supportive housing (outside of the eligible supportive housing category indicated above) be allowed in all zones that allow the underlying residential development type (e.g., single-family residence, multi-family residence), and subject to only those restrictions placed on the underlying development type. As the Shafter Development Code does not allow supportive housing in the E, R-E, R-1, R-2, and R-3 zones (where most housing types are allowed by right), or the GC and NC zones (where housing types are allowed by conditional use permit), a program is included in Chapter V to amend the Shafter Development Code to allow supportive housing in all of these zones subject to only those restrictions placed on the underlying housing development type.

Single Room Occupancy Units

The City of Shafter Ordinance 665 defines "single-room occupancy units (SRO)" as "housing consisting of single-room dwelling units typically with no more than 400 square feet of habitable space that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both). An accessory structure (i.e., garage) does not qualify as an SRO. Also known as 'efficiency units'."

Shafter allows single room occupancy units in the DC zone with approval of a conditional use permit. There are no special development standards that apply to SROs except that, by definition, the 450-square foot minimum size for a studio apartment does not apply to SROs. An SRO may be any size allowed by the Building Code. The conditional use permit requirement for an SRO is not a constraint to the development of SROs given that the applications are processed quickly (within 90-120 days) and that it is equivalent to the conditional use permit requirement for all other residential development in the DC zone. As the requirements for SROs are equivalent to other residential uses allowed in the same district, they are not a constraint to the maintenance, improvement, and development of SROs.

Manufactured Homes

Under the National Manufactured Housing Construction and Safety Standards Act of 1974, the City of Shafter allows manufactured residential units to be installed as single-family residences on permanent foundations outside of designated mobile home parks on properties that allow single-family detached housing. The permit process to install a manufactured home on a foundation system on a property outside of a mobile home park is identical to the permit process to construct a conventional single-family residence. The residences are required to comply with the zone development standards applicable to a conventionally built housing unit and the following provisions:

- The manufactured home shall be installed on a permanent foundation system in compliance with building regulations.
- Mobile homes shall be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, pursuant to §18551 of the California Health and Safety Code.

- The manufactured home is minimum 16 feet in width and is minimum 850 square feet in area.
- The manufactured home complies with the following architectural requirements:
  - A minimum three inches vertical to 12 inches horizontal roof pitch;
  - A minimum 1-foot eave around the entire perimeter of the manufactured home;
  - Roofing material customarily utilized in construction of conventional single-family dwellings such as but not limited to: wood shingles, tile, crushed rock, asphalt, or composition shingles;
  - Only non-reflective or non-glossy siding materials are customarily utilized in construction of conventional single-family dwellings. These materials may include, but are not limited to brick, stucco, wood, or plaster;
  - The predominant shape and form of the manufactured home shall be compatible with that of the surrounding neighborhood; and,
  - The design and materials of any enclosed garage, porch, or other structure visible from the street shall be compatible with the requirements of the main dwelling.

The intent of the ordinance is to ensure manufactured homes are structurally safe and conform to design standards of the neighborhood.

In general, Shafter's requirements for manufactured homes are consistent with the requirements of Gov. Code §65852.3 in that manufactured homes are allowed by right in the same locations that conventionally built residential units are allowed, subject to the same zone development standards. Shafter's special development standards for manufactured housing regarding siding material, roofing material, and eave overhang are allowed by Gov. Code §65852.3 and §65852.5. However, Shafter's standards for roof pitch and minimum width are not allowed to be applied to manufactured homes by §65852.3 as these standards are not applied to a conventional single-family residential dwelling. A program is included in Chapter V to amend the code to correct this oversight.

Mobile Home Parks

Shafter allows mobile home parks with the approval of a conditional use permit in the R-E, R-1, R-2, and R-3 zones. Mobile home subdivisions are allowed with the approval of a conditional use permit in all residential zones. Because Gov. Code §65852.7 requires mobile home parks to be allowed on all land planned and zoned for residential land use as designated in the General Plan, a program is included in Chapter V to amend the code to allow mobile home parks in the E zone with the approval of a conditional use permit.

Residential Care Facilities and Group Homes

Residential care facilities are licensed facilities that serve children, adults, or the elderly with disabilities or ongoing care needs in a residential setting, including group homes. California Health & Safety Code §1566 et seq. governs local regulation of residential care facilities. Among other provisions, 1) no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone and 2) any development standards for building heights, setback, lot dimensions, or placement of signs of a residential facility that serves six or fewer persons are identical to those applied to other family dwellings of the same type in the same zone.

The City of Shafter Development Code allows a Board and Care Facility (12 or more residents) in the R-2 and R-3 zones with approval of a Conditional Use Permit, Convalescent Care in the R-E, R-1, R-2, R-3, GC, NC, and DC zones with approval of a Conditional Use Permit, Senior Congregate Care-Assisted Living in the R-E, R-1, R-2, and R-3 zones with approval of a Conditional Use Permit, a

Residential Care Facility (per State law) in the GC, NC, and DC zones with approval of a Conditional Use Permit, and Supportive Housing-Target Population in the DC zone with approval of a Conditional Use Permit. No special development standards apply to these uses, except that residential care facilities require two parking spaces in addition to those required for the residential unit, and senior assisted living has reduced parking requirements. The two additional parking spaces required for a residential care facility are not a constraint because those spaces can be located on the front driveway of a typical single-family residence. The requirement to obtain a Conditional Use Permit for various types of residential care facilities for seven or more persons is not a constraint as the community need for various types of residential care facilities is expected to be satisfied with facilities serving six or fewer persons.

Although City Staff has been implementing the state statute to allow small residential care facilities through the administration of business licenses, the Shafter Development Code is not consistent with these requirements and should be updated to be consistent with State law. In addition, there are gaps in the existing use categories which inadvertently exclude care facilities serving more than six and fewer than twelve residents in residential zones.

The City of Shafter defines a family as "an individual or a group of individuals, related or unrelated, living together as a single housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house, or institution of any kind." As the City does not have a definition or use category for group homes, unlicensed group homes and group living arrangements, without regard to the number of persons, would fall under the definition of a "family," able to live in any family dwelling unit in any zone permitted in the City.

A program is included in Chapter V to amend the code to allow small residential care facilities (serving six or fewer) by right within existing residential units per State law, and to resolve irregularities in the existing code.

Reasonable Accommodation

The City of Shafter Ordinance 665 defines "reasonable Accommodation under the Fair Housing Acts" as "in order to make specific housing available to an individual with a disability, any person may request a modification or exception to the rules, standards, practices, land use regulations, and policies for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. A request for reasonable accommodation from any zoning provision, rule, practice, or policy may be made by any person with a disability, their representative, a developer of housing for individuals with disabilities, or a provider of residential care to individuals with disabilities. A reasonable accommodation may be approved only for the benefit of one or more individuals with a disability."

Reasonable accommodation under the Fair Housing Acts is a permitted use for single-family dwellings in all residential zones and permitted for multi-family dwellings in the R-2 and R-3 zones. §2.80(3) of the Zoning Code gives the Planning Commission the authority to approve applications for reasonable accommodation. To apply for reasonable accommodation, the applicant would submit a request for reasonable accommodation in writing to the Planning Department; there is no fee required. The request would be scheduled for the next available Planning Commission meeting; there are no notice

or public hearing requirements. The Shafter Municipal Code does not list any findings for approving a request for reasonable accommodation; there are no decision-making criteria other than those listed in the definition of "reasonable accommodation" itself.

To further remove barriers to reasonable accommodation, the code should be revised to streamline the procedure, perhaps by giving the Planning Director the authority to approve reasonable accommodation, subject to appeal to the Planning Commission, and to make the reasonable accommodation procedure broadly applicable to all existing and proposed types of housing. A program has been included in Chapter V to amend the code to make improvements to the reasonable accommodation provisions.

13. Other State Housing Legislation

Housing Accountability Act

The Housing Accountability Act places limits on the ability of cities and counties to disapprove or condition approval of housing development projects. This Act is codified in Gov. Code

§65589.5. Including an update by SB 330 (Housing Crisis Act of 2019, effective January 1, 2020, and extended to January 1, 2030, by SB 8), the Housing Accountability Act includes the following provisions:

- For emergency shelters and housing development projects for very low-, low-, or moderate-income households, a local agency cannot a) disapprove or b) condition approval in a manner that renders the project infeasible, unless it makes certain written findings.
- For a housing development project for very low-, low-, or moderate-income households, if a local agency denies the project or imposes conditions that have a substantial adverse impact on the viability or affordability of the housing development for the protected groups, in a court action, the burden of proof is on the local agency.
- For a housing development project that complies with objective standards in effect at the time the application was deemed complete, a local agency, when proposing to disapprove or impose a condition that the project be developed at a lower density, shall make written findings of a specific adverse impact on public health or safety with no feasible way to mitigate or avoid the impact other than to disapprove or develop the project at a lower density.
- For a housing development project that is consistent with the general plan, but the zoning is inconsistent with the general plan, the proposed development shall not require a rezoning and shall not be considered inconsistent because of inconsistent zoning. If the local agency has complied with the time frames for notification, the local agency may require the proposed development to comply with the standards of zoning which is consistent with the general plan, but the standards must be applied in a way to facilitate and accommodate development at the density allowed by the general plan and proposed by the project.
- For a housing development project, the project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of §65941.1 was submitted, with specified exceptions, including automatic adjustment to fees and exactions, those necessary to avoid or substantially lessen an impact under CEQA, or the project is revised by 20% or more of residential units or square footage (SB 330).
- For a housing development project that is inconsistent with standards, the local agency shall notify the applicant:
  - For 150 or fewer units projects: Within 30 days of complete date

- For 151+ units projects: Within 60 days of complete date
- Notes: Failure of notification means the project can be deemed consistent. Receipt of a density bonus is not an inconsistency with standards (SB 330).

Shafter follows the provisions of the Housing Accountability Act governing the review of housing development projects. As it is the City's practice to promptly notify applicants of inconsistencies with standards, the City follows the Housing Accountability Act.

Housing Crisis Act of 2019 (SB 330)

The Housing Crisis Act suspends certain restrictions on housing development, streamlines the residential development process, and expedites the permitting of housing where housing shortages are apparent. Under the following SB 330 provisions, the definition of "housing development project" is expanded to include proposals to develop a single housing unit. SB 330 is effective on January 1, 2020, and is extended by SB 8 to sunset January 1, 2030. Provisions of SB 330 include:

- For a housing development project that complies with applicable objective general plan and zoning standards, a city or county shall not conduct more than five public hearings, including continued public hearings, to review and decide on the project (Gov. Code §65905.5).
- Requires the local government to determine a site's historical status at the time of application completeness (Gov. Code §65913.10).
- Creates preliminary application process which vests standards and fees at the time of preliminary application submittal. Local agencies are required to compile a preliminary application checklist and application form that meets certain requirements, but applicants may use the HCD SB 330 Preliminary Application Form to apply to those local agencies that have not yet completed a checklist and form. To remain vested, among other requirements, the applicant will need to submit a development application within 180 days of the preliminary application (Gov. Code §65941.1).
- Amends the Permit Streamlining Act to require the local agency to provide an exhaustive list of items that are not complete (Gov. Code §65943).
- Amends the Permit Streamlining Act to shorten the time to decide on a housing development project to 90 days from the certification of an environmental impact report, and to 60 days from certification of an EIR for a project that meets certain affordability requirements (Gov. Code §65950).
- For affected cities and counties, limitations on planning policy actions that reduce housing development capacity, prohibition on imposing or enforcing design standards established on or after January 1, 2020 that are not objective design standards on housing, and requirements that affected cities and counties shall not approve housing development projects that demolish one or more residential dwelling units (unless at least as many units are replaced), and shall not approve a housing development project that will demolish occupied or vacant protected units, unless certain conditions are met. Affected cities and counties are determined to be in an urbanized area or urban cluster by the Department of Housing and Community Development (Gov. Code §66300).
- Affected cities and counties (as defined in Gov. Code §66300) shall include in their application submittal requirements a request for information on demolition and displacement to implement Gov. Code §66300 (Gov. Code §65940).

As Shafter processes development applications quickly, it follows the provisions of the Housing Crisis Act. Although the City does not have a preliminary application form, the City uses a project data worksheet and collects the applicable Preliminary Site Plan Review fee for a preliminary application

and accepts the HCD SB 330 Preliminary Application Form from applicants. Although the statute states that a local agency is required to create a checklist of submittal requirements and application form for preliminary applications, there is no timeline in the statute for doing so, and the City of Shafter's practice of accepting the HCD SB 330 Preliminary Application Form and using applicable submittal requirements from similar applications (e.g., number of plans, information on site plan, etc.) is consistent with the intent of the Housing Crisis Act. As an affected city, Shafter has followed the provisions of Gov. Code §66300 regarding planning policy actions and has not established new design guidelines since January 1, 2020. To ensure the City's compliance with the requirements for replacement of residential units and protected residential units, a program is included in Chapter V for Shafter to include requirements in their application forms for existing housing unit information to satisfy the requirements of Gov. Code §66300.

SB 9

SB 9 requires that within single-family residential zones, a proposed housing development containing no more than two residential units on a lot and/or a proposed parcel map subdivision for an urban lot split resulting in two lots to be considered ministerially, without discretionary review or hearing, if the proposed housing development or subdivision meets certain requirements. A local agency may impose objective zoning standards, objective subdivision standards, and objective design standards, subject to certain limitations, to the extent that they do not physically preclude the development of proposed units at 800 square feet or physically precluding the development of two units on either of the resulting parcels. Codified in Gov. Code §65852.21, §66411.7, and §66452.6, SB 9 was effective on January 1, 2022.

On December 7, 2021, Shafter adopted Urgency Ordinance 728 implementing the provisions of SB 9 for lot splits and two-unit projects. On December 20, 2022, the City adopted

Ordinance 735 clarifying the requirements for urban lot splits. As a result, the requirements of SB 9 are incorporated into the Shafter Municipal Code.

AB 2011 (Affordable Housing and High Road Jobs Act of 2022)

AB 2011 is the primary housing production bill of the 2022 legislative session. AB 2011 creates a ministerial, California Environmental Quality Act-exempt, time-limited approval process for multi-family housing developments on commercially zoned properties. Project developers must pay prevailing wages to construction workers and meet specified Below Market Rate (BMR) affordable housing targets. The legislation provides two options; one for 100% BMR projects, and a second for mixed-income (typically 15% BMR) projects located specifically on "commercial corridors." Codified in Gov. Code §65400, §65585, and §65912.100 through §65912.131, AB 2011 was effective on July 1, 2023, and sunsets January 1, 2033.

The City of Shafter will implement the provisions of AB 2011 upon receipt of an application invoking those statutes.

SB 6 (Middle Class Housing Act of 2022)

SB 6 allows residential development on property zoned for retail and office space without needing to be rezoned and allows project applicants to invoke the Housing Accountability Act to limit local discretion to deny or condition approval of a project. SB 6 does not provide a ministerial approval pathway and requires applicants to commit to both prevailing wage and more costly "skilled and trained workforce" requirements for project labor (although the law provides an "off ramp" if fewer than two bidders bid for a contract under the "skilled and trained workforce" requirement). SB 6 does not contain any BMR requirements, and it has fewer site exclusions than AB 2011. It is likely to be used most frequently in lower-cost areas of California and on sites where AB 2011 is not available. Codified in Gov. Code §65852.24 and §65913.4, SB 6 is effective on July 1, 2023, and sunsets January 1, 2033.

The City of Shafter will implement the provisions of SB 6 upon receipt of an application invoking those statutes.

AB 2097

AB 2097 prohibits a public agency from imposing or enforcing minimum automobile parking requirements on a residential, commercial, or other development project if the project is located within one half mile of a major transit stop. "Major transit stop" means a site containing an existing rail or bus rapid transit station, a ferry terminal served by bus or rail transit, or the intersection of two or more major bus routes with service intervals of 15 minutes or less during the morning and afternoon peak commute periods. A local agency may impose or enforce minimum automobile parking requirements on a housing development project if it makes certain written findings within 30 days of receipt of a complete application. Codified in Gov. Code §65585 and §65863.2, AB 2097 is effective on January 1, 2023.

As there are no major transit stops in Shafter, Shafter is not subject to AB 2097.

AB 2234

AB 2234 requires a local agency to compile a list of information needed to approve or deny a post-entitlement phase permit, to post an example of a complete, approved application and an example of a complete set of post-entitlement phase permits for at least five types of housing development

projects and to make those items available no later than January 1, 2024. It also imposes timing limits for the local agency to deem post-entitlement applications complete and approve/deny post-entitlement applications. It also requires local agencies to accept post-entitlement applications by email or online permitting system by specified dates. Codified in Gov. Code §65589.5, §65913.3, and §65913.3.5, AB 2234 is effective on January 1, 2023.

A program is included in Chapter V to implement the provisions of AB 2234.

AB 2668

In addition to clarifying the SB 35 streamlined approval process, AB 2668 amends the rules regarding nexus studies for housing development fees. Codified in Gov. Code §65913.4 and §66016.5, AB 2668 was effective on January 1, 2023.

Shafter will follow the requirements of AB 2668 should the city establish a new application processing fee or development impact fee.

AB 916

AB 916 prohibits a local agency from requiring a public hearing to reconfigure existing space to increase the bedroom count within an existing dwelling unit. This requirement is limited to a permit application for no more than two additional bedrooms within an existing dwelling unit. The local agency may still require a public hearing for a proposed project to increase the number of primary dwelling units within an existing structure. Codified in Gov. Code §65850.02, AB 916 was effective on January 1, 2023.

As Shafter does not require a public hearing for proposals to reconfigure existing residential space in existing dwelling units, including in situations where the structure is non-conforming, Shafter follows AB 916.

B. Environmental Constraints

Physical and environmental constraints include the following:

Areas of Steep Slopes: Landslides and slope stability do not affect the City of Shafter since it is flat in topography.

Fault Zones: The City of Shafter is not designated as a special study zone under the Alquist-Priolo Act. Fault zones and seismicity are not a constraint to development within Shafter. Although no faults have been mapped immediately near Shafter, several major faults are in Kern County.

Areas Subject to Flooding: There are five distinct areas within the City of Shafter that are designated as 100-year flood zones. These areas are located between Lerdo Highway and East Euclid Avenue; at the northwest corner of Los Angeles Street and Thompson Street; the east side of Central Valley Highway between Burbank Street and 7th Standard Road; the east side of Central Valley Highway between East Lerdo Highway and Central Avenue; and, along the east side of Central Valley Highway between East Lerdo Highway and Los Angeles Street. No Sites listed in the sites inventory occur within areas designated as 100-year flood zones.

Agricultural and Open Space Issues: In 2021, approximately 20% of the territory within the City Sphere of Influence (29,536 acres) was designated as agricultural land. Some of those properties were restricted from being converted to developable lands. Of those agricultural lands, there were 5,876 acres under Williamson Act Contract (which prevents farmland from being converted to non-

agricultural use in exchange for a reduction in property taxes) and 161 acres within Farmland Security Zones, which prevent development and/or conversion to different land uses. Williamson Act contracts are for a 10-year tenure and Farmland Security Zones are for a 20-year tenure. None of the properties in the sites inventory are identified as Williamson Act land, and protected for agricultural use. Although some of the sites in the inventory are currently under agricultural use, this does not present a constraint to the development of housing on these sites, because the properties are presently zoned for residential development or planned to be rezoned as such. The City of Shafter has a long record of historical redevelopment of active agricultural uses to residential/non-agricultural uses.

Fire Hazards: Shafter does not have any very high fire hazard severity zones within the city limits or sphere of influence.

Site Selection Protocol: During the Sites Inventory site selection process, all subject properties were evaluated to determine if environmental constraints were present on the identified sites. Existing site conditions were reviewed using aerial imagery, GIS technology, County parcel data and City records. All sites in the 2023-2031 sites inventory are vacant and non-developed, and adequately sized and shaped to accommodate residential development according to the City of Shafter's development regulations. Sites listed in the inventory contain no conservation, preservation, or major utility easements that would constrain residential development and sites that are adjacent to the Shafter Airport/Minter Field are all within areas allowing for residential development, per the 2001 Shafter Airport/Minter Field Master Plan Update and the City of Shafter General Plan, Environmental Hazards Program, Section 7.4. No properties in the sites inventory contain areas identified by the Environmental Protection Agency (EPA) or the Department of Toxic Substances Control (DTSC) as hazardous sites.

Any large-scale environmental constraints not addressed in this analysis, which have the potential to lower the residential yield will be evaluated concurrently with any application for a general plan amendment. During the discretionary review of an individual project, additional environmental constraints may be uncovered and addressed prior to project approval. The City of Shafter's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

C. Non-Governmental Market Constraints

Housing availability and cost are influenced by market factors over which local government has little or no control. California State law requires that a Housing Element contain a general assessment of market factors and local regulations that create or add to existing development constraints, which serves as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to development of new housing are land costs, construction costs, and environmental constraints.

1. Price of Land

Land costs include acquisition and the cost of holding land throughout the development process. The land costs can account for up to half of the final sales price of new homes in small developments or in areas where developable land is scarce. Undeveloped land selling prices in Shafter in 2022 range from $200,000 to $400,000 per acre. Among variables affecting the cost of land are the size of residential lots, location and amenities, the availability and proximity of public services, and the financing arrangement between buyer and seller.

2. Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction work and the desired quality of the finished residential project. The cost of material and labor at any one time reflects short-term considerations of supply and demand. Future construction costs depend on changing market demand and supply that is created in part by fluctuations in state and national economies. State and national policies impact regional construction and do not necessarily inhibit residential construction in any specific community. Building Valuation Data compiled by the International Code Council (ICC) is an indicator of construction costs. ICC-compiled unit costs include structural, electrical, plumbing, mechanical work, interior finish, and normal site preparation. The ICC data is national and does not consider differences among regions and do not include land price. The 2020 ICC-calculated national averages for costs per square foot of single-family residences and for apartment units are the following:

- Type I or II, Multi-family: $148.82-$168.94 per square foot
- Type V (Wood Frame), Multi-family: $113.88-$118.57 per square toot
- Type V (Wood Frame), One-and Two-Family Dwelling: $123.68-$131.34 per square foot

3. Availability of Financing

Availability of capital to finance new residential development is a significant factor that can impact the cost and supply of housing. Two types of financing contribute to the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing purchase of units by homeowners and investors. Interest rates impact home construction, purchase, and improvement costs. Changes in interest rates of only a few percentage points can result in a dramatic difference in annual income necessary to qualify for a home loan. Financing for new residential development is available at reasonable rates. However, economic changes due to COVID-19 have caused caution among lenders and may have lasting effects through the 6th Housing Cycle. Lenders are evaluating loan applicants more closely than in the past, which leads to credit tightening despite affordable interest rates.

In addition to private financing, Federal, State, and local public funding sources are important resources for development of housing for households of all incomes. Public sources supplement and leverage private sources for construction, rehabilitation, and preservation of housing units and for rental and purchase assistance subsidies for buyers and tenants. Federal, State, and local government appropriations vary over time and are not available at a steady level or at a level that coincides with increases in costs of housing development, inflation, and increasing affordable housing need. The Federal government supports homeownership and development of for-sale, rental, and homeless housing and services through tax incentives and expenditures.

Tax incentives, including tax credits, tax deductions, and lower tax rates are the most significant Federal resources. The Federal Low Income Housing Tax Credit (LIHTC), instituted in 1986, facilitates investment of cash from private entities who receive a tax credit benefit in return. The LIHTC has been considered a successful program nationally. Per the California Tax Credit Allocation Committee, in 2021 a total of $122,722,719 in tax credits was allocated by the Federal government to the State of California[13]. Although Federal allocations to California for LIHTCs have increased over time, fewer low-income units are funded annually as development costs per unit have increased. Applications for

[13] https://www.treasurer.ca.gov/ctcac/fast.acp, accessed October 12, 2022

LIHTCs usually exceed available funds by a ratio of two-to-one.

To support homeownership, the Federal government provides home mortgage interest and property tax deductions to homeowners, as well as lower tax rates on long-term capital gains. The tax incentives dwarf the LIHTC and subsidize more households at higher incomes than low-income households.

In May 2022, the Biden Administration released a plan to address rising housing costs by encouraging an expansion of the housing supply. The plan calls for adopting proposed expansions of the LIHTC Program that were included in various iterations of the Build Back Better Act (BBA, H.R. 5376) and adopting a modification in the President's FY2023 Budget proposal that would allow for an increased LIHTC subsidy for certain developments financed with tax exempt bonds.

Local Banks

There are several local banks in Shafter. Thereby, there are a variety of single-family and multi-family home loans available to Shafter households. However, current interest rates are high and discourage home sales and refinancing. Veteran Affairs, Federal Housing Administration, and conventional loans are available as alternate options for financing. Local banks currently do not have programs specifically focused on construction of affordable housing other than those sponsored by government agencies such as the Community Reinvestment Act funds.

Affordable Housing Development Financing

Funding for affordable housing projects currently requires financing for a first mortgage, second mortgage, and equity, as indicated in the following sections.

First Mortgage

Due to their low rent levels, affordable housing projects are financially capable of generating sufficient money to make monthly payments on only a small first mortgage – often as low as 20-25% of the total cost of a project. For the first mortgage lender, subordinated debt increases a project's loan-to-value and debt coverage ratios to acceptable levels, thereby reducing risk and increasing the likelihood of obtaining private debt financing. The amount of the first mortgage that can be supported is a function of the net operating income of the project. Tax exempt bond proceeds sometimes are used for permanent financing of low-income housing projects.

Second Mortgage (Gap Financing)

A second mortgage is frequently necessary to partially fill the gap between total project costs and the amount that can be supported by the first mortgage. A below-market second mortgage provided by State or local governments or philanthropic organizations could be structured with a low interest rate, no interest deferred payments or as a due-on-sale loan.

The maker of the second mortgage often prefers subordinated debt rather than a project grant even though the former entails added risk. The mortgage usually contains restrictions to ensure the property serves low-income families, otherwise, it becomes due and payable. Local funds often are used to provide "soft seconds"; that is, mortgages whose principal and interest payments may be deferred until cash flow is available or the project is refinanced or sold.

Equity

Equity is the money or capital invested in the project and reduces the amount needed to be financed with a first and/or second mortgage. Although equity financing can be derived from several sources,

affordable housing partnerships depend on syndication of low-income housing tax credits. Ownership of these projects usually is structured as limited partnerships; corporate or individual investors are the limited partners who rely on tax credits for market returns.

4. Housing Developed Below Identified Densities

Frequently, property owners and housing developers will request to develop housing below the maximum density allowed in the zone, and sometimes below the identified density in the Appendix B sites inventory. Physical constraints, such as irregularly shaped sites, existing infrastructure or easements, or unusual natural features can reduce the number of units developed. The demand for housing, as reflected in the sale or rental price for housing types compared to the cost of developing that particular housing type, will lead developers and property owners to build the most profitable product types, which may be at densities lower than anticipated. Higher density housing may need to physically accommodate subterranean or structured parking which is significantly more expensive per unit to develop and may not be justified by the potential sale or rental price. The Appendix B sites inventory assumes an ultimate density of each site that is less than the maximum allowed density in order to account for these physical and market constraints. If a parcel on the sites inventory is developed below the identified residential density, it is subject to the No Net Loss Law. A program is included in Chapter V to implement that statute.

5. Timeframes Between Project Approval and Building Permit Application

An application for a building permit following project approval may be delayed by changing economic/market conditions, including financing. The project applicant may need to complete their financing of the project or obtain new financing in response to changes to or unavailability of an anticipated source of financing, prior to moving forward with an application for a building permit. Significant changes in market conditions or financing may lead to a redesign of the project which would result in a significant delay.

6. Local Efforts to Remove Non-Governmental Constraints

The Housing Program analysis is required to examine local efforts to remove non-governmental constraints that create a gap in Shafter's ability to meet its assigned RHNA (Regional Housing Needs Allocation) by income category. The primary non-governmental constraint is the overall cost of affordable housing development in most parts of California. Construction of affordable residential units, particularly for low-income and very low-income households, is not profitable for residential developers. As a result, deed-restricted affordable residential units require more subsidy than available density or financial incentives. This places the construction burden on non-profit organizations and similar grant-funded residential developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs.

In Shafter, from 2015 to 2021, no units affordable to Very Low-Income households were built compared to a RHNA of 417 units affordable to Very Low-Income households. 140 units affordable to Low-Income households were built compared to a RHNA of 426 units affordable to Low-Income households, and 77 units affordable to Moderate-Income households were built compared to a RHNA of 397 units affordable to Moderate-Income households. None of the units built were deed-restricted to preserve affordability. During the same period, 1,361 units affordable to Above Moderate-Income households were built, exceeding the RHNA of 796 units. Shafter has sought to mitigate the gap

between the planning for units affordable to Very Low-Income, Low-Income, and Moderate-Income households and the number of constructed units for these households through existing programs (2.1.1, 2.1.2, 2.1.3) evaluated in Appendix A. These programs will be continued in the 2023-2031 Housing Program and are included in Chapter V. The City of Shafter can offer other developer incentives such as expedited permit processing or fee deferrals but due to the scarcity of funding cannot afford to fully mitigate the prohibitive cost of residential development for affordable housing developments.

V. Housing Action Plan

The intent of the Housing Program is to ensure that the housing needs of all economic segments of the community will be met through December 31, 2031. The housing goals and policies included in the Shafter Housing Program (Element), as well as the actions that the City will undertake to meet its housing needs, are discussed in this chapter. A summary of actions, including identification of funding sources, responsible entities, and time frames for implementation, are also presented. In evaluating the prior Housing Program, the City analyzed the programs it undertook, and evaluated the success of the programs. Accordingly, the City has included in this Housing Program those actions it believes can successfully be implemented and that reflect the best use of the City's resources. Shafter's quantified housing objectives are presented below, along with housing goals, policies, and implementation programs.

A. Quantified Objectives

The City has established its quantified objectives based on the Kern Council of Governments' (Kern COG) Regional Housing Needs Assessment (RHNA) allocations for the City of Shafter for the period of June 30, 2023, to December 31, 2031 (Table V-1). The Housing Element Law [Gov. Code §65583(b)] states that, "[it] is recognized that the total housing needs identified … may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements … [under] these circumstances, the quantified objectives need not be identical to the total housing needs." The City recognizes that there are several factors impacting the provision of affordable housing. Based on recent experience (2015 through 2021 Annual Progress Reports), the number of Above Moderate-Income units permitted is expected to exceed the RHNA allocation in that category, but the number of lower and moderate-income units permitted will not be able to meet all projected needs for those categories during the planning period. Nevertheless, the City established these quantified objectives as "goals" for the construction, rehabilitation, and conservation of housing. The City is projecting that 42 of the 678 units allocated to the Very Low-Income category will be built as non-rented accessory dwelling units affordable to Extremely Low-Income households.

The City of Shafter has designed a series of implementing programs that will focus City resources on meeting its projected housing needs. Accordingly, the City of Shafter has identified its quantified objectives for new construction, rehabilitation, and conservation of housing. Rehabilitation of existing units will be achieved through the City's efforts to link property owners with available financial assistance programs. Rehabilitated units are housing units that are converted from non-affordable to affordable by acquisition of the units or the purchase of affordability covenants. The City's conservation quantified objective is based upon projected activities of the City's Planning Department and efforts to assist and cooperate with nonprofit, private, and other public entities to preserve as well as provide additional affordable units. The conservation of dwelling units can include the extension of affordability covenants on existing units, the one-to-one replacement of any housing units demolished due to public or private action, or the provision of stable zoning to preserve affordable housing.

Table V-1
Quantified Objectives, 2023-2031

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	42	636	431	~~603~~604	1,581	3,294
Rehabilitation	0	10	10	0	0	20
Conservation[1]	6	6	208	12	0	232

Note:

1. 200 low-income units identified under the Conservation objective, at 300 Terra Vista Lane, owned by the Shafter Kern Housing Authority, will expire April 11, 2033, after the close of the current planning period. Conservation also includes, through Program 3.1.1, units conserved throughout the planning period via fair housing education and referral. Conservation of units throughout the City will also occur through the rehabilitation objective.

B. Goals and Policies

The overall objective of the Housing Program is to provide adequate housing in the City, both in quality and quantity, and to provide appropriate shelter for all without discrimination.

The goals and policies of the Housing Program presented below address Shafter's identified housing needs and are implemented through a series of housing programs offered through the Planning Department. Within this overarching objective, the City has established goals and policies to address the development, maintenance, and improvement of the housing stock.

Goal 1: Provide a diversity of development opportunities to enhance the City's living environment and to satisfy the housing needs of Shafter residents**.**

- **Policy 1.1**: Provide adequate residential sites to produce new for-sale and rental residential units for existing and future residents.
- **Policy 1.2:** Ensure the supply of safe, decent, and sound housing for all Shafter residents.

Goal 2: Provide housing that is affordable to all economic segments of the community.

- **Policy 2.1:** Assist and cooperate with nonprofit, private, and public entities to maximize opportunities to develop and preserve affordable housing.
- **Policy 2.2:** Review and modify all standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.
- **Policy 2.3:** Facilitate the development of new housing for all economic segments of the community, including lower-, moderate-, and above moderate-income households.

Goal 3: Provide equal housing opportunities for all residents of Shafter.

- **Policy 3.1:** Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.
- **Policy 3.2:** Assure the provision of housing opportunities for those residents of the City who have special housing needs, including farm workers, the elderly, disabled, large families, and the homeless.

C. Housing Goals, Objectives, Policies, and Programs

This section presents housing goals, policies, implementation schedules, and action programs to address the housing needs of existing and future residents of the City. While goal and policy statements are general in nature, the housing programs are specific actions necessary to achieve the goals and policy statements adopted in principle. The City's quantified objectives for construction, rehabilitation, and preservation follow the discussion of housing actions.

~~1.~~ Goal 1: Provide a diversity of development opportunities to enhance the City's living environment and to satisfy the housing needs of Shafter residents.

Policy 1.1: Provide adequate residential sites to produce new for-sale and rental residential units for existing and future residents.

Program 1.1.1: Rezone Sites to Accommodate Housing Need

Rezone sufficient sites (from those identified in Appendix B Residential Sites Inventory as adequate to accommodate lower income housing) to zones that allow the City to fully accommodate its RHNA in the lower income categories of 1,109 total units, e.g., rezone at least ~~187~~ 115 acres to minimum density of 20 units/acre, assuming 25~~30~~% of units lower income, to accommodate shortfall of 935 ~~761~~ units.

In general, the City will work with property owners to determine which parcels in the Residential Sites Inventory to target for rezoning. The City will work with the property owners of these sites in taking the actions described in Program 1.1.3 (Large Sites) to facilitate subdivision and development of appropriately sized sites for affordable housing.

- Each site to be rezoned shall meet the criteria identified in Gov. Code §65583.2(h) and (i):
  - Zoned to allow owner-occupied and rental multi-family residential use by right for developments that include at least 20% of units affordable to lower income households (Use by right means that the local government's review cannot require a conditional use permit, planned unit development permit, or other discretionary local government review that would constitute a "project" under the California Environmental Quality Act. However, subdivisions are allowed to be a discretionary review in accordance with the local ordinance, and non-discretionary design review using objective standards may be conducted.).
  - Zoned to allow at least 16 units on the site;
  - Zoned to require a minimum density of 20 units per acre (for suburban jurisdictions, including Shafter);
  - At least 50% of the remaining lower-income housing need shall be accommodated on residentially zoned sites (with a limited exception for mixed use)- (this provision is superseded by the solid bullet below); and
  - Sites shall meet utilities requirements to satisfy Gov. Code §65583.2(b)(5)(B).
- To maintain the validity of the realistic capacity assumptions, all sites to be rezoned shall be residentially zoned.
- Sites to be rezoned should affirmatively further fair housing by promoting an inclusive community with site locations distributed throughout the community.

Sites previously identified in prior housing element site inventories (i.e., APN 536-010-50 in Mission Lakes Specific Plan): These sites have been previously identified in prior Housing Element site inventories and meet the criteria identified in Gov. Code §65583.2(c)—nonvacant sites identified in a

prior housing element and vacant sites that have been included in two or more consecutive prior planning periods.

- For these existing high density zoned sites to count toward the RHNA in the lower income categories, these sites shall be zoned:
  - To allow residential use by right (as described above) for developments that include at least 20% of units affordable to lower income households.
  - At residential densities consistent with Gov. Code §65583.2(c)(3)—density per analysis or allowing at least 20 units per acre (for suburban jurisdictions including Shafter)- (current zone density of these sites is currently consistent).

Responsible Agency: Planning Department

Implementation Schedule: Within 3 years of the date of the adoption of this Housing Program per Gov. Code §65583(c)(1)(A).

Non-Quantified Objective: Rezone sufficient sites to accommodate housing to meet the City's Regional Housing Needs Allocation in all income categories.

Funding Source: General Fund

Program 1.1.2: No Net Loss Law

The City shall always maintain during the planning period its remaining unmet share of RHNA, per Gov. Code §65863:

- If a parcel identified in the Appendix B Residential Sites Inventory is approved to develop fewer housing units than shown in the inventory, the City shall:
  - Make findings that the remaining sites in the inventory have sufficient capacity to accommodate the remaining unmet RHNA by income level; or
  - Identify and make available sufficient sites to accommodate the remaining unmet RHNA by income level within 180 days; and
  - The City shall not disapprove a housing project because it triggers the need to identify and make available additional sites.
- The City shall not reduce the residential density of a parcel unless it makes findings or identifies and makes available additional sites per Gov. Code §65863.

Responsible Agency: Planning Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Maintain an inventory of available sites for use in discussions with potential developers.

Funding Source: General Fund

Program 1.1.3: Large Sites

To assist with the development of housing affordable to lower income households on large sites (>10 acres), the City will:

- Facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multi-family developments affordable to lower income households in light of state, federal and local financing programs (i.e., 2-10 acres sites) by
  - Offering incentives for the development of affordable housing described below
  - Working with property owners and housing developers in site planning

  - Using tools such as split zoning (zoning a portion of a parcel) and site planning
  - Revising zoning and development standards to facilitate appropriately sized parcels
- Work with property owners and non-profit developers to target and market the availability of sites with the best potential for development
- Offer incentives for the development of affordable housing including but not limited to:
  - Streamlining and expediting the approval process for land division for projects that include affordable housing
  - Ministerial review of lot line adjustments
  - Deferral or waiver of fees related to the subdivision for projects affordable to lower income households
  - Providing technical assistance to acquire funding, and
  - Modification of development requirements

Responsible Agency: Planning Department

Implementation Schedule: Ongoing; Develop incentive program by December 2024

Non-Quantified Objective: Ensure that large sites (>10 acres) are made suitable for development of affordable housing through subdivision or other means.

Funding Source: General Fund

Policy 1.2: Ensure the supply of safe, decent, and sound housing for all Shafter residents.

Program 1.2.1: Housing Rehabilitation Information and Funding Program

Shafter currently participates as a cooperative city in the Community Development Block Grant (CDBG) program through the County of Kern. Funding is allocated and can be utilized by Shafter residents based on the low- and moderate-income population in the City. Shafter residents are also able to apply for access to HOME funds through the County to rehabilitate owner and rental units, acquire real property for housing, construct new units for sale or rent, and/or to cover development costs/fees. Throughout the planning period the City will:

- Provide information and application assistance to developers and property managers applying for home rehabilitation loans to improve housing units restricted for lower income residents and/or special needs groups.
- Provide information on the City's website, updated at least every two years, that identifies what loans are available based on tenure and the processes by which these loans are granted.
- Provide technical review of forms to ensure that applicants have provided all essential information.
- Coordinate with neighborhood and community organizations and use various media to reach out to the community and inform the residents of available programs the City offers.
- Apply, when appropriate, for CDBG funds for rental rehabilitation on an as-needed basis when approached by a developer or property manager to complete a rehabilitation project.
- Target rehabilitation funding to areas of the City identified in Program 3.2.6 to rehabilitate at least 15 units in these areas during the planning period.

Responsible Agency: Planning Department

Implementation Schedule: Ongoing; provide information on City website starting by 2025, coordinate with organizations and use media annually starting by 2025.

Non-Quantified Objective: Enhance the community's ability to utilize existing programs and funding sources to rehabilitate existing or create new affordable housing units.

Funding Source: General Fund, HUD Rental Rehabilitation Funds, HOME funds, CDBG funds, and other available housing programs

Program 1.2.2: Water and Sewer Provider Coordination

In accordance with Gov. Code §65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Shafter a copy of the 2023-2031 Housing Program. Each water or sewer provider shall grant priority for the provision of these services to proposed developments that include housing units affordable to lower income households.

- Within 30 days of adoption of the 6th Cycle Housing Program, the City shall deliver the Housing Program to all providers of sewer and water service within the City of Shafter. The Housing Program will be accompanied by a cover memo to implement the program to prioritize water and sewer services to qualified lower-income single- and multi-family development.
- The City shall adopt written policies and procedures with specific objective standards for provision of services in conformance with Gov. Code §65589.7 by December 2024.

Responsible Agency: Planning Department and Public Works Department

Implementation Schedule: 1. Delivery of Housing Program: Within 30 days following City Council adoption. 2. Written policies and procedures: By December 2024 and ongoing.

Non-Quantified Objective: Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City. Develop administrative policy for granting priority water service during times of limited water supply.

Funding Source: General Fund

~~2.~~ Goal 2: Provide housing that is affordable to all economic segments of the community.

Policy 2.1: Assist and cooperate with nonprofit, private, and public entities to maximize opportunities to develop and preserve affordable housing.

Program 2.1.1: Affordable Housing Program Inventory and Grant Applications

- Annually explore public and private financial funding sources available to:
  - Purchase affordability covenants on at-risk projects,
  - Transfer ownership of at-risk projects to public or non-profit agencies,
  - Purchase existing buildings to replace at-risk units,
  - Construct replacement units, or
  - Construct new units.
- Apply for the following grants for potential financial assistance:

  - Project to assist in the provision of housing accessible for disabled residents (either new housing or retrofit of existing low-income housing),
  - Grants to assist in the provision of housing for farm workers,
  - Grants to assist the rehabilitation of existing low-income housing,
  - Grants to assist the rehabilitation of housing within TCAC Areas of High Segregation & Poverty and other priority areas identified in Program 3.2.6(identified in Chapter II), and
  - Grants to assist the provision of housing for large families and reduce overcrowding.
  - Note: Not including the housing units assisted by rehabilitation grants targeting TCAC Areas of High Segregation & Poverty and other priority areas identified in Program 3.2.6 identified in an action above, target grants to the "Highest Resource Areas" as identified in Figure II-22 to achieve at least 80% of the remaining grant-assisted affordable housing units to be located in these highest resource areas during the planning period. Target assistance to achieve at least 80% of new affordable housing units, or 888 units, in these highest resource areas during the planning period.
- If funding assistance is available for a specific project, the City will assist in the preparation of an application to the applicable program.
- All available federal, state, local, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to, the following:
  - Federal Deposit Insurance Corporation (FDIC) Affordable Housing Program (assistance for rehabilitation costs and closing costs for lower income households);
  - Home Investment Partnerships Program (HOME) (for rehabilitation of lower income and senior housing);
  - HUD Single-Family Property Disposition Program (for rehabilitation of owner-occupied housing);
  - Low-Income Housing Tax Credit Program (for development of rental housing and preservation of existing affordable housing for large family units);
  - Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower-income households);
  - Multi-family Housing Program (MHP) (for new construction, rehabilitation, and preservation of lower income housing through deferred loan payments);
  - Neighborhood Housing Services (for rehabilitation of housing for lower income households);
  - Proposition 84 (for development or conversion and rehabilitation of existing facilities for migrant farm worker housing);
  - Rural Community Assistance Corporation (for new rental housing or rehabilitation of apartments for farm workers and lower-income households);
  - Section 8 Housing Assistance (rent subsidies for very low-income households);
  - Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing);
  - Section 241(a) Rehabilitation Loans for Multi-Family Projects (for energy conservation and rehabilitation of apartments); and
  - World/BRIDGE Initiative (lower interest construction financing for lower income and farm worker housing).

Responsible Agency: Planning Department

Implementation Schedule: 1. Inventory: Ongoing—at least annually. 2. Grant applications: Ongoing, starting by 2025 and at least every other year thereafter.

Non-Quantified Objective: Maximize the City's and public ability to access governmental and private housing programs and thereby facilitate achievement of other Housing Program objectives.

Funding Source: General Fund

Program 2.1.2: Partnership and Non-Profit Assistance Program

- Meet with nonprofit, private, and other public entities to:
  - Examine opportunities and funding availability to expand the City's supply of affordable housing and
  - Potentially purchase/manage at-risk housing units in the City.
- Support non-profit corporations in their efforts to make housing more affordable to extremely low-, very low-, and low-income households. This effort may include:
  - Assistance in filling out complicated grant applications,
  - Identifying available sites for housing development, and
  - Priority permit and building inspection services for site development/ rehabilitation.
- Not including the housing units assisted by rehabilitation grants targeting TCAC Areas of High Segregation & Poverty and other priority areas identified in Program 3.2.6, target assistance to projects in the "Highest Resource Areas" as identified in Figure II-22 to achieve at least 80% of the remaining assisted affordable housing units to be located in these highest resource areas during the planning period.

Responsible Agency: Planning Department and City Manager

Implementation Schedule: Ongoing; meet with nonprofit, private, and public entities annually, starting by 2025.

Non-Quantified Objective: Increase the production of affordable housing in Shafter by working with nonprofit, private, and other public entities involved in the production or rehabilitation of affordable housing and by assisting non-profit housing sponsors.

Funding Source: General Fund, CDBG, and private funding sources

Program 2.1.3: At-Risk Housing Unit Program

- Annually review and update AB 987 table of housing units with affordability deed restrictions.
- Contact and work with the Shafter Kern Housing Authority, owner of the 200-uniit project at 300 Terra Vista Lane, with affordability deed restrictions expiring 4/11/2033, to develop a plan to extend the affordability protections on this property.
- Maintain regular contact with the Housing Authority of Kern County (HACK), Self Help Enterprises, and with any other public or non-profit agencies that express an interest in purchasing and/or managing units at-risk and assist them in the acquisition or establishing management of the units if they are sold, including assisting with funding, supporting funding applications and other forms of assistance.
- Educate owners of lower-risk rental units and comply with state preservation notice law requirements (Gov. Code §65863.10, §65863.11, §65863.13) by December 2025.

- Monitor the status of:
  - HUD receipt/approval of Notices and
  - NOI and Plans of Action filed by property owners to convert to market-rate units.
- Within 30 days of a notice:
  - Educate owners regarding state preservation notice law requirements (Gov. Code §65863.10, §65863.11, §65863.13).
  - Educate tenants regarding tenant rights, conversion procedures, and ownership possibilities under the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA). The City will consider working with the California Coalition for Rural Housing (CCRH) in this process and provide technical assistance to tenants wishing to pursue resident council ownership.
  - Assist tenants to obtain special priority Section 8 vouchers reserved for tenants of converted properties (as needed).

Responsible Agency: Planning Department

Implementation Schedule: Ongoing; begin planning Terra Vista property by 2025.

Non-Quantified Objective: Preserve existing affordable units for households who cannot afford market rate rental housing.

Funding Source: General Fund, CDBG, and private sources

Program 2.1.4: Accessory Dwelling Units

Encourage the use of accessory dwelling units (ADUs) to help meet the City's extremely low, very-low, low-, and moderate-income housing objectives. The City will encourage the creation of ADUs that can be offered at affordable rent:

- Adopt adapted set(s) of "standard ADU plans" developed by the City or offered by other agencies/organizations for use by Shafter applicants.
- By January 1, 2025, comply with the provisions of AB 1332, Gov. Code §65852.27, which requires local agencies to accept ADU plan set submissions for preapproval.
- Target new ADUs to the "Highest Resource Areas" as identified in Figure II-22 to achieve at least 80% of new ADUs in these highest resource areas.
  - Encourage developers to offer and include ADUs in new subdivisions and other housing development projects.
  - Monitor every two years the locations of new ADUs. If fewer than 80% of ADUs are being developed in the highest resource areas cumulatively during the planning period, provide additional outreach and make available additional incentives.
- Create an updated handout in both English and Spanish that will inform the community of the City's requirements, procedures, and relevant funding sources to develop ADUs to be available at City Hall.
- Post the information from the handout on the City's website.

Responsible Agency: Planning Department

Implementation Schedule: Update handout by January 2024; adopt standard ADU plans by January 2025; comply with AB 1332 by January 1, 2025, monitoring locations end of December 2025 and every two years thereafter.

Non-Quantified Objective: Provide informational handouts regarding accessory dwelling unit development opportunities on the City's website and at City Hall throughout

the planning period.

Funding Source: General Fund

Policy 2.2: Review and modify all standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.

Program 2.2.1: Residential Development Standards and Processes

- By December 2025, the City will revise the Zoning Ordinance to add a procedure for ministerial review of projects when required by state statute (i.e., SB 35, housing inventory sites, etc.) This procedure could specify staff review, no public hearing, no appeals, and conditions of approval limited to implementing written objective procedures and standards.
- On an annual basis, City staff will:
  - Review state housing legislation that affects City review of housing projects.
  - Review development standards and processes to identify constraints to the maintenance, improvement, and development of housing, considering other City goals and objectives for residential development.
  - Address changes in state requirements through policies, procedures, and potential code amendments.
  - Address identified constraints with strategies including but not limited to:
    - Incentives, waivers, concessions, and reasonable accommodation for affordable housing and housing for special groups such as disabled individuals and
    - Amendments to the Zoning Ordinance affecting development standards and procedures.

Responsible Agency: Planning Department

Implementation Schedule: Ongoing – on an annual basis; Revise zoning ordinance to implement ministerial review by December 2025.

Non-Quantified Objective: Ensure that the City's Zoning Ordinance facilitates and encourages the development of a variety of housing opportunities and complies with state requirements.

Funding Source: General Fund

Program 2.2.2: Commercial Zone Floor Area Ratio

Evaluate and address the potential impact on residential development of the maximum 0.5 floor area ratio in commercial zones, a development standard found in both the General Plan and the Development Code (Zoning Ordinance) which applies to all development in commercial zones including residential development.

Responsible Agency: Planning Department

Implementation Schedule: By the completion of the next comprehensive General Plan update, expected within five years.

Non-Quantified Objective: Ensure that the City's General Plan and Zoning Ordinance floor area ratio standard doesn't unnecessarily hinder residential development in the City's commercial zones.

Funding Source: General Fund

Program 2.2.3: Level of Service

Evaluate and address the potential impact on residential development of the Level of Service goals stated in the General Plan.

Responsible Agency: Planning Department

Implementation Schedule: By the completion of the next comprehensive General Plan update, expected within five years.

Non-Quantified Objective: Ensure that the City's Level of Service standards do not unnecessarily reduce or increase the cost of residential development, particularly on the sites identified in Appendix B Residential Sites Inventory.

Funding Source: General Fund

Program 2.2.4: Density Bonus

Update the affordable housing density bonus provisions in the City's Development Code (Zoning Ordinance), last updated in 2015, to be consistent with current state Density Bonus Law (DBL), set forth in Gov. Code §65915 et seq. To accommodate future changes in state DBL, the City may consider incorporating state statute language by reference. Prior to the City code update, the City will continue to implement the existing municipal code density bonus provisions as modified by current state DBL.

Responsible Agency: Planning Department

Implementation Schedule: Update the City code by December 2025. Review and approval of affordable housing density bonuses, waivers, and concessions will be ongoing as requests are made.

Non-Quantified Objective: Ensure that City density bonus provisions comply with state requirements.

Funding Source: General Fund

Program 2.2.5: City Website Publication

Gov. Code §65940.1(a) requires a city with a website to publish a) "[all] zoning ordinances and development standards adopted by the city or county" and b) "[a] current schedule of fees, exactions, and affordability requirements … applicable to a proposed housing development." Gov. Code also requires updating this information within 30 days of any changes. Prior to adoption of the 2023-2031 Housing Program, the City will publish on the City website:

- All uncodified ordinances affecting the Development Code (Zoning Ordinance) and/or development standards affecting development and improvement of housing.
- Development impact fees and in-lieu fees applicable to proposed housing development (in addition to the user and regulatory fees already published).

On an ongoing basis and within 30 days of any changes, the City will publish on its website:

- Updated versions of the Development Code (Zoning Ordinance) as these versions become available to the public.
- Ordinances that update the Development Code (Zoning Ordinance) and/or development standards affecting development and improvement of housing that are not incorporated into the version of the Development Code (Zoning Ordinance) published on the City

website.

- User fees, regulatory fees, development impact fees, in-lieu fees, and affordability requirements (if adopted) applicable to proposed housing development.

Responsible Agency: Planning Department and Building Official

Implementation Schedule: Prior to the adoption of the 2023-2031 Housing Program, and ongoing.

Non-Quantified Objective: Ensure that the most current residential development procedures, standards, fees, exactions, and affordability requirements are available to the public on the City's website, in compliance with state law.

Funding Source: General Fund

Program 2.2.6: Design Review

Update and clarify the Design Review provisions in the City's Development Code (Zoning Ordinance) to match City Planning staff practice and ensure streamlined permit processing, including:

- Clarify that Design Review by City staff is a ministerial process by removing language that indicates a discretionary review.
- Identify the design criteria that are objective design standards for situations in which only objective design standards can be used to evaluate housing development proposals.

Responsible Agency: Planning Department

Implementation Schedule: By December 2025.

Non-Quantified Objective: Clarify the ministerial design review procedure to ensure streamlined permit processing.

Funding Source: General Fund

Program 2.2.7: Housing Crisis Act Application Submittal Requirements

Revise application forms to include requirements for information regarding existing housing units to satisfy the requirements of Gov. Code §66300, which generally does not allow approval of a housing project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished and requires replacement of any protected residential units with units of a similar affordability level.

Responsible Agency: Planning Department and Building Official

Implementation Schedule: Prior to the adoption of the 2023-2031 Housing Program.

Non-Quantified Objective: Ensure that the City complies with the requirements of the Housing Crisis Act (SB 330) when housing units are proposed to be demolished.

Funding Source: General Fund

Program 2.2.8: AB 2234 Post-Entitlement Phase Permits

Per the requirements of Gov. Code §65589.5, §65913.3, and §65913.3.5, the City will:

- Compile and post on the City website detailed submittal requirements for post-entitlement phase permit applications by January 1, 2024.
- Post on the City website examples of a complete, approved application and an example of a complete set of post-entitlement phase permits for at least five types of housing development projects in the jurisdiction, including, but not limited to, accessory dwelling unit, duplex, multi-family, mixed use, and townhome by January 1, 2024.
- By January 1, 2028:
  - Establish on the City website an online permitting system or
  - The City Council will make a written finding to delay implementation of an online permitting system for up to five additional years.

Responsible Agency: Planning Department and Building Official

Implementation Schedule: 1. Post-entitlement phase permits requirements and posting: By January 1, 2024. 2. Online permitting system or City Council written findings to delay online system: By January 1, 2028.

Non-Quantified Objective: Enable applicants to easily determine needed post-entitlement phase permits and submittal requirements and enable applicants to easily apply for those post-entitlement phase permits online.

Funding Source: General Fund

Program 2.2.9: Priority Permitting and Building Inspection Services for Lower Income Housing Projects

- The City will give priority to extremely low-, very low-, and low-income and large rental unit housing projects during the permitting, entitlement processing, and building inspection stages of development.
- The City will provide information on priority permitting and inspection services to potential developers, non-profit housing sponsors, and other public and private entities seeking permits for affordable housing in the City.

Responsible Agency: Building Official

Implementation Schedule: Ongoing

Non-Quantified Objective: Incentives for the Priority Permit and Building Inspection Services include minimizing the cost of providing affordable housing by reducing the time waiting for inspections to be completed.

Funding Source: Building Permit Fees and General Fund

Policy 2.3: Facilitate the development of new housing for all economic segments of the community, including lower-, moderate-, and above moderate-income households.

Program 2.3.1: Infrastructure Improvements and Other Incentives to Facilitate Housing for Lower Income Households

- Use CDBG funds and available federal, state, and local housing development programs

for infrastructure improvements and other incentives to support the development of housing for lower income households, and particularly Shafter's existing extremely low-, very low-, or low-income households who are living in dwellings that need replacement.

- Target at least 10% of funds from these funding sources to fund infrastructure improvements and other incentives to projects in areas of the City identified in Program 3.2.6 during the planning period. Target the remaining funding to infrastructure improvements and incentives consistent with targeting affordable housing in the "Highest Resource Areas" as described in Programs 2.1.1, 2.1.2, and 2.1.4 during the planning period.

Responsible Agency: Planning Department

Implementation Schedule: Ongoing, starting by 2025.

Non-Quantified Objective: Housing assistance to existing extremely low-, very low-, or low-income Shafter residents during the planning period.

Funding Source: CDBG

~~3.~~ Goal 3: Provide equal housing opportunities for all residents of Shafter.

Policy 3.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Program 3.1.1: Fair Housing Referral & Education

The City of Shafter refers cases and questions to the Kern County Planning and Natural Resources Department Fair Housing Coordinator who disseminates fair housing information, helps to resolve complaints, and provides referrals to appropriate investigative/enforcement agencies. The City also provides fair housing brochures in English and Spanish at City Hall and throughout the community in public places (i.e., public libraries, community centers, local social centers, and other public locations). The City will:

- Continue to refer cases and questions to the Kern County Fair Housing Coordinator. Conserve at least 32 units through referral during the planning period (expected income level breakdown: 6 extremely low, 6 very low, 8 low, 12 moderate).
- Continue to provide fair housing brochures at City Hall and other public locations.
- Include fair housing education and information at least twice per year in City water bill and any other periodic or regular communication to residents, starting 2024. Do a targeted distribution of fair housing information to housing units in areas of the City identified in Program 3.2.6 at least once every 2 years, starting 2024.

Responsible Agency: Planning Department

Implementation Schedule: Ongoing; periodic education starting 2024.

Non-Quantified Objective: Provide City assistance to eliminate housing discrimination within the community.

Funding Source: General Fund

Policy 3.2: Assure the provision of housing opportunities for those residents of the City who have special housing needs, including farm workers, the elderly, disabled, large families, and the homeless.

Program 3.2.1: Standards for Various Housing Types and Special Needs Housing Update the City Development Code (Zoning Ordinance) to be consistent with state law and remove barriers to addressing housing needs in the following areas:

- Revise the code regarding the requirement for Planning Commission-level Design Review at a public hearing of applications for farm labor housing to be consistent with Health and Safety Code §17021.6, which states, "[no] conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone."
- Revise the code to address Low Barrier Navigation Centers, allowing these by right in the applicable nonresidential zones with the addition of appropriate development standards per Gov. Code §65660 and §65662.
- Revise the code to allow transitional housing and supportive housing in the E through R-3 zones, GC, and NC zones subject to only those restrictions placed on the underlying housing development type.
- Revise the code regarding supportive housing that is eligible per Gov. Code §65650 et seq. to: a) allow eligible supportive housing by right in all zones where multi-family or mixed uses are permitted by right or by conditional use permit and b) clarify the ministerial application of objective design standards to eligible supportive housing, per Gov. Code §65583(c)(3) and §65651.
- Codify the housing definitions from Ordinance No. 665, which were not codified.
- Revise the code regarding standards for roof pitch and minimum width of manufactured homes to be no more stringent than those applied to a conventional single-family residential dwelling.
- Revise the code to allow mobile home parks in the E zone with the approval of a conditional use permit.
- Revise the code to allow small residential care facilities (serving six or fewer) by right within existing residential units per state law. Also revise the use category "Board and Care Facility" to 7 or more residents (from 12 or more residents) to fill the use category gap.
- Revise the code to streamline the reasonable accommodation process, perhaps by giving the Planning Director the authority to approve reasonable accommodation, subject to appeal to the Planning Commission, and making the reasonable accommodation procedure broadly applicable to all existing and proposed types of housing, and establishing a procedure with approval findings to comply with the fair housing laws.

Prior to the City code update, the City will continue to implement the existing municipal code provisions as modified by current state law.

Responsible Agency: Planning Department

Implementation Schedule: By December 2025.

Non-Quantified Objective: Ensure that the City's Zoning Ordinance is compliant with state law regarding special housing types and housing for those with special housing needs and does not present unnecessary barriers to addressing special housing needs.

Funding Source: General Fund

Program 3.2.2: Emergency Shelters

The City shall ensure compliance with Gov. Code §65583(a)(4) to plan to shelter people experiencing homelessness (five and zero unsheltered people at the most recent point-in-time counts) with at least one of the following:

a) Ensure that the Kern County Homeless Collaborative multi-jurisdictional agreement is compliant with the provisions of Gov. Code §65583(d), including adequate shelter to be developed by December 2025, and revise the Development Code to specify an additional appropriate zone that allows emergency shelters with approval of a conditional use permit, or,
b) Establish an Emergency Shelter (ES) overlay zone at a compliant location in the City, with the potential addition of development standards compliant with Gov. Code §65583(a)(4). (As described in more detail in the cited statute, a compliant location is usually vacant, sized to accommodate the need for emergency shelter identified in this Housing Program, including at least one year-round emergency shelter, located in a residential zone, or in a nonresidential zone that allows residential use near transportation, amenities and homelessness services.)

The City will also amend the definition of emergency shelters to be consistent with Gov. Code §65583(a)(4)(C) and ensure appropriate parking requirements limited to employees.

Responsible Agency: Planning Department

Implementation Schedule: Within 1 year of the date of the adoption of this Housing Program, per Gov. Code §65583(a)(4)(A).

Non-Quantified Objective: Ensure that the City is compliant with Gov. Code §65583(a)(4) regarding emergency shelters.

Funding Source: General Fund

Program 3.2.3: Housing Opportunities for Farm Workers and Special Needs Groups

Provide housing opportunities to meet the special housing needs of farm workers, elderly, disabled, large families, and the homeless. The City will:

- Make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:
  - Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.
  - Coordinating and participating with regional organizations, including non-profit, academic and employers, to raise awareness, share and employ strategies, and identify or target new resources.
  - Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards.
  - Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living

conditions for farmworkers.

- Give priority funding to development projects that include a component for special needs groups in addition to other lower-income households, to ensure adequate housing for all residents within special needs groups. Give first priority to projects that serve farm workers, the largest special needs group in the region.
- Seek state and federal monies, as funding becomes available, in support of special needs groups including housing construction and rehabilitation targeted for farm workers and persons with disabilities, including developmental disabilities. Give the highest priority to seeking funding that serves farm workers, the largest special needs group in the region.
- Coordinate with the County of Kern and reach out to organizations serving special needs groups and developers of housing for special needs groups as funding becomes available (i.e., Kern Regional Center, Self-Help Enterprises, Housing Assistance Council, etc.). Coordinate annually with organizations that serve farm workers (Kern County and non-profits, such as Cesar Chavez Foundation, Self-Help Enterprises, Farm workers Institute of Education and Leadership, and the Housing Assistance Council).
- Offer technical assistance and regulatory incentives, as appropriate, for projects serving special needs groups.

Responsible Agency: Planning Department

Implementation Schedule: Ongoing, annually starting by 2025.

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the City.

Funding Source: General Fund; federal and state housing funds; and CDBG

Program 3.2.4: Coordination with Agencies Serving the Homeless

The City will cooperate with public and private agencies, such as the Kern County Homeless Collaborative to develop housing (including transitional housing), family counseling, and employment programs/job referrals for the homeless.

Responsible Agency: Planning Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Develop housing self-sufficiency for those who are currently homeless by working with appropriate agencies to implement housing and employment programs. Facilitate development of emergency shelters and transitional housing within Shafter.

Funding Source: FEMA, HUD, HCD, CDBG, and private funds

Program 3.2.5: Deed-Restricted Affordable Units for Large Households

Because overcrowding is an issue in Shafter, the City, when appropriate, will ensure that at least 25% of new affordable units in a deed-restricted affordable housing project have three or more bedrooms to accommodate large families by:

- Using incentives such as density bonus, fast track processing, waiving of specific

development standards, etc.

- Including construction of large units as a condition of receiving local financial assistance

Responsible Agency: Planning Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Ensure that a portion of new deed-restricted affordable housing units are sized to accommodate larger families to reduce overcrowding.

Funding Source: Sources of funds under local direction

Program 3.2.6: Prioritize Resources to TCAC Areas of High Segregation & Poverty

The City will prioritize resources to address housing needs in the TCAC Areas of High Segregation & Poverty in the historic core of the City, identified In Chapter II (Figure II-8) of this Housing Program. An additional area in north Shafter, bound by State Route 43 to the north and east, Fresno Avenue to the south, and Poplar Avenue to the west, identified by City staff as having high housing needs, will receive second priority. The City will:

- Facilitate the rehabilitation or replacement of housing units in need of rehabilitation or replacement in these priority neighborhoods, such as through building/code enforcement. City staff will help connect property owners to resources to address habitability issues (e.g., water, power, mold, weatherization).
- Apply for grants targeting housing needs in these priority neighborhoods, such as rehabilitation (see Program 2.1.1).
- Target rehabilitation funding to these priority neighborhoods, to assist at least 15 units rehabilitated (see Program 1.2.1).
- Target at least 10% of funding from sources identified in Program 2.3.1 to these priority neighborhoods to facilitate housing for lower-income households.
- Do a targeted distribution of fair housing information to housing units in these priority neighborhoods at least once every 2 years (see Program 3.1.1).
- All other factors being equal, the City will first make improvements and repairs to parks and public space (recreation, streets, sidewalks, drainage, and other infrastructure) in the prioritized neighborhoods. The current and future improvements and repairs to parks and public spaces that have already been prioritized and are currently being planned and/or built in the prioritized neighborhoods or within 1,000 feet of these neighborhoods include:

Project	Brief Description & Location	Budget	Est. Completion
North Shafter Park Development	Develop a new 5-acre public located near the southwest corner of Fresno Avenue and Highway 43 with pedestrian access to and from the north Shafter communities.	$3,800,000	Dec 2024
North Shafter Water Well Development	Develop a new municipal water well near the southwest corner of Fresno Avenue and Highway 43 (immediately south of North Shafter Park Development). The well will increase and stabilize water pumping capacity for the communities	$4,000,000	Jul 2025

	of North Shafter, North Park, Maple School, and other outlying service areas in the northwest portion of the core City.		
North Shafter Transportation Improvements and Sustainability Plan	The planning document will assess the need for sidewalks, bike lanes, traffic signals, and overall transportation infrastructure conditions within the north Shafter communities and prioritize improvements for future construction funding.	$200,000	Jul 2025
Community Skatepark Renovations	Replace and upgrade equipment at an existing community skatepark at 460 East Euclid. Amenities, including a shade structure and lighting, will also be added to enhance and expand the use of the facility.	$750,000	July 2024
Shafter Recreation and Park District Regional Park	Develop a new 30-acre regional public park at 1448 East Ash Avenue (northwest corner of East Ash Avenue and Golds Avenue).	$8,000,000	Jul 2025
James Street Improvements	Add new decorative street lighting to the downtown portion of James Street (between Lerdo Highway and Shafter Avenue).	$250,000	Jul 2024
SR-43 Sidewalk and Bike Lane Improvements	Develop curbs, gutters, sidewalks, and bike lanes for improved access to the schools and businesses in the downtown portion of the Core City. The improvements are immediately adjacent to the southbound vehicular lanes of Highway 43 between Mayer Lane and Tulare Avenue.	$1,000,000	Jul 2025
Core City Bike Lanes	Add new bike lanes at existing arterial and collector streets in the core City for improved access to local schools, parks, and downtown destinations.	$1,000,000	Dec 2024
Shafter Aquatic Center Improvements	Replaster pools, repair pool decks, and replace the pumping and filtration system at the Aquatics Center at 269 Poso Avenue.	$3,000,000	Jul 2024
Stringham Park Improvements	Construct an on-site parking lot and install new play and shade structures at an existing park located at 631 James Street.	$1,000,000	July 2024
Veterans Park Improvements	Install new soccer field lighting and one outdoor basketball court at an existing park located at 701 South Schnaidt Street.	$800,000	July 2024
Rodriguez Park Improvements	Install new multi-use field lighting and construct upgraded drainage facilities at an existing park located at 200 West Los Angeles Avenue.	$650,000	Jul 2025

Kirschenmann Park Improvements	Construct field and restroom improvements and replace the irrigation system at an existing park located at 400 East Euclid Avenue.	$400,000	Jul 2024
Roundabout at Highway 43/Los Angeles Avenue	Construct a new roundabout intersection at Highway 43 and Los Angeles for safer, more efficient traffic flow.	$10,000,000	Jul 2026
	Total	**$34,850,000**	

- Compile an annual list of prioritized projects and actions.
- Concurrent with the next comprehensive General Plan update, adopt an Environmental Justice Element (Program) consistent with AB 617 that includes actions targeted to these priority neighborhoods as appropriate.
- During development of the next comprehensive General Plan update, prioritize creating a buffer between heavy industrial areas and freeways and sensitive land uses such as current and future residences, schools, parks, daycare centers, etc. when developing the new land use map for the General Plan update.
- During development of the next comprehensive General Plan update, develop a bicycle and pedestrian plan for the entire City limits that includes the priority neighborhoods and emphasizes safe routes to schools.

Responsible Agency: Planning Department, Public Works Department

Implementation Schedule: Ongoing; provide annual report; apply for grants starting by 2025, adopt Environmental Justice Element concurrent with next General Plan update, which is anticipated to be adopted within the next 5 years.

Non-Quantified Objective: To affirmatively further fair housing, mitigate contributing factors to the areas of high segregation and poverty in the City.

Funding Source: General Fund and other sources if available

Appendix A

~~D.~~A. Evaluation of the Prior Housing Element

Gov. Code §65588(a) requires that jurisdictions evaluate the effectiveness of the existing Housing Program (Element); the appropriateness of goals, objectives, implementation schedules and policies; and the progress in implementing programs for the previous planning period. This appendix summarizes the results of the City's review of the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period.

Table A-1 summarizes the programs contained in the previous Housing Program along with program objectives, timeframe, and accomplishments.

Table A-2 presents the quantified objectives of the previous Housing Program. This table was titled Table

5.5A in the prior Housing Program.

Table A-3 presents the City's progress toward the quantified objectives of the previous Housing Program.

1. Evaluation of Effectiveness and Appropriateness of Previous Housing Element Programs

Table A-1
2015-2023 Housing Element Program Evaluation City of Shafter

Housing Element Program	Objectives	Timeframe	Implementation Status
Program 1.1.1- Biennial Evaluation	**Non-Quantified Objective:** Maintain an inventory of available sites for use in discussions with potential developers.	Every two years, starting in 2017.	**Effectiveness:** The City continues to maintain an inventory of available sites for use in discussions with potential developers. **Appropriateness:** The City was able to effectively implement this program during the planning period. In response to the 2017 update of the No Net Loss Law, this program has been modified and included in the 2023-2031 Housing Program as Program 1.1.2: No Net Loss Law.

Housing Element Program	Objectives	Timeframe	Implementation Status
Program 1.1.2- Second Unit/Accessory Units	**Non-Quantified Objective:** Provide informational brochures about second unit development opportunities on the City's website and at City Hall throughout the planning period. **Quantified Objective:** Encourage the development of two second dwelling units annually through 2023.	Ongoing-2015-2023	**Effectiveness**: In March 2015, the City adopted an ordinance to be compliant with then-current State law regarding second units. Due to additional changes in state law over the following years, the informational brochure that the City provided became obsolete and City staff instead referred interested parties to the HCD Accessory Dwelling Unit Handbook and followed the State standards for ADUs. In late 2021, the City adopted objective standards in the Municipal Code for urban lot splits and additional dwelling units per SB 9. On December 20, 2022, the City of Shafter passed Ordinance No. 735 amending Title 17 (Zoning Ordinance) to be compliant with the changes in state law pertaining to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) that have occurred since 2016. **Appropriateness:** Gov. Code §65583(c)(7) requires a "plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent… for very low-, low-, or moderate-income households." The City believes that Ordinance No. 735 will incentivize the development of ADUs, recognizes ADUs to be an affordable housing option that fits well within the community, and will continue to encourage the construction of ADUs. This program will be modified and included in the 2023-2031 Housing Program as Program 2.1.4: Accessory Dwelling Units.

Housing Element Program	Objectives	Timeframe	Implementation Status
Program 1.1.3- Annexations for Residential Development	Introduce new opportunities for residential development in the City through annexation. Ensure development that occurs within the City's Sphere of Influence can be properly served by infrastructure and services and is consistent with the existing and future development occurring in the City.	Ongoing- 2015-2023	**Effectiveness:** In 2020, the City updated its Municipal Services Review (MSR) which was approved by the Kern County LAFCO in December 2020. The MSR includes an evaluation of annexation for surrounding lands for residential and mixed-use development and determined that annexations are not needed at this time. **Appropriateness:** The City was able to effectively implement this program during the planning period. Because the City effectively implemented this program during the prior planning period resulting in a surplus of available land for development and has a Sphere of Influence for future annexation, this program will be eliminated from the 2023-2031 Housing Program.

Housing Element Program	Objectives	Timeframe	Implementation Status
Program 1.2.1- At-Risk Housing Unit Program	**Non-Quantified Objective:** Preserve existing affordable units for households who cannot afford market-rate rental housing.	The City will review and update their AB 987 table annually and monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market-rate units. The City will provide tenant education within 30 days of the notice and assist tenants to obtain special Section 8 vouchers reserved for tenants of converted properties either through flyers or a notice posted in communal areas of the complex.	**Effectiveness:** In 2021, City Staff aided applicants seeking funding through the California Tax Credit Allocation Committee to rehabilitate the Sky Way Apartments. The 24 senior housing units were classified as at-risk prior to the applicant receiving funding for rehabilitation. **Appropriateness:** The City maintains a number of affordable units through existing deed restrictions. For the 2023-2031 planning period, there are no units at medium or high risk of conversion to market rate. The inventory of affordable units will be monitored throughout the planning period and the list updated with any new deed-restricted properties. This program will be included in the 2023-2031 Housing Program as Program 2.1.3.

Name of Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 1.2.2- Housing Rehabilitation Information Program	**Quantified Objective:** Adequate assistance to meet the quantified objectives contained in previously referenced Table 5.5A. **Non-Quantified Objective:** Enhance the public's ability to utilize existing programs and funding sources to rehabilitate existing or create new affordable housing units.	Ongoing- 2015-2023. The City will continue to update and provide a brochure of available rehabilitation programs and public workshops occurring in the City. The brochure will be updated every two years thereafter to include any new rehabilitation programs available to the residents of Shafter. Information will be provided in both English and Spanish and will be readily available at the Planning Department public counter and may also be provided in digital format via the City's website.	**Effectiveness:** The City has a webpage that provides information to the public about housing rehabilitation grant opportunities. **Appropriateness:** The City will continue to be a cooperative city providing residents access to CDBG and HOME funds through Kern County. This program will be combined with the Housing Rehabilitation Funding Program 1.2.4 and included in the 2023-2031 Housing Program as Program 1.2.1 Housing Rehabilitation Information and Funding Program.

Name of Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 1.2.3- Code Enforcement	**Non-Quantified Objective**: Elimination of code violations within Shafter. Through complaints and observations while out in the field the City will maintain current information on housing conditions to assist in targeting rehabilitation programs.	Ongoing- 2015-2023	**Effectiveness:** The City of Shafter has funded a full-time Code Enforcement Officer position. **Appropriateness:** The City will continue to monitor the housing stock for property maintenance and compliance with the California Building Code and the City's Municipal Code and will assist residents to address violations as they occur. As code enforcement is an ongoing basic function of the City, this program will be eliminated from the 2023-2031 Housing Program.
Program 1.2.4- Housing Rehabilitation Funding Program	**Quantified Objective:** Adequate assistance to meet the quantified objectives contained in previously referenced Table 5.5A. **Non-Quantified Objective**: Enhance the development community's ability to utilize existing programs and funding sources to rehabilitate existing or create new affordable housing units.	Ongoing- 2015-2023. The City will apply for CDBG funds on an as-needed basis when approached by a developer or property manager to complete a rehabilitation project.	**Effectiveness:** The City has a webpage that provides information to the public about housing rehabilitation grant opportunities. **Appropriateness:** The City will continue to be a cooperative city providing residents access to CDBG and HOME funds through Kern County. This program will be combined with the Housing Rehabilitation Information Program 1.2.2 and included in the 2023-2031 Housing Program as Program 1.2.1: Housing Rehabilitation Information and Funding Program.

Name of Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 1.2.5- Water and Sewer Provider Coordination	**Non-Quantified Objective:** Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City. Develop an administrative policy for granting priority water service during times of limited water supply.	By July 1, 2016	**Effectiveness:** During the last housing cycle and prior to July 1, 2016, the City made staff, Oildale Mutual Water Company, and North of the River Sanitary District aware of their intention to develop residential housing throughout the City. To date, the City has not adopted specific procedures granting priority water service to proposed developments that include lower-income housing units when water supply is limited. However, as the owner of the domestic water system and sewer system within much of the City, the City has not denied any residential project, low income or otherwise, from receiving water or sewer service during the last housing cycle. Water supply and sewer capacity are not limited within the City and can accommodate the current RHNA requirements. **Appropriateness:** Gov. Code §65589.7 requires the delivery of adopted housing elements and amendments to the housing element to water and sewer providers immediately following adoption by the City Council. The requirements to grant priority to developments with housing units affordable to lower income households and to have written policies and procedures are ongoing. This program will be included in the 2023-2031 Housing Program as Program 1.2.2.

Name of Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 1.2.6- Flood Management	**Non-Quantified Objective:** Ensure that flood risks are considered when making land use decisions including the selection of sites to accommodate the City's RHNA allocation.	Ongoing, 2015-2023	**Effectiveness:** The Conservation and Safety Programs in the General Plan were updated in 2018 in accordance with Government Code Section 65302. The City continues to use information from the updated General Plan to consider flood risks in land use decisions. **Appropriateness:** The City has effectively implemented portions of this program with the adoption of updated Conservation and Safety Programs in 2018. The updated Conservation and Safety Programs include information that is currently used to assess flood risks in upcoming land use decisions, such as the selection of sites to accommodate the City's RHNA allocation and the upcoming comprehensive update of the General Plan. As the update of flood risk and management information was accomplished, this program will be eliminated from the 2023-2031 Housing Program.

Name of Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 1.3.1- Promote Energy Conservation	**Non-Quantified Objective:** Provide training and education and promote strategies that will assist the public to minimize energy and conserve natural resources. Encourage the conservation of non-renewable energy resources and encourage green building techniques. If the staff has capacity and funding is available, the City will develop an Energy Action Plan, to encourage the conservation of non-renewable energy resources and encourage green building techniques.	Ongoing, 2015-2023	**Effectiveness:** The City provides information about minimizing energy usage and conservation of natural resources on the City's website. The City has not developed a program to train City staff to be Leadership in Energy and Environmental Design (LEED) certified. The City has not developed energy conserving standards for street widths, landscaping, and parking lot configurations. Funding has not been available to offer additional rebates for efficient appliances, solar panels, and sustainable energy products. The City has not developed an Energy Action Plan, but the City Building Department does encourage green building techniques in compliance with California Building Codes. **Appropriateness:** For the upcoming 2023-2031 planning period, the City will continue to identify and provide information on methods, financing opportunities, incentives and regulations to encourage the conservation of energy, and encourage green building techniques. The City also implements the California Building Code which encourages weatherization and energy efficiency improvements for housing rehabilitation projects that include the building envelope, heating and cooling system, and electrical system. The City includes weatherization and

			energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. Because of limited staffing, the City has been unable to implement large parts of this program, and based on staff availability and budget restrictions, it may not be feasible for the City to adopt an Energy Action Plan during the upcoming planning period, and the Housing Program is not the most appropriate forum to commit to such an action. Chapter III Section F of the 2023-2031 Housing Program describes the City's energy conservation efforts, which meets the requirement for a housing element to describe the City's energy conservation efforts. As the City is currently making energy conservation efforts, and that energy conservation is not required to be a policy or program in a housing element, this program will be eliminated from the 2023-2031 Housing Program.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 1.3.2- HERO/PACE Program	**Non-Quantified Objective:** Provide informational brochures about the PACE/HERO program on the City's website and at City Hall throughout the planning period.	This program will be implemented throughout the Housing Program planning period. A brochure will be available by 2016, not before.	**Effectiveness:** The City provides information about the PACE/HERO program on the City's website. **Appropriateness:** The City is continuing to participate in the PACE/HERO program as an ongoing function. Energy conservation is not a required policy or program in a housing element. As this program is not required to be included in the Housing Program, this program will be eliminated from the 2023-2031 Housing Program.
Program 1.3.3- Streamline the Permit Process	**Non-Quantified Objective:** Provide an additional incentive to developers and residents who wish to build "green" or provide units that are affordable to lower-income residents.	Expedited processing will be provided on a project-by-project basis.	**Effectiveness:** The City prides itself on excellent service and expeditious processing of projects, including "green" buildings and projects with affordability covenants. **Appropriateness:** Energy conservation is not a required policy or program in a housing element. As this program is not required to be included in the Housing Program, this program will be eliminated from the 2023-2031 Housing Program.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.1.1- Partnership Program	**Non-Quantified Objective:** Familiarize nonprofit, private, and other public entities involved in the production of affordable housing with the City of Shafter and thereby facilitate interest on the part of these entities in developing affordable housing in Shafter.	Conduct the first meeting within one year of Housing Plan adoption, meetings will then be conducted within the first quarter annually thereafter to address any issues raised in previous meetings and any new available opportunities in the City.	**Effectiveness:** The Kern County Community Development Division administers the various programs that provide extremely low-, very low-, or low-income housing funds for a consortium of communities within Kern County, including Shafter. The program administrator has indicated that no program funds were granted in Shafter during 2021. The City is currently working with Self-Help Enterprises to develop Tract 6713, a deed-restricted development of 28 low-income units in the City's historic core area. **Appropriateness:** The City recognizes that formulating a working relationship with local non-profit organizations, as well as private and other public entities including the Kern County Community Development Division and the Housing Authority of the County of Kern, is critical to expand the supply of affordable housing and housing related services. During the 2023-2031 planning period, the City will continue to meet with partnering agencies to promote the development of affordable housing in Shafter and continue to partner with the County to provide access to CDBG and HOME funds to support programs including the Home Improvement Loan Program. This program will be modified and included in the 2023-2031 Housing Program as Program 2.1.2: Partnership and Non-Profit Assistance Program.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.1.2- Affordable Housing Program Inventory	**Quantified Objective:** The Community Development Department will apply for the following grants for potential financial assistance: (1) project to assist in the provision of housing accessible for disabled residents (either new housing or retrofit of existing low-income housing), (2) grants to assist in the provision of housing for farm workers, (3) grant to assist the rehabilitation of existing low-income housing, and (4) two grants to assist the provision of housing for large families and reduce overcrowding. **Non-Quantified Objective:** Maximize the City's and public's ability to access governmental and private housing programs and thereby facilitate achievement of other Housing Program objectives.	Ongoing, 2015-2023, at least annually consider opportunities to assist with the preservation of at-risk units by assessing funding opportunities and administering funding as it becomes available.	**Effectiveness:** The Kern County Community Development Division administers the various programs that provide extremely low, very low, or low-income housing funds for a consortium of communities within Kern County, including Shafter. The program administrator has indicated that no program funds were granted in Shafter during 2021. Due to the scarcity of available staff time, an annual exploration of funding sources has not occurred and the City has not applied for grants. The City has assisted with any applicable grant applications for individual projects, such as with Self-Help Enterprises to develop Tract 6713, a deed-restricted development of 28 low-income units in the City's historic core area. **Appropriateness:** Funding is a critical component to bolster the development of affordable housing. Consequently, the City will research available funding options and continue working relationships with local developer organizations to expand the supply of affordable housing and housing-related services. This program will be included in the 2023-2031 Housing Program as Program 2.1.1: Affordable Housing Program Inventory and Grant Applications.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.1.3- Support Non-Profit Housing Sponsors	**Non-Quantified Objective**: By supporting these entities in their efforts, increase the production of affordable housing to meet other objectives of the Housing Program.	Ongoing	**Effectiveness:** The City has worked with Self-Help Enterprises for many years, facilitating the development of low-income housing in the community. The City is currently working with Self-Help Enterprises to develop Tract 6713, a deed-restricted development of 28 low-income units in the City's historic core area. **Appropriateness:** The City recognizes that formulating a working relationship with local non-profit organizations, as well as private and other public entities, is critical to expanding the supply of affordable housing and housing-related services. During the 2023-2031 planning period, the City will continue to meet with partnering agencies to promote the development of affordable housing in Shafter. As this program overlaps Program 2.1.1, it will be combined with that program and included in the 2023-2031 Housing Program as Program 2.1.2: Partnership and Non-Profit Assistance Program.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.2.1- Residential Development Standards	**Non-Quantified Objective:** Ensure that the City's Zoning Ordinance facilitates and encourages the development of a variety of housing opportunities and complies with State requirements.	On an annual basis, the City will review development standards to identify constraints and remove or offset constraints where possible.	**Effectiveness:** In March 2015, the City adopted an ordinance to be compliant with State laws related to second units in effect at the time. In late 2021, the City adopted objective standards in the Municipal Code for urban lot splits and additional dwelling units per SB 9. In December 2022, the City adopted an ordinance to comply with State Accessory Dwelling Unit law. **Appropriateness:** As the need to review development standards and processes to mitigate constraints is ongoing, this program has been simplified and included in the 2023-2031 Housing Program as Program 2.2.1.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.2.2- Density Bonus Ordinance	**Non-Quantified Objective:** Ensure that City density bonus provisions comply with State requirements.	Post information on the City's website and create a brochure by January 2016. Granting of density bonuses will be ongoing as requests are made.	**Effectiveness:** The City's density bonus provisions in the Shafter Development Code were updated in 2015 to comply with State requirements. The City website provides information on density bonuses available to projects with five or more residential units with low-, very low-, and moderate-income housing, and senior housing. **Appropriateness:** The City recognizes the importance of offering incentives like density bonuses and will continue to provide this incentive in accordance with the density bonus provisions in the Shafter Development Code and state law. Density bonus incentives are communicated to applicants orally and in writing without the use of a specialized brochure. Because recent changes in state law have made the density bonus ordinance inconsistent with state law, this program has been modified to include an update to the density bonus ordinance and will be included in the 2023-2031 Housing Program as Program 2.2.4.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.2.3- Priority Permitting and Building Inspections for Lower-Income Housing Projects	**Non-Quantified Objective:** Incentives for the Priority Permit and Inspection Services include minimizing the cost of providing affordable housing by reducing time waiting for inspections to be completed.	Information will be posted on the City's website and a brochure will be available by January 2016.	**Effectiveness:** The City's Building Department prioritizes permitting and inspections for affordable housing over other types of development. Building inspections are generally available within 24 hours of receiving the request for inspection. **Appropriateness:** The City recognizes the importance of providing an efficient permitting process for residential projects to ensure certificates of occupancy are issued in a timely manner. This policy is communicated to applicants orally and in writing on the City's website. This program will be included in the 2023-2031 Housing Program as Program 2.2.9.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.3.1- Housing for Existing Extremely Low-, Very Low-, and Low-Income Residents	**Quantified Objective:** Housing assistance to 100 existing extremely low-, very low-, or low-income Shafter residents during the planning period.	Ongoing, 2015-2023. The City will, at least annually, consider opportunities to assist by assessing funding and when enough funding is available will allocate funding for infrastructure improvements to support the development of lower-income housing.	**Effectiveness:** The Kern County Community Development Division administers the various programs that provide extremely low-, very low-, or low-income housing funds for a consortium of communities within Kern County, including Shafter. The program administrator has indicated that no program funds were granted in Shafter during 2021. The City continues to maintain information regarding the variety of programs available on the City's website. **Appropriateness:** For the 2023-2031 planning period the City will continue to partner with the County to provide access to CDBG and HOME funds to support programs, including the Home Improvement Loan Program. When feasible the City will also use other local funds to complete additional infrastructure upgrades to benefit low-income and disadvantaged communities. This program will be included in the 2023-2031 Housing Program as Program 2.3.1: Infrastructure Improvements and Other Incentives to Facilitate Housing for Lower Income Households.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.3.2- Emergency Shelters	**Quantified Objective**: Allow at least one year-round emergency shelter. **Non-Quantified Objective:** Ensure that the housing needs of all residents is met by providing opportunities for transitional housing, emergency shelters, and SRO units to be accommodated within the City. Maximize opportunities for emergency shelters within the City.	Ongoing, 2015-2023.	**Effectiveness:** As a member of a collaborative of Kern County cities and the County of Kern, Shafter's Permanent Local Housing Allocation is being used to fund a homeless shelter in Bakersfield that serves residents of the County, including residents of the City of Shafter. The shelter includes transitional and permanent housing and employment programs. This multijurisdictional agreement has allowed the City to satisfy the Government Code §65583 requirement for emergency shelter zoning with available land and buildings in zones (the I zone) where new emergency shelters are allowed with a conditional use permit. **Appropriateness:** As the last point-in-time count found five (5) unsheltered people experiencing homelessness in Shafter, developing an emergency shelter within the City is not likely to be cost-effective. However, local agencies are required to ensure that there is an opportunity to develop at least one year-round emergency shelter within their jurisdiction. Due to recent changes in State law, this program has been modified and continued as Program 3.2.2 to ensure compliant zoning for an emergency shelter within one year of adoption of this Housing Program.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.3.3- Large Site Program	**Non-Quantified Objective:** Facilitate the division of larger lots into sites that are approximately 2-10 acres in size to facilitate housing development for lower-income households.	Develop incentive program within one year of adoption of the housing element, and provide incentives and assistance as development as submitted to Department.	**Effectiveness:** The City has not developed this program to date. **Appropriateness:** The program directives to streamline the approval process for affordable housing developments are codified in state law. Directives to provide technical assistance to acquire funding and to offer incentives, waivers, and concessions to affordable housing developments are included in the Shafter Municipal Code and other programs in the 2023-2031 Housing Program. Although the large sites the City is relying on to meet the housing need for lower-income households are expected to be suitable as explained in the sites inventory, and program directives are included elsewhere, state law presumes large sites are not suitable for affordable housing and this program has been continued in the 2023-2031 Housing Program as Program 1.1.3.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 2.3.4- Lot Consolidation Program	**Non-Quantified Objective:** Facilitate the consolidation of smaller lots into sites that are approximately 2-10 acres in size to facilitate housing development for lower-income households.	Develop an incentive program within one year of the adoption of the housing element and provide incentives and assistance as developments are submitted to Department.	**Effectiveness:** The City has not developed this program to date. **Appropriateness:** The program directives to streamline the approval process for affordable housing developments are codified in state law. Directives to offer financial assistance, incentives, waivers, and concessions to affordable housing developments are included in the Shafter Municipal Code and other programs in the 2023-2031 Housing Program. As this program has not been developed, the small sites the City is relying on to meet the housing need for lower-income households are demonstrated to be suitable as explained in the sites inventory, and the program directives are included elsewhere, this program will be eliminated from the 2023-2031 Housing Program.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 3.1.1 - Cooperative Association	**Non-Quantified Objective:** Provide City assistance to eliminate housing discrimination within the community.	Continue to provide and update a brochure on fair housing enforcement provisions and discrimination.	**Effectiveness:** The City of Shafter refers cases and questions to the Kern County Planning and Community Development Division Fair Housing Coordinator. Fair housing brochures in English and Spanish are available in City Hall and other public locations in the community. **Appropriateness:** This program will be included in the 2023-2031 Housing Program as Program 3.1.1: Fair Housing Referral.
Program 3.2.1- Housing Opportunities for Special Needs Groups	**Non-Quantified Objective:** Maximize opportunities to address the housing needs of special needs groups within the City.	Ongoing, 2015-2023.	**Effectiveness:** The City prioritizes housing for people with special needs, including farm workers, elderly, disabled, and the homeless on a case-by-case basis. **Appropriateness:** For the 2023-2031 planning period, the City will continue to provide housing opportunities for these special needs groups. This program will be included in the 2023-2031 Housing Program as Program 3.2.3.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 3.2.2- Coordination with Agencies Serving the Homeless	**Non-Quantified Objective:** Develop housing self-sufficiency for those who are currently homeless by working with appropriate agencies to implement housing and employment programs. Facilitate the development of emergency shelters and transitional housing within Shafter.	Coordination with agencies serving the homeless will be ongoing during the planning period.	**Effectiveness:** As a member of a collaborative of Kern County cities and the County of Kern, Shafter's Permanent Local Housing Allocation is being used to fund a homeless shelter in Bakersfield that serves residents of the County, including residents of the City of Shafter. The shelter includes transitional and permanent housing and employment programs. **Appropriateness:** For the 2023-2031 planning period, the City will continue to coordinate with agencies to provide housing opportunities and services to meet the needs of farm workers, the elderly, the disabled, developmentally disabled, large families, and the homeless. This program will be included in the 2023-2031 Housing program as Program 3.2.4.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 3.2.3- Reasonable Accommodation	**Non-Quantified Objective:** Remove constraints on the production of housing for disabled residents.	Promote reasonable accommodation procedures throughout the planning period.	**Effectiveness:** The City prioritizes housing for disabled people on a case-by-case basis. The City also requires developers to comply with current ADA requirements as part of the development process. Staff are continuing to provide information about reasonable accommodation at City Hall. The reasonable accommodation procedure is included in the City's Development Code (Zoning Ordinance) which is posted on the City's website. **Appropriateness:** Staff will continue to provide information about reasonable accommodation at City Hall through communication with individual applicants. Because improvements to streamline the reasonable accommodation procedure are included in Program 3.2.1 of the 2023-2031 Housing Program, and City Planning staff will continue to provide the public information about reasonable accommodation and implement the reasonable accommodation procedure as set forth in the Shafter Municipal Code, inclusion of this program is no longer necessary. This program will be eliminated from the 2023-2031 Housing Program.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 3.2.4- Housing for Developmentally Disabled Persons Program	**Non-Quantified Objective:** Apply for funding when appropriate during the planning period to encourage the development of units specifically for persons with disabilities.	Reach out annually to developers and offer specific regulatory incentives throughout the planning period when funding is available. Initiate a cooperative outreach program with the Kern Regional Center by 2016.	**Effectiveness:** The City has not applied for funding to encourage units developed specifically for disabled persons. No appropriate funding sources that the City was aware of have become available. Due to unavailability of funding, the City has not annually reached out to developers of supportive housing. The City has not yet worked with the Kern Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information on housing and services available for persons with developmental disabilities is not included on the City's Housing Assistance Programs web page. **Appropriateness:** The directives to seek state and federal monies in support of housing construction and rehabilitation for those with disabilities, and reach out to developers of supportive housing, and to offer technical assistance and regulatory incentives as appropriate are included in Program 3.2.3 of the 2023-2031 Housing Program. The directive to work with the Kern Regional Center to implement an outreach program after housing is developed or identified is not necessary as the housing developer will work with the Kern Regional Center and eligible families will already be familiar with the Kern Regional Center through educational and social service referrals. For these reasons, this program will be eliminated from the 2023-2031 Housing Program.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 3.2.5- Senior Housing	**Non-Quantified Objective:** Study the need and feasibility of specific zoning tools for individual projects as they are submitted, such as permitting the development of senior housing in specific areas of the community, reduced parking requirements, and other incentives.	Reach out annually to developers and offer specific regulatory incentives throughout the planning period when funding is available to promote the development of age-restricted housing.	**Effectiveness:** When opportunities become available, City staff have worked with housing developers to promote the development of age-restricted housing in appropriate locations. Due to unavailability of funding, the City has not annually reached out to developers of age-restricted housing. As individual projects are submitted, City staff evaluates the need and feasibility of specific zoning tools and development incentives. No new senior housing projects have been built during the planning period. **Appropriateness:** Directives to reach out to developers of senior housing, and to offer incentives as appropriate are included in Program 3.2.3 of the 2023-2031 Housing Program. As these directives are incorporated into that program, this program will be eliminated from the 2023-2031 Housing Program.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 3.2.6- Units for Large Households	**Non-Quantified Objective:** Ensure at least 25% of the units in the project have three or more bedrooms to accommodate large families if City provides financial assistance for a project. Provide development incentives to promote the development of larger units with three or more bedrooms in all housing developments with the goal of constructing five large units during the planning period.	Ongoing, 2015-2023	**Effectiveness:** During 2021, over 400 building permits were issued by the City. Of those permits, approximately 79% were for units having three or more bedrooms. No subsidized deed-restricted family housing units have been developed during the 2015-2023 planning period. **Appropriateness:** As approximately 79% of all new units have 3 or more bedrooms, incentives are not needed to develop market-rate units for large households. However, overcrowding has been identified as an issue affecting lower-income households. This program will be modified and included in the 2023-2031 Housing program as Program 3.2.5: Deed-Restricted Affordable Units for Large Households.

Housing Element Program	Program Objectives	Timeframe	Implementation Status
Program 3.2.7- Coordination with Kern County and Other Actions to Address Farm Worker Housing	**Non-Quantified Objective:** Promote access to new permanent housing in the City by distributing bilingual information when new affordable rental opportunities are available, implementing related programs, and coordinating with and assisting County and nonprofit agencies and developers.	Ongoing, 2015-2023. The City will conduct annual meetings with Kern County and other organizations regarding housing and services for farm workers and will meet with developers when approached. Information on housing will be available within one year of Housing Program adoption.	**Effectiveness:** The City has not developed this program to date. **Appropriateness:** The directives to coordinate with the County and organizations serving farm workers, and to offer technical assistance and regulatory incentives as appropriate for farmworker housing are included in Program 3.2.3 of the 2023-2031 Housing Program. Housing information is currently disseminated by organizations serving farm workers. For these reasons, this program will be eliminated from the 2023-2031 Housing Program.

2. Evaluation of The Effectiveness of Goals, Policies, And Related Actions in Meeting the Housing Need of Special Needs Populations

Seniors/Persons with Disabilities

Seniors and persons with disabilities share certain similarities, particularly in the context of their housing needs and challenges, such as housing accessibility, supportive services, and availability of affordable housing. Among seniors aged 65 and older in Shafter, the most prevalent disability is ambulatory disability, affecting approximately 14.5% of the senior population. The second most common disability is independent living, impacting around 7.3% of seniors.

Approximately 51% of Shafter's housing stock was constructed prior to the enactment of the Americans with Disabilities Act (ADA) in 1990. Ensuring accessibility for the aging population requires the rehabilitation and physical improvement of these housing units. Program 1.2.2 (Housing Rehabilitation Information Program), Program 1.2.4 (Housing Rehabilitation Funding Program), and Program 1.2.3 (Code Enforcement) have been established to support rehabilitation efforts. These programs are successful in that Shafter is continuing to be a cooperative city providing residents access to CDBG and HOME funds through Kern County for rehabilitation. Code enforcement is an ongoing basic function of the City and the code enforcement officer will continue to monitor the housing stock for property maintenance and compliance with the California Building Code and the City's Municipal Code and will continue to assist residents to address violations and rehabilitate their properties.

Affordable housing options are also crucial for seniors and persons with disabilities who often have restricted incomes. The City of Shafter has implemented accessory dwelling units as an affordable housing option, approving a compliant ordinance in December 2022. As seniors and persons with disabilities tend to live in deed-restricted affordable housing, preservation of affordable housing is important to these groups. In 2021, through Program 1.2.1 (At-Risk Housing Unit Program), City staff aided applicants seeking funding through the California Tax Credit Allocation Committee to rehabilitate the Sky Way Apartments. The 24 senior housing units were classified as at-risk prior to the applicant receiving funding for rehabilitation. The City has effectively promoted and referred individuals to external resources such as the Kern County Planning and Community Development Division Fair Housing Coordinator through Program 3.1.1 (Cooperative Association). This program provides information on rental assistance and federal initiatives aimed at supporting seniors and persons with disabilities. Additionally, the City implements Program 3.2.3 (Reasonable Accommodation) to accommodate the housing needs of persons with disabilities.

By establishing processes such as reasonable accommodation and allowing for residential care facilities in accordance with State regulations, Shafter demonstrates its ongoing commitment to promoting inclusive housing options and enhancing medical care for individuals with disabilities. These efforts will provide additional financial opportunities and incentives for developers, non-profits, and medical business owners to provide individuals with disabilities access to suitable housing and receive the necessary support for their specific needs. As state laws evolve, Shafter will adapt and update its programs to ensure continued compliance and effectiveness in meeting the housing and healthcare needs of individuals with disabilities.

Large Households

Families consisting of five or more members often face challenges in finding affordable and adequately sized housing options. In Shafter, approximately 26% of owner-occupied households and 32% of renter-occupied households have five or more members. Overcrowding is also prevalent in Shafter. 9.9% of owner-occupied households and 15.1% of renter-occupied households are overcrowded, with 3.0% of all households severely overcrowded.

The needs of large households and overcrowding can be most effectively addressed with the construction of new housing units. From 2015 through 2021, 1,578 residential units were built in Shafter. Of the over 400 units built in 2021, approximately 79% have three or more bedrooms (Program 3.2.6 set a goal of 25%). The pace of Accessory Dwelling Unit (ADU) construction has increased to 69 per year in 2021, helping meet the housing needs of large families (Program 1.1.2). The City adopted a Sphere of Influence in 2020 which makes unincorporated land available for residential development through annexation (Program 1.1.3). The City is working with organizations to develop affordable housing, including with Self-Help Enterprises to develop Tract 6713, a deed-restricted development of 28 low-income units in the City's historic core area (Programs 2.1.1, 2.1.2, 2.1.3). Program 3.2.6 (Units for Large Households) will be modified and continued as Program 3.2.5 (Deed-Restricted Affordable Units for Large Households) to focus on providing at least 25% of units with 3 or more bedrooms in projects receiving financial assistance.

Recent State legislation has also incentivized housing development by providing funding and construction waivers for developers that provide affordable housing. Encouraging the construction ADUs and encouraging the construction of housing units with 3+ bedrooms in financially assisted affordable housing projects are among the measures included in the 2023-2031 Housing Action Plan to expand the housing supply and accommodate the needs of large households.

Single-Parent Households (Female-Headed)

Single-parent households, particularly those headed by females, often face financial hardships due to low incomes and increased family expenses. In addressing the needs of these households and other low-income individuals and families, programs such as Program 1.2.1 (At-Risk Housing Unit Program), Programs 2.1.1 through 2.1.3 and 2.2.2 (to assist the development of affordable housing), Programs 2.2.3 and 2.3.1 (focused on encouraging and prioritizing lower-income housing), and 3.1.1 (fair housing assistance) provided essential resources. These programs offer support to lower-income households, including single-parent families, in their pursuit of affordable housing. The City remains proactive in addressing the housing challenges faced by vulnerable populations, including single-parent households, through implementing these programs.

Homeless

The insufficient availability of affordable housing for individuals with low- and moderate-incomes has led to an increase in the number of people falling below the poverty line and facing housing insecurity, including homelessness. As a member of a collaborative of Kern County cities and the County of Kern, Shafter's Permanent Local Housing Allocation is being used to fund a homeless shelter in Bakersfield that serves residents of the County, including residents of the City of Shafter.

The shelter includes transitional and permanent housing and employment programs (Program 2.3.2 Emergency Shelters and Program 3.2.2 Coordination with Agencies Serving the Homeless).

The City also aims to prevent homelessness. In 2021, through Program 1.2.1 (At-Risk Housing Unit Program), City staff aided applicants seeking funding through the California Tax Credit Allocation Committee to rehabilitate the Sky Way Apartments. The 24 senior housing units were classified as at-risk prior to the applicant receiving funding for rehabilitation. The City has effectively promoted and referred individuals to external resources such as the Kern County Planning and Community Development Division Fair Housing Coordinator through Program 3.1.1 (Cooperative Association).

However, to effectively expand the supply of affordable housing, it is necessary to update the zoning code through the 2023-2031 planning period, as mentioned in Chapter IV, Constraints. Further updates will provide the necessary support for the continued development of affordable housing. Programs are being revised with actions in the 6th cycle to promote the development of affordable housing.

Farmworkers

As mentioned in Chapter II, out of the total employed civilian population over the age of 16 in Shafter, 2,022 individuals were employed in agricultural, forestry, fishing, hunting, and mining sectors. While the City has undertaken certain initiatives to address the need for affordable housing, including housing for special needs populations, the demand still surpasses the available resources. During the 5th cycle reporting period, the City has not had the opportunity to assist the preservation or development of housing for farm workers per Program 3.2.7. The directives to coordinate with the County and organizations serving farm workers, and to seek funding, prioritize funding, and offer technical assistance and regulatory incentives as appropriate for farmworker housing, are included in Program 3.2.3 of the 2023-2031 Housing Program. Program 2.1.1 of the 2023-2031 Housing Program directs the City to apply for grants to assist the provision of farmworker housing. Furthermore, Program 3.2.1 of the 2023-2031 Housing Program includes amending the Shafter Development Code (Zoning Ordinance) to be consistent with the state code requirements for farm worker housing. By incorporating these programs and updating the Municipal Code, Shafter aims to provide suitable housing options for farm laborers and address the housing needs specific to this sector.

3. Progress Toward Quantified Objectives of the 2015-2023 Housing Program

Table A-2 presents the quantified objectives of the previous Housing Program. This table was titled Table 5.5A in the prior Housing Program.

Table A-3 presents the City's progress toward the quantified objectives of the previous Housing Program.

Table A-2
Quantified Objectives – 2015-2023 City of Shafter

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction[1]	200	200	450	400	800	2,050
Rehabilitation	0	10	10	0	0	20
Conservation[2]	0	0	0	0	0	0

Note:

2. New construction estimates are based on historical trends and land availability within the City.
3. As there are no at-risk units for the 2015-2023 planning period, a quantified objective for conservation has not been identified. Conservation of units throughout the City will also occur through the rehabilitation objective.

Table A-3
Progress Toward Quantified Objectives – 2015-2021 City of Shafter

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	0	0	140	77	1,361	1,578
Rehabilitation	0	0	0	0	0	0
Conservation	0	0	0	0	0	0

APPENDIX B

A. Residential Sites Inventory

The City of Shafter's 2023-2031 Housing Element Sites Inventory Summary chapter identifies vacant land that can potentially be used to accommodate a variety of housing opportunities for all economic segments of the community to meet or exceed the City's 6th Cycle Regional Housing Needs Assessment (RHNA). The RHNA process is used to assign each city and county in California their "fair share" of new housing units to build. These units of housing are intended to accommodate existing needs and projected growth in the region. The RHNA process is critical because it requires all cities and counties to plan for the housing needs of their residents at all income levels, to plan for future growth, and ultimately ease California's acute housing crisis. The Kern County Council of Governments (Kern COG), as the regional planning agency, assigns the RHNA for individual jurisdictions within Kern County, including the City of Shafter. The City of Shafter's 6th Cycle RHNA is shown in Table B-1 below.

Table B-1
City of Shafter 2023-2031 RHNA

6th Cycle RHNA				
Very Low	**Low**	**Moderate**	**Above Moderate**	**RHNA total**
678	431	604	1,581	3,294

1. Pending Projects

The City currently has ~~one~~two, low-income, deed-restricted housing project~~s~~ in development. Tract 6713 consists of 28 deed-restricted, low-income single-family residential units being developed by Self Help Enterprises. The site is located ¼ of a mile south of W Los Angeles Avenue on the north side of Elizabeth Avenue, west of S. Schnaidt Street. The final map was approved on July 20, 2021. Building permits were issued in December 2022. Grading and infrastructure have been built (curb, gutter, sidewalk, wet/dry utilities). A few of the home concrete pads have been poured. ~~The City estimates that the project will be complete in 2023-2024. The Certificate of Occupancy for the first seven built homes is estimated to be March 2024, the next seven in July 2024, then October 2024, and then the beginning of 2025.~~As of September 2026, all 28 units have been completed.

Additionally, the Cesar Chavez Multi-Family Project will consist of the development of 174 multi-family units affordable to lower-income households. The project will include three buildings on an approximately 7.85-acre site. The homes will have rents set to be affordable to incomes of 30 percent, 40 percent, 50 percent, and 60 percent of the area median income. The project will be located at the northwest corner of South Mannel Street and East Los Angeles Street (APN 028-180-57). The development will be constructed in three phases Phase I includes 62 units with 124 on-site parking spaces; Phase II includes 62 units with 124 on-site parking spaces, and Phase III includes 50 units with 100 on-site parking spaces. As of September 2026, the project has been entitled.

Gossamer Grove, Marcona Preserve, Mission Lakes, and Orchard Park are ~~project~~ project-based specific plans. These specific plans have been approved by the City for development. The developers are currently in the process of building housing units, developing plans for tentative tract maps and

subdivisions of units, or are in various other stages of the planning process. The City anticipates that in this housing cycle Gossamer Grove, Marcona Preserve and Orchard Park can be completed assuming that the housing market, building supplies, and desire by developers remain favorable. Gossamer Grove is already partially completed, and development is continuing. Marcona Preserve and Orchard Park are both relatively small plans with 1,320 dwelling units being anticipated for development between them. Due to their size the City anticipates these can be completed within this housing Cycle provided the housing market remains favorable. Mission Lakes is the only specific plan project that is likely to not be completed in this housing cycle due in part to its large size. All specific plans are phased but there are no sequencing requirements with any of these specific plans; units will be developed based on market conditions. There are no known additional barriers to development for the specific plans other than the housing market and the speed with which development can occur.

Other areas of the City have a "Specific Plan" zoning designation, highlighting these areas for future residential/commercial/mixed use development. To date, no other specific plans have been brought to the City for approval.

2. Sites Inventory Summary Table

The City of Shafter 6th Cycle Housing Element Sites Inventory Summary table has been prepared (Table B-2) to provide a snapshot of where vacant land sites have been identified throughout the City to accommodate the 2023-2031 RHNA.

The summary table categorizes the proposed vacant land sites into six planning areas (PA) within the City of Shafter. These PAs include the Specific Plans of Gossamer Grove, Marcona Preserve (formerly Heritage Ranch), Mission Lakes, and Orchard Parks, as well as locations adjacent to the City Center, and sites identified by developers community members, or City staff, and property owners for future rezoning to accommodate residential development throughout the City (Rezone SitesSites to be Rezoned).

The summary table shows the total number of potential units allocated to each income bracket within each respective planning area. Based on the methodology outlined, the City has the potential to far exceed the RHNA numbers within all income categories. Figure B-1 visually shows all the sites used to produce the Sites Inventory.

Table B-2
2023-2031 Sites Inventory Summary Table

Planning Area	Lower (VLI+LI)~~Very Low~~	Moderate (MI)~~Low~~	Above Moderate (AMI)~~Moderate~~	Realistic Capacity [1,2,3]~~Above Moderate~~	How to Calculate Income Level (As a percentage of realistic capacity)
~~Total~~ RHNA	1,109	604	1,581	3,294	
~~City Center*~~	~~0~~	~~28~~	~~716~~	~~0~~	~~Low - 25% of Realistic capacity~~ ~~Very low - 20% of Realistic capacity~~
~~Specific Plan Areas~~Completed & Pipeline Housing Projects					
Gossamer Grove Specific Plan	0	1,079~~0~~	1,078~~9~~	~~1,078~~2,157	50% MI / 50% AMI ~~Divided total sites between Moderate and Above Moderate 50/50 split~~
Marcona Preserve Specific Plan ~~(formerly Heritage Ranch)~~	0	441~~0~~	439~~441~~	880~~439~~	50% MI / 50% AMI ~~Divided total sites between Moderate and Above Moderate 50/50 split~~
Mission Lakes Specific Plan[1]~~**	~~29~~146	2,446~~117~~	2,442~~2,446~~	5,034~~2,442~~	MDHR (PA-14 ~~+~~& 15) = 30% VLI + LI / 35% MI / 35% AMI All other Planning Areas: 50% MI / 50% AMI~~Low - 20% of PA Max Unit Buildout~~ ~~Very low - 5% of PA Max Unit Buildout~~
Orchard ~~Hills~~Park Specific Plan	0	220~~0~~	220~~220~~	440~~220~~	50% MI / 50% AMI~~Divided total sites between Moderate and Above Moderate 50/50 split~~
Cesar Chavez Multi-Family Project	174	0	0	174	100% VLI + LI
Tract 6713 Self-Help Project	28	0	0	28	100% VLI + LI
~~Total 2023-2031~~Total (Completed + Pipeline)	348	4,186	4,179	8,713	
Remaining RHNA	761	* see note	* see note	* see note	* ~~Pipeline +~~ Completed & pipeline projects ~~account~~address ~~for~~ all ~~of the~~ Moderate and Above Moderate RHNA
Sites Inventory					
Vacant Sites[2]					
City Center – Vacant Sites	0	212	0	212	100% MI
Subtotal	0	212	0	212	
Sites to be Rezoned[3]					
City - MHDR~~Rezone*~~	430~~840~~	0~~3,336~~	0~~6,259~~	430~~6,258~~	100% VLI + LI~~Low - 20% of Realistic capacity Very low - 5% of Realistic capacity~~
A - MHDR	96	111	110	317	30% VLI + LI / 35% MI / 35% AMI
B - LDR	0	84	82	166	50% MI / 50% AMI
B - MDR	0	45	45	90	50% MI / 50% AMI
B - MHDR	97	113	113	323	30% VLI + LI / 35% MI / 35% AMI
C - MHDR	294	342	342	978	30% VLI + LI / 35% MI / 35% AMI
D - LDR	0	60	60	120	50% MI / 50% AMI
D - MHDR	64	74	74	212	30% VLI + LI / 35% MI / 35% AMI
~~Total 2023-2034~~ Subtotal	~~869~~ 981	~~3,481~~ ~~1,114~~829	~~11,161~~ 826	~~10,437~~ ~~2,921~~636	
Total (Sites Inventory)	~~1,329~~981	~~5,300~~1,041	~~5,005~~826	~~11,634~~2,848	
GRAND TOTAL	1,329	5,227	5,005	11,561	
SB 166 Surplus	220	~~1,114~~ 4,623	~~826~~3,424	n/a~~2,921~~	
SB 166 Percent Surplus	20%	~~184~~765%	~~52~~217%	n/a~~89%~~	

Planning Area	Lower (VLI+LI)~~Very Low~~	Moderate (MI)~~Low~~	Above Moderate (AMI)~~Moderate~~	Realistic Capacity [1,2,3]~~Above Moderate~~	How to Calculate Income Level (As a percentage of realistic capacity)

~~*Realistic Capacity = Acres X Max Density X 0.7~~

1.~~**~~Due to the size of the specific plan, it is estimated that Mission Lakes will be 50% developed in this 6th cycle

2.Realistic Capacity on Vacant Sites = Acres ~~X~~x Max Density ~~X~~x 0.7

3.Realistic Capacity in on the sites to be rezoned is calculated as [Acres x .85 x proposed density (varies by LU)]; Proposed Densities were estimated as follows: MHDR (R-3): 20 du/ac, MDR (R-2): 10 du/ac; LDR (R-1): 5 du/ac. On sites to be rezoned for lower income capacity, the rezonings include a requirement that residential be developed at a minimum of 20 units per acre.

Figure B-1
2023-2031 Housing Inventory Locations

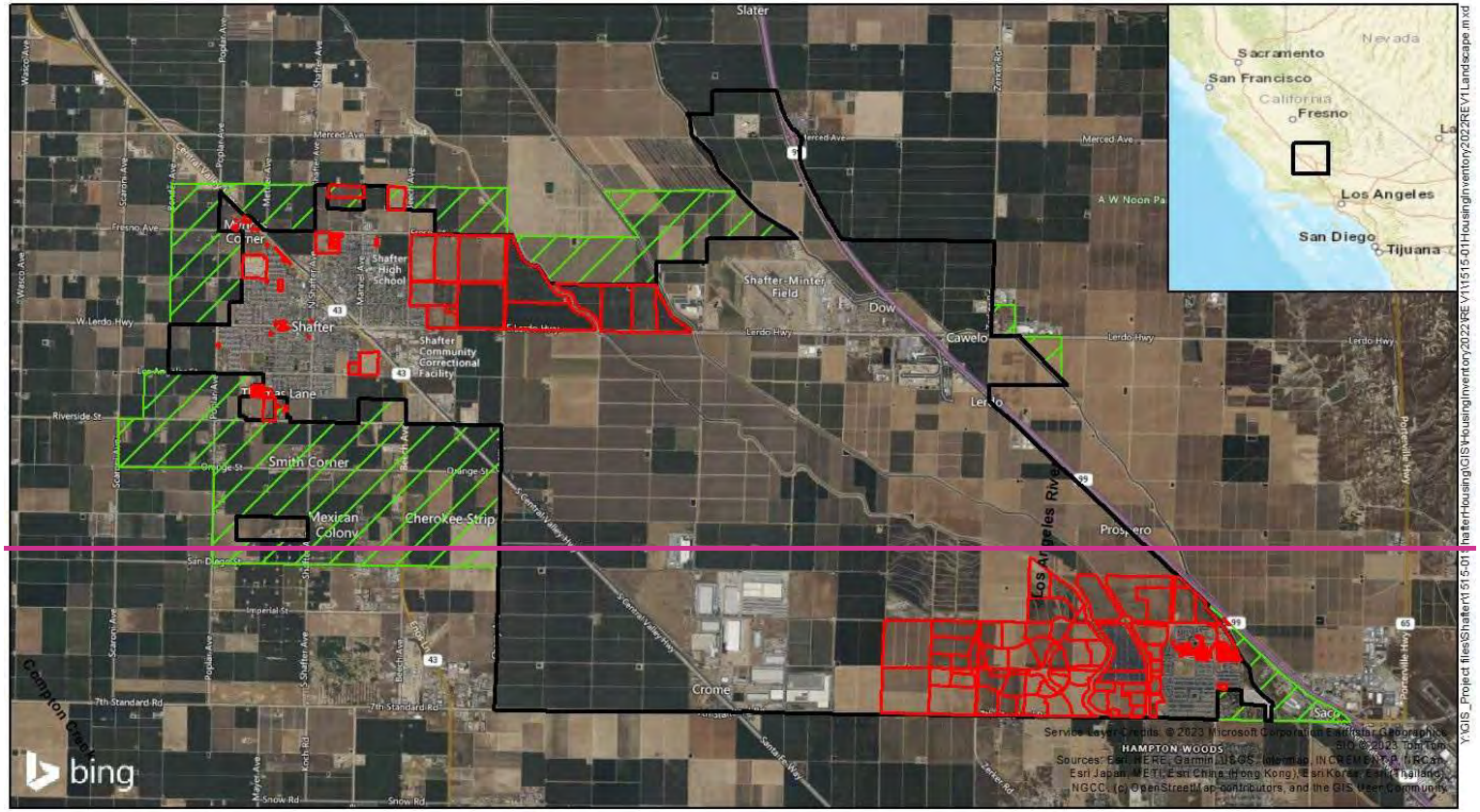


Figure B-1 - Housing Inventory Locations

City of Shafter 2023-2031 HEU

Legend

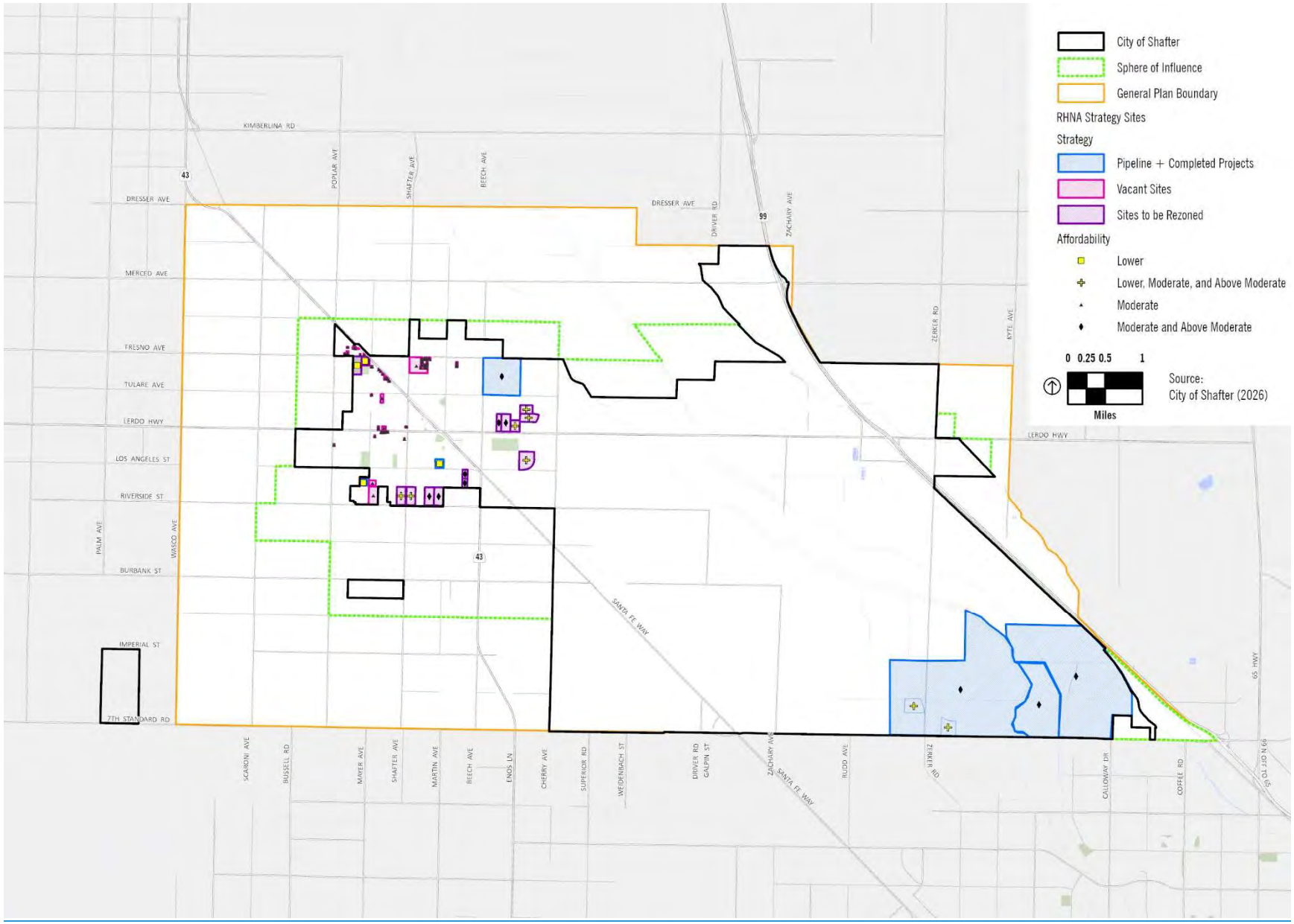
- Potential Housing Sites
- City Limits
- Sphere of Influence

Map Date: 9/11/2023

N

0 4,000 8,000 16,000

Feet


City of Shafter
Sphere of Influence
General Plan Boundary
RHNA Strategy Sites
Strategy
Pipeline + Completed Projects
Vacant Sites
Sites to be Rezoned
Affordability
Lower
Lower, Moderate, and Above Moderate
Moderate
Moderate and Above Moderate
0 0.25 0.5 1
Miles
Source:
City of Shafter (2026)
KIMBERLINA RD
DRESSER AVE
MERCED AVE
FRESNO AVE
TULARE AVE
LERDO HWY
LOS ANGELES ST
RIVERSIDE ST
BURBANK ST
IMPERIAL ST
7TH STANDARD RD
POPLAR AVE
SHAFTER AVE
BEECH AVE
DRIVER RD
ZACHARY AVE
ZERKER RD
KYTE AVE
PALM AVE
WASCO AVE
SCARONI AVE
BUSSELL RD
MAYER AVE
MARTIN AVE
ENOS LN
CHERRY AVE
SUPERIOR RD
WEIDENBACH ST
CALPIN ST
RUDD AVE
CALLOWAY DR
COFFEE RD
SANTA FE WAY
43
99
65 HWY

Methodology for the Site Selection

A city's housing inventory is a critical component of a housing element that assists in the identification of available land suitable for residential development which is needed to meet the RHNA. The housing inventory for the current 6th Cycle Housing Element was compiled using the following methodology:

- For sites to be included in the 6th Cycle housing inventory, the sites were required to be vacant (no permanent structures or active development occurring onsite) and already zoned to allow for residential development.
  - Evaluation of the previous 5th Cycle Housing Element sites inventory included conducting a visual (aerial and ground) analysis of sites and consultation with Shafter City staff to remove sites that are no longer considered vacant.
  - Evaluation of Gossamer Grove, Marcona Preserve, Mission Lakes, and Orchard Park Specific Plans to ensure capture of all undeveloped parcels currently planned for residential development.
  - Visual analysis of vacant land in and around the City Center and determination of appropriateness for inclusion in the inventory.
- Parcels identified by developers, ~~and/or~~ City staff, and/or property owners for future rezoning to allow for residential development.
- Sites considered to accommodate low and very low income were required to have at least a unit density of 20 du/acre as stated in California Government Code § 65583.2(c)(3).

Methodology for estimating Site Capacity

California Government Code §65583.2 requires a local government to calculate the projected residential capacity of sites. The methodology used to determine realistic capacity varies by the type and status of each site. Completed and pipeline projects are evaluated using constructed or approved project-specific unit counts, while vacant and rezoning sites are evaluated using assumptions based on allowable density and anticipated development capacity.

Pipeline + Completed Projects

For completed projects, realistic capacity is based on the number of units constructed. For pipeline projects, realistic capacity is based on the units included in approved project plans and reasonably expected to be constructed during the sixth-cycle planning period.

Specific Plans

For projects within approved specific plan areas, capacity reflects the residential unit totals established by the applicable specific plans. Gossamer Grove permits a maximum of 3,432 units, of which 1,275 have been developed. Its remaining realistic capacity is therefore 2,157 units. The realistic capacities of Marcona Preserve and Orchard Park are 880 and 440 units, respectively.

The City anticipates that Gossamer Grove, Marcona Preserve, and Orchard Park can be completed during the sixth-cycle planning period if market and construction conditions remain favorable. Because Mission Lakes is a large, phased development that is not expected to reach full buildout during the cycle, its realistic capacity is estimated at 50 percent of its total planned capacity, resulting in 5,034 units. The specific plans do not impose sequencing requirements; the timing of individual phases will depend primarily on market demand and the pace of construction.

There are no known additional barriers to development for the specific plans other than the housing market and the speed with which development can occur.

Planned and Completed Projects

The remaining completed and pipeline projects include the 174-unit Cesar Chavez Multifamily Project and Tract 6713, consisting of 28 completed single-family units developed by Self-Help Enterprises. The realistic capacity for the competed Tract 6713 project matches the number of built units. The realistic capacity for the entitled Cesar Chavez Multifamily Project matches the entitlement.

City Center – Vacant Sites

~~The realistic residential capacity for a given parcel was calculated using the maximum unit density allowed by zoning ordinance and/or respective specific plans, multiplied by the acreage of the site multiplied by a realistic development capacity constant.~~ For vacant sites in the City Center, realistic residential capacity was calculated by multiplying each site's acreage by the maximum density permitted under its existing zoning and then applying a 70 percent realistic-capacity factor. The realistic development capacity ~~constant~~ reduction factor ~~is~~ estimates the approximate percentage of a parcel that can be considered developable for residential uses to account for right-of way dedication, drainage, and ~~factoring in the loss of land due to residential~~ development standards such as setbacks, maximum lot coverage ~~requirements~~, building heights, sidewalks, ~~etc~~that potentially reduce the maximum allowable building envelop.

As part of the sixth-cycle sites-inventory analysis, the City compared the number of units developed on sites included in the fifth-cycle Housing Element with the capacity previously assigned to those sites. This comparison found that on the sites where development occurred, projects averaged approximately 74 percent of their maximum capacity.~~The analysis determined that historical development capacity averages, from the 5th cycle Housing Element, were 74%. Geospatially evaluating previous development projects per residential zone type showed the City develops at~~ The City also compared the number of units included in completed projects within each residential zoning category with the maximum capacity allowed by density alone. This comparison showed that ~~approximately 90% residential capacity for~~ single-family residential projects developed at 90 percent of the maximum density, ~~50% residential capacity for~~ medium density multi-family ~~zoning~~projects developed at 50 percent of the maximum density, and ~~112% residential capacity for~~ higher density multi-family residential project have developed at 112 percent of the projected density, which uses the minimum density allowed rather than the maximum. Based on these percentages, the simple, unweighted average development rate across the three residential categories was approximately 84 percent.~~an overall average 84% realistic capacity was calculated. Based on these standards and the historical pattern from the 5th Cycle, the realistic development capacity constant for vacant sites in the City of Shafter was determined to be a conservative 70% and therefore is being used as the realistic capacity for vacant sites in this 6th Cycle Housing Element Update~~.

Because these comparisons indicate that past development generally achieved more than 70 percent of the maximum site capacity, the City applied a more conservative 70 percent realistic-capacity factor to vacant sites with existing residential zoning, all of which are located around the City Center. Accordingly, each such site is credited with 70 percent of the maximum residential capacity permitted by its zoning. This ~~capacity~~ assumption is also consistent with the neighboring community of Wasco's use of ~~which also has~~ a 70 percent~~%~~ realistic capacity factor.

~~Furthermore, nearly all sites in the inventory, except for those identified as requiring rezoning, are presently residentially zoned, including the zoning does not allow 100 percent non-residential uses and are very unlikely to receive 100 percent nonresidential development, which is consistent with a~~

~~70% realistic capacity.~~

Realistic Capacity (du/acre)~~*~~ = Max Density (du/acre) x Acreage of Parcel x 70%

~~(*Applied to sites outside of designated Specific Plan Areas)~~

~~In the Specific Plan areas, which are approved specific plans based on developer project proposals, the realistic capacity is equal to the planned capacity of the specific plans. The specific plans have been developing at the planned capacity.~~

~~Rezoned Group~~Sites to be Rezoned

~~Once the realistic capacity was determined for a site, the numbers were then divided into appropriate income assignments according to the methodology described in detail in the following section.~~

For sites to be rezoned, realistic capacity was based on the property's net acreage multiplied by either the zone's minimum density (for parcels zoned R-3 with a General Plan land use designation of MHDR) or the maximum density (for parcels with either MDR or LDR General Plan land use and R-2 or R-1 zoning). Gross acreage was reduced ~~to~~by 815 percent ~~of the gross acreage for sites within the City and to 75 percent of the gross acreage for sites within the SOI~~ to estimate net acreage. This reduction reflects the likely buildable area after subtracting land required for infrastructure such as roadways or sidewalks.

Realistic development densities were estimated as follows:

- MHDR (R-3): 20 dwelling units per acre
- MDR (R-2): 10 dwelling units per acre
- LDR (R-1): 5 dwelling units per acre

The City did not assume any additional reduction factors within this calculation of realistic capacity as there are no known physical or environmental site constraints. All parcels identified to be rezoned have access to utilities. The owners of each site to be rezoned have been consulted about the rezone, and owners have confirmed that they are open to having the land rezoned to the designation indicated in the Housing Element.

Though the City-owned parcels that will be rezoned are vacant, all other sites to be rezoned are underutilized parcels with current agricultural uses. There is a recent precedent for the redevelopment of agricultural uses into housing, as evidenced by the development of the Cesar Chavez project.

3. Methodology for Income Distribution

Once the realistic capacity was determined for a site, the numbers were then divided into appropriate income assignments according to the methodology described in detail in the following section. The methodology for determining income distribution for the various ~~PA's~~ plan areas and strategies to meet the RHNA is summarized within each of the categories beginning with the following:

~~City Center~~

~~The income assignments for the City Center sites were determined based on a home sale price distribution within and adjacent to the City Center. This average home sale price distribution showed that approximately 45% of homes for sale within this area were considered affordable to the low and~~

very-low-income brackets ($83,672 to $198,922), with 55% of homes in this region of the City listed with sales prices in the moderate and above moderate-income brackets ($312,505 and greater). Therefore, vacant residential lots that could accommodate housing for low-income and very low-income brackets (based on HCD outlined criteria) were assigned 45% of the housing capacity of the site (25% to low and 20% to very low). The remaining 55% of residential capacity was assigned to the moderate-income bracket (Table B-3).

Table B-3
City Center Vacant Sites

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate
026-010-32	LDR	R-1	5	0	0	134
026-030-10	LDR	R-1	5	0	0	1
026-030-17	LDR	R-1	5	0	0	1
026-030-35	LDR	R-1	5	0	0	1
026-040-15	LDR	R-1	5	0	0	1
026-040-16	LDR	R-1	5	0	0	1
026-061-15	LDR	R-1	5	0	0	1
026-061-16	LDR	R-1	5	0	0	1
026-061-17	LDR	R-1	5	0	0	1
026-061-18	LDR	R-1	5	0	0	2
026-064-16	LDR	R-1	5	0	0	1
026-090-33	LDR	R-1	5	0	0	10
026-090-67	LDR	R-1	5	0	0	1
026-090-68	LDR	R-1	5	0	0	1
026-090-70	LDR	R-1	5	0	0	5
026-113-01	MDR	R-2	14	0	0	1
026-172-14	MDR	R-2	14	0	0	1
026-202-08	LDR	R-1	5	0	0	1
026-220-06	VLDR	E	3.5	0	0	47
026-220-42	LDR	R-1	5	0	0	14
026-251-04	LDR	R-1	5	0	0	1
026-251-06	LDR	R-1	5	0	0	1
026-252-04	LDR	R-1	5	0	0	1
026-321-07	LDR	R-3	24	0	0	4
026-321-08	LDR	R-3	24	0	0	3
026-321-09	LDR	R-3	24	0	0	3
026-321-10	LDR	R-3	24	0	0	3
026-321-11	LDR	R-3	24	0	0	3
026-321-12	LDR	R-3	24	0	0	3
026-321-13	LDR	R-3	24	0	0	3

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate
026-321-14	LDR	R-3	24	0	0	3
026-663-01	VLDR	E	3.5	0	0	1
026-700-09	LDR	R-1	5	0	0	1
026-751-01	LDR	E	3.5	0	1	0
026-751-02	LDR	E	3.5	0	1	0
026-751-03	LDR	E	3.5	0	1	0
026-751-04	LDR	E	3.5	0	1	0
026-751-05	LDR	E	3.5	0	1	0
026-751-06	LDR	E	3.5	0	1	0
026-751-07	LDR	E	3.5	0	1	0
026-751-08	LDR	E	3.5	0	1	0
026-751-09	LDR	E	3.5	0	1	0
026-751-10	LDR	E	3.5	0	1	0
026-751-11	LDR	E	3.5	0	1	0
026-751-12	LDR	E	3.5	0	1	0
026-751-13	LDR	E	3.5	0	1	0
026-751-14	LDR	E	3.5	0	1	0
026-751-15	LDR	E	3.5	0	1	0
026-751-16	LDR	E	3.5	0	1	0
026-751-17	LDR	E	3.5	0	1	0
026-751-18	LDR	E	3.5	0	1	0
026-751-19	LDR	E	3.5	0	1	0
026-751-20	LDR	E	3.5	0	1	0
026-751-21	LDR	E	3.5	0	1	0
026-752-01	LDR	E	3.5	0	1	0
026-752-02	LDR	E	3.5	0	1	0
026-752-03	LDR	E	3.5	0	1	0
026-752-04	LDR	E	3.5	0	1	0
026-752-05	LDR	E	3.5	0	1	0
026-752-06	LDR	E	3.5	0	1	0
026-752-07	LDR	E	3.5	0	1	0
028-010-70	VLDR	E	3.5	0	0	59
028-561-22	VLDR	E	3.5	0	0	1
028-561-24	VLDR	E	3.5	0	0	1
028-561-25	VLDR	E	3.5	0	0	1
028-600-01	VLDR	E	3.5	0	0	1
028-600-02	VLDR	E	3.5	0	0	1
028-600-03	VLDR	E	3.5	0	0	1
028-600-04	VLDR	E	3.5	0	0	1

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate
028-611-02	VLDR	E	3.5	0	0	1
028-611-03	VLDR	E	3.5	0	0	1
028-611-04	VLDR	E	3.5	0	0	1
028-611-05	VLDR	E	3.5	0	0	1
028-611-08	VLDR	E	3.5	0	0	1
028-611-09	VLDR	E	3.5	0	0	1
028-612-01	VLDR	E	3.5	0	0	1
028-612-02	VLDR	E	3.5	0	0	1
028-612-03	VLDR	E	3.5	0	0	1
028-612-04	VLDR	E	3.5	0	0	1
028-612-06	VLDR	E	3.5	0	0	1
028-613-01	VLDR	E	3.5	0	0	1
028-613-04	VLDR	E	3.5	0	0	1
028-613-05	VLDR	E	3.5	0	0	1
028-613-08	VLDR	E	3.5	0	0	1
089-020-84	VLDR	A	3.5	0	0	70
089-020-87	VLDR	A	3.5	0	0	68
089-051-14	LDR	R-1	5	0	0	2
089-051-15	LDR	R-1	5	0	0	1
089-051-30	LDR	R-1	5	0	0	1
089-051-44	LDR	R-1	5	0	0	1
089-052-10	LDR	R-1	5	0	0	1
089-052-20	LDR	R-1	5	0	0	1
089-052-21	LDR	R-1	5	0	0	3
089-060-16	LDR	R-1	5	0	0	1
089-060-21	LDR	R-1	5	0	0	1
089-090-29	VLDR	E/R1	3.5	0	0	99
028-180-07	LDR	R-1	5	0	0	100
028-180-57	LDR	R-1	5	0	0	30
Total Sites Per Income Category				8	36	700

Pipeline + Completed Projects

Specific Plans

Income assignments within the specific plan areas are based on the planned densities, anticipated housing types and tenures, market characteristics, and suitability of the sites for housing affordable to each income category.The realistic residential capacity for the Specific Plan areas and the income assignments to the potential housing in these planning areas was calculated differently than the methodology outlined previously. Each of the Specific Plans set a threshold for the maximum number

~~of units that could ultimately be developed. The set maximum threshold for residential development within each individual Specific Plan area was analyzed and found to be well below what the available land acreage and allowed densities could accommodate. Therefore, for consistency with the Specific Plan standards, the realistic capacity for the Specific Plans is considered equal to the maximum threshold number of units identified within each respective Specific Plan.~~

The majority of the Specific Plans are zoned for the development of low-density single-family residential units. The average sale price of these units within the Specific Plan areas is approximately $450,000 based on analysis of Zillow and Realtor.com. Based on this price, single-family residential units in Specific Plans fall within the moderate and above moderate-income brackets created by the Department of Housing and Urban Development (HUD). All Specific Plan areas that were identified as single-family residential units were therefore considered for the moderate or above-moderate income brackets and were divided evenly amongst the two income brackets (50/50). Gossamer Grove and Mission Lakes had development phases that included medium- to medium-high-density residential. These medium- to medium-high-density residential developments would typically be built for moderate- or lower-income brackets, all capacity that did not allow 20 dwelling units per acre or more, however, was split evenly between moderate and above moderate income categories. ~~However,~~

Two planning areas in the Mission Lakes ~~was the only~~ specific plan ~~that met the threshold of having a residential density of 20 or higher. Therefore, it was assessed that approximately 25% (20% to low, 5% to very low) of the medium-density to medium-high-density residential units would be dedicated to low and very low-income brackets for Mission Lakes. Based on the Specific Plan for Mission Lakes, there are two PAs~~ (PA 14 and PA 15) ~~that~~ are zoned at the appropriate density to accommodate housing affordable to lower income households (greater than 20 dwelling units per acre). Approximately 30 percent of the realistic capacity within each planning area was allocated to the low and very low income categories. ~~Based on the City's experience, when buildout occurs according to the Mission Lakes Specific Plan, final subdivisions for PA 14 and PA 15 would result in parcel sizes between 0.5 acres and 10 acres. Furthermore, Program 1.1.3 will encourage the subdivision of large sites into parcels between 2 and 10 acres to accommodate affordable housing.~~

Gossamer Grove's residential capacity was calculated differently than the other Specific Plans because Gossamer Grove is partially developed. To determine what was left of Gossamer Grove to be developed in the next housing period, a visual analysis of what is developed and what remains available for development was conducted by planning area. Planning areas 1,2,4, and 5 all had some level of development completed. The remaining units for potential development were then distributed among the income brackets depending on density designation per the PA. Gossamer Grove's specific plan allows for a maximum of 3,432 dwelling units. 1,275 dwelling units have been developed. Gossamer Grove therefore has 2,157 dwelling units left to be built among 5 PAs, divided among the moderate and above moderate-income brackets.

~~As previously stated, The City anticipates that in this housing cycle Gossamer Grove, Marcona Preserve and Orchard Park can be completed assuming that the that the housing market, building supplies, and desire by developers remain favorable. Gossamer Grove is already partially completed, and development is continuing. Marcona Preserve and Orchard Park are both relatively small plans with 1,320 dwelling units being anticipated for development between them. Due to their size the City anticipates these can be completed within this housing Cycle provided the housing market remains favorable. Mission Lakes is the only specific plan project that is likely to not be completed in this housing cycle due in part to its large size. All specific plans are phased but there are no sequencing requirements with any of these specific plans; units will be developed based on market conditions. There are no known additional barriers to development for the specific plans other than the housing market and the speed with which development can occur.~~

Table B-34
Gossamer Grove Vacant Sites

Planning Area	Total Number of Dwelling Units Allowed	Remaining Units to be Built				
		Total number of dwelling units remaining	Very Low	Low	Moderate	Above Moderate
1	299	0	0	0	0	0
2	1334	598	0	0	299	299
3	1353	1353	0	0	677	676
4	275	206	0	0	103	103
5	171	0	0	0	0	0
Total	**3,432**	**2,157**	**0**	**0**	**1,079**	**1,078**

Table B-45
Marcona Preserve Vacant Sites

Planning Area	Total Number of Dwelling Units Allowed	Remaining Units to be Built			
		Very Low	Low	Moderate	Above Moderate
1	60	0	0	30	30
2	142	0	0	71	71
3	101	0	0	51	50
4	92	0	0	46	46
5	485	0	0	243	242
Total	**880**	**0**	**0**	**441**	**439**

Table B-56
Mission Lakes Vacant Sites

Planning Area	Total Number of Dwelling Units Allowed	Remaining Units to be Built			
		Very Low	Low	Moderate	Above Moderate
1	745	0	0	372	373
2	720	0	0	360	360
3	307	0	0	154	153
4	435	0	0	218	217
5	375	0	0	188	187
6	126	0	0	63	63
7	486	0	0	243	243
8	620	0	0	310	310
9	275	0	0	138	137
12	236	0	0	118	118
13	123	0	0	61	62
14	100	5	20	38	37
15	486	24	97	183	182
Total*	**5,034**	**29**	**117**	**2,446**	**2,442**

*Due to the size of the specific plan, it is estimated that Mission Lakes will be 50% developed in this 6th cycle.

Table B-67
Orchard Park Vacant Sites

Total Number of Dwelling Units Allowed	Remaining Units to be Built			
	Very Low	Low	Moderate	Above Moderate
440	0	0	220	220

~~Planned and Completed~~Other Projects

~~Sites previously identified in prior housing element site inventories (i.e., APN 536-010-50 in Mission Lakes Specific Plan) contribute 73 lower income units to be used towards the RHNA. One additional site (APN 536-010-87) has not been identified in previous housing elements and has a lower income capacity of 73 units.~~ Income distribution for planned and completed projects reflect existing and planned deed-restrictions. ~~In addition,~~The completed 28 single-family lots of Tract 6713, developed by Self-Help Enterprises are deed restricted to lower-income households, ~~, is a pending project being~~completed ~~developed by Self-Help Enterprises that is expected to be completed between 2024-2025~~, and the entitled Cesar Chavez Multi-Family Project will include 174 deed-restricted units affordable to very low and low-income households.

City Center Vacant Sites

The income assignments for the City Center sites were determined based on a home sale price distribution within and adjacent to the City Center. This average home sale price distribution showed that approximately 45% of homes for sale within this area were considered affordable to the low and very-low-income brackets ($83,672 to $198,922), with 55% of homes in this region of the City listed with sales prices in the moderate and above moderate-income brackets ($312,505 and greater). ~~Therefore, vacant residential lots that could accommodate housing for low-income and very low-income brackets (based on HCD outlined criteria) were assigned 45% of the housing capacity of the site (25% to low and 20% to very low). The remaining 55% of residential capacity was assigned to the moderate-income bracket (Table B-3).~~ While housing affordable to lower-income households may develop on these sites, the majority of sites in this area are zoned with a maximum density below 20 units per acre, and so may be less likely to develop with housing that is affordable to lower-income households. Higher-density sites identified in this area are smaller than 0.5 acres and are therefore less likely to develop with housing that is affordable to lower-income households. Therefore, this category of development was assigned to the moderate-income category for purposes of estimating development affordability Table B-3 includes a summary of the total number of sites and units, with Table B-9a includes a list of all properties by parcel number (APN).

Table B-7~~3~~
Summary of City Center Vacant Sites

General Plan Designation (Current)	Zoning Designation (Current)	Acres	Number of Parcels	Max Density Allowed (units/acre)	Moderate	Realistic Capacity
MDR	R-2	0.3	2	14	2	2
LDR	R-1	83.4	31	5	56	56
LDR	R-3	1.7	8	24	25	25
VLDR	E	50.4	25	3.5	129	129
	TOTAL	**135.9**	**66**	**--**	**212**	**212**

~~Rezoned Group~~Sites to be Rezoned

The ~~Rezoned group~~sites to be rezoned are a set of specific parcels identified to assist the City in accommodating the shortfall in its lower-income RHNA numbers. Sites ~~previously identified in prior housing element site inventories (i.e., APN 536-010-50 in Mission Lakes Specific Plan) contribute 73 lower income units to be used towards the RHNA. One additional site (APN 536-010-87) has not been identified in previous housing elements and has a lower income capacity of 73 units.~~in the Mission Lakes Specific Plan will contribute 146 units of housing affordable to lower-income households to the city's housing stock. In addition, 28 single-family lots of Tract 6713, deed restricted to lower-income households, is a ~~pending project being~~completed developed by Self-Help Enterprises ~~that is expected to be completed between 2024-2025~~, and the Cesar Chavez Multi-Family Project will include 174 units of housing affordable to very low and low-income households. Between these sites, a total of ~~174~~ 348 lower income units are accommodated before rezoning. Program 1.1.1 "Rezone Sites to Accommodate Housing Needs" directs the City to rezone sites to accommodate its RHNA. The City, without the ~~Rezoned~~ sites to be rezoned~~group~~ and ~~p~~Program 1.1.1, fails to achieve the RHNA for lower income units, with a shortfall of ~~935~~ 761 units. Suburban jurisdictions that have a shortfall of sites are required to make rezoned sites have a minimum residential density of 20 dwelling units per acre.

The sites identified as requiring rezoning (~~Rezoned Sites~~Site to be Rezoned) were calculated with a realistic capacity of 70 percent~~% max build out (with one exception)~~ or 85 percent similar to the City Center~~ but were treated similarly to the specific plans with a total of~~. On sites that have a planned rezone to R-3 with a MHDR General Plan Land use, ~~25~~30 percent~~%~~ of the realistic residential capacity being dedicated to low and very low-income brackets. The ~~25~~30 percent~~%~~ dedication to low and very-low-income brackets would likely occur based on discussions between City staff and the landowner. The landowner is amenable to rezoning their parcels of land to accommodate a higher density residential development and include multi-family development options for the City. Sites that will be rezoned to R-1 or R-2 with General Plan land use designations of LDR or MDR, where the maximum permitted densities are below 20 units per acre, were assumed to develop with half the units affordable to moderate-income households and the remainder affordable to above moderate income households. Two parcels owned by the City that were identified for rezoning to R-3/MHDR were assumed to develop with 100 percent of units affordable to lower-income households. Because the sites are City-owned, the City will be able to assert more control over their development and will be able to ensure affordable development on the site. ~~The one exception to the rezone realistic capacity is the parcel closest to the wastewater treatment plant which was given a 50% capacity due to its proximity to the treatment plant and the possible need for a land use buffer.~~ To maintain the validity of the realistic capacity assumptions, all sites to be rezoned shall be residentially zoned.

On sites to be rezoned for lower income capacity, the rezonings include a requirement that residential be developed at a minimum of 20 units per acre.

Table B-8
Sites to be Rezoned ~~Group Vacant Sites~~

Assessor Parcel Number	General Plan Designation (Current ~~->~~ Proposed)	Zoning Designation (Current ~~->~~ Proposed)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Realistic Capacity	Notes
026-010-26-00-7~~089-090-02~~	LDR->MHDR ~~VLDR~~	A->R-3~~A~~	24~~24~~	236~~131~~	62~~521~~	0~~977~~	0~~976~~	298	City Site
026-020-03-00-3~~089-090-03~~	RC->MHDR ~~VLDR~~	A->R-3~~A~~	24~~24~~	105~~128~~	27~~509~~	0~~955~~	0~~956~~	132	City Site
026-220-05-00-7~~089-090-07~~	LDR->MHDR ~~VLDR~~	R-1->R-3 ~~PUD/R-1/A~~	24~~24~~	76~~66~~	20~~261~~	111~~489~~	110~~489~~	317	Site A
028-290-13-00-5~~089-090-19~~	VLDR->LDR ~~AOS~~	E->R-1~~A~~	5~~24~~	0~~53~~	0~~210~~	42~~394~~	41~~394~~	83	Site B
028-290-14-00-8~~089-090-29~~	VLDR->LDR ~~VLDR~~	E->R-1~~E~~	5~~24~~	0~~35~~	0~~136~~	42~~256~~	41~~255~~	83	Site B
028-290-15-00-1~~089-090-30~~	LDR->MHDR ~~SP~~	R-1->R-3~~A~~	24~~24~~	77~~124~~	20~~494~~	113~~926~~	113~~927~~	323	Site B
028-290-16-00-4~~089-090-31~~	CPO->MDR~~SP~~	GC->MDR~~A~~	24~~24~~	0~~123~~	0~~489~~	22~~918~~	22~~917~~	44	Site B
028-290-17-00-7~~091-040-64~~	LDR->MDR ~~AOS~~	E->MDR~~AH~~	14~~24~~	0~~67~~	0~~266~~	23~~500~~	23~~500~~	46	Site B
089-270-05-00-1~~091-040-65~~	VLDR->MHDR ~~AOS~~	A->R-3~~AH~~	24~~24~~	118~~87~~	303~~46~~	172~~650~~	172~~650~~	492	Site C
089-140-08-00-2~~091-040-69~~	BP->MHDR ~~Industrial~~	BP->R-3 ~~IH~~	24~~24~~	116~~26~~	30~~104~~	170~~194~~	170~~194~~	486	Site C
089-270-02-00-2*	VLDR->LDR	R-1/E->R-1	5	0	0	60	60	120	Site D
089-270-02-00-2*	VLDR->MHDR	E->R-3	24	51	13	74	74	212	Site D
Total Sites Per Income Category				~~840~~ 779	~~3,336~~ 202	~~6,259~~ 829	~~6,258~~826	2,636	

Note: On sites to be rezoned for lower income capacity, the rezonings include a requirement that residential be developed at a minimum of 20 units per acre.

For the full sites inventory of available vacant parcels, see Tables B-9a and B-9b below.

Table B-9a
Vacant Sites Inventory

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	~~Specific Plan~~Note
~~026-010-32-00-4~~	~~LDR~~	~~R-1~~	~~5~~			~~134~~		~~38.37~~	~~134~~	
026-030-10-00-6	LDR	R-1	5			1		0.14	1	City Center
026-030-17-00-7	LDR	R-1	5			1		0.38	1	City Center
026-030-35-00-9	LDR	R-1	5			1		0.09	1	City Center
026-040-15-00-4	LDR	R-1	5			1		0.26	1	City Center
026-040-16-00-7	LDR	R-1	5			1		0.17	1	City Center
026-061-15-00-7	LDR	R-1	5			1		0.31	1	City Center
026-061-16-00-0	LDR	R-1	5			1		0.1	1	City Center
026-061-17-00-3	LDR	R-1	5			1		0.15	1	City Center
026-061-18-00-6	LDR	R-1	5			2		0.73	2	City Center
026-064-16-00-1	LDR	R-1	5			1		0.13	1	City Center
026-090-33-00-1	LDR	R-1	5			10		2.8	10	City Center
026-090-67-00-0	LDR	R-1	5			1		0.3	1	City Center

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	~~Specific Plan~~Note
026-090-68-00-3	LDR	R-1	5			1		0.29	1	City Center
026-090-70-00-8	LDR	R-1	5			5		1.53	5	City Center
026-113-01-00-4	MDR	R-2	14			1		0.17	1	City Center
026-172-14-00-3	MDR	R-2	14			1		0.16	1	City Center
026-202-08-00-4	LDR	R-1	5			1		0.21	1	City Center
026-220-06-00-0	VLDR	E	3.5			47		19.31	47	City Center
026-220-42-00-4	LDR	R-1	5			14		4.22	14	City Center
~~026-251-04-00-0~~	~~LDR~~	~~R-1~~	~~5~~			~~1~~		~~0.41~~	~~1~~	
~~026-251-06-00-6~~	~~LDR~~	~~R-1~~	~~5~~			~~1~~		~~0.31~~	~~1~~	
~~026-252-04-00-7~~	~~LDR~~	~~R-1~~	~~5~~			~~1~~		~~0.54~~	~~1~~	
026-321-07-00-9	LDR	R-3	24	0	0	4		0.24	4	City Center
026-321-08-00-2	LDR	R-3	24	0	0	3		0.22	3	City Center
026-321-09-00-5	LDR	R-3	24	0	0	3		0.18	3	City Center
026-321-10-00-7	LDR	R-3	24	0	0	3		0.21	3	City Center
026-321-11-00-0	LDR	R-3	24	0	0	3		0.22	3	City Center

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	~~Specific Plan~~Note
026-321-12-00-3	LDR	R-3	24	0	0	3		0.22	3	City Center
026-321-13-00-6	LDR	R-3	24	0	0	3		0.22	3	City Center
026-321-14-00-9	LDR	R-3	24	0	0	3		0.22	3	City Center
026-663-01-00-4	VLDR	E	3.5			1		0.33	1	City Center
026-700-09-00-8	LDR	R-1	5			1		0.25	1	City Center
~~026-751-01-00-6~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.30~~	~~1~~	
~~026-751-02-00-9~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-03-00-2~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-04-00-5~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-05-00-8~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-06-00-1~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-07-00-4~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.34~~	~~1~~	
~~026-751-08-00-7~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.34~~	~~1~~	
~~026-751-09-00-0~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-10-00-2~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	~~Specific Plan~~Note
~~026-751-11-00-5~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-12-00-8~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-13-00-1~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-14-00-4~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.30~~	~~1~~	
~~026-751-15-00-7~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.30~~	~~1~~	
~~026-751-16-00-0~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-17-00-3~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-18-00-6~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-19-00-9~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-20-00-1~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.26~~	~~1~~	
~~026-751-21-00-4~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.33~~	~~1~~	
~~026-752-01-00-3~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.37~~	~~1~~	
~~026-752-02-00-6~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.25~~	~~1~~	
~~026-752-03-00-9~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.25~~	~~1~~	
~~026-752-04-00-2~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.25~~	~~1~~	

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	~~Specific Plan~~Note
~~026-752-05-00-5~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.25~~	~~1~~	
~~026-752-06-00-8~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.25~~	~~1~~	
~~026-752-07-00-1~~	~~LDR~~	~~E~~	~~3.5~~		~~1~~			~~0.29~~	~~1~~	
028-010-70-00-8	VLDR	E	3.5			59		24.24	59	City Center
028-561-22-00-6	VLDR	E	3.5			1		0.27	1	City Center
028-561-24-00-2	VLDR	E	3.5			1		0.27	1	City Center
028-561-25-00-5	VLDR	E	3.5			1		0.27	1	City Center
028-600-01-00-9	VLDR	E	3.5			1		0.32	1	City Center
028-600-02-00-2	VLDR	E	3.5			1		0.33	1	City Center
028-600-03-00-5	VLDR	E	3.5			1		0.33	1	City Center
028-600-04-00-8	VLDR	E	3.5			1		0.33	1	City Center
028-611-02-00-2	VLDR	E	3.5			1		0.26	1	City Center
028-611-03-00-5	VLDR	E	3.5			1		0.35	1	City Center
028-611-04-00-8	VLDR	E	3.5			1		0.34	1	City Center
028-611-05-00-1	VLDR	E	3.5			1		0.28	1	City Center

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	~~Specific Plan~~Note
028-611-08-00-0	VLDR	E	3.5			1		0.28	1	City Center
028-611-09-00-3	VLDR	E	3.5			1		0.30	1	City Center
028-612-01-00-6	VLDR	E	3.5			1		0.32	1	City Center
028-612-02-00-9	VLDR	E	3.5			1		0.29	1	City Center
028-612-03-00-2	VLDR	E	3.5			1		0.29	1	City Center
028-612-04-00-5	VLDR	E	3.5			1		0.29	1	City Center
028-612-06-00-1	VLDR	E	3.5			1		0.28	1	City Center
028-613-01-00-3	VLDR	E	3.5			1		0.28	1	City Center
028-613-04-00-2	VLDR	E	3.5			1		0.33	1	City Center
028-613-05-00-5	VLDR	E	3.5			1		0.28	1	City Center
028-613-08-00-4	VLDR	E	3.5			1		0.26	1	City Center
~~089-020-84-00-7~~	~~VLDR~~	~~A~~	~~3.5~~			~~70~~		~~28.67~~	~~70~~	
~~089-020-87-00-6~~	~~VLDR~~	~~A~~	~~3.5~~			~~68~~		~~27.87~~	~~68~~	
089-051-14-00-0	LDR	R-1	5			2		0.73	2	City Center
089-051-15-00-3	LDR	R-1	5			1		0.39	1	City Center

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	~~Specific Plan~~Note
089-051-30-00-6	LDR	R-1	5			1		0.15	1	City Center
089-051-44-00-7	LDR	R-1	5			1		0.12	1	City Center
089-052-10-00-5	LDR	R-1	5			1		0.15	1	City Center
089-052-20-00-4	LDR	R-1	5			1		0.07	1	City Center
089-052-21-00-7	LDR	R-1	5			3		0.93	3	City Center
089-060-16-00-2	LDR	R-1	5			1		0.25	1	City Center
089-060-21-00-6	LDR	R-1	5			1		0.20	1	City Center
~~089-090-29-00-9~~	~~VLDR~~	~~E/R1~~	~~3.5~~			~~99~~		~~40.60~~	~~99~~	
~~028-180-07-00-6~~	~~LDR~~	~~R-1~~	~~5~~			~~100~~		~~28.71~~	~~100~~	
~~028-180-57-00-1~~	~~LDR~~	~~R-1~~	~~5~~			~~30~~		~~8.72~~	~~30~~	

Table B-9b
Sites to be Rezoned Inventory

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
026-010-26-00-7	LDR -> MHDR	A -> R-3	24	236	62	0	0	17.58	298	Site to be Rezoned (City)
026-020-03-00-3	RC -> MHDR	A -> R-3	24	105	27	0	0	7.76	132	Site to be Rezoned (City)
026-220-05-00-7	LDR -> MHDR	R-1 -> R-3	24	76	20	111	110	18.65	317	Site to be Rezoned (A)
028-290-13-00-5	VLDR -> LDR	E -> R-1	5	0	0	42	41	19.59	83	Site to be Rezoned (B)
028-290-14-00-8	VLDR -> LDR	E -> R-1	5	0	0	42	41	19.58	83	Site to be Rezoned (B)
028-290-15-00-1	LDR -> MHDR	R-1 -> R-3	24	77	20	113	113	19.02	323	Site to be Rezoned (B)
028-290-16-00-4	CPO -> MDR	GC -> R-2	24	0	0	22	22	5.15	44	Site to be Rezoned (B)
028-290-17-00-7	LDR -> MDR	E -> R-2	14	0	0	23	23	5.43	46	Site to be Rezoned (B)
089-270-05-00-1	VLDR -> MHDR	A -> R-3	24	118	30	172	172	28.86	492	Site to be Rezoned (C)
089-140-08-00-2	BP -> MHDR	BP -> R-3	24	116	30	170	170	28.58	486	Site to be Rezoned (C)
089-270-02-00-2	VLDR -> LDR	R-1 -> R-1	5	0	0	60	60	9.6	120	Site to be Rezoned (D)
089-270-02-00-2	VLDR -> MHDR	E -> R-3	24	51	13	74	74	12.46	212	Site to be Rezoned (D)
~~091-210-02-01-0~~	~~SP~~	~~SP~~	~~7.5~~			~~68~~	~~68~~	~~47.67~~	~~136~~	~~Gossamer Grove~~
~~091-210-08-00-9~~	~~SP~~	~~SP~~	~~7.5~~			~~415~~	~~439~~	~~189.8~~	~~854~~	~~Gossamer Grove~~

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-010-57-00-3	SP	SP	7.5			45	45	27.5	90	Gossamer Grove
482-040-12-00-1	SP	SP	7.5			25	25	7.49	50	Gossamer Grove
482-040-13-00-4	SP	SP	7.5			94	94	53.2	188	Gossamer Grove
482-200-06-00-0	SP	SP	7.5			84	84	42.7	168	Gossamer Grove
482-200-11-00-4	SP	SP	9			37	38	7.47	75	Gossamer Grove
482-200-25-00-5	SP	SP	9			28	28	3.77	56	Gossamer Grove
482-200-64-00-8	SP	SP	9			37	38	24.85	75	Gossamer Grove
482-200-74-00-7	SP	SP	7.5			25	25	14.8	50	Gossamer Grove
482-361-24-00-6	SP	SP	7.5			10	10	2.91	17	Gossamer Grove
482-370-06-00-0	SP	SP	7.5			40	50	16.48	90	Gossamer Grove
482-370-08-00-6	SP	SP	7.5			5	5	1.19	10	Gossamer Grove
482-391-17-00-5	SP	SP	7.5				1	0.3	1	Gossamer Grove
482-412-02-00-3	SP	SP	7.5				1	0.17	1	Gossamer Grove
482-412-03-00-6	SP	SP	7.5				1	0.19	1	Gossamer Grove
482-412-04-00-9	SP	SP	7.5				1	0.23	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
~~482-412-05-00-2~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.29~~	~~1~~	~~Gossamer Grove~~
~~482-412-06-00-5~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.2~~	~~1~~	~~Gossamer Grove~~
~~482-412-07-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.19~~	~~1~~	~~Gossamer Grove~~
~~482-416-02-00-1~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.18~~	~~1~~	~~Gossamer Grove~~
~~482-416-03-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.16~~	~~1~~	~~Gossamer Grove~~
~~482-416-04-00-7~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.22~~	~~1~~	~~Gossamer Grove~~
~~482-416-05-00-0~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.29~~	~~1~~	~~Gossamer Grove~~
~~482-416-06-00-3~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.16~~	~~1~~	~~Gossamer Grove~~
~~482-416-07-00-6~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.12~~	~~1~~	~~Gossamer Grove~~
~~482-416-08-00-9~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.12~~	~~1~~	~~Gossamer Grove~~
~~482-416-09-00-2~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.12~~	~~1~~	~~Gossamer Grove~~
~~482-416-10-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-441-01-00-2~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.13~~	~~1~~	~~Gossamer Grove~~
~~482-441-02-00-5~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.13~~	~~1~~	~~Gossamer Grove~~
~~482-441-03-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.13~~	~~1~~	~~Gossamer Grove~~

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-441-04-00-1	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-441-05-00-4	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-441-06-00-7	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-441-07-00-0	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-441-08-00-3	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-441-09-00-6	SP	SP	7.5				1	0.2	1	Gossamer Grove
482-441-10-00-8	SP	SP	7.5				1	0.17	1	Gossamer Grove
482-441-11-00-1	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-442-01-00-9	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-442-02-00-2	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-442-03-00-5	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-442-04-00-1	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-442-05-00-1	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-442-06-00-4	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-442-07-00-7	SP	SP	7.5				1	0.17	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-443-01-00-6	SP	SP	7.5				1	0.24	1	Gossamer Grove
482-443-02-00-9	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-443-03-00-2	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-443-04-00-5	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-443-05-00-8	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-443-06-00-1	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-443-07-00-4	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-443-08-00-8	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-443-09-00-0	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-443-16-00-0	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-443-17-00-3	SP	SP	7.5				1	0.21	1	Gossamer Grove
482-451-01-00-5	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-451-02-00-8	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-451-03-00-1	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-451-04-00-4	SP	SP	7.5				1	0.13	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-451-05-00-7	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-451-06-00-0	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-451-07-00-3	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-451-08-00-6	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-451-09-00-9	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-451-10-00-1	SP	SP	7.5				1	0.17	1	Gossamer Grove
482-451-11-00-4	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-451-12-00-7	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-451-13-00-0	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-451-14-00-3	SP	SP	7.5				1	0.16	1	Gossamer Grove
482-452-01-00-2	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-452-02-00-5	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-452-03-00-8	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-452-04-00-1	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-452-05-00-4	SP	SP	7.5				1	0.16	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-452-06-00-7	SP	SP	7.5				1	0.27	1	Gossamer Grove
482-452-07-00-0	SP	SP	7.5				1	0.2	1	Gossamer Grove
482-452-08-00-3	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-452-09-00-6	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-452-10-00-8	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-452-11-00-1	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-452-12-00-4	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-452-13-00-7	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-452-14-00-0	SP	SP	7.5				1	0.16	1	Gossamer Grove
482-454-01-00-6	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-454-02-00-9	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-471-04-00-0	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-471-05-00-3	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-471-06-00-6	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-471-07-00-9	SP	SP	7.5				1	0.12	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-471-08-00-2	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-471-09-00-5	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-471-10-00-7	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-471-11-00-0	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-471-12-00-3	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-471-13-00-6	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-471-15-00-2	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-471-16-00-5	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-471-17-00-8	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-471-18-00-1	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-471-19-00-4	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-471-20-00-6	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-471-21-00-9	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-471-22-00-2	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-471-23-00-5	SP	SP	7.5				1	0.19	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
~~482-471-24-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.2~~	~~1~~	~~Gossamer Grove~~
~~482-471-25-00-1~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.12~~	~~1~~	~~Gossamer Grove~~
~~482-471-26-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-471-27-00-7~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.12~~	~~1~~	~~Gossamer Grove~~
~~482-471-28-00-0~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-471-29-00-3~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-471-30-00-5~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-471-31-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-471-32-00-1~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-471-33-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-471-34-00-7~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-471-35-00-0~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.12~~	~~1~~	~~Gossamer Grove~~
~~482-472-01-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.12~~	~~1~~	~~Gossamer Grove~~
~~482-472-02-00-1~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-472-03-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.12~~	~~1~~	~~Gossamer Grove~~

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-472-04-00-7	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-472-05-00-0	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-472-06-00-3	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-472-07-00-6	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-472-08-00-9	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-472-09-00-2	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-472-10-00-4	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-472-11-00-7	SP	SP	7.5				1	0.16	1	Gossamer Grove
482-472-12-00-0	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-472-13-00-3	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-472-14-00-6	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-472-15-00-9	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-01-00-5	SP	SP	7.5				1	0.17	1	Gossamer Grove
482-473-02-00-8	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-03-00-1	SP	SP	7.5				1	0.14	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-473-04-00-4	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-05-00-7	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-06-00-0	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-07-00-3	SP	SP	7.5				1	0.17	1	Gossamer Grove
482-473-08-00-6	SP	SP	7.5				1	0.17	1	Gossamer Grove
482-473-09-00-9	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-10-00-1	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-11-00-4	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-12-00-3	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-13-00-0	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-473-14-00-3	SP	SP	7.5				1	0.17	1	Gossamer Grove
482-481-01-00-4	SP	SP	7.5				1	0.28	1	Gossamer Grove
482-482-11-00-0	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-482-12-00-3	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-482-13-00-6	SP	SP	7.5				1	0.12	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-482-14-00-9	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-482-15-00-2	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-482-16-00-5	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-482-17-00-8	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-491-01-00-7	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-491-02-00-0	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-491-03-00-3	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-491-04-00-6	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-491-05-00-9	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-491-06-00-2	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-491-07-00-5	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-491-08-00-8	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-491-09-00-1	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-491-10-00-3	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-491-11-00-6	SP	SP	7.5				1	0.15	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
~~482-491-12-00-9~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.28~~	~~1~~	~~Gossamer Grove~~
~~482-491-13-00-2~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.18~~	~~1~~	~~Gossamer Grove~~
~~482-491-14-00-5~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-491-15-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-491-16-00-1~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-491-17-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-491-18-00-7~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-491-19-00-0~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-491-20-00-2~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-491-21-00-5~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-492-01-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-492-02-00-7~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-492-03-00-0~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-492-04-00-3~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-492-05-00-6~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-492-06-00-9	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-492-07-00-2	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-492-08-00-5	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-492-09-00-8	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-492-10-00-0	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-492-11-00-3	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-492-12-00-6	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-492-13-00-9	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-496-01-00-2	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-497-01-00-9	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-497-02-00-2	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-498-01-00-6	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-501-01-00-9	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-501-02-00-2	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-501-03-00-5	SP	SP	7.5				1	0.09	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
~~482-501-04-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-05-00-1~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-06-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-07-00-7~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-08-00-0~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-09-00-3~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-10-00-5~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-501-11-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-501-12-00-1~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-13-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-14-00-7~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-15-00-0~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-16-00-3~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-17-00-6~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-501-18-00-9~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-501-19-00-2	SP	SP	7.5				1	0.18	1	Gossamer Grove
482-501-21-00-7	SP	SP	7.5				1	0.15	1	Gossamer Grove
482-501-22-00-0	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-501-23-00-3	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-501-24-00-6	SP	SP	7.5				1	0.14	1	Gossamer Grove
482-501-25-00-9	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-501-26-00-2	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-501-27-00-5	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-501-28-00-8	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-501-29-00-1	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-501-30-00-3	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-501-31-00-6	SP	SP	7.5				1	0.13	1	Gossamer Grove
482-501-32-00-9	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-501-33-00-2	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-501-34-00-5	SP	SP	7.5				1	0.1	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
~~482-501-35-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-501-36-00-1~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-501-37-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-501-38-00-7~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-501-39-00-0~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-501-40-00-2~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-501-41-00-5~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-501-42-00-8~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.11~~	~~1~~	~~Gossamer Grove~~
~~482-501-43-00-1~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-501-44-00-4~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-501-45-00-7~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.12~~	~~1~~	~~Gossamer Grove~~
~~482-502-01-00-6~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.1~~	~~1~~	~~Gossamer Grove~~
~~482-502-02-00-9~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-502-03-00-2~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~
~~482-502-04-00-5~~	~~SP~~	~~SP~~	~~7.5~~				~~1~~	~~0.09~~	~~1~~	~~Gossamer Grove~~

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-502-05-00-8	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-502-06-00-1	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-502-07-00-4	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-502-08-00-7	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-502-09-00-0	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-502-10-00-2	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-502-11-00-5	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-502-12-00-8	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-502-13-00-1	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-502-14-00-4	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-502-15-00-7	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-502-16-00-0	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-502-17-00-3	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-502-18-00-6	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-502-19-00-9	SP	SP	7.5				1	0.1	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-503-01-00-3	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-02-00-6	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-03-00-9	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-04-00-2	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-05-00-5	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-06-00-8	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-07-00-1	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-08-00-4	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-09-00-7	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-503-10-00-9	SP	SP	7.5				1	0.1	1	Gossamer Grove
482-503-11-00-2	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-12-00-5	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-13-00-8	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-14-00-1	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-15-00-4	SP	SP	7.5				1	0.09	1	Gossamer Grove

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
482-503-16-00-7	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-17-00-0	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-503-18-00-3	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-504-01-00-0	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-504-02-00-3	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-504-03-00-6	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-504-04-00-9	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-504-05-00-2	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-504-06-00-5	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-504-07-00-8	SP	SP	7.5				1	0.09	1	Gossamer Grove
482-504-08-00-1	SP	SP	7.5				1	0.11	1	Gossamer Grove
482-504-09-00-4	SP	SP	7.5				1	0.12	1	Gossamer Grove
482-504-10-00-6	SP	SP	7.5				1	0.12	1	Gossamer Grove
536-020-01-00-5	SP	SP	6.6			30	30	11.83	60	Marcona Preserve
536-020-02-00-8	SP	SP	6.13			45	45	16.88	90	Marcona Preserve

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
536-020-03-00-1	SP	SP	6.6			45	55	22.86	100	Marcona Preserve
536-020-04-00-4	SP	SP	6.6			35	35	16.54	70	Marcona Preserve
536-020-06-00-0	SP	SP	6.6			41	41	9.26	82	Marcona Preserve
536-020-07-00-3	SP	SP	6.6			55	55	41.03	110	Marcona Preserve
536-010-82-00-7	SP	SP	6.6			58	100	39.23	158	Marcona Preserve
536-010-79-00-9	SP	SP	6.6			100	110	99.92	210	Marcona Preserve
089-090-32-00-7	SP	SP	3.5			110	110	75.88	220	Orchard Park
089-090-33-00-0	SP	SP	3.5			110	110	78.66	220	Orchard Park
091-190-09-00-7	SP	SP	7.5			350	250	154.18	600	Mission Lakes
091-190-29-00-5	SP	SP	7.5			377	195	160	572	Mission Lakes
536-010-20-00-7	SP	SP	7.5			20	20	9.6	40	Mission Lakes
536-010-22-00-3	SP	SP	7.5			200	150	71.8	350	Mission Lakes
536-010-23-00-6	SP	SP	7.5			40	40	42.35	80	Mission Lakes
536-010-24-00-9	SP	SP	7.5			100	100	49.54	200	Mission Lakes
536-010-26-00-5	SP	SP	7.5			100	100	53.93	200	Mission Lakes

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
536-010-27-00-8	SP	SP	7.5			40	40	48.16	80	Mission Lakes
536-010-28-00-1	SP	SP	7.5			25	25	20.9	50	Mission Lakes
536-010-29-00-4	SP	SP	7.5			25	25	17.9	50	Mission Lakes
536-010-32-00-2	SP	SP	7.5			10	10	2.07	20	Mission Lakes
536-010-33-00-5	SP	SP	7.5			30	30	36.34	60	Mission Lakes
536-010-34-00-8	SP	SP	7.5			40	40	40.06	80	Mission Lakes
536-010-35-00-1	SP	SP	7.5			40	40	41.48	80	Mission Lakes
536-010-36-00-4	SP	SP	7.5			40	40	47.38	80	Mission Lakes
536-010-37-00-7	SP	SP	7.5			30	30	28.27	60	Mission Lakes
536-010-38-00-0	SP	SP	7.5			30	30	29.24	60	Mission Lakes
536-010-41-00-8	SP	SP	14			103	104	22.8	207	Mission Lakes
536-010-42-00-1	SP	SP	7.5			20	20	9.66	40	Mission Lakes
536-010-43-00-4	SP	SP	7.5			40	40	47.57	80	Mission Lakes
536-010-44-00-7	SP	SP	7.5			30	30	32.87	60	Mission Lakes
536-010-45-00-0	SP	SP	7.5			30	30	29.41	60	Mission Lakes

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
536-010-49-00-2	SP	SP	7.5			85	85	7.1	170	Mission Lakes
536-010-50-00-4	SP	SP	24		73	121	122	22.57	316	Mission Lakes
536-010-51-00-7	SP	SP	7.5			250	200	97.11	450	Mission Lakes
536-010-63-00-2	SP	SP	7.5			15	15	6.24	30	Mission Lakes
536-010-67-00-4	SP	SP	7.5			30	30	34.3	60	Mission Lakes
536-010-68-00-7	SP	SP	14			61	62	13.43	123	Mission Lakes
536-010-70-00-2	SP	SP	7.5			25	25	14.38	50	Mission Lakes
536-010-71-00-5	SP	SP	7.5			14	15	6.59	29	Mission Lakes
536-010-72-00-8	SP	SP	7.5			25	25	23.59	50	Mission Lakes
536-010-73-00-1	SP	SP	7.5			40	40	43.66	80	Mission Lakes
536-010-74-00-4	SP	SP	7.5			25	25	24.29	50	Mission Lakes
536-010-81-00-4	SP	SP	7.5			25	25	25.79	50	Mission Lakes
536-010-84-00-3	SP	SP	7.5			30	30	34.02	60	Mission Lakes
536-010-85-00-6	SP	SP	7.5			20	20	8.02	40	Mission Lakes
536-010-86-00-9	SP	SP	7.5			40	40	39.17	80	Mission Lakes

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
536-010-87-00-2	SP	SP	24		73	13	14	25.58	100	Mission Lakes
536-010-88-00-5	SP	SP	7.5			25	25	22.53	50	Mission Lakes
536-010-89-00-8	SP	SP	7.5			30	30	33.01	60	Mission Lakes
536-010-90-00-0	SP	SP	7.5			20	20	10.96	40	Mission Lakes
536-010-91-00-3	SP	SP	7.5			30	30	32.47	60	Mission Lakes
089-090-02-00-0	VLDR	A	24	131	521	977	976	155.11	2605	Rezoned
089-090-03-00-3	VLDR	A	24	128	509	955	956	151.72	2548	Rezoned
089-090-07-00-5	VLDR	PUD/R-1/A	24	66	261	489	489	77.72	1305	Rezoned
089-090-19-00-0	AOS	A	24	53	210	394	394	62.59	1051	Rezoned
089-090-29-00-9	VLDR	E	24	35	136	256	255	40.6	682	Rezoned
089-090-30-00-1	SP	A	24	124	494	926	927	147.12	2471	Rezoned
089-090-31-00-4	SP	A	24	123	489	918	917	145.7	2447	Rezoned
091-040-64-00-2	AOS	AH	24	67	266	500	500	79.39	1333	Rezoned
091-040-65-00-5	AOS	AH	24	87	346	650	650	103.19	1733	Rezoned

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed after rezone (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity	Note
~~091-040-69-00-7~~	~~Industrial~~	~~IH~~	~~24~~	~~26~~	~~104~~	~~194~~	~~194~~	~~43.19~~	~~518~~	~~Rezoned~~

4. Small and Large Lot Sites

Sites normally considered appropriate to accommodate lower income housing units are at least 0.5 acres and no larger than 10 acres. In the Sites Inventory, there are a small number of properties that are smaller than 0.5 acres and larger than 10 acres that are planned to accommodate lower income housing units, though only as a portion of the site's total capacity, with the remainer being assumed to develop with housing affordable to moderate and above moderate income households.

The ~~Sites Inventory~~strategy to meet the RHNA includes 28 individual R-1 zoned properties that are less than 0.5 acres. These properties are lots of Tract 6713, a pending project consisting of 28 deed-restricted, low-income single-family residential units being developed by Self Help Enterprises, which is described in ~~Pending Projects~~Completed & Pipeline Housing Projects above. ~~The project is under construction and is expected to be completed in phases between 2024 and 2025.~~As of September 2026, construction on this project has been completed.

Large sites have also been identified in the Sites Inventory as suitable to partially accommodate lower income units. ~~–~~These large sites have not been subdivided for development and are still large agricultural fields. Each of the large sites have owners who have expressed interest in residentially developing the sites and will be rezoned for residential uses~~.~~ One City-owned large site has been assumed to fully accommodate lower-income units, as the City can more directly assert a preference over the affordability of the housing developed there.~~The Wonderful Company owns a significant number of these sites. The Wonderful Company is developing the industrial land it owns in Shafter (the "Wonderful Industrial Project") and is interested in developing housing for the workers in those facilities on some of the other properties in Shafter that it owns.~~ In Shafter, large sites have a high potential for subdivision; these have a track record of being divided into smaller properties, usually with a range of densities, including property designated for higher densities (24 units/acre) as seen in the Mission Lakes Specific Plan. As is common elsewhere in the region, larger sites zoned for higher density development ~~will~~ may be developed into condominium or apartment complexes, with or without further subdivision of the site.

~~There are two large sites (approx. 26 acres and 23 acres) with existing higher density zoning (maximum 24 units/acre), both in the Mission Lakes Specific Plan. Future subdivision of these two large sites into smaller properties to accommodate affordable rental housing is likely; the Specific Plan specifies a minimum lot size of 0.5 acres and a maximum height of 45 feet, standards that will accommodate affordable rental housing. In general, parcel sizes that support the development of projects with 80 units (160 units for two-phase projects) are recommended. Consistent with Specific Plan allowed densities, parcels between 3-4 acres will support an 80-unit project; with affordable housing density bonus provisions, parcels can be smaller. Self-Help Enterprises, the largest regional non-profit affordable housing developer, has recommended minimum parcel sizes of 2.5 to 3 acres, densities between 20 and 50 units per acre, and project sizes of at least 50 units. The two large sites of the Mission Lakes Specific Plan can be subdivided consistent with these recommendations.~~

~~Likewise, l~~Large sites identified in the Sites Inventory ~~that are~~as candidates for rezon~~inged~~ in accordance with Program 1.1.1 will be residentially zoned with a required minimum density of 20 units per acre to facilitate the development of affordable housing. The City will work with the property owners of these sites and use tools such as split zoning (zoning a portion of the parcel) and site planning to facilitate the division of the large parcel into appropriately sized sites that can accommodate affordable housing. In general, parcel sizes that support the development of projects with 80 units (~~160~~ or

largerunits for twomulti-phase projects) are recommended. Self-Help Enterprises, the largest regional non-profit affordable housing developer, has recommended minimum parcel sizes of 2.5 to 3 acres, densities between 20 and 50 units per acre, and project sizes of at least 50 units.

Program 1.1.3 in Chapter V addresses the development of large sites.

5. Underutilized Sites

Underutilized sites are properties that have been identified for redevelopment due to either poor condition of the existing building, undesirability of the existing use, or the prospect of building at greater densities under current zoning conditions. In the City of Shafter, there is a high volume of vacant developable land that the City can utilize for residential development to meet the RHNA. Therefore, the City has not prepared an underutilized sites inventory list.

However, under State law, agricultural land is considered an underutilized site, even when it contains no structures and may otherwise appear similar to vacant land. All the underutilized sites identified in the inventory are currently used for agricultural purposes.

As outlined in HCD's *Sites Inventory Guidebook*, the analysis of underutilized sites must consider: (1) the extent to which existing uses may impede additional residential development; (2) the jurisdiction's past experience converting existing uses to higher-density residential development; (3) market trends and conditions; and (4) regulatory or other incentives that encourage housing development on nonvacant sites. HCD allows this analysis to be conducted either on a site-specific basis or through a common analysis when sites share similar characteristics and conditions.

The underutilized sites identified for rezoning to R-3 for lower income capacity in Shafter (see Table B-8) share common characteristics and development conditions and are therefore evaluated collectively. Although the sites are currently used for agricultural purposes, all property owners were contacted directly and expressed their intent to transition their properties from agricultural to residential uses. As a result, the existing agricultural operations are not expected to impede residential development during the planning period. This pattern is consistent with Shafter's historical growth trends, where agricultural land has routinely transitioned to residential development once farming activities have ceased.

Shafter's annual progress reports further demonstrate the feasibility of this conversion pattern. Much of the residential development reported by the City in recent years has been developed or entitled on land that was previously used for agricultural purposes. In addition, all property owners indicated support for the proposed higher-density residential zoning and the development of multifamily housing, including potential partnerships with affordable housing developers to increase housing affordability.

While most of the residential development on former agricultural lands has historically consisted of single-family neighborhoods, recent multifamily projects in the region demonstrate the continued market viability of developing higher-density housing on previously active agricultural properties. Examples include a 336-unit multifamily project in southwest Bakersfield (entitled in 2023 on APN 539-010-08 at approximately 17 dwelling units per acre) and a 144-unit apartment complex in Delano (completed in 2019 on APN 521-260-22 at approximately 12 dwelling units per acre).

Additional examples presented during a Housing Element open house included nearby affordable multifamily developments that were built and occupied in 2022, such as Pioneer Cottages in

Bakersfield (15.5 dwelling units per acre) and Parkside Apartments in Delano (20 dwelling units per acre). Although the City's Zoning Code already permits multifamily residential development by right in the R-3 zone, the rezoned sites will be subject to the requirements of Government Code Section 65583.2, including a minimum allowable density of 20 dwelling units per acre and provisions ensuring that owner-occupied and rental multifamily housing developments containing at least 20 percent affordable units for lower-income households are permitted by right.

To ensure conservative and realistic capacity estimates, all underutilized sites were analyzed using net acreage, with gross acreage reduced to account for roads, utilities, easements, and other dedications that may be required for development. All sites currently have access to existing infrastructure and/or require only minor extensions or improvements to roads, water service, and sewer service. Furthermore, none of the sites are affected by hazard zones, significant slope constraints, agricultural or natural resource conservation easements, or other physical or regulatory limitations that would reduce development capacity or impede residential development during the planning period.

6. Accessory Dwelling Units (ADU)

An ADU is defined by HCD as an accessory dwelling unit with complete independent living facilities. ADUs can be attached or detached but must meet requirements of size and must be built where there is already an existing or planned residential unit. ADU production has significantly increased since 2018 due to changing California laws incentivizing homeowners to build ADUs. More changes to ADU law took effect in 2020 that further eased restrictions on the production of ADUs increasing the number of units produced.

Anticipated ADU Development

Based on analysis of the previous Housing Element's Annual Progress Reports (APR's), ADU production started in the City of Shafter in 2018. Based on an analysis of secondary/accessory dwelling unit production in the City of Shafter over the last four years (2018, 2019, 2020, & 2021), the City has prepared a projection of estimated ADU production in the upcoming Housing Element 8-year cycle.

Table B-~~9~~10
Accessory Dwelling Unit Production City of Shafter

APR Reporting Year	ADU Building Permits Issued	Income Category Type
2018	14	(13 low-income, no deed restriction and 1 moderate-income, no deed restriction)
2019	16	(All low-income, no deed restriction)
2020	42	(41 low-income, no deed restriction and 1 above-moderate income)
2021	69	(All low-income, no deed restriction)
Average across 4 years	**35**	

The average number of building permits issued for ADUs over the last four APR cycles is 35 per year. If you multiply this by the 8 years of a housing element cycle, the City can safely project the production

of approximately 280 ADUs by 2031. This calculation is extremely conservative based on observations that ADU production in the City is steadily increasing annually. Additionally, the City of Shafter is in the process of updating its ADU policies to reflect legislative changes made by the State which highly encourages the development of ADUs.

Affordability of ADUs:

A review of ADU production between 2018 and 2021 shows a steady increase in the number of ADUs built. Research also indicates that the majority of ADUs being built are dedicated to renters in the low-income bracket. The analysis for ADU affordability conducted below, follows the same procedure as the HCD-approved SCAG Accessory Dwelling Unit Affordability Analysis. The analysis begins with a determination of maximum rental rate, a survey analysis of rentable units in the area, a determination of the proportion of ADUs per income category per household type, and a conservative realistic affordability assumption for rentable ADUs based on particular assumptions.

Table B-11~~0~~ demonstrates affordable rent levels for housing in Kern County by income category. Income categories are established each year by HUD for each metropolitan and non-metropolitan county. The basis for HUD's median family income is derived from the American Community Survey (ACS) which relies on data from the Bureau of Labor Statistics (BLS).

Table B-110
Income Categories

Income Category	1-Person	2-Person
Extremely Low Income		
Annual Income	16,350	18,700
Monthly Income	1,363	1,558
Max. Monthly Rent	409	467
Very Low Income		
Annual Income	27,300	31,200
Monthly Income	2,275	2,600
Max. Monthly Rent	683	780
Low Income		
Annual Income	43,650	49,850
Monthly Income	3,638	4,154
Max. Monthly Rent	1,091	1,246
Moderate Income		
Annual Income	67,450	77,100
Monthly Income	5,621	6,425
Max. Monthly Rent	1,686	1,928
Assumption: *30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance.* *Source: Cal. HCD*		

An analysis of ADU rental prices within Kern County was conducted in December 2022. The methodology follows a similar process as the SCAG Accessory Dwelling Unit Affordability Analysis which involved searching all available rentals within the County limits on various search engines (such as Zillow and Realtor.com) that met specific criteria (Keywords: ADU, studio, 1 bedroom, granny unit, cottage, etc.). In the analysis for the City, there were difficulties using the keywords to find ADU rentals as most of the search results in the analysis did not use or have any of these terms. The best results for this analysis were to use the term "apartments" and then do visual analysis to determine if it was an ADU or JADU. In the City of Shafter, at the time of the analysis, there were no apartments or ADUs for rent. The majority of the ADU rental availability for this analysis was in the City of Bakersfield. Based on the analysis, 17 units were found for use in the subsequent calculations. Table B-121 below demonstrates the number of ADUs available for rent based on income category. It is assumed that ADU rentals will be occupied by mostly one and two-person households. Therefore, the table will only be representing those types of households.

Table B-121
ADU Survey Affordability Assignment by Income Categories

Income Category	One Person Household		Two-person household	
	Surveyed ADU	Percentage of Surveyed	Surveyed ADU	Percentage of Surveyed
Extremely Low	0	0%	0	0%
Very Low	0	0%	0	0%
Low	10	59%	12	71%
Moderate	7	41%	5	29%
TOTAL	**17**	**100%**	**17**	**100%**

Table B-132
Affordability Assignment of Rentable ADU by Income Category

Income Category	A	B	C	
	Surveyed One-Person Household (Adjusted)	Surveyed Two-Person Household (Adjusted)	Combined Affordability of Rentable ADUs	
Extremely Low	0	0	Number	Percent
			0	0%
Very Low	0	0	0	0%
Low	5	6	11	65%
Moderate	3.5	2.5	6	35%
TOTAL	8.5	8.5	17	100%

Table B-132 demonstrates the combined affordability of rentable ADUs for both one-person and two-person households for each income category (Column C). In order to calculate the combined affordability of rentable ADUs, the numbers gathered from Table B-121 had a 50% constant (the constant assumes that ADUs are equally likely to be occupied by 1 person and 2-person households) applied to each number per income category and added together. In Table B-132, the numbers shown are after the constant is applied (Columns A & B).

Table B-143
Affordability Assignment of Non-Rentable ADU by Income Category

Income Category	D		E		F	
	Combined Affordability of rentable ADUs (85%)		Affordability of Non-rentable ADUs (15%)		Affordability Assumption of all ADUs	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low	0	0%	2.55	100%	2.55	15%
Very Low	0	0%	0	0%	0	0%
Low	9.39	65%	0	0%	9.39	55%
Moderate	5.1	35%	0	0%	5.1	30%
TOTAL	**14.49**	**100%**	**2.55**	**100%**	**17**	**100%**

Based on the Regional Accessory Dwelling Unit Affordability Analysis by SCAG, it is assumed that 15% of the ADUs available are at the extremely low-income categories and non-rentable because they are assumed to be for family members or caretakers that are not being charged market rents or charged at all. The remaining 85% are assumed to be rentable ADUs (Column D). Table B-143 demonstrates the combined percentage of non-rentable ADUs for each income category (Column E). The rentable ADUs combined with non-rentable ADUs determines the affordability of all ADUs for each income category (Column F).

Table B-154
Projected ADU Production between 2023-2031

Affordability Assignment

Income Category	Affordability Assumption for ADUs	# ADU/JADUs Produced
Extremely Low	15%	42
Very Low	0%	0
Low	55%	154
Moderate	30%	84
TOTAL	**100%**	**280**

Note: ADUs represent additional capacity to meet RHNA but are not counted to meet the RHNA in Table B-2.

Conclusion

Based on the average of ADUs built in the past 4 years, the City of Shafter is conservatively projecting the production of 280 ADUs within the 8-year 6th Cycle Housing Element term. Applying the affordability assumption generated percentages to each income category (as shown in Table B-154 above), the City is conservatively projecting the production of 42 extremely low-income units, 0 very low-income units, 154 low-income units, and 84 moderate-income level ADU units between the years of 2023 and 2031.

Appendix C – Public Participation

Government Code 65583(c)(9) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The City of Shafter used a widespread strategy to reach the City's entire population and gather community input.

A. Community Engagement Plan

A Community Engagement Plan, or CEP (Figure C-1), was developed in the initial stages of the preparation of the Housing Element Update (HEU) to aid in achieving public participation of all economic segments in the community of Shafter. The City of Shafter and the community engagement team used the CEP to curate materials designed to engage the public to participate in the production of the Housing Element update. The CEP is broken down into three major steps:

1. Identifying forms of outreach and communication.
2. Utilizing these approaches to perform public outreach and participation.
3. Incorporating the feedback received from this process into the Housing Element Update.

Throughout the course of the implementation of the CEP, residents of Shafter, as well as other interested parties, were provided multiple opportunities to participate in the production of the HEU. The following public events were held throughout the course of the update:

November 28th, 2022	1st Public Workshop
December 2nd, 2022	Christmas Pop-Up Event
April 17th, 2023	2nd Public Workshop

B. Public Workshops and Events

Starting in November 2022, a sequence of events was initiated to inform the public about the Housing Element update. The first of these events was the first public workshop held at the Shafter Veterans Memorial Hall on November 28th, 2022. A few days later, on December 2nd, 2022, the community engagement team participated in a Christmas pop-up event at Mannel Park. Finally, a second public workshop was held on April 17th, 2023, bringing the informative event series to a conclusion.

The series of events to inform the public started on November 28th, 2022, with a Housing Element Workshop in the City of Shafter (Figure C-9). The workshop was held at Shafter Veterans Memorial Hall and had an approximate turnout of 18 people physically present with an additional 20 people tuning into the workshop via Facebook Live (Figure C-8). The purpose of the workshop was to give a thorough explanation of the Housing Element, the Regional Housing Needs Allocation (RHNA) and Affirmatively Furthering Fair Housing (AFFH) concepts and requirements and facilitate a forum for an open discussion on the housing needs of the residents and community of Shafter. The discussion that took place afterwards clarified questions about the Housing Element Update process, the timeline, the site inventory list, and concerns about meeting the RHNA, AFFH, and affordable housing goals. Notifications for the first public workshop were sent out using water bill mailers (Figure C-4), flyers posted throughout the City (Figure C-3), newspaper notices (Figure C-11) and social media posts (Figures C-6 and C-7). Throughout the workshop, a Spanish translator was available to assist Spanish-speaking attendees.

On December 2, 2022, a Housing Element booth was set up at the local Christmas parade in the City of Shafter (Figure C-10). The City's Christmas Holiday Parade was a free event held at Mannel Park. While an official headcount could not be conducted, this event was reported to have a relatively large turnout. The community engagement team walked around with clipboards and engaged with the public to solicit participation in the Housing Needs Survey. Physical copies of the online survey were handed out to residents and collected to receive additional localized perspective (Figures C-21 and C-22). Approximately 50 physical surveys were collected at the event. The team also assisted by explaining the purpose and need of Housing Elements and by answering questions that the public had about the Housing Element process in both English and Spanish.

Lastly, on April 17th, 2023, a second public workshop was held to update the public on the progress made thus far in the Housing Element process. Information was also provided on how the public could continue to get involved, and the policies and programs to be updated and implemented by the City were announced. Notice was given to the attendees that the draft housing element update was available for the public to review. Notifications for the second public workshop were sent out using water bill mailers (Figure C-14), flyers posted throughout the City (Figure C-13), newspaper notices (Figure C-15) and social media posts (Figures C-16 and C-17). Throughout the workshop, a Spanish translator was available to assist Spanish-speaking attendees. Additionally, the public workshop was livestreamed onto the City's Facebook account (Figure C-18).

C. Notifying All Economic Segments of the Community

As previously stated, Government Code 65583(c)(9) mandates that "the local government shall make a diligent effort … to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The program must also comprehensively detail these engagement efforts, which the document successfully accomplishes. To enhance and promote public involvement in the Housing Element Update process, a diverse range of notification methods was employed, encompassing electronic, physical, and verbal communication channels.

Shafter has a diverse linguistic population, therefore, the community engagement team and City, conducted virtually all forms of communication and outreach in both English and Spanish. The following is a description of the public participation efforts used throughout the HEU process to engage and inform all economic segments of the community of Shafter.

1. Water Bill Mailer

Public noticing began with the mailing of information for the first public workshop and survey by use of water bill mailers (Figure C-4). These slips were mailed to all water utility customers throughout the City of Shafter. Included were tracts identified by census data as low-income households, thus furthering the efforts to include all economic segments of the community in the development and update of the housing element. This water bill mailer included an electronic survey QR code. This QR code offers direct access to the online "Shafter Housing Needs Survey" (Figure C-4), which enabled residents to quickly and easily provide their input and opinions regarding housing needs and preferences within the City. The survey was available in both English and Spanish.

Once the Draft Housing Element was completed, a second water bill mailer was sent out with the monthly utility bill to all resident households and stakeholders (Figure C-14). This mailer notified residents of the second public workshop, as well as informing residents that the draft housing element

was available for public review. Both water bill mailers were made, published, and distributed in both English and Spanish.

2. Website

The City of Shafter utilized its website as a crucial electronic notification platform during the Housing Element Update (HEU) process. A dedicated "Housing Element Update 2024" tab was added to the Planning Division page of the City's website (Figure C-5). This webpage served as a central hub for information related to the HEU, including documents created by the community engagement team. Informative documents that were posted on the City's website included both water bill mailers (Figures C-4 and C-14) and both public workshop flyers (Figures C-3 and C-13). These materials were made available for download and viewing.

3. Brochure

The community engagement team developed an informational Housing Element brochure (Figure C-2). This brochure served as a concise resource that provides essential details about the ongoing Housing Element Update within the City. It covers general information about the update's purpose, goals, and significance for the community.

One notable feature of the brochure is the inclusion of a QR code. This QR code offers direct access to the online "Shafter Housing Needs Survey" (Figure C-12), which enabled residents to provide their input and opinions regarding housing needs and preferences within the City.

To ensure widespread dissemination of this survey, the Housing Element brochure was distributed at two key events. The first distribution took place during the initial public workshop (Figure C-9), where community members were invited to learn more about the Housing Element Update and engage in discussions. Additionally, the brochure was made available at the Christmas pop-up event (Figure C-10), further extending the reach of the information during the gathering. The brochure was made, published, and distributed in both English and Spanish.

4. Flyers

The City utilized two informative flyers (Figures C-3 and C-13) to publicize both public workshops, the online survey, and the draft housing element update. These flyers were posted at various locations throughout the City including City Hall, bulletin boards at grocery stores, the local senior centers, Shafter Veterans Memorial Hall, parent message board at schools, and other, high traffic local businesses. Additionally, these flyers were published across the City's social media platforms (Figures C-6, C-7, C-16, and C-17) and onto the City's website (Figure C-5). All efforts were made by the City to ensure inclusive distribution of these flyers in locations that serviced all walks of life in the community of Shafter, all socio, demographic and economic backgrounds. The flyers were made, published, and distributed in both English and Spanish.

5. Social Media

The City of Shafter utilized their preexisting social media account to further outreach efforts to the community. They did so by posting announcements and workshop notices onto their Facebook and Instagram accounts. The City posted notices for the first public workshop on their Facebook and Instagram pages on November 2nd, 4th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th, and 27th (Figures C-6 and C-7). The City also posted notices onto their social media platforms to inform followers about the

second public workshop. These posts were published on March 21st, 31st, April 11th, 12th, 13th, 14th, 16th, and 17th. Utilizing these free to use social media platforms helped to reach and inform a higher number of residents and interested parties. Additionally, both public workshops were livestreamed on Facebook to increase exposure and provide virtual attendance for those who could not physically attend (Figures C-9 and C-18).

6. Newspaper

An abundance of articles were published in the local newspaper, The Shafter Press, throughout the course of the Housing Element Update process. Announcements were published in The Shafter Press on November 10th, 17th, and 23rd to inform residents of the first workshop on November 28th, 2022 (Figure C-11). A few months later, additional newspaper announcements were published on March 30th, April 6th, and 13th to inform residents of the second public workshop on April 17th, 2023 (Figures C-15) as well as the draft housing element public review period (Figure C-20).

Email Newsletter

The City of Shafter had a preexisting "What's Happening" newsletter in place that was utilized throughout the housing element update process. The first public workshop was advertised in the newsletter on a weekly basis leading up to the workshop. These dates included October 28th, November 4th,11th, 18th, and 24th 2022.

Leading up to the second workshop, notice of the workshop and public review of the draft housing element were also in the newsletter on a weekly basis. These dates included March 24th, 31st, April 7th, and 14th, 2023.

To further notify residents of the public review period for the draft housing element update, additional notices were placed in the newsletter on April 21st and 28th, 2023. The review period of the draft HEU was made available for 30 days, from April 3rd, 2023, through May 3rd, 2023.

7. Agency Contact List

A comprehensive list of contacts was created and utilized to notify all relevant parties throughout the HEU process (Table C-1). This list includes stakeholders, non-profit organizations, housing developers, state and federal agencies, school districts, social service agencies, homelessness organizations, human services, local businesses, as well as any agency that has expressed an interest in the HEU. The agency notification list serves to facilitate effective communication and collaboration between the city and local agencies. By keeping these parties informed about the HEU process, the city can ensure that their input is considered, and the outcome is aligned with the needs and priorities of the community.

8. Senate Bill 18 Noticing

In accordance with Senate Bill 18 (SB 18) Government Code Section 65352.3, the City of Shafter notified local tribes of the Shafter 6th Cycle Housing Element Update. The list of tribes that were notified included:

- Big Pine Paiute Tribe of the Owens Valley
- Chumash Council of Bakersfield
- Kitanemuk & Yowlumne Tejon Indians
- Santa Rosa Rancheria Tachi Yokut Tribe

- Tejon Indian Tribe
- Tule River Indian Tribe

One consultation request was received asking for additional information relating to this Housing Element Update. The City of Shafter coordinated with this tribe to provide them with the information requested.

D. Housing Needs Survey

1. Overview of the Survey

An online survey was created to gather public input from community members on the City of Shafter's Housing Element Update. The survey was useful in collecting local perspective as it allowed community members to provide feedback on their housing needs, preferences, and challenges they face in accessing housing. The survey responses helped the City and community engagement team to identify areas where there is a need for more affordable housing, what types of housing are most in demand, and the barriers that prevent residents from accessing housing. The survey contained a total of 16 questions (Figure C-12).

The survey was created through Google Forms. This survey was advertised on the City of Shafter's website (Figure C-5). Additionally, a QR code and link to the survey was published in the first workshop flyer (Figure C-3), the first water bill mailer (Figure C-4), and social media posts (Figures C-6 and C-7). Physical versions of this survey were passed out at public outreach events (Figure C-10). Due to the large Hispanic population in the City of Shafter, the survey was offered in both English and Spanish.

2. Survey Results

Community members responded to the survey that was launched on October 10th, 2022, and closed on January 23rd, 2023. A total of 220 citizens completed the Housing Needs Survey. An exact breakdown of the results can be found in Figure C-12. Both the polls and community members' aggregated responses are provided in summary below. The results in the data include:

1. The majority of individuals who were surveyed live in a single-family home and believe that there is not enough housing for the community.
2. There is high support for loan, grant, and first-time home buyer assistance programs.
3. Participants say that Shafter can improve the most on affordable housing (45% of respondents) and economic development (15% of respondents).

Affordable housing is a concern among residents with support for multi-family and ADU housing. Residents also showed that they would like to be more informed about fair housing practices and housing opportunities for all income levels.

3. Incorporating Public Input

Multiple issues can be concluded based on the survey results. These primary issues include:

1. Housing Shortage: Over half of the respondents (68.2%) believe that there is not enough housing to meet the needs of the community. This indicates a housing shortage in Shafter and suggests the need for increased housing development and availability.
2. Lack of Home Buying Assistance: The most critical housing need in

Shafter was found to be first time home buyer assistance (60.5%).

1. Housing Affordability: Nearly half of all respondents believe the City of Shafter can most improve on affordable housing (43.8%). This indicates a need for more lower-income housing units within the City.

The City has incorporated/addressed these concerns in the following ways:

1. Housing Shortage: An abundance of programs, many of which aim to address housing shortages, are listed in the document within Chapter V. A few examples of these programs include 1.1.1, 1.1.2, and 2.1.4. Program 1.1.1 aims to address the housing shortage in Shafter by rezoning specific sites, identified in Appendix B Residential Sites Inventory, to zones that can accommodate lower income housing. Program 1.1.2, the "No Net Loss Law," requires the City to maintain its unmet share of RHNA throughout the planning period. This means that Shafter must ensure that it doesn't decrease its capacity to meet housing needs, as outlined in Gov. Code §65863. Program 2.1.4, the "Accessory Dwelling Units" program, addresses the housing shortage in the City of Shafter by promoting the construction and utilization of accessory dwelling units (ADUs). For a more comprehensive list of programs aimed at narrowing the housing shortage, please reference Chapter V of the 6th Cycle Housing Element.
2. Lack of Home Buying Assistance: Chapter V of the 6th Cycle Housing Element contains programs, some of which address home buying assistance. One example includes Program 1.2.1, which facilitates home buying assistance through the Community Development Block Grant (CDBG) program and HOME funds. Shafter residents with low- and moderate-income can access funds to rehabilitate owner and rental units, acquire real property, and cover development costs. Another helpful program includes Program 2.1.1, which takes a proactive approach by seeking financial resources to ensure affordable housing availability. The program explores funding sources for purchasing covenants on at-risk projects, constructing new units, and replacing units. Grants can be pursued for various purposes, such as housing for disabled residents, farm workers, rehabilitation of low-income housing, and housing for large families. Another beneficial program includes Program 2.1.2 which involves collaborating with non-profit, private, and public entities to expand the affordable housing supply. This program supports non-profit corporations in making housing more affordable for different income groups by providing assistance with grant applications, identifying suitable development sites, and expediting the permitting and inspection process.
3. Housing Affordability: Ample programs aimed at addressing housing affordability are listed within Chapter V of this document. A few examples of these programs include 2.1.3, 2.1.4, and 2.3.1. Program 2.1.3, the "At-Risk Housing Unit Program," addresses housing affordability by annually reviewing and updating a table of housing units with affordability deed restrictions, collaborating with the Shafter Kern Housing Authority to extend affordability protections for a specific property, and maintaining contact with relevant agencies to facilitate the acquisition and management of at-risk units by public or non-profit organizations, ensuring the continued affordability of these units. Program 2.1.4 seeks to alleviate the housing shortage by promoting the construction of accessory dwelling units (ADUs) in Shafter. These ADUs can contribute to the City's goals for extremely low, very-low, low-, and moderate-income housing by encouraging the creation of ADUs at affordable levels of rent. Program 2.3.1, "Infrastructure Improvements and Other Incentives to Facilitate Housing for Lower Income Households," addresses housing affordability in Shafter by utilizing funds from CDBG and various housing development programs to make infrastructure improvements and

offer incentives that aid the development of housing for lower income households, with a focus on those currently residing in substandard dwellings, ultimately improving their housing conditions and affordability.

E. Public Review Periods

1. Draft Housing Element Public Posting

Per Government Code 65585(b)(1) the first draft Housing Element was publicly circulated for 30 days. The draft Housing Element circulated from April 3rd, 2023, through May 3rd, 2023. The draft was advertised using a wide variety of methods. An advertisement and link to the draft housing element were published in the second workshop flyer (Figure C-13), the second water bill mailer (Figure C-14), the local newspaper (Figure C-20), social media (Figures C-16 and C-17), and onto the City of Shafter's website (Figure C-5). Additionally, the draft public review period was announced during the second public workshop, held on April 17th, 2023. Once the comment period was completed, the City took 10 days to review and address any comments per Government Code 65585(b)(1) prior to submittal to HCD for review.

2. Revised Draft Housing Element Public Posting

Government Code 65585(b)(1) also states "…any subsequent draft revision, the local government shall post the draft revision on its internet website and shall email a link to the draft revision to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting the draft revision to the department." Therefore, the revised draft was made available on the City of Shafter's website from October 9th, 2023, through October 17th, 2023. An email, or letter, was sent to all individuals and organizations that expressed an interest in the housing element (Figure C-23).

Additional efforts to advertise the revised draft document were completed using a wide variety of methods. An advertisement and link to the revised draft housing element was published on the City of Shafter's website, a water bill mailer was sent to all utility customers throughout the City (Figure C-24), announcements were published in the cities newsletter, the Shafter Press newspaper, and various social media platforms.

Additional revised draft public postings were made available on the City of Shafter's website from December 8th, 2023, through December 15th, 2023, and January 8th, 2024, through January 15th, 2024. An email, or letter, was sent to all individuals and organizations that expressed an interest in the housing element, (Similar to Figure C-23 but with revised dates). No new comments were received from these public postings.

F. Public Comments

Comments received during public review of the draft Housing Element have been incorporated into the document and can be found in Table C-2.

One comment letter was received during the 30-day public review period from the San Joaquin Valley Air Pollution Control District (Figure C-25). Two additional comments were received after the 30-day public review period: One from the Kern County Superintendent of Schools and one from the Santa Rosa Rancheria Tachi-Yokut Tribe. Comments were reviewed and formal responses indicating how

these comments have been considered in the production of the HEU and how they will be addressed during independent project review and approvals are outlined in Table C-2.

Two comment letters were received during the 7-day public posting of the Revised Draft Housing Element. One was a letter of support was received from the Home Builders Association of Kern County (Figure C-26). This comment letter and responses have also been incorporated into Table C-2. The second letter was a comment letter received from Self Help Enterprises (Figure C-27). This comment letter and responses have been incorporated into Table C-2.

No other comments were received during the Housing Element public review period.

G. Public Hearing

The Planning Commission and City Council conducted public hearings on the final Housing Element document. The City Council adopted the Housing Element and authorized City staff to submit the adopted Housing Element to HCD for their final review and certification of the 6th Cycle Housing Element. All public hearings were duly noticed in accordance with City and State requirements.

H. Other

1. Environmental Review

A CEQA Mitigated Negative Declaration (MND) has been prepared for the City for Shafter 2023-2031 Housing Element Update pursuant to CEQA Guidelines. The 2023-2031 Shafter Housing Element would not result in any direct or indirect physical changes to the environment. The Housing Element update is strictly a policy document and does not provide entitlements to any specific land use projects. As necessary, independent CEQA analysis will be required for individual projects and their associated impacts during the entitlement process.

2. Annual Progress Reports

Per California Government Code § 65400, an annual progress report (APR) must be submitted to HCD on a yearly basis. This APR is due by April 1st of each year and must cover the previous calendar year. The APR is intended to report on the jurisdiction's status and progress in implementing the housing element.

3. Provision for Update

Ongoing data collection and updating activities will occur in conjunction with the implementation of the Housing Element programs, such as incorporating the latest US Census information, periodically conducting citywide housing condition surveys, and regularly updating the residential land inventory. Should new information elicit the need to adjust programs in order to meet stated goals, said adjustments may be made at that time.

4. Rezoning Updates

The City conducted outreach to inform and engage the community on the proposed rezoning and related Housing Element revisions in 2026. The process built on prior input from the General Plan Advisory Committee and Environmental Justice Working Group, which helped identify potential housing sites and inform broader land use planning. The City also coordinated directly with property owners to confirm their interest in and support for the proposed General Plan and zoning changes.

The proposed land use, zoning, and Housing Element revisions were made available for public review from September 30 through October 14, 2026 to provide the community with adequate time for review and discussion and to implement state requirements for a 7-day public comment period (and additional time for City staff review and consideration) prior to submitting the draft Housing Element updates to HCD. During this period, the City held a joint Planning Commission and City Council information session on October 6 and a community open house on October 8 at the Shafter Police Station Conference Room. The open house used informational display panels, maps, a web-based mapping station, examples of affordable and multifamily housing, printed FAQs, copies of the Housing Element revisions, comment cards, sign-in sheets, comment boxes, and interpretation services. Activities and materials for children were also provided to support broader community participation.

Overall, the outreach combined advisory-group participation, property-owner coordination, formal public meetings, an interactive community open house, online access, and written-comment opportunities. The process was intended to provide multiple ways for residents and stakeholders to understand the proposed changes and provide input before the revised Housing Element was submitted to the California Department of Housing and Community Development in mid-October 2026 and considered at adoption hearings in early 2027. One public comment expressed concern about traffic concerns near the City-owned site near Fresno Avenue and another comment expressed a desire for additional affordable housing near the unincorporated La Colonia community. During the open house, attendees expressed support for additional housing options in Shafter. [Placeholder for certification and adoption discussion.]

Shafter 2023-2031 Housing Element Appendix C. Public Participation

I. Figures and Tables

Figure C-1
Public Outreach Plan

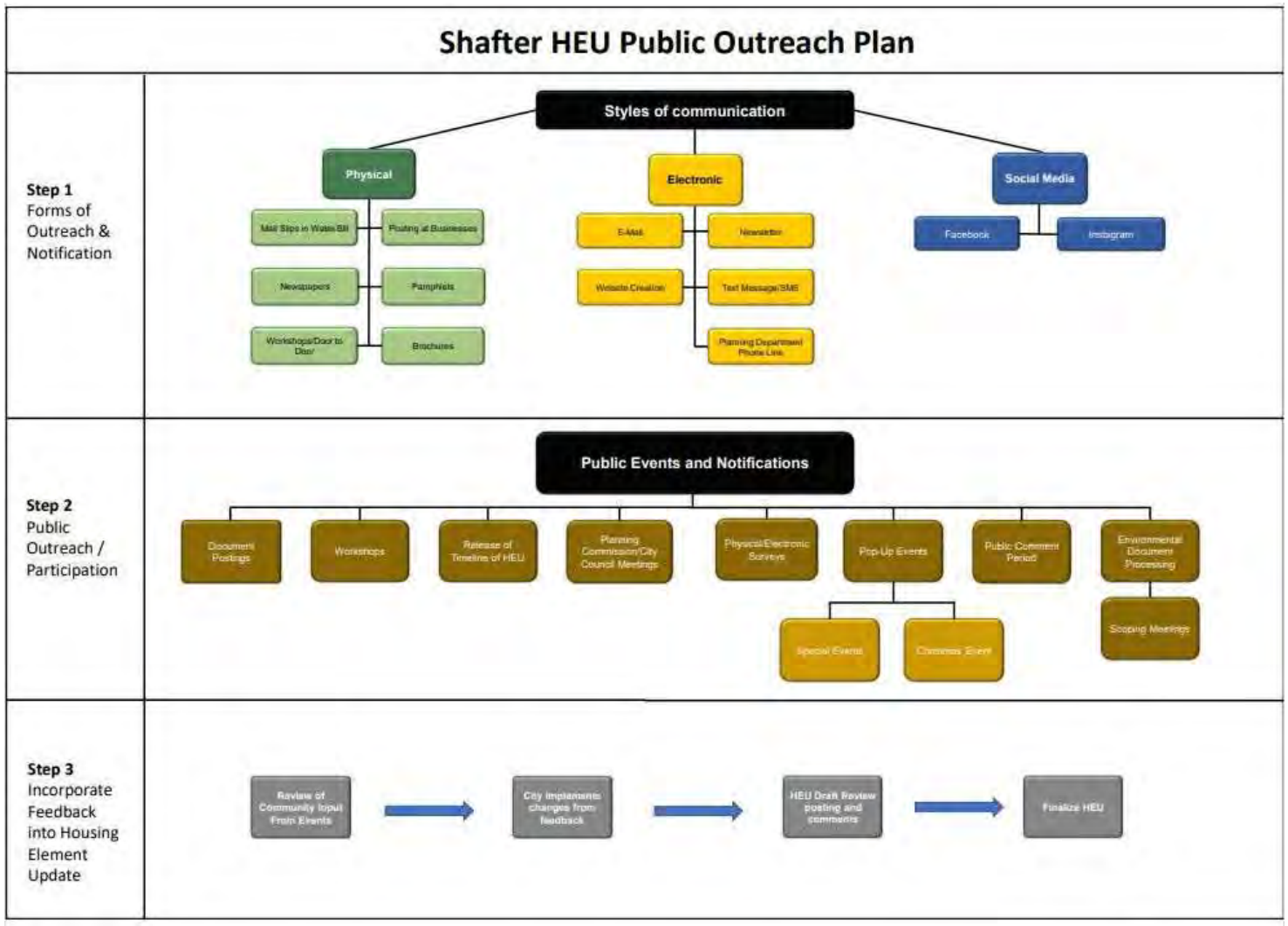


Figure C-2
Housing Element Brochure





What is the purpose of the Housing Element?
¿Cuál es el propósito del Elemento de Vivienda?

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community.

California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include nine elements: land use, transportation, conservation, noise, open space, safety, air quality, environmental justice, and housing.

The Housing Element provides policies and associated programs to accommodate growth, produce opportunity for the development of new housing units, preserve exiting housing stock and provide housing opportunities for all economic segments of the community.

Desde 1969, California ha requerido que todos los gobiernos locales (ciudades y condados) planifiquen adecuadamente para satisfacer las necesidades de vivienda de cada comunidad.

Los gobiernos locales de California cumplen con el requisito del "Plan General" (también requerido por el Estado) al adoptandar el Plan de Vivienda como el "Modelo" del Gobierno local sobre cómo la ciudad y/o el condado crecerán y se desarrollarán el cual incluye nueve elementos: Uso de la tierra, Transporte, Conservación, Ruido, Espacio Abierto, Seguridad, Calidad del Aire, Justicia Ambiental y Vivienda.

El Elemento de Vivienda ofrece diplomacia y programas asociados para adaptarse al crecimiento, oportunidades y el desarrollo de nuevas unidades y la preservación de las viviendas existentes y así poder facilitar oportunidades de vivienda para todos los segmentos económicos de la comunidad.

Why is the City updating its Housing Element?
¿Por qué la Ciudad está actualizando su Elemento de Vivienda?

The City is required by State Housing law to update its Housing Element every eight years. The Housing Element is part of the City's General Plan. The current certified 5th Cycle Housing Element is for the 2014-2023 planning period. The City is in the process of preparing its 6th Cycle Housing Element for the 2024-2032 planning period.

La Ley Estatal de Vivienda exige a cada Ciudad que actualice su Elemento de Vivienda cada ocho años. El Elemento de Vivienda es parte del Plan General de la Ciudad. El actual Elemento de Vivienda está en su 5º Ciclo de certificación para el período de Planificación del 2014-2023. La Ciudad está en el proceso de preparar su Elemento de Vivienda para el 6to Ciclo para el período de Planificación del 2024-2032

What is RHNA?
¿Que es RHNA?

Regional Housing Needs Allocation (RHNA) process is used to assign each city and county in California their "fair share" of new housing units to build. These units of housing are intended to accommodate existing need and projected growth in the region. The RHNA process is critical because it requires all cities and counties to plan for the housing needs of their residents, regardless of income, to plan for future growth and ease California's acute housing crisis.

(RHNA) se le reconoce como el proceso de Asignación Regional de Necesidades de Vivienda que se utiliza para asignar a cada ciudad y condado de California su "Porción" para poder contruir nuevas unidades de viviendas. Estas unidades de vivienda están destinadas a satisfacer las necesidades existentes y el crecimiento estimado en la región. El proceso de RHNA es crítico porque requiere que todas las ciudades y condados planifiquen las necesidades de vivienda de sus residentes, independientemente de sus ingresos, para poder planificar el crecimiento futuro y aliviar la aguda crisis de vivienda de California.

How can I get involved in the Housing Element Update process?
¿Cómo puede participar en el proceso de la actualización del Elemento de Vivienda?

Surveys - Please scan the QR code on the back of this brochure to complete the Housing Element Update survey.

Community Workshops - Please attend our Housing Element workshop. The next workshop is scheduled on Monday, November 28th at 6pm at Shafter Veterans Hall. Notifications of these scheduled workshops will be posted on the City's website.

Encuestas *- Escanee el código QR en la parte posterior de este folleto para completar la encuesta de actualización del Elemento de Vivienda*

Taller Comunitario *- Por favor asista a nuestro taller de Elemento de Vivienda. El próximo taller está programado para el lunes 28 de Noviembre a las 6pm en Shafter Veterans Hall. Las notificaciones de estos talleres se publicarán en el sitio web de la Ciudad.*

Where can I find more information about the Housing Element Update process?
¿Dónde se puede encontrar más información sobre el proceso de actualización del Elemento de Vivienda?

The City has a dedicated webpage for the 6th Cycle Housing Element Update that can be viewed at the link below:

La Ciudad tiene una página web dedicada para la Actualización del Elemento de Vivienda del 6to Ciclo que se puede ver en el siguiente enlace:

www.shafter.com/386/Planning-Documents

Figure C-3
First Workshop Flyer



Figure C-4
First Workshop Water Bill Notice





Figure C-5
City of Shafter's Website – Housing Element Update



Figure C-6
First Workshop Notice Facebook Post

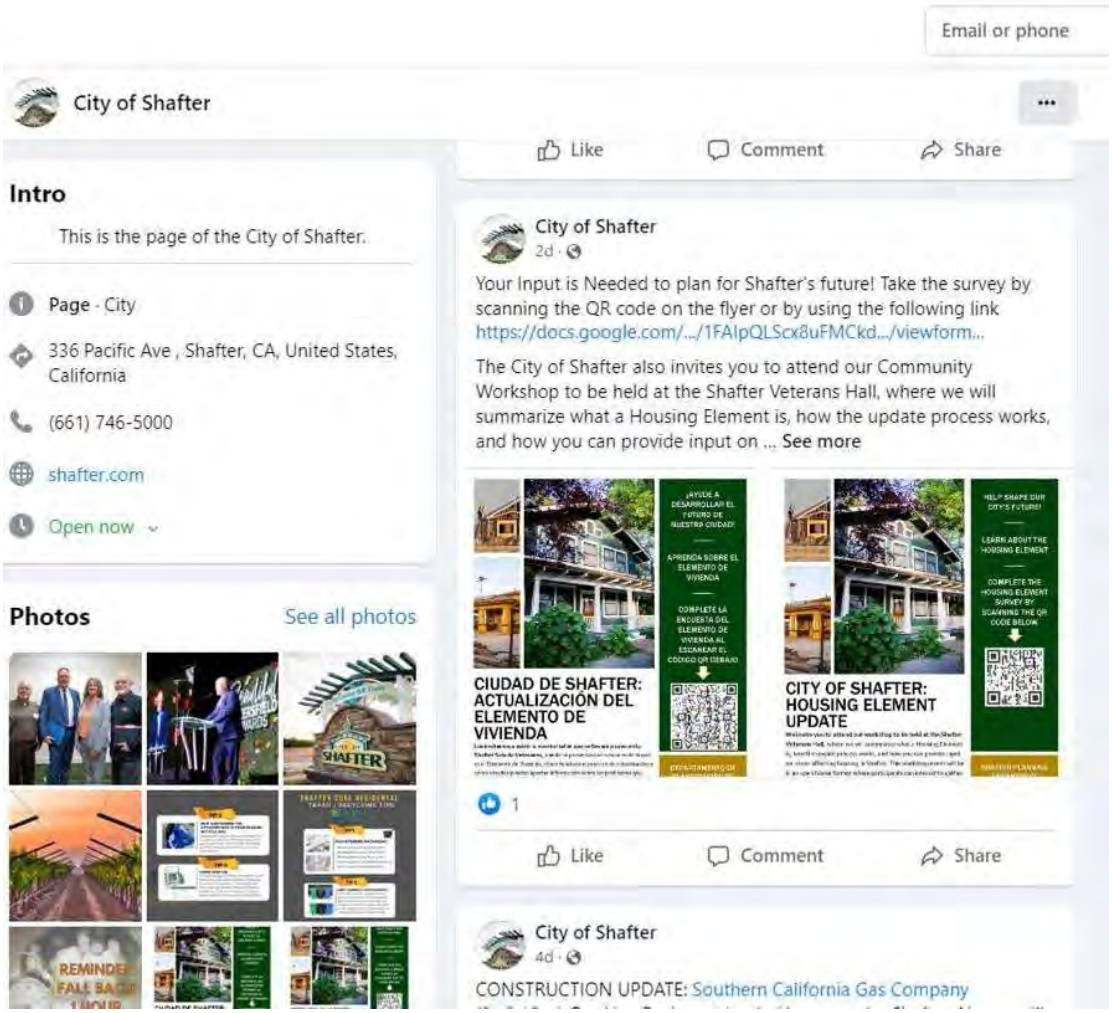


Figure C-7
First Workshop Notice Instagram Posts

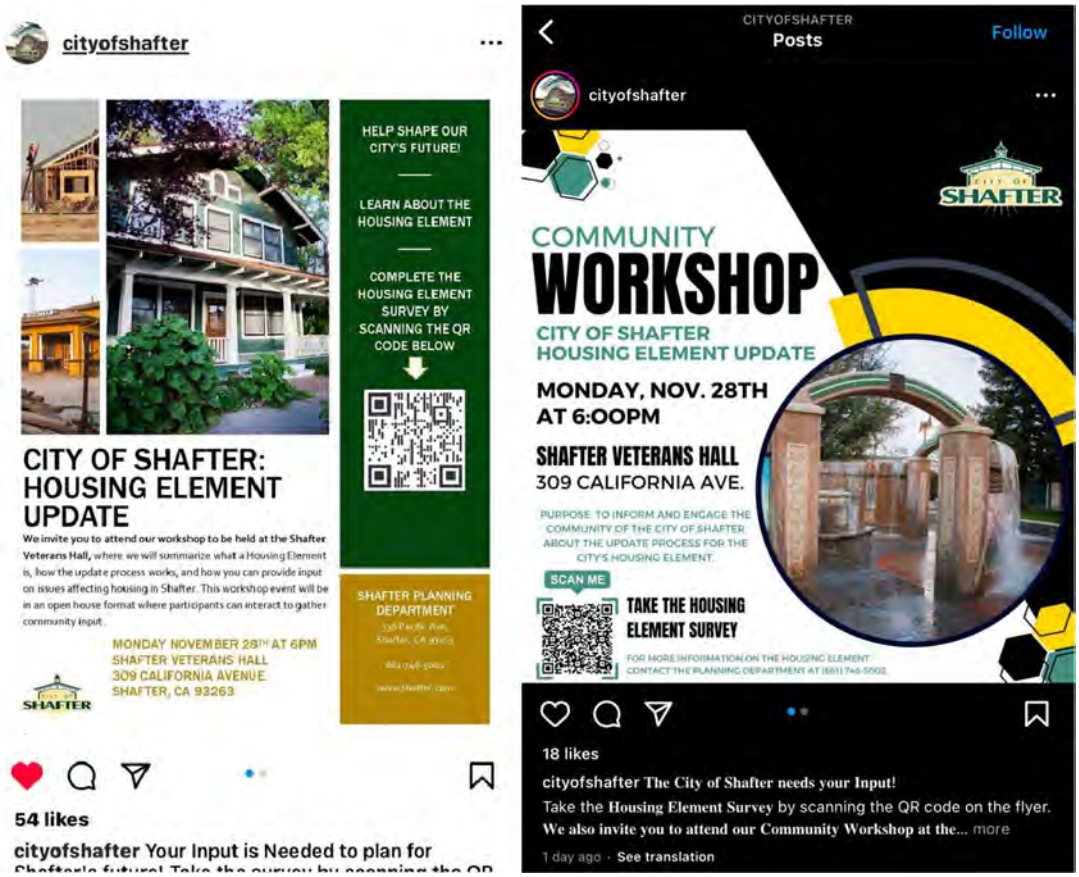


Figure C-8
Facebook Live Housing Element Workshop



Figure C-9
First Housing Element Workshop November 28th, 2022



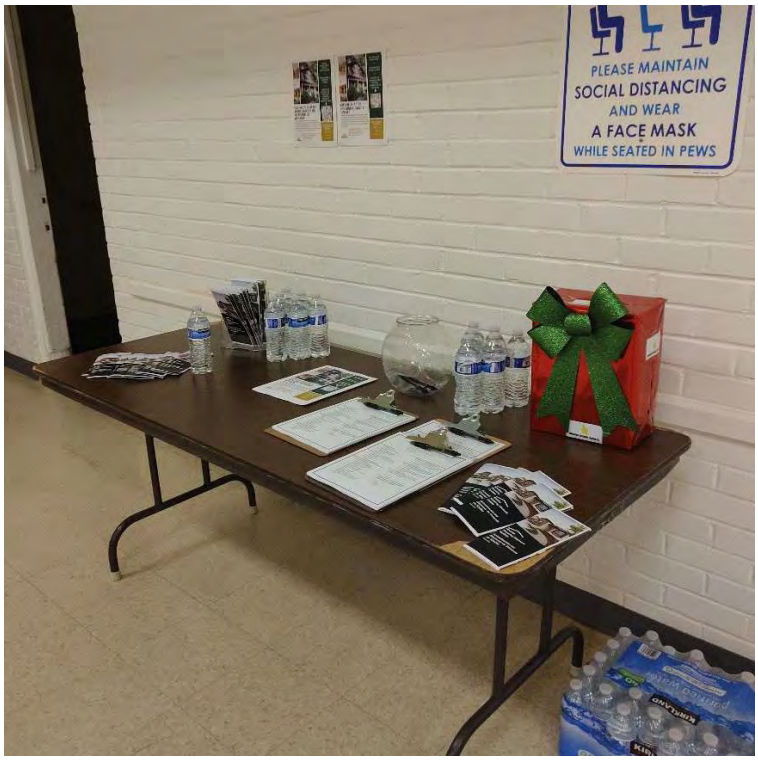
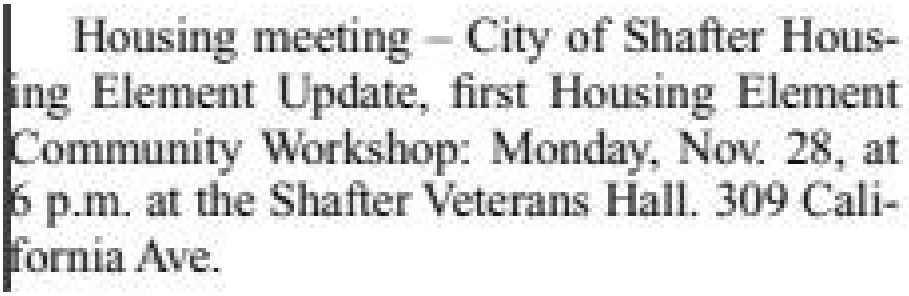


Figure C-10
Christmas Pop-Up Event December 2nd, 2022

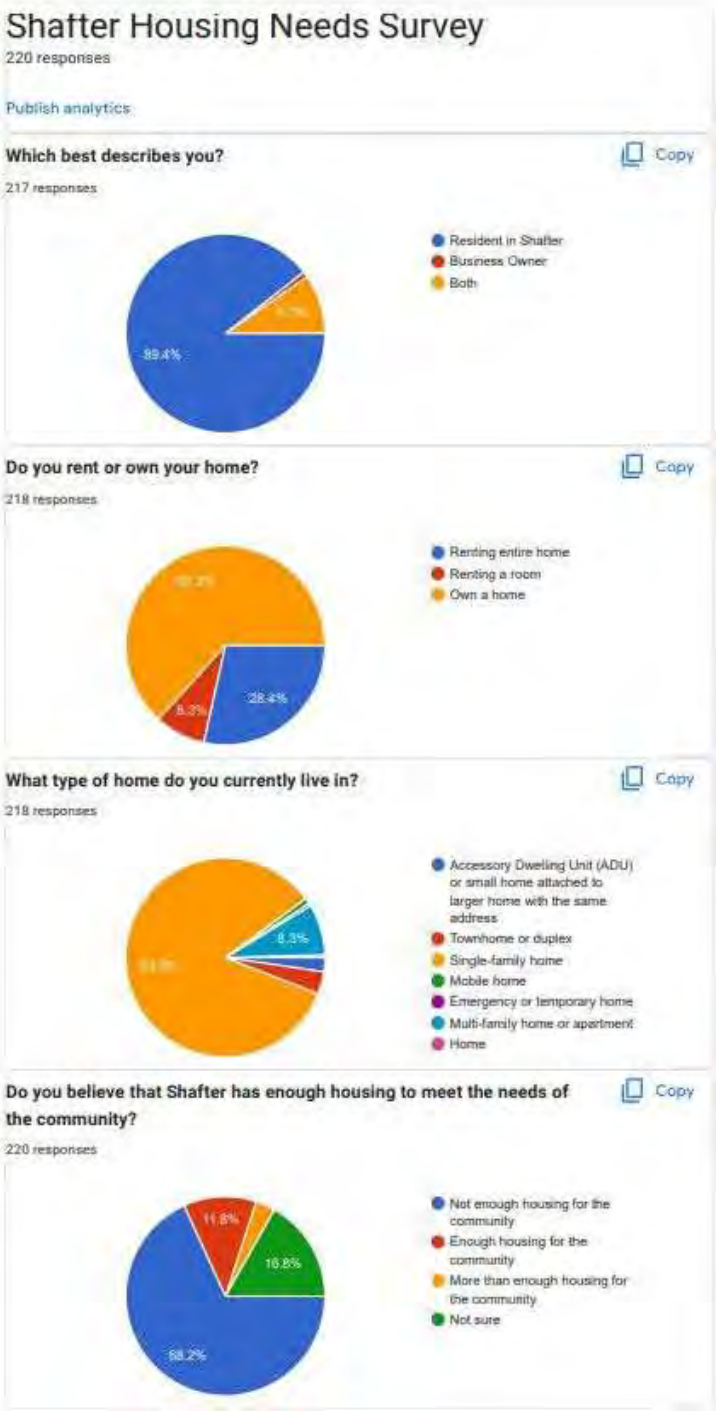


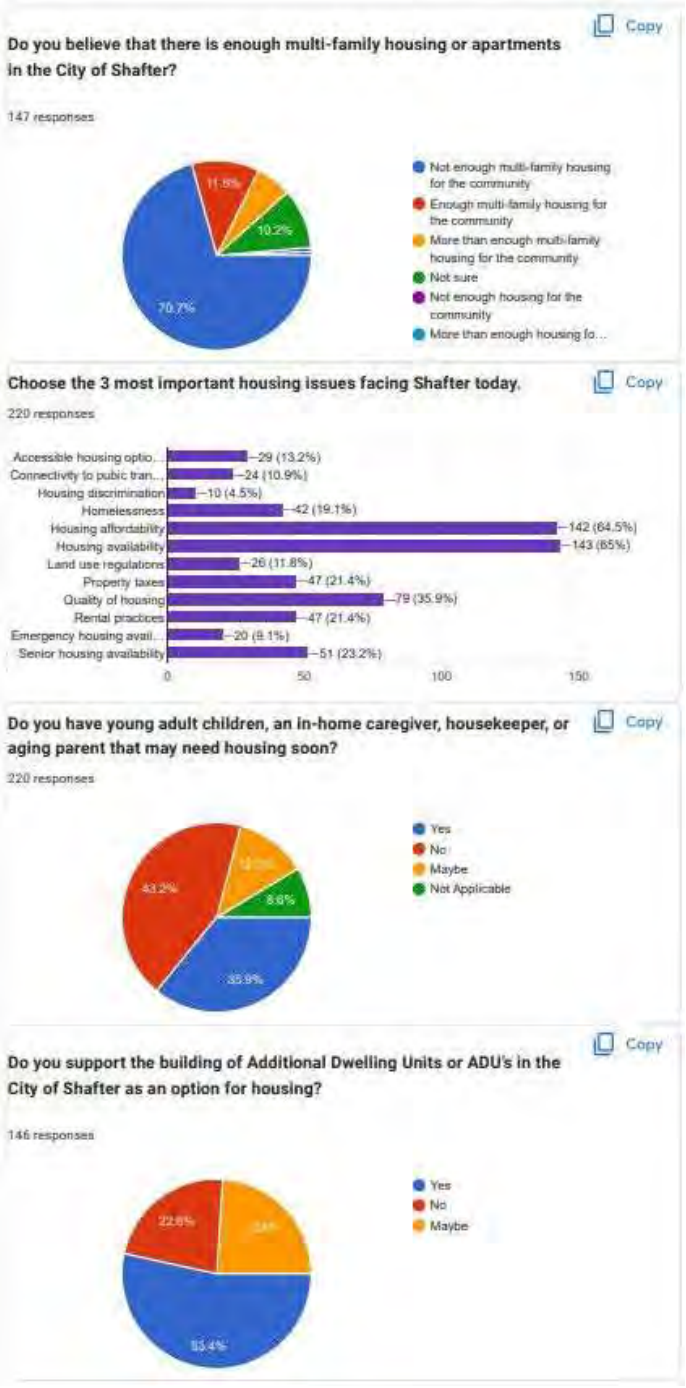
Figure C-11
Shafter Press Newspaper Article



Housing meeting – City of Shafter Housing Element Update, first Housing Element Community Workshop: Monday, Nov. 28, at 6 p.m. at the Shafter Veterans Hall. 309 California Ave.

Figure C-12
Housing Needs Survey Results

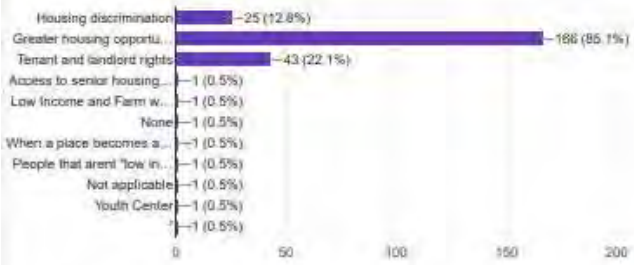




Fair housing describes a condition in which individuals of similar income levels in the same housing market have a range of choices available to them regardless of protected class status. Each resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability/medical condition, familial status, marital status, age, ancestry, sexual orientation, gender identity, gender expression, source of income, or any other arbitrary reason. What are the most prevalent fair housing issues/challenges in the City of Shafter?

Copy

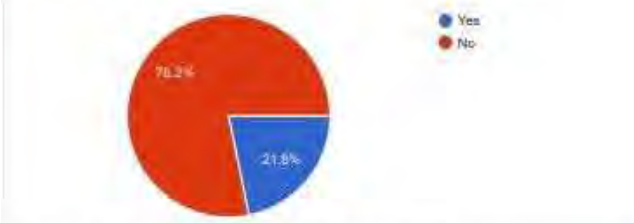
195 responses



Do you know how to file a fair housing complaint under the Fair Housing Act?

Copy

211 responses



What do you think the City of Shafter can improve on?

Copy

219 responses



Choose three (3) of the most critical Housing needs in Shafter.

Copy

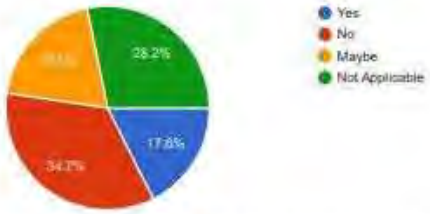
220 responses



If you own a single-family residence, would you be interested in constructing an Additional Dwelling Unit (ADU) on your property?

Copy

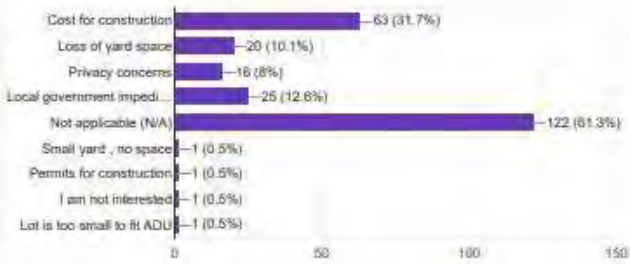
216 responses



If you were interested in constructing an ADU on your property, why haven't you built one? (Select all that apply)

Copy

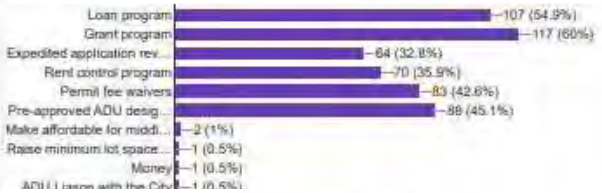
199 responses



To further encourage ADU's in Shafter to be made available at affordable levels, what types of incentives, programs or actions can be offered? (Select all that apply)

Copy

195 responses



Choose three (3) of the most critical Homelessness needs in Shafter.

Copy

220 responses

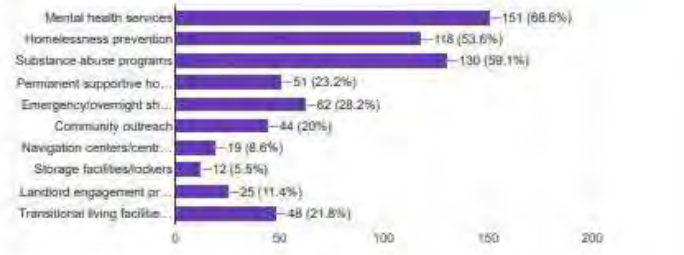


Table C-1
Public Notification List

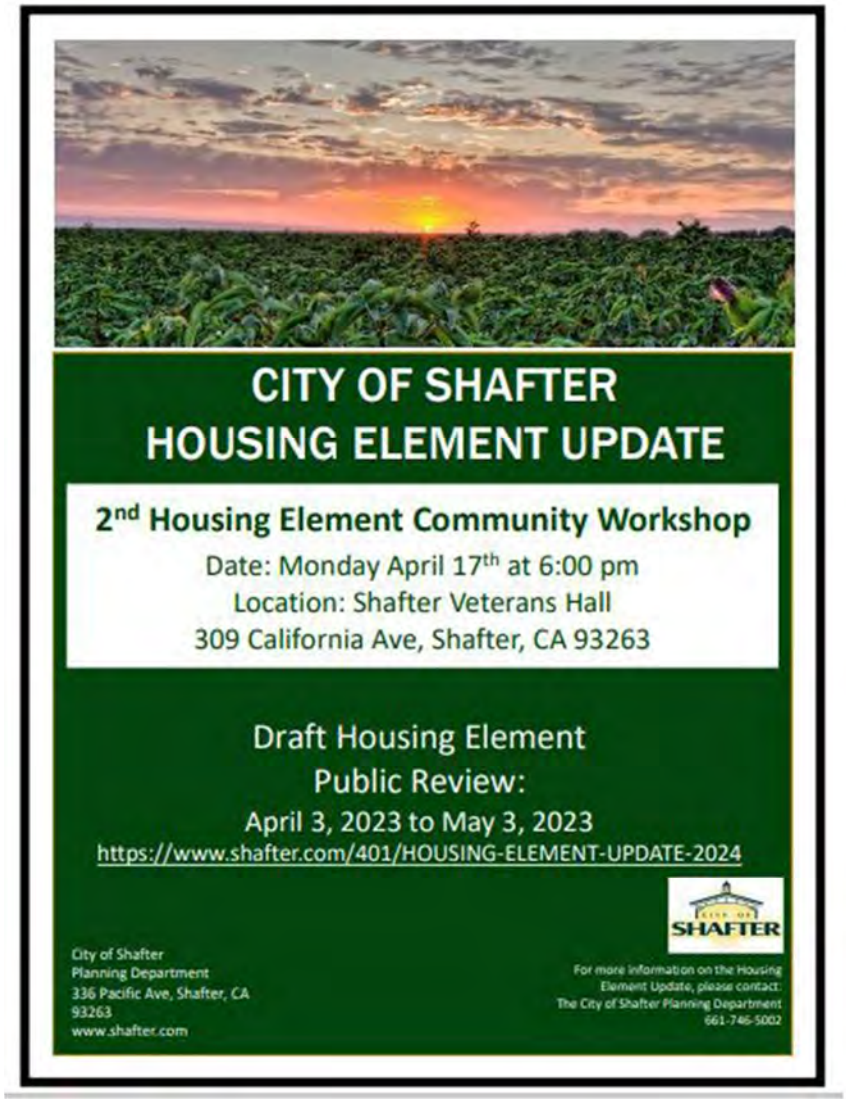
Name	Contact phone	Email	Physical Address	Website
Cal Coalition for Rural Housing	(916) 443-4448	info@calruralhousing.org	717 K St #400, Sacramento, CA 95814	www.calruralhousing.org/
Kern County Housing Authority	(661) 631-8500		601 24th St, Bakersfield, CA 93301	
County of Kern Planning	(661) 862-8600	planning@kerncounty.gov	2700 M St #100, Bakersfield, CA 93301	https://kernplanning.com/
Self Help Enterprises	(559) 651-1000	info@selfhelpenterprises.org	8445 W Elowin Ct, Visalia, CA 93291 (P.O. Box 6520, Visalia, CA 93290)	https://www.selfhelpenterprises.org/
Center for Race Poverty and the Environment	Tel. (661) 720-9140 - Fax. (661) 720-9483	rpatel@crpe-ej.org	1012 Jefferson Street, Delano, CA 93215	https://crpe-ej.org/
Housing and Opportunity Foundation of Kern	(661)-631-8500	HKimmel@kernha.org	601 24th St, Bakersfield, CA 93301	www.kernopportunityfoundation.org
Bethany Homeless Center	(661) 322-9199	clyday@bakhc.org	1600 E Truxtun Ave, Bakersfield, CA 93305	https://www.mightycause.com/organization/Bakersfield-Homeless-Center
United Farm Workers	(661) 324-2500	info@ufwfoundation.org	917 H St, Bakersfield, CA 93304	https://ufw.org/
California Rural Assistance League	(559) 486-6278	info@crla.org	1921 N Gateway Blvd, Suite 102, Fresno, CA 93727	https://crla.org/
Bank of America	(661) 746-8922		261 Central Ave, Shafter, CA 93263	https://www.bankofamerica.com/
Community Action Partnership of Kern	(661) 336-5236	info@capk.org	Community Action Partnership of Kern, 5005 Business Park North, Bakersfield, CA 93309	https://www.capk.org/
United Way of Kern County	(661) 834-1820	Kristin.B@uwkern.org	The Bakersfield Californian Building, 1707 Eye St 3rd Floor, Bakersfield, CA 93301	https://uwkern.org/
Mission Bank	(661) 237-6500		1110 E Lerdo Hwy, Shafter, CA 93263	https://www.missionbank.bank/
San Joaquin Bank	(661) 746-8080		600 James St, Shafter, CA 93263	
Wells Fargo Bank				https://www.wellsfargo.com/
Union Bank	(661) 758-5382		1049 7th St, Wasco, CA 93280	https://www.unionbank.com/
Kern Regional Center	(661) 327-8531	krcmail@kernrc.com	3200 No Sillect Ave. Bakersfield, CA 93308	https://kernrc.org/
Shafter Senior Center	(661) 746-7838	district@shafterrec.com	505 Sunset Ave, Shafter, CA 93263	
Shafter Public Library	(661) 746-5055	dfranz@shafter.com	236 James St, Shafter, CA 93263	https://www.shafterlearning.com/
Minter Field Airport District	(661) 393-0402	minter@minterfield.com	201 Aviation Street, Shafter CA 93263	https://www.minterfield.com/
City of Shafter Public Works Water Operation Division	(661) 746-5004		720 Commerce Way, Shafter, CA 92363	https://www.shafter.com/70/Water
Shafter Wasco Irrigation District	(661) 758-5369	swid@swid.org	16294 Central Valley Hwy, Wasco, CA 93280	https://www.swid.org/
North Kern Water Storage District	(661) 746-3364	nkwsd@northkernwsd.com	33380 Cawelo Extended, Bakersfield, CA 93308	https://www.northkernwsd.com/
Richland School District	(661) 746-8600		331 Shafter Ave, Shafter, CA 93263	https://www.rsdshafter.org/
Shafter High School	(661) 746-4961	dean_juola@kernhigh.org	526 Mannel Ave, Shafter, CA 93263	https://shafter.kernhigh.org/
San Joaquin Valley Air Pollution Control District	(661) 392-5500	sjvapcd@valleyair.org	34946 Flyover Ct, Bakersfield, CA 93308	https://www.valleyair.org/Home.htm
Pacific Gas and Electric	(415) 953-1000		Pacific Gas and Electric Company P.O. Box 997300 Sacramento, CA 95899-7300	https://www.pge.com/
SoCalGas	(800) 427-2000		55 West Fifth St., Los Angeles, CA 90013-1011. P.O. Box 1626 Monterey Park, CA 91754-8626	https://www.socalgas.com/
City of Bakersfield Planning	(661) 326-3733	Davpln@bakersfieldcity.us	1715 Chester Ave, Bakersfield, CA 93301	https://www.bakersfieldcity.us/265/Planning-Division
City of Wasco Planning	(661) 758-7250		764 E Street, Wasco, CA 93280	https://www.cityofwasco.org/208/Planning-Division
County of Kern Planning	(661) 862-8600		2700 M St #100, Bakersfield, CA 93301	https://kernplanning.com/
The Wonderful Company	(310) 966-5700		11444 West Olympic Blvd. Los Angeles, CA 90064	https://www.wonderful.com/
Lennar Homes	(949) 349-8000	ian.frazer@lennar.com	15131 Alton Pkwy Ste 190 Irvine, CA, 92618-2386	https://www.lennar.com/
Home Builders Association of Kern County	(661) 633-1316	dave.d@kernhomebuilders.com	P.O. Box 21118, Bakersfield, CA 93390-1118	https://kernhba.org/
Kern Council of Governments	(661) 635-2900		1401 19th St #300, Bakersfield, CA 93301	https://www.kerncog.org/
CDFW	(559) 243-4005		1234 E Shaw Ave, Fresno, CA 93710	https://wildlife.ca.gov/
Yokut Tribe	(559) 924-1278		16835 Alkali Dr. P.O Box 8 Lemoore, CA 93245	https://www.tachi-yokut-nsn.gov/
Caltrans District 6	(559) 488-4067		1352 W Olive Ave, Fresno, CA 93728	https://dot.ca.gov/caltrans-near-me/district-6
CA Senator Melissa Hurtado	(661) 395-2620	senator.hurtado@senate.ca.gov	1201 E. California Avenue, Suite A Bakersfield, CA 93307	https://sd16.senate.ca.gov/
CA Assemblymember Rudy Salas	(661) 335-0302	assemblymember.salas@assembly.ca.gov	1430 Truxtun Avenue, Suite 803 Bakersfield, CA 93301	https://www.rudysalas.com/
US House Rep David Valadao	(661) 864-7736		2700 M Street Suite 2508 Bakersfield, CA 93301	https://valadao.house.gov/

Kern County Human Services	(661) 631-6000		100 E. California Ave, Bakersfield, CA 93307	https://www.kcdhs.org/
Kern County Administrative Office	(661) 868-3140	caomailbox@kerncounty.com	1115 Truxtun Avenue, Fifth Floor Bakersfield, CA 93301	https://www.kerncounty.com/government/county-administrative-office
Bakersfield Advocacy Respect Community	661-834-2272		4500 California Ave Bakersfield, CA 93309	https://www.bakersfieldarc.org/
B-GLAD	(661) 369-8858	rabuer@gladinc.org	Agency on Deafness, Inc. 1523 10th Street Bakersfield, CA 93304	https://b-glad.org/
Kern County Public Health	(661) 321-3000	publichealth@kerncounty.com	1800 Mt. Vernon Avenue Bakersfield, CA 93306	https://kernpublichealth.com/
Caring Corner	(661) 847-7342		942 Wible Road Bakersfield,CA 93304	https://caringcorner.org/
Valley Center for the Blind	(661) 865-5115	info@valleycenterfortheblind.org	1707 Eye Street Suite 211 Bakersfield, Ca. 93301	https://myvcb.org/
California Council of the Blind	800-221-6359	ccotb@ccbnet.org	California Council of the Blind 2143 Hurley Way, Suite 102 Sacramento, CA 95825	http://ccbnet.org/drupal7/
H.E.A.R.T.S. CONNECTION	661-328-9055	INFO@HEARTSFRC.ORG	4500 CALIFORNIA AVENUE, BAKERSFIELD, CA 93309	https://heartsconnection.org/
Kern Autism Network, Inc.	661-489-3335	kernautism@gmail.com	200 Stockdale Hwy. M-10#171 Bakersfield, CA 93311	https://kernautism.org/
Kern County Behavioral Health & Recovery Services	661-868-6600		2001 28th Street Bakersfield, CA 93301	https://www.kernbhrs.org/
Kern High School District	(661) 827-3100		5801 Sundale Ave., Bakersfield, CA 93309	https://www.kernhigh.org/
California Environmental Justice Alliance	510-808-5898	ceja@caleja.org	820 Jefferson Street Oakland, CA 94612	https://caleja.org/
Richland School District	(661) 746-8600		Richland School District 331 Shafter Ave, Shafter, CA 93263	https://www.rsdshafter.org/
Norris School District	(661) 387-7000		6940 Calloway Dr. Bakersfield, CA 93312	https://www.norris.k12.ca.us/

Figure C-13
Second Workshop Flyer (English and Spanish)



Figure C-14
Second Workshop Water Bill Mailer (English and Spanish)



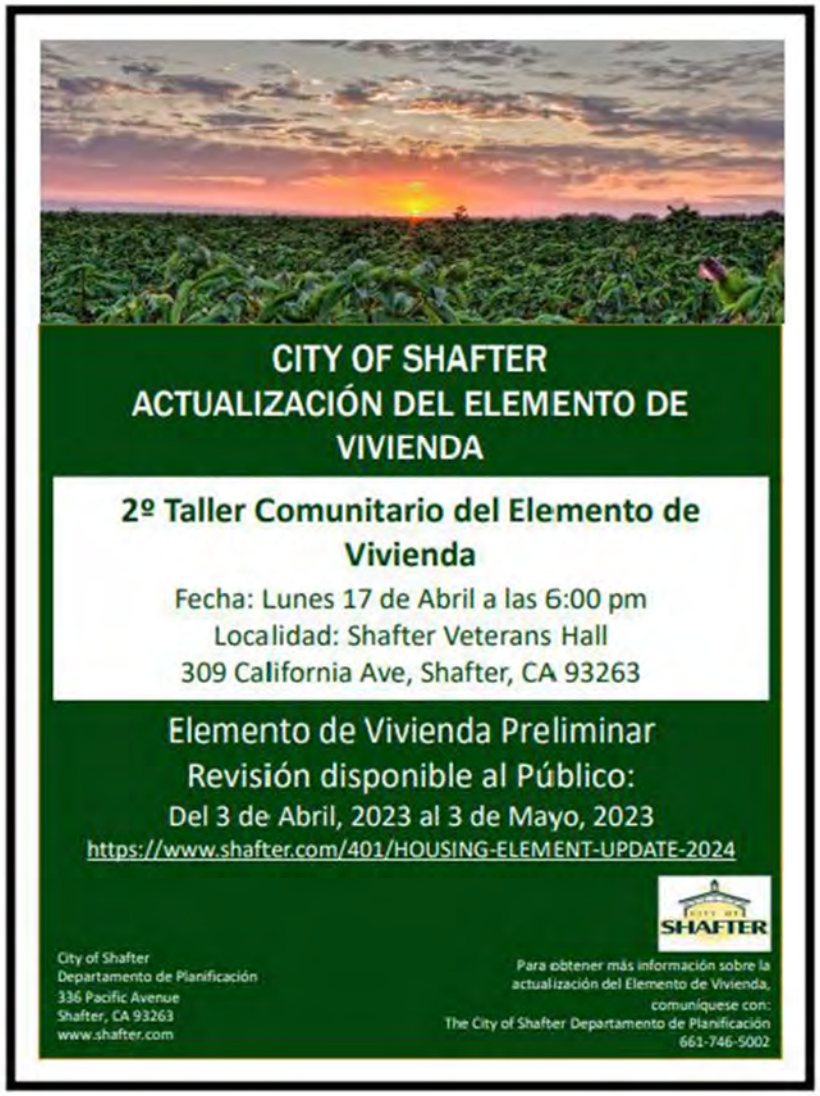


Figure C-15
Second Workshop Newspaper Notice Published April 6th, 2023



Shafter to hold housing briefing for public

JAMIE STEWART
The Shafter Press

SHAFTER

The City of Shafter will be holding a Housing Element Workshop to encourage input from residents on the housing needs of the city. It is required that every eight years, a city must update its Housing Element plan, which is part of the General Plan for the city.

General Plans serve as the local government's "blueprint" for how the city will grow and develop. This includes land use, transportation, conservation, noise, open space, safety, air quality, environmental justice and housing. The Housing Element provides policies and associated programs to accommodate growth, produce opportunities for the development of new housing units, preserve existing housing stock and provide housing opportunities for all economic segments of the community.

The workshop will be held on Monday, April 17, at 6 p.m. at the Shafter Veterans Hall. Residents can view the Housing Element Draft Update by visiting shafter.com/401/HOUSING-ELEMENT-UPDATE-2024.

According to the update documents, the city has grown in population twice the rate as Kern County. While Kern County saw a 9% increase in population in the last eight years, Shafter has seen an 18% increase. This affects the needs for housing and the specific plans to provide that housing. Residents are encouraged to attend this workshop to receive information on housing services that are provided, as well as giving input on Shafter's specific needs when it comes to housing for the community.

–Jamie Stewart

Figure C-16
Second Workshop Instagram Post (English and Spanish) Posted March 21st, 2023





Figure C-17
Second Workshop Facebook Post Posted March 21st, 2023

City of Shafter
March 21 -

MARK YOUR CALENDARS: The City will host a 2nd Housing Element Update Workshop on Monday, April 17, at 4PM at the Shafter Veterans Hall. The workshop aims to inform the community about Housing Element Production. In addition, the "Draft Housing Element Public Review Period" will be April 3rd - May 3rd, and the Draft will be available by going to the following link https://www.shafter.com/401/HOUSING-ELEMENT-UPDATE-2024

Should you have any questions, please get in touch with our Planning Department at (661) 746-5002.

MARQUE SUS CALENDARIOS: La ciudad organizará un Segundo Taller de actualización del elemento de vivienda el Lunes 17 de Abril a las 4 p. m. en Shafter Veterans Hall. El taller es para informar a la comunidad sobre la Producción de Elementos de Vivienda. Tambien, el "Período de revisión pública del elemento de vivienda" será del 3 de Abril al 3 de Mayo, y el plan de preliminar estará disponible en el siguiente enlace https://www.shafter.com/401/HOUSING-ELEMENT-UPDATE- 2024

Si tiene alguna pregunta, comuníquese con nuestro Departamento de Planificación al (661) 746-5002.

See Translation



6 3 shares

Shafter 2023-2031 Housing Element Appendix C. Public Participation

Figure C-18
Second Workshop Facebook Live Recorded April 17th, 2023



Figure C-19
Second Housing Element Workshop Published April 17th, 2023





Figure C-20
Second Workshop Flyer in Local Newspaper Published April 13th, 2023

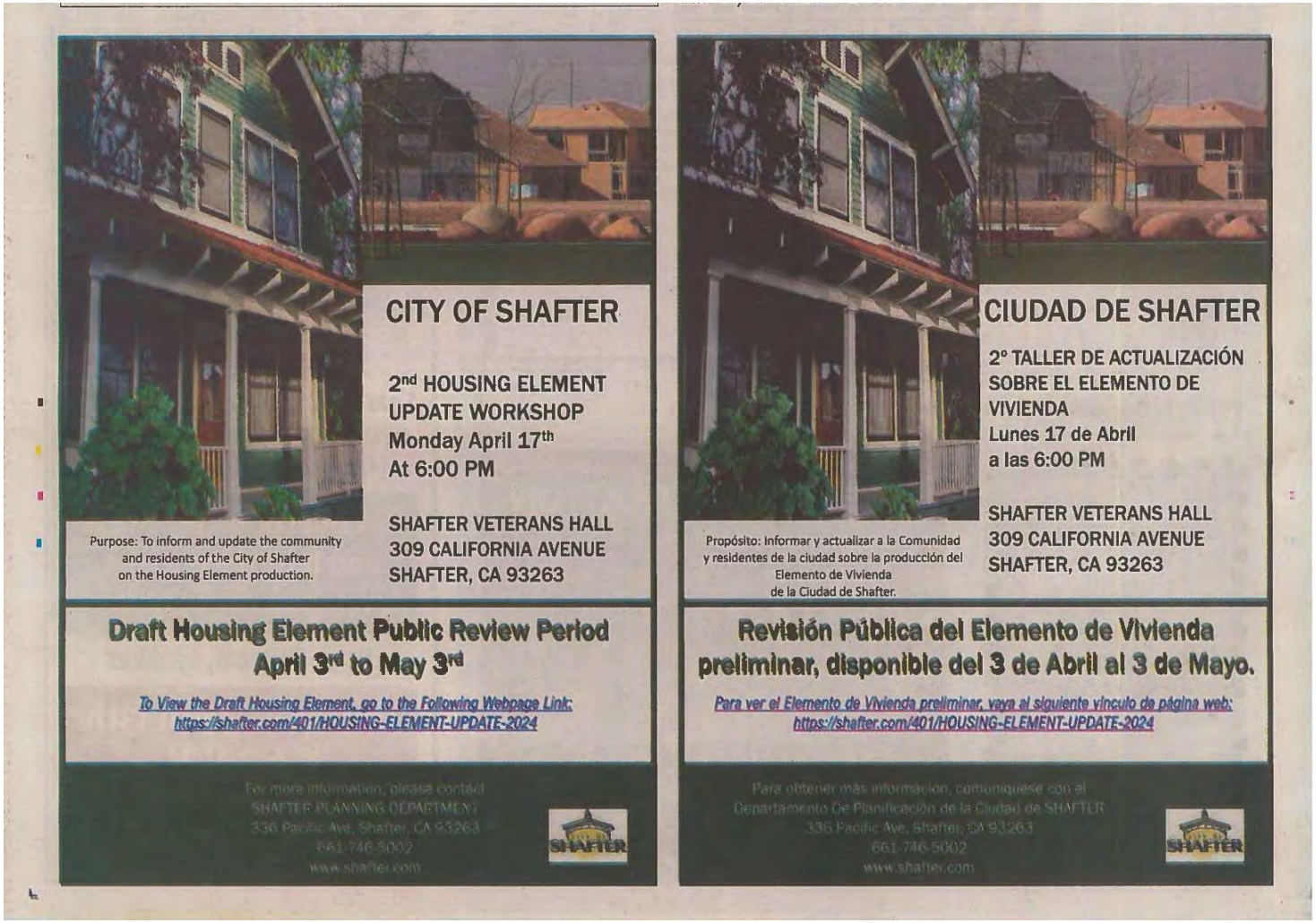
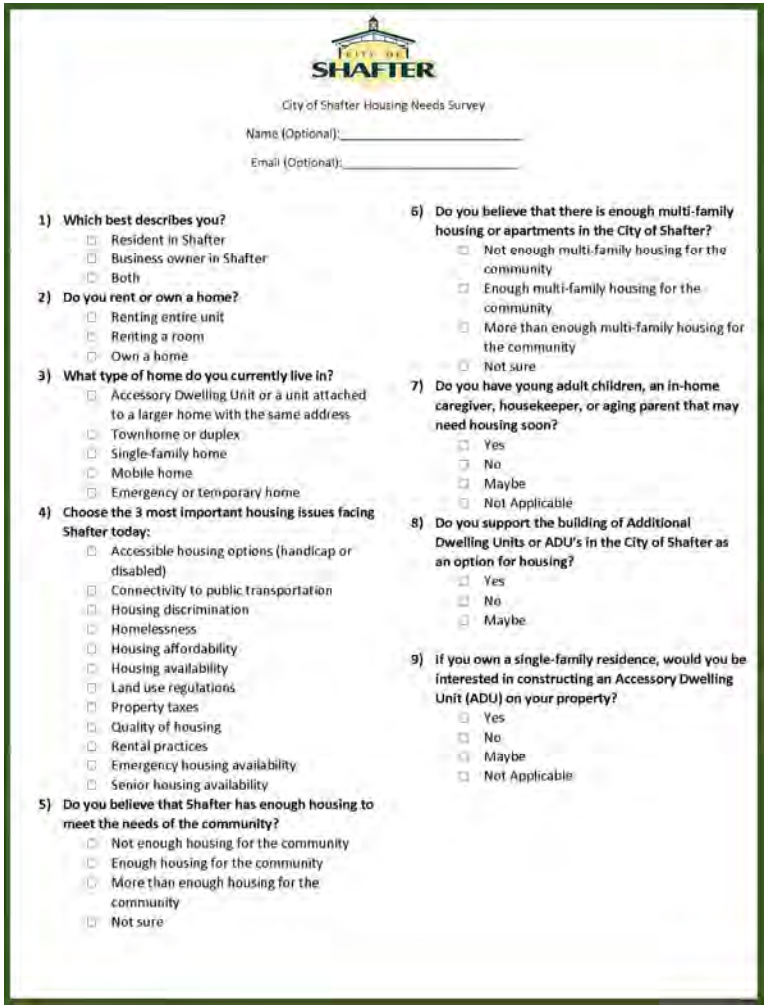


Figure C-21
Physical Version of the Online Survey (English)



CITY OF SHAFTER

City of Shafter Housing Needs Survey

Name (Optional):_____

Email (Optional):_____

1) **Which best describes you?**
- ☐ Resident in Shafter
- ☐ Business owner in Shafter
- ☐ Both

2) **Do you rent or own a home?**
- ☐ Renting entire unit
- ☐ Renting a room
- ☐ Own a home

3) **What type of home do you currently live in?**
- ☐ Accessory Dwelling Unit or a unit attached to a larger home with the same address
- ☐ Townhome or duplex
- ☐ Single-family home
- ☐ Mobile home
- ☐ Emergency or temporary home

4) **Choose the 3 most important housing issues facing Shafter today:**
- ☐ Accessible housing options (handicap or disabled)
- ☐ Connectivity to public transportation
- ☐ Housing discrimination
- ☐ Homelessness
- ☐ Housing affordability
- ☐ Housing availability
- ☐ Land use regulations
- ☐ Property taxes
- ☐ Quality of housing
- ☐ Rental practices
- ☐ Emergency housing availability
- ☐ Senior housing availability

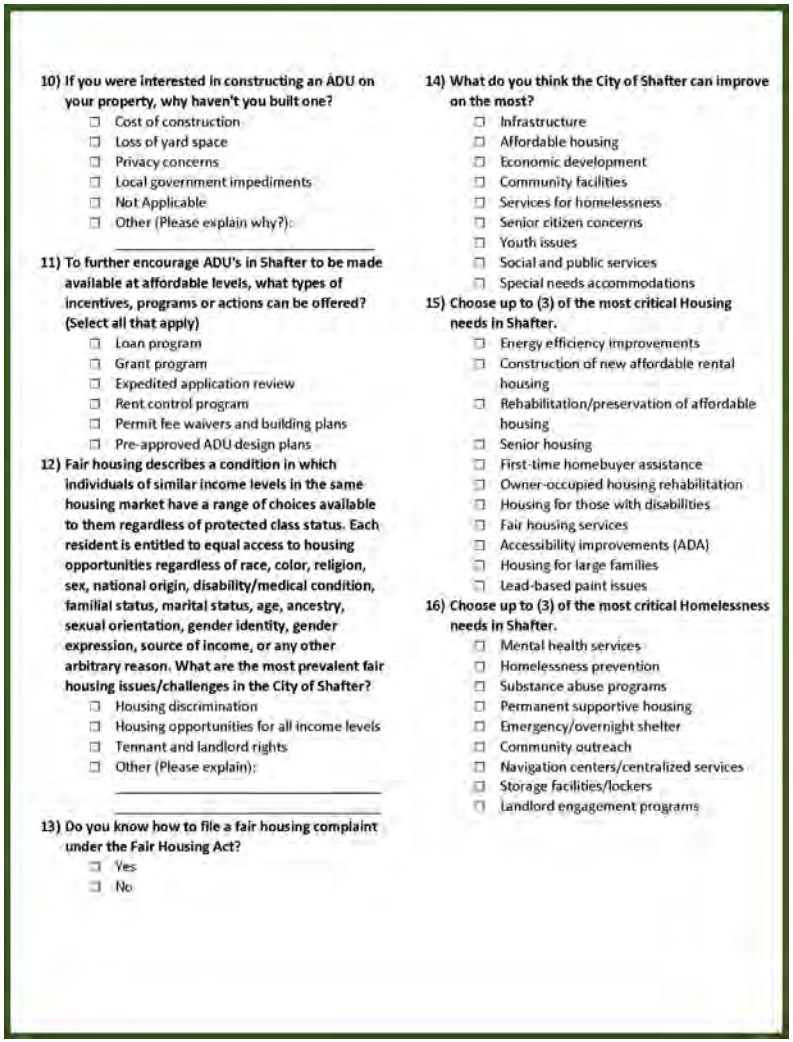
5) **Do you believe that Shafter has enough housing to meet the needs of the community?**
- ☐ Not enough housing for the community
- ☐ Enough housing for the community
- ☐ More than enough housing for the community
- ☐ Not sure

6) **Do you believe that there is enough multi-family housing or apartments in the City of Shafter?**
- ☐ Not enough multi-family housing for the community
- ☐ Enough multi-family housing for the community
- ☐ More than enough multi-family housing for the community
- ☐ Not sure

7) **Do you have young adult children, an in-home caregiver, housekeeper, or aging parent that may need housing soon?**
- ☐ Yes
- ☐ No
- ☐ Maybe
- ☐ Not Applicable

8) **Do you support the building of Additional Dwelling Units or ADU's in the City of Shafter as an option for housing?**
- ☐ Yes
- ☐ No
- ☐ Maybe

9) **If you own a single-family residence, would you be interested in constructing an Accessory Dwelling Unit (ADU) on your property?**
- ☐ Yes
- ☐ No
- ☐ Maybe
- ☐ Not Applicable



10) **If you were interested in constructing an ADU on your property, why haven't you built one?**
- ☐ Cost of construction
- ☐ Loss of yard space
- ☐ Privacy concerns
- ☐ Local government impediments
- ☐ Not Applicable
- ☐ Other (Please explain why?):

_____

11) **To further encourage ADU's in Shafter to be made available at affordable levels, what types of incentives, programs or actions can be offered? (Select all that apply)**
- ☐ Loan program
- ☐ Grant program
- ☐ Expedited application review
- ☐ Rent control program
- ☐ Permit fee waivers and building plans
- ☐ Pre-approved ADU design plans

12) **Fair housing describes a condition in which individuals of similar income levels in the same housing market have a range of choices available to them regardless of protected class status. Each resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability/medical condition, familial status, marital status, age, ancestry, sexual orientation, gender identity, gender expression, source of income, or any other arbitrary reason. What are the most prevalent fair housing issues/challenges in the City of Shafter?**
- ☐ Housing discrimination
- ☐ Housing opportunities for all income levels
- ☐ Tennant and landlord rights
- ☐ Other (Please explain):

_____

_____

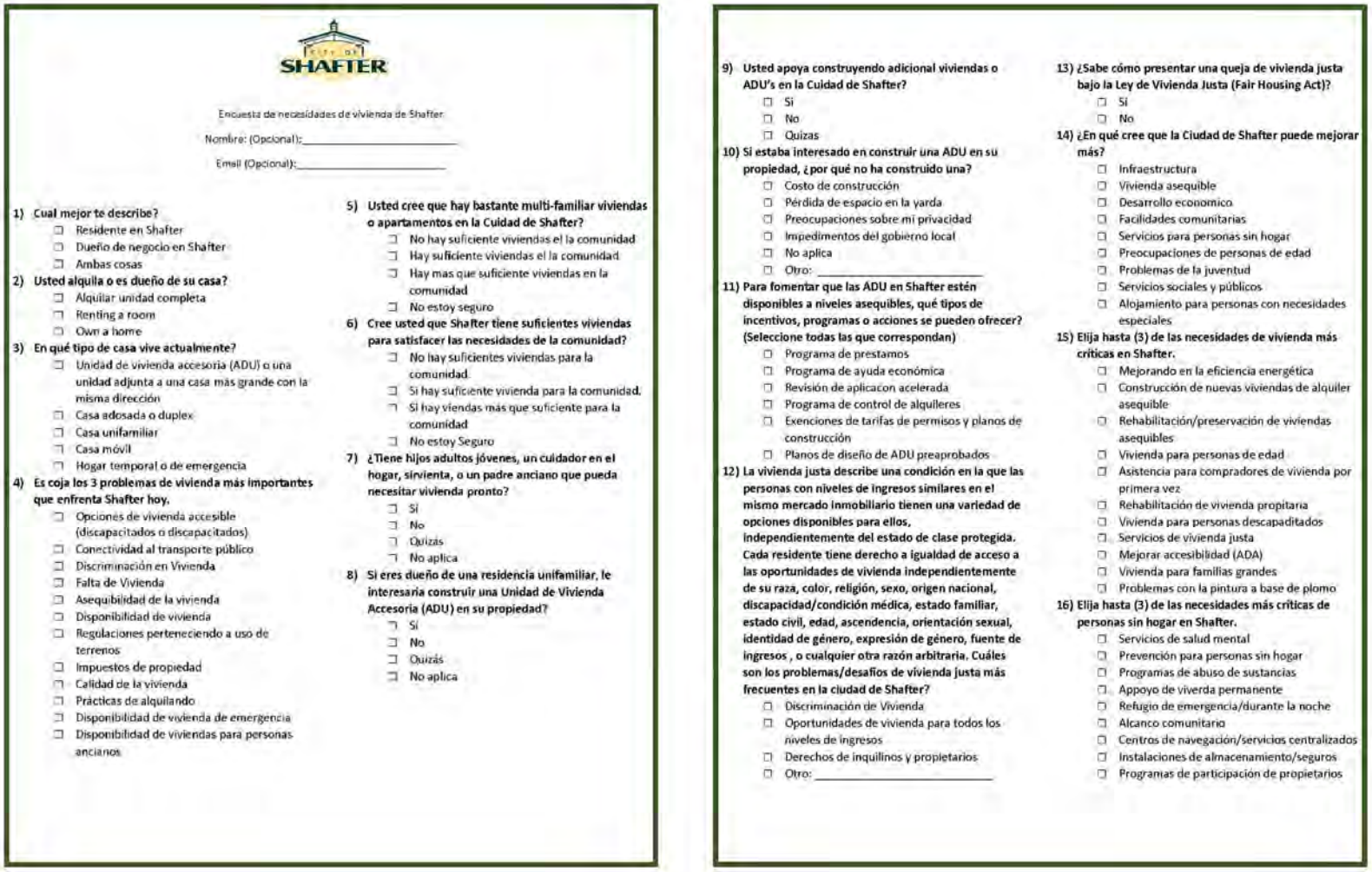
13) **Do you know how to file a fair housing complaint under the Fair Housing Act?**
- ☐ Yes
- ☐ No

14) **What do you think the City of Shafter can improve on the most?**
- ☐ Infrastructure
- ☐ Affordable housing
- ☐ Economic development
- ☐ Community facilities
- ☐ Services for homelessness
- ☐ Senior citizen concerns
- ☐ Youth issues
- ☐ Social and public services
- ☐ Special needs accommodations

15) **Choose up to (3) of the most critical Housing needs in Shafter.**
- ☐ Energy efficiency improvements
- ☐ Construction of new affordable rental housing
- ☐ Rehabilitation/preservation of affordable housing
- ☐ Senior housing
- ☐ First-time homebuyer assistance
- ☐ Owner-occupied housing rehabilitation
- ☐ Housing for those with disabilities
- ☐ Fair housing services
- ☐ Accessibility improvements (ADA)
- ☐ Housing for large families
- ☐ Lead-based paint issues

16) **Choose up to (3) of the most critical Homelessness needs in Shafter.**
- ☐ Mental health services
- ☐ Homelessness prevention
- ☐ Substance abuse programs
- ☐ Permanent supportive housing
- ☐ Emergency/overnight shelter
- ☐ Community outreach
- ☐ Navigation centers/centralized services
- ☐ Storage facilities/lockers
- ☐ Landlord engagement programs

Figure C-22
Physical Version of the Online Survey (Spanish)



SHAFTER

Encuesta de necesidades de vivienda de Shafter

Nombre: (Opcional):_____

Email (Opcional):_____

1) Cual mejor te describe?
- ❒ Residente en Shafter
- ❒ Dueño de negocio en Shafter
- ❒ Ambas cosas

2) Usted alquila o es dueño de su casa?
- ❒ Alquilar unidad completa
- ❒ Renting a room
- ❒ Own a home

3) En qué tipo de casa vive actualmente?
- ❒ Unidad de vivienda accesoria (ADU) o una unidad adjunta a una casa más grande con la misma dirección
- ❒ Casa adosada o duplex
- ❒ Casa unifamiliar
- ❒ Casa móvil
- ❒ Hogar temporal o de emergencia

4) Es coja los 3 problemas de vivienda más importantes que enfrenta Shafter hoy.
- ❒ Opciones de vivienda accesible (discapacitados o discapacitados)
- ❒ Conectividad al transporte público
- ❒ Discriminación en Vivienda
- ❒ Falta de Vivienda
- ❒ Asequibilidad de la vivienda
- ❒ Disponibilidad de vivienda
- ❒ Regulaciones perteneciendo a uso de terrenos
- ❒ Impuestos de propiedad
- ❒ Calidad de la vivienda
- ❒ Prácticas de alquilando
- ❒ Disponibilidad de vivienda de emergencia
- ❒ Disponibilidad de viviendas para personas ancianos

5) Usted cree que hay bastante multi-familiar viviendas o apartamentos en la Cuidad de Shafter?
- ❒ No hay suficiente viviendas el la comunidad
- ❒ Hay suficiente viviendas el la comunidad
- ❒ Hay mas que suficiente viviendas en la comunidad
- ❒ No estoy seguro

6) Cree usted que Shafter tiene suficientes viviendas para satisfacer las necesidades de la comunidad?
- ❒ No hay suficientes viviendas para la comunidad.
- ❒ Si hay suficiente vivienda para la comunidad.
- ❒ Si hay viendas más que suficiente para la comunidad
- ❒ No estoy Seguro

7) ¿Tiene hijos adultos jóvenes, un cuidador en el hogar, sirvienta, o un padre anciano que pueda necesitar vivienda pronto?
- ❒ Si
- ❒ No
- ❒ Quizás
- ❒ No aplica

8) Si eres dueño de una residencia unifamiliar, le interesaría construir una Unidad de Vivienda Accesoria (ADU) en su propiedad?
- ❒ Si
- ❒ No
- ❒ Quizás
- ❒ No aplica

9) Usted apoya construyendo adicional viviendas o ADU's en la Cuidad de Shafter?
- ❒ Si
- ❒ No
- ❒ Quizas

10) Si estaba interesado en construir una ADU en su propiedad, ¿por qué no ha construido una?
- ❒ Costo de construcción
- ❒ Pérdida de espacio en la yarda
- ❒ Preocupaciones sobre mi privacidad
- ❒ Impedimentos del gobierno local
- ❒ No aplica
- ❒ Otro: _____

11) Para fomentar que las ADU en Shafter estén disponibles a niveles asequibles, qué tipos de incentivos, programas o acciones se pueden ofrecer? (Seleccione todas las que correspondan)
- ❒ Programa de prestamos
- ❒ Programa de ayuda económica
- ❒ Revisión de aplicacon acelerada
- ❒ Programa de control de alquileres
- ❒ Exenciones de tarifas de permisos y planos de construcción
- ❒ Planos de diseño de ADU preaprobados

12) La vivienda justa describe una condición en la que las personas con niveles de ingresos similares en el mismo mercado inmobiliario tienen una variedad de opciones disponibles para ellos, independientemente del estado de clase protegida. Cada residente tiene derecho a igualdad de acceso a las oportunidades de vivienda independientemente de su raza, color, religión, sexo, origen nacional, discapacidad/condición médica, estado familiar, estado civil, edad, ascendencia, orientación sexual, identidad de género, expresión de género, fuente de ingresos , o cualquier otra razón arbitraria. Cuáles son los problemas/desafíos de vivienda justa más frecuentes en la ciudad de Shafter?
- ❒ Discriminación de Vivienda
- ❒ Oportunidades de vivienda para todos los niveles de ingresos
- ❒ Derechos de inquilinos y propietarios
- ❒ Otro: _____

13) ¿Sabe cómo presentar una queja de vivienda justa bajo la Ley de Vivienda Justa (Fair Housing Act)?
- ❒ Si
- ❒ No

14) ¿En qué cree que la Ciudad de Shafter puede mejorar más?
- ❒ Infraestructura
- ❒ Vivienda asequible
- ❒ Desarrollo economico
- ❒ Facilidades comunitarias
- ❒ Servicios para personas sin hogar
- ❒ Preocupaciones de personas de edad
- ❒ Problemas de la juventud
- ❒ Servicios sociales y públicos
- ❒ Alojamiento para personas con necesidades especiales

15) Elija hasta (3) de las necesidades de vivienda más críticas en Shafter.
- ❒ Mejorando en la eficiencia energética
- ❒ Construcción de nuevas viviendas de alquiler asequible
- ❒ Rehabilitación/preservación de viviendas asequibles
- ❒ Vivienda para personas de edad
- ❒ Asistencia para compradores de vivienda por primera vez
- ❒ Rehabilitación de vivienda propitaria
- ❒ Vivienda para personas descapaditados
- ❒ Servicios de vivienda justa
- ❒ Mejorar accesibilidad (ADA)
- ❒ Vivienda para familias grandes
- ❒ Problemas con la pintura a base de plomo

16) Elija hasta (3) de las necesidades más críticas de personas sin hogar en Shafter.
- ❒ Servicios de salud mental
- ❒ Prevención para personas sin hogar
- ❒ Programas de abuso de sustancias
- ❒ Appoyo de viverda permanente
- ❒ Refugio de emergencia/durante la noche
- ❒ Alcanco comunitario
- ❒ Centros de navegación/servicios centralizados
- ❒ Instalaciones de almacenamiento/seguros
- ❒ Programas de participación de propietarios

Figure C-23
Revised Draft Housing Element Update Letter

October 9th, 2023

SUBJECT: Invitation to Review: City of Shafter's REVISED DRAFT 6th Cycle Housing Element Update, City of Shafter, Kern County, California

Dear Interested Party,

The City of Shafter has prepared revisions to the draft 2023-2031 Housing Element Update (HEU). These revisions are in response to comments received from the State Department of Housing and Community Development (HCD). Comments received requested refinements and additional information related to focused subject matter as shown in the highlighted additions to the document. The revised Housing Element is available for a 7-day public review period (October 9th, 2023, through October 17th, 2023) prior to re-submittal to HCD for final certification with document revisions.

Government Code 65585(b)(1) requires that "...any subsequent draft revision, the local government shall post the draft revision on its internet website and shall email a link to the draft revision to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting the draft revision to the department."

The **revised** draft Housing Element update will be made available for public review and commenting between October 9th, 2023, through October 17th, 2023. The revised draft HEU will be available to residents on the City's website at the following location:

https://shafter.com/401/HOUSING-ELEMENT-UPDATE-2024

To submit any comments, please email Steve Esselman, Planning Director, prior to 6pm on October 17th, 2023.

Regards,

Steve Esselman
Planning Director

Mailing Address:

City of Shafter
Planning Department
336 Pacific Avenue
Shafter, CA 93263

Email: sesselman@shafter.com

Figure C-24
Water Bill Mail Mailer (English and Spanish)

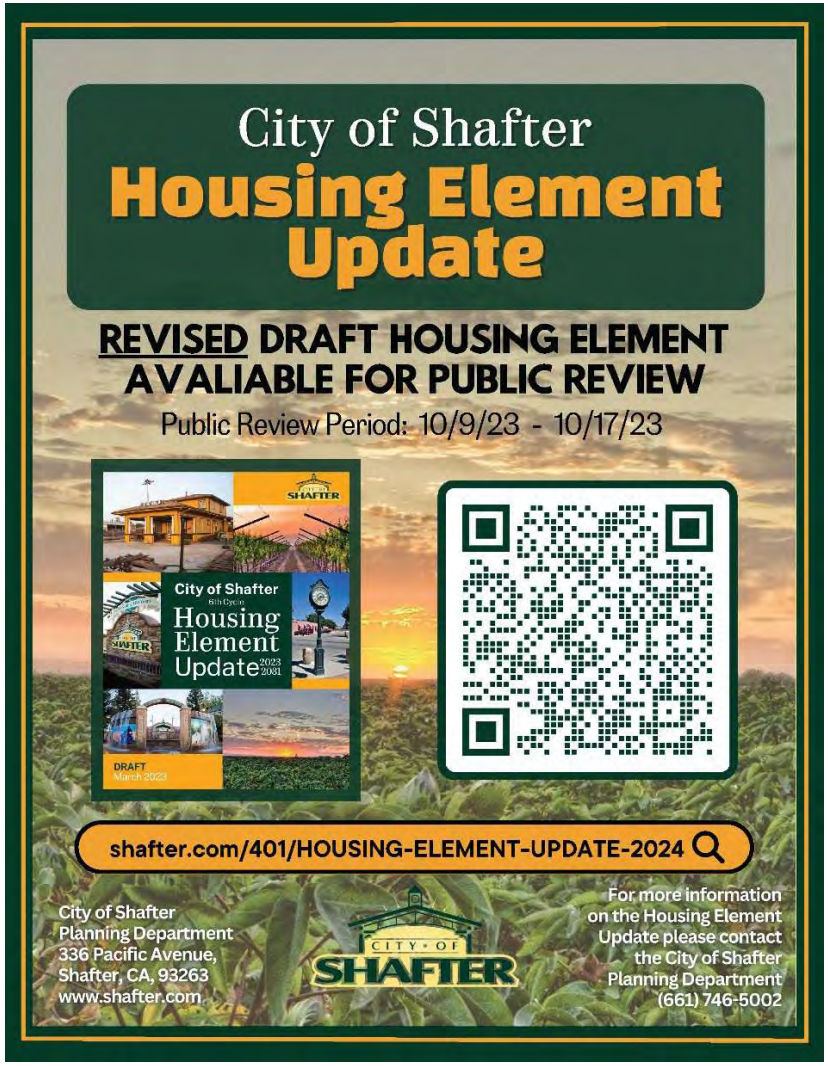




Table C-2
Summary of Public Comments and Responses

Comment Letter 1: San Joaquin Valley Air Pollution Control District	
Comment A	**Response to Comment A**
Development Project Siting The Housing Element is the blueprint for future growth and provides guidance for the community's development. Without appropriate mitigation and associated policy, future development projects within the City may contribute to negative impacts on air quality due to increased traffic and ongoing operational emissions. Appropriate project siting helps ensure there is adequate distance between differing land uses, which can prevent or reduce localized and cumulative air pollution impacts from business operations that are in close proximity to receptors (e.g., residences, schools, health care facilities, etc.). Guidance and policies used to implement the Housing Element should include measures and concepts outlined in the following resources: • CARB's Air Quality and Land Use Handbook: A Community Health Perspective. The document includes tables with recommended buffer distances associated with various types of common sources (e.g., distribution centers, chrome platers, gasoline dispensing facilities, etc.), and can be found at: https://ww2.arb.ca.gov/our-work/programs/resource-center/strategydevelopment/land-use-resources.	The HEU does not propose development. Instead, the HEU identifies policies and programs that could be implemented to provide additional capacity for future development of dwelling units consistent with State Housing Law. However, prior to project approval, and at the discretion of the City, the City may require development project applicants to submit a technical assessment evaluating potential project operation phase-related air quality impacts. The evaluation shall be prepared in conformance with CARB's Air Quality and Land Use Handbook and determine appropriate mitigation to air pollution impacts from business operations that are in close proximity to receptors (e.g., residences, schools, health care facilities, etc.).
Comment B	**Response to Comment B**
Assembly Bill 617 AB 617 requires CARB and air districts to develop and implement Community Emission Reduction Programs (CERPs) in an effort to reduce air pollution exposure in impacted disadvantaged communities, like those in which the Project is located. The Shafter AB 617 community is one of the statewide communities selected by CARB for development and implementation of a CERP. Following extensive community engagement and collaboration with the Community Steering Committee, the CERP for the Shafter Community was adopted by the District's	The City of Shafter is committed to working SJVAPCD, residents, community businesses and other key stakeholders to reduce the exposure of harmful air pollutants to disadvantaged communities. The City will assess the emission reductions measures and strategies included in the CERP and address them for development projects within the Housing Element area, as

Governing Board in September 2019 and by CARB in February 2020. During the development of the CERP, the Community Steering Committee expressed concerns regarding the proximity of emission sources to nearby sensitive receptors like schools, homes, day care centers, and hospitals, and the potential future industrial development within the community may exacerbate the cumulative exposure burden for community residents. The Community Steering Committee also expressed the desire for more meaningful avenues of engagement surrounding the land-use decisions in the area. As these issues can most effectively be addressed through strong partnerships between community members and local land-use agencies. Furthermore, the District recommends the City assess the emission reductions measures and strategies included in the CERP and address them for development projects within the Housing Element area, as appropriate, to align the City work with the air pollution and exposure reduction strategies and measures outlined in the CERP. For more information regarding the CERP approved for Shafter, please visit the District's website at: http://community.valleyair.org/selected-communities/shafter/	appropriate, to align the City work with the air pollution and exposure reduction strategies and measures outlined in the CERP.
Comment C	**Response to Comment C**
3.Future Development Project Related Emissions At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designed as a nonattainment for the 8-hour ozone, PM10 PM2.5 standards. Per the Housing Element, it is anticipated there will be a need for building 3,294 new housing units from current projections. As such, the District recommends that the Housing Element stipulate that future development projects identify and characterize project construction and operational air emissions. The District recommends the air emissions be compared to the District significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: https://www.valleyair.org/transportation/GAMAQI.pdf. The District recommends that future development projects be mitigated to the extent feasible, and that future development projects with air emissions above the aforementioned thresholds be mitigated to below these thresholds.	Prior to issuance of any construction permits, and at the discretion of the City, development project applicants may be required to l prepare and submit to the City of Shafter a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Shafter Planning Division may require that applicants for new development projects incorporate mitigation measures to

As such, the Housing Element should incorporate where appropriate, a discussion of policies, which when implemented, will require assessment and characterization of project-level emissions, and subsequently require mitigation of air quality impacts to the extent feasible at the individual project-specific level. Environmental reviews of potential impacts on air quality should incorporate the following items: **3a**) Construction Emissions The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the future development projects should utilize the cleanest available off-road construction equipment, including the latest tier equipment. **3b)** Operational Emissions Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: https://www.valleyair.org/transportation/GAMAQI.pdf. Recommended Mitigation Measure: At a minimum, future development projects related impacts on air quality should be reduced to levels of significance through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at: https://ww2.valleyair.org/media/ob0pweru/clean-air-measures.pdf **3c)** Recommended Model for Quantifying Air Emissions Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.	reduce air pollutant emissions during construction activities to below these thresholds. 3a) Construction Emissions The City of Shafter 6th Cycle Housing Element Update provides opportunities for implementing the City's required affordable housing. Future development of affordable housing would entail emissions from construction activities. Potential emissions due to future construction activities would be assessed in conjunction with City review of site-specific air quality and greenhouse gas emissions data and studies, with inclusion of appropriate Mitigation Measures. Such review would occur during the project planning process and culminate prior to approval of the relevant projects subject to review under the California Environmental Quality Act. The reviews will provide an adequate mechanism to require specific measures to mitigate potentially significant air quality and greenhouse gas emissions impacts for the City of Shafter 6th Cycle Housing Element Update. 3b) Operational Emissions The City of Shafter 6th Cycle Housing Element Update provides opportunities for implementing

	the City's required affordable housing. Operational emissions will depend on future residential densities and associated vehicle miles traveled, in addition to such adjunct operations as building heating and air conditioning. Site-specific analysis of operational air emissions will be performed upon submission of individual development applications. 3c) Recommended Model for Quantifying Air Emissions. Future development associated with the HEU that requires an emission analysis would be required to be performed using the most recent version of the California Emission Estimator Model (CalEEMod).
Comment D	**Response to Comment D**
4. Health Risk Screening/Assessment for Future Development Projects For future development projects, the City should evaluate the risk associated with them for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions. To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for future development projects. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel	The HEU does not propose development. Instead, the HEU identifies policies and programs that could be implemented to provide additional capacity for future development of dwelling units consistent with State Housing Law. However, prior to site specific project approvals, and at the discretion of the City, the City may evaluate new development proposals for sensitive receptors (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective. Applicants for sensitive land uses that are within the recommended buffer distances shall submit a health risk assessment (HRA) to the City prior to future project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental

exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks. Prioritization (Screening Health Risk Assessment): A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation. To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here: http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls Health Risk Assessment: Prior to performing an HRA, it is strongly recommended that land use agencies/project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA. This step will ensure all components are addressed when performing the HRA. A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the project-related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk, or 1.0 for either the Acute or Chronic Hazard Indices. A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency. The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review: • HRA (AERMOD) modeling files	Health Hazard Assessment (OEHHA0, the San Joaquin Valley Air Pollution Control District (SJVAPCD) and will follow the California Air Pollution Control Officers Association's (CAPCOA) methodology. A project with potentially significant health risks which include impacts related to TAC's, would require Measures to reduce risk impacts. Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.

• HARP2 files • Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies. For assistance, please contact the District's Technical Services Department by: • E-Mailing inquiries to: hramodeler@valleyair.org • Calling (559) 230-5900 Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at https://ww2.arb.ca.gov/our-work/programs/resource center/□strategy-development/land-use-resources.	
Comment E	**Response to Comment E**
5. Ambient Air Quality Analysis An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for any future development projects with emissions that exceed 100 pounds per day of any pollutant. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis. Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: www.valleyair.org/ceqa.	Prior to issuance of any construction permits, at the discretion of the City, development project applicants shall prepare and submit to the City of Shafter a technical assessment evaluating potential project construction-related air quality impacts. An AAQA analysis will be prepared that evaluates the impact of Project-related emissions of criteria pollutants (CO, NO2, SO2, PM10, PM2.5) and toxic air contaminants (TACs) (e.g., diesel particulate matter or DPM) along the ambient air boundary (defined as the edge of on-site construction area) and at existing nearby sensitive receptors within 1,000 feet of Project locations and 500 feet of Project construction routes to determine if sensitive receptors are exposed to substantial pollutant concentrations.

Comment F	Response to Comment F
6. Voluntary Emission Reduction Agreement Future development projects within the Housing Element area with the potential to result in a significant impact on air quality should consider the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) as a mitigation measure. A VERA is a mitigation measure by which the project proponent provides pound-for pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs. The funds are disbursed by the District in the form of grants for projects that achieve. emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient, heavy-duty trucks, and replacement of old farm tractors. In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.	Prior to issuance of any construction permits, at the discretion of the City, applicants for future development projects may enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA is intended to identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project. Under this agreement, project proponents may enter into an agreement where funds are used to develop and implement emission reduction projects.

Comment G	Response to Comment G
7. Clean Lawn and Garden Equipment in the Community Since the Housing Element includes residential development, gas-powered residential lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends future development project proponents consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas-powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: http://www.valleyair.org/grants/cgym.htm. and http://valleyair.org/grants/cgym-commercial.htm.	Comment noted. The City of Shafter will provide information on the Districts CGYM program to prospective future project proponents.
Comment H	**Response to Comment H**
8. On-Site Solar Deployment It is the policy of the State of California that renewable energy resources and zero carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for future development projects.	New residential development in the City of Shafter will be required to accommodate solar energy connections or sources of on-site renewable energy, per the latest 2019 California Energy Code requirements. The Energy Code requires all new residential construction to achieve net-zero emissions associated with electricity usage using on-site renewable sources. This analysis has conservatively assumed 80% of electricity usage will be captured via on-site renewable sources (i.e., solar panels), as part of the project design.

Comment I	Response to Comment I
9. Electric Vehicle Chargers To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric. charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and future development project proponents install electric vehicle chargers at project sites, and at strategic locations. Please visit www.valleyair.org/grants/chargeup.htm for more information.	Comment noted. Implementation of residential development contemplated and facilitated by the HEU would be required to comply with California State Building Energy Efficiency Standards, green building standards, and appliance efficiency regulations. The City will consider installing electric vehicle chargers for future development projects.

Comment J	Response to Comment J
10. District Rules and Regulations The District issues permits for many types of air pollution sources and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes. The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (661) 392-5665. **10a)** District Rule 9510 - Indirect Source Review (ISR) The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions. Accordingly, future development projects within the Housing Element area may be subject to District Rule 9510 if upon full buildout, the project would equal or exceed any of the following applicability thresholds, depending on the type of development and public agency approval mechanism. District Rule 9510 also applies to any transportation or transit development projects where construction exhaust emissions equal or exceed two tons of NOx or two tons of PM. The purpose of District Rule 9510 is to reduce the growth in both	The City of Shafter acknowledges that individual projects resulting from implementation of the HEU would be subject to all District rules, including 4601 and 4901. Prior to issuance of any construction permits, at the discretion of the City, project proponents may be required to demonstrate to the City that they have obtained all required permits from the San Joaquin Valley Air Pollution Control District; and that all construction activities will continuously comply with applicable regulatory standards; including but not limited to SJVAPCD Regulation VIII, Control Measures for construction emissions of PM10. If it is determined that air quality impacts are found to be significant even after complying with District Rules 9510 and 9410, project proponents will be directed to enter into a VERA or other equal and feasible mitigation prior to the start of the first project activity generating emissions. The HEU does not propose development. Instead, the HEU identifies policies and programs that could be implemented to provide additional capacity for future development of dwelling units consistent with State Housing Law. Therefore, District Rule 9510 would not be applicable to the HEU as it is not a transportation project.

NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions. In the case the individual development project is subject to District Rule 9510, per Section 5.0 of the rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. It is preferable for the applicant to submit an AIA application as early as possible in the public agency's approval process so that proper mitigation and clean air design under ISR can be incorporated into the public agency's analysis. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm. The AIA application form can be found online at: http://www.valleyair.org/ISR/ISRFormsAndApplications.htm. District staff is available to provide assistance with determining if future development projects will be subject to Rule 9510 and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants). Future development projects may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: http://www.valleyair.org/busind/comply/asbestosbultn.htm. **10c)** District Rule 4601 (Architectural Coatings) The future development projects may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements, or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup, and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: http://www.valleyair.org/rules/currntrules/r4601.pdf	

10d) District Regulation VIII (Fugitive PM10 Prohibitions) For future development projects, a project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950. The application for both the Construction Notification and Dust Control Plan can be found online at: https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx Information about District Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm **10e**) District Rule 4901 - Wood Burning Fireplaces and Heaters The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater. Information about District Rule 4901 can be found online at: http://valleyair.org/rule4901/	

10f) Other District Rules and Regulations. Future development projects may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). Rule 4641 (Cutback, slow cure, and emulsified asphalt, paving and maintenance operations).	
Comment K	**Response to Comment K**
11. Future Projects / Land Use Agency Referral Documents Future development projects may require an environmental review and air emissions mitigation. A project's referral documents, and environmental review documents provided to the District for review should include a project summary, the land use designation, project size, air emissions quantifications and impacts, and proximity to sensitive receptors and existing emission sources, and air emissions mitigation measures. For reference and guidance, more information can	Prior to issuance of any construction permits, at the discretion of the City, development project applicants may be required to prepare and submit to the City of Shafter Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation would be prepared in conformance with SJVAPCD methodology in assessing air quality impacts. If construction-related criteria air

be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: https://www.valleyair.org/transportation/GAMAQI.pdf	pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Shafter Planning Division may require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities to below these thresholds. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division.
Comment Letter 2: Kern County Superintendent of Schools	
Comment A	**Response to Comment A**
It is our determination that the above-mentioned project proposing the Housing Element Update (HEU) includes the City's Housing Policy Plan, which addresses the City's identified housing needs and includes Goals, Policies, and Programs concerning housing and housing-related services, as well as the City's approach to addressing its share of the regional housing need for the 6th Cycle planning period. The HEU provides for five primary sites that, without being re-zoned to residential use, could accommodate 9,365 total units (37 Very-Low Income; 125 Low-Income; 5,023 Moderate Income; and 4,179 Above-Moderate Income). Also, the HEU indicates that other available properties within Shafter that could be re-zoned for residential use could accommodate an additional 19,135 residential units (949 Very-Low Income; 3,792 Low-Income;7,113 Page I6 Moderate Income; and 7,281'Above-Moderate Income), which in the City Center and potential re-zoned sites, reflects a realistic capacity of 80 percent of the allowable maximum residential density will have significant effects on these districts' facilities. Pursuant to Government Code Sections 65995, 65996, and 65997, mitigation of this project's impacts on public school facilities will be limited to the collection of statutory fees at the time that	Comment noted. Shafter's HEU addresses school impacts fees on Table IV-4 which lists the following fees: a. New Construction outside Community Facilities District $7.90 Square Foot b. New Construction inside Community Facilities District $3.18 Square Foot c. Residential Remodels & Additions (>500 sq ft) $4.89 Square Foot These school impact fees fall within the $3.43-$5.53 range indicated on Kern County Superintendent of Schools the 6/5/23 letter.
building permits are issued. Currently, these fees are set at a range of $3.43 to $5.53 per square foot, an amount subject to adjustment every two years.	

Comment Letter 3: Santa Rosa Rancheria Tachi-Yokut Tribe	
Comment A	**Response to Comment A**
Thank you for contacting the Santa Rosa Rancheria Tachi-Yokut Tribe regarding: SB 18: City of Shafter's 6th Cycle Housing Element Update, City of Shafter, Kern County, CA. The Tribe is requesting to be notified of and consulted with on all future projects relating to this Housing Element Update. The Tribe is also requesting that each project requires: a Sacred Land Files search through the Native American Heritage Commission, an archaeological record search, an archaeological survey, and to have all of the results sent to the Tribe upon completion.	The Housing Element Update is a State mandated document at its core and is intended to address the housing crisis communities are experiencing and to identify barriers and constraints that hinder development of housing for City residents in all income levels. One of the goals of the Housing Element is to streamline the housing development process so that developers are able to build affordable and equitable housing for low-income families without the burden of added costs and prolonged delays during the approval process. In an email dated June 26, 2023, from the Santa Rosa Rancheria Tachi-Yokut Tribe to the City of Shafter, the email states that the "Tribe is requesting to be notified of and consulted with on all future projects relating to this Housing Element Update. The Tribe is also requesting that each project requires: a Sacred Land Files search through the Native American Heritage Commission, an archaeological record search, an archaeological survey, and to have all of the results sent to the Tribe upon completion." The City will continue to notify and consult with the Tribe for all discretionary projects as required by SB 18 and in compliance with CEQA. A discretionary action requires the exercise of judgement or deliberation by a public body (such as the City's Planning Commission and City Council) in determining whether the project will be approved, or if a permit will be issued. As part of

	any discretionary action, the City will consider Tribal Resources per CEQA and SB 18 and in compliance with applicable law, including searching the Sacred Lands File, archaeological record searches, and archaeological surveys, if warranted. It will be the determination of City staff on the level of effort warranted based on the nature of the discretionary project being considered. For ministerial projects where compliance with SB 18 and/or CEQA has already occurred, the City will not notify or consult with the Tribe because such notification and consultation has already occurred during a previous discretionary process, such as a general plan update, general plan amendment, or other discretionary action where established law requires such compliance. Ministerial projects require only conformance with a fixed standard or objective measurement (such as the approved Zoning Ordinance or the California Building Code) and requires little or no personal judgment by a public official as to the wisdom or manner of carrying out the project.
Comment Letter 4: Home Builders Association of Kern County	
Thank you for the opportunity to review the City of Shafter's Draft Housing Element. The draft document clearly and concisely presents the constraints, and opportunities your agency is responding to in planning for the future housing needs of the community. Our Association is especially supportive of the City's stated goals to streamline its permitting processes, and to closely monitor the potential negative effects of development fees and exactions on our highly price-sensitive housing market. The document notes that Shafter does not have an Inclusionary Zoning Ordinance. Our Association is gratified to see that no specific policy or action relating to inclusionary zoning is proposed at this time. Where inclusionary zoning regulations have been adopted in the Central Valley, there have been significant negative impacts on housing production and affordability. By artificially increasing the price of new market rate housing, inclusionary zoning ordinances cause the price of all housing, including rentals, to increase. Our industry greatly appreciates the City of Shafter's efforts to maintain a friendly	Thank you for your comment. The City is pleased to have the support of the Home Builders Association of Kern County.

housing environment in our excessively-regulated state. Thanks again for the opportunity to share our thoughts.	
Comment Letter 5: Self Help Enterprises	
Comment A	**Response to Comment A**
Affirmatively Furthering Fair Housing: It is imperative that cities and counties include as many high or highest resource sites as possible in their Housing Element site inventory. The ratio of these sites to other lower resource sites should be 1:1. The City/County should overlay the high opportunity zones on the housing inventory map to determine sufficient high opportunity sites are included and/or identify additional high opportunity sites to be included in the site inventory. This should be done in accordance with the 2023 California Tax Credit Allocation Committee and the Department of Housing and Community Development Opportunity Mapping Methodology to promote access to opportunities.	Although the Housing Program does not contain a map overlaying the high opportunity zones on the housing inventory, Figure II-22 shows that most of the City is in the "Highest Resource" area and Figure II-54 shows that nearly all of the sites are in the "Highest Resource" portion of the City.
Comment B	**Response to Comment B**
Surplus sites: We encourage City/County partners to adopt a program to review all surplus property within one year of adoption of the Housing Element and make those sites available for the development of affordable housing. There are provisions in the Surplus Land Act (SLA) which allow for an expedited process for sites that qualify as "exempt surplus land" which is land determined by a local agency and verified by HCD and allows for streamlining the process for disposing of land for affordable housing. There are currently scoring incentives for funding affordable housing on surplus sites and it is imperative these sites be identified quickly and made available for the development of affordable housing.	The site inventory does not include any City-owned or leased sites. If the City identifies surplus sites in the future, the City will give priority to affordable housing development on those sites to take advantage of the available incentives for affordable housing.
Comment C	**Response to Comment C**
Entitlement Processes:	The City will process eligible affordable housing projects ministerially as required by SB 35, the

Increasingly, we have found it expedient to utilize "by right" pathways to project approvals through density bonus law, SB 35 permit streamlining, and the Housing Accountability Act. Frivolous and NIMBY-driven CEQA challenges have been "discovered" in valley communities to delay and sometimes kill projects. It is imperative that cities and counties ensure their ordinances and local practices do not conflict with such streamlined processes. Requirements for Conditional Use Permits in otherwise compatible zoning is to be discouraged wherever possible.	City automatically grants density bonus incentives, concessions, and waivers to projects that qualify, and follows the Housing Accountability Act which greatly limits the City's ability to deny housing projects and condition affordable housing projects. Program 2.2.1 includes a provision to revise the code to implement SB 35 and other state statutes that require ministerial review. Although the CUP requirement for housing in commercial zones remains, housing developers can currently invoke SB 35 to use the ministerial approval process for housing developments with at least 50% affordability.
Comment D	**Response to Comment D**
Suitable Sites: Many jurisdictions in past Housing Element cycles have come up with what may initially look like impressive inventories of available sites, when in fact most have no feasibility for development. Suitable sites must include: a. Sewer, water, and dry utilities proximate to the site in question, without a need for upsizing or significant offsite development. b. A significant portion of the available acreage in the adequate sites inventory (at least 50%) should have minimum parcel sizes of 2.5 to 3 acres (and larger if onsite storm drainage is required.) c. Reasonable densities. In most valley communities' reasonable densities are 20-50 units per acre, and projects below 50 units are generally not feasible in today's funding environment. d. Access to quality transit. The City/County should adopt a program to evaluate the site inventory in relation to the transit system and ensure 75% of the inventory sites available for high density multifamily development are within 0.5 miles of a transit stop.	a. Utilities: Although not explicitly stated in this draft of the document, proximity to utilities was part of the methodology for identifying sites in the housing inventory. b. Site size: All of the sites in the "Rezoned Group" suitable for affordable housing are larger than 2.5 acres. c. Densities: Program 1.1.1 requires all rezoned sites to be developed at densities of minimum 20 units/acre. d. Transit: Unfortunately the minimum requirements for site size and the necessity to avoid TCAC areas of high segregation and poverty means that high-density sites suitable for affordable housing cannot be located convenient to existing transit stops

Comment E	**Response to Comment E**
Manufactured Homes: The City/County should consider adding a program to revise its zoning ordinance to add Manufactured Home on a Permanent Foundation to be allowed in all zones that allow single-family residences. The City/County should allow this in the identified zones without requiring a discretionary approval process.	P. 175 states that Shafter allows manufactured homes on properties that allow single-family housing, and that the permit process for a manufactured house on a foundation is identical to the permit process to build a conventional single-family residence. These provisions are currently in Shafter Development Code 10.160.
Comment F	**Response to Comment F**
Fee Waivers or Deferral: The City/County should consider a fee waiver program for projects that include 100% affordable housing serving households below 80% of area median oncome. If the City/County is unable to waive fees, we strongly encourage deferral for a period not to exceed 30 years with the deferral recorded as a form of deferred note and secured by the property for affordable single-family housing development and 55 years for affordable multi-family housing development. The note would be due and payable if the property were sold, refinanced, or the rent is no longer affordable (with multifamily properties), or is no longer occupied by the owner (single-family home).	The City of Shafter doesn't have funds to defer or waive fees without an outside source of funding to cover the cost. When outside sources of funding are available, Program 2.3.1 would include fee waivers/deferrals as an "Other Incentive" to support affordable housing development, Program 1.1.3 includes fee waiver/deferrals as an incentive to develop large sites for affordable housing, and Program 2.1.1 has the City apply for grants which may fund fee waivers or deferrals.

Figure C-25
Comment Letter 1

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

May 2, 2023

Steve Esselman
City of Shafter
Planning Department
336 Pacific Avenue
Shafter, CA 93263

Project: City of Shafter Housing Element Update 2023-2031

District Reference No: 20230357

Dear Mr. Esselman:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Housing Element Update (Housing Element) for the City of Shafter (City). The Housing Element is an eight-year plan for the years 2023-2031 that identifies strategies and programs on: 1) conserving and improving affordable housing; 2)(providing adequate housing sites; 3) assisting in the development of affordable housing' 4) removing governmental and other constraints to facilitate housing development; and 5) promoting equal housing opportunities in the City of Shafter (Project). The Housing Element area includes one of the communities in the state selected by the California Air Resources Board (CARB) for investment of additional air quality resources and attention under Assembly Bill (AB) 617 (Garcia) in an effort to reduce air pollution exposure in impacted disadvantaged communities.

The District offers the following comments regarding the Project:

1) Development Project Siting

The Housing Element is the blueprint for future growth and provides guidance for the community's development. Without appropriate mitigation and associated policy, future development projects within the City may contribute to negative impacts on air quality due to increased traffic and ongoing operational emissions. Appropriate project siting helps ensure there is adequate distance between differing land uses, which can prevent or reduce localized and cumulative air pollution impacts from business operations that are in close proximity to receptors (e.g., residences, schools, health care facilities, etc.). Guidance and policies used to implement the Housing Element should include measures and concepts outlined in the following resources: A

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

www.valleyair.org www.healthyairliving.com

- CARB's Air Quality and Land Use Handbook: A Community Health Perspective. The document includes tables with recommended buffer distances associated with various types of common sources (e.g., distribution centers, chrome platers, gasoline dispensing facilities, etc.), and can be found at: https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources.

A con't

2) Assembly Bill 617

AB 617 requires CARB and air districts to develop and implement Community Emission Reduction Programs (CERPs) in an effort to reduce air pollution exposure in impacted disadvantaged communities, like those in which the Project is located. The Shafter AB 617 community is one of the statewide communities selected by CARB for development and implementation of a CERP.

Following extensive community engagement and collaboration with the Community Steering Committee, the CERP for the Shafter Community was adopted by the District's Governing Board in September 2019 and by CARB in February 2020.

During the development of the CERP, the Community Steering Committee expressed concerns regarding the proximity of emission sources to nearby sensitive receptors like schools, homes, day care centers, and hospitals, and the potential future industrial development within the community that may exacerbate the cumulative exposure burden for community residents. The Community Steering Committee also expressed the desire for more meaningful avenues of engagement surrounding the land-use decisions in the area. As these issues can most effectively be addressed through strong partnerships between community members and local land-use agencies. Furthermore, the District recommends the City assess the emission reductions measures and strategies included in the CERP and address them for development projects within the Housing Element area, as appropriate, to align the City work with the air pollution and exposure reduction strategies and measures outlined in the CERP.

B

For more information regarding the CERP approved for Shafter, please visit the District's website at:
http://community.valleyair.org/selected-communities/shafter/

3) Future Development Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, PM2.5 standards.

C

Per the Housing Element, it is anticipated there will be the need for building 3,294 new housing units from current projections. As such, the District recommends that the Housing Element stipulate that future development projects identify and characterize project construction and operational air emissions. The District recommends the air emissions be compared to the District significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: https://www.valleyair.org/transportation/GAMAQI.pdf. The District recommends that future development projects be mitigated to the extent feasible, and that future development projects with air emissions above the aforementioned thresholds be mitigated to below these thresholds.

As such, the Housing Element should incorporate where appropriate, a discussion of policies, which when implemented, will require assessment and characterization of project-level emissions, and subsequently require mitigation of air quality impacts to the extent feasible at the individual project-specific level.

Environmental reviews of potential impacts on air quality should incorporate the following items:

C con't

3a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the future development projects should utilize the cleanest available off-road construction equipment, including the latest tier equipment.

3b) Operational Emissions

Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: https://www.valleyair.org/transportation/GAMAQI.pdf.

Recommended Mitigation Measure: At a minimum, future development projects related impacts on air quality should be reduced to levels of significance through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at: https://ww2.valleyair.org/media/ob0pweru/clean-air-measures.pdf

3c) Recommended Model for Quantifying Air Emissions

Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.

C con't

4) Health Risk Screening/Assessment for Future Development Projects

For future development projects, the City should evaluate the risk associated with them for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for future development projects. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

D

Prioritization (Screening Health Risk Assessment):
A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here:

http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls

Health Risk Assessment:
Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA. This step will ensure all components are addressed when performing the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the project-related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk, or 1.0 for either the Acute or Chronic Hazard Indices.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

D con't

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources.

5) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for any future development projects with emissions that exceed 100

E

pounds per day of any pollutant.

An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: www.valleyair.org/ceqa.

E con't

6) Voluntary Emission Reduction Agreement

Future development projects within the Housing Element area with the potential to result in a significant impact on air quality should consider the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) as a mitigation measure.

A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs. The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of old farm tractors.

F

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.

Figure C-26 Comment Letter 2



Kern County Superintendent of Schools

June 5, 2023

City of Shafter
Attn: Steve Esselman, Planning Director
336 Pacific Ave.
Shafter, CA 93263

Our File No.: CO23 0059

RE: DEVELOPER FEES FOR: City of Shafter 2023-2031 Housing Element Update

Dear Mr. Esselman:

This office represents the Richland, Rosedale Union, Norris and Rio Bravo Greeley Union Elementary Districts and the Kern High School District with regard to the imposition of school facility fees, and appreciates the opportunity to respond on behalf of the districts regarding the proposed project. This letter is limited to addressing the possible effects which the project might have on school facilities created by students attributable to the project. It is not intended to address other possible environmental concerns which might be identified by the district(s) after reviewing it.

It is our determination that the above-mentioned project proposing the Housing Element Update (HEU) includes the City's Housing Policy Plan, which addresses the City's identified housing needs and includes Goals, Policies, and Programs concerning housing and housing-related services, as well as the City's approach to addressing its share of the regional housing need for the 6th Cycle planning period. The HEU provides for five primary sites that, without being re-zoned to residential use, could accommodate 9,385 total units (37 Very-Low Income; 125 Low-Income; 5,023 Moderate Income; and 4,179 Above-Moderate Income). Also, the HEU indicates that other available properties within Shafter that could be re-zoned for residential use could accommodate an additional 19,135 residential units (949 Very Low Income; 3,792 Low Income; 7,113 Page | 6 Moderate Income; and 7,281 Above-Moderate Income), which in the City Center and potential re-zoned sites, reflects a realistic capacity of 80 percent of the allowable maximum residential density will have significant effects on these districts facilities. Pursuant to Government Code Sections 65995, 65996, and 65997, mitigation of this project's impacts on public school facilities will be limited to the collection of statutory fees at the time that building permits are issued. Currently, these fees are set at a range of $3.43 to $5.53 per square foot, an amount subject to adjustment every two years.

Comment A

Thank you for the opportunity to comment on the project. Should you have any questions, or if we can be of any further assistance in this matter, please contact me at 636-4599, or through e-mail at anwatson@kern.org.

Sincerely,

Mary C. Barrow
Kern County Superintendent of Schools

Andrea Watson, Specialist
School District Facility Services

Cc: Districts

1300 17th Street – CITY CENTRE | Bakersfield, CA 93301-4533
(661) 636-4000 FAX (661) 636-4190 | TDD (661) 636-4800 | www.kern.org

Figure C-27 Comment Letter 3

RE: SB 18: City of Shafter's 6th Cycle Housing Element Update, City of Shafter, Kern County, CA

From: Samantha McCarty <SMcCarty@tachi-yokut-nsn.gov>
Sent: Monday, June 26, 2023 3:18 PM
To: Steve Esselman <sesselman@shafter.com>
Cc: Shana Powers <SPowers@tachi-yokut-nsn.gov>; Nichole Escalon <nescalon@tachi-yokut-nsn.gov>
Subject: SB 18: City of Shafter's 6th Cycle Housing Element Update, City of Shafter, Kern County, CA

Dear Steve,

Thank you for contacting the Santa Rosa Rancheria Tachi-Yokut Tribe regarding: SB 18: City of Shafter's 6th Cycle Housing Element Update, City of Shafter, Kern County, CA. The Tribe is requesting to be notified of and consulted with on all future projects relating to this Housing Element Update. The Tribe is also requesting that each project requires: a Sacred Land Files search through the Native American Heritage Commission, an archaeological record search, an archaeological survey, and to have all of the results sent to the Tribe upon completion.

Comment A

If you have any questions, comments, and or concerns please contact myself or the Santa Rosa Rancheria Tachi-Yokut Tribe. Thank you.

Sincerely,

Samantha McCarty

Santa Rosa Rancheria Tachi-Yokut Tribe
Cultural Specialist II
SMcCarty@tachi-yokut-nsn.gov
Office: (559) 924-1278 x 4091
Cell: (559) 633-6640

***PLEASE KEEP ALL CULTURAL STAFF IN EMAILS UNLESS STATED OTHERWISE**

"IE Fundamentals"
FUNDAMENTAL: MAKE QUALITY PERSONAL
Do your best work, always and every time. Quality is everything. The reason to do quality work is because it represents you. This focus on quality is part of what bonds us here and makes us different than other companies

IE Disclaimer This message contains confidential information and is intended only for the individual(s) addressed in the message. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. If you are not the intended recipient, you are notified that disclosing, distributing, or copying this e-mail is strictly prohibited.

Figure C-28 Comment Letter 4

From: David Dmohowski
To: Steve Esselman
Cc: Cali Hildebrand
Subject: Draft Shafter Housing Element
Date: Monday, October 16, 2023 1:24:41 PM

Dear Steve,

Thank you for the opportunity to review the City of Shafter's Draft Housing Element. The draft document clearly and concisely presents the constraints, and opportunities your agency is responding to in planning for the future housing needs of the community.

Our Association is especially supportive of the City's stated goals to streamline its permitting processes, and to closely monitor the potential negative effects of development fees and exactions on our highly price-sensitive housing market.

The document notes that Shafter does not have an Inclusionary Zoning Ordinance. Our Association is gratified to see that no specific policy or action relating to inclusionary zoning is proposed at this time. Where inclusionary zoning regulations have been adopted in the Central Valley, there have been significant negative impacts on housing production and affordability. By artificially increasing the price of new market rate housing, inclusionary zoning ordinances cause the price of all housing, including rentals, to increase.

Our industry greatly appreciates the City of Shafter's efforts to maintain a friendly housing environment in our excessively-regulated state. Thanks again for the opportunity to share our thoughts.

Best regards,

Dave Dmohowski
Executive Officer
Home Builders Association of Kern County
661.510.8311

Figure C-29 Comment Letter 5

Self-Help Enterprises

A Nonprofit Housing and Community Development Organization

October 20, 2023

Re: Comment Letter - 6th Cycle 2023-2031 Housing Element Update (HEU)

Dear Partner:

Self-Help Enterprises (SHE) appreciates the opportunity to comment on your 6th Cycle Housing Element Update. We believe it is essential we all work together to identify meaningful opportunities to create affordable housing opportunities in the San Joaquin valley. Our service territory includes San Joaquin, Stanislaus, Mariposa, Merced, Madera, Fresno, Tulare, Kings, and Kern counties. Incorporated as a nonprofit in 1965, SHE has built, acquired, or substantially rehabilitated nearly 16,000 units of home ownership and rental housing exclusively for low-income households in this footprint. Our general comments are outlined below:

1. **Affirmatively Furthering Fair Housing:** It is imperative that cities and counties include as many high or highest resource sites as possible in their Housing Element site inventory. The ratio of these sites to other lower resource sites should be 1:1. The City/County should overlay the high opportunity zones on the housing inventory map to determine sufficient high opportunity sites are included and/or identify additional high opportunity sites to be included in the site inventory. This should be done in accordance with the 2023 California Tax Credit Allocation Committee and the Department of Housing and Community Development Opportunity Mapping Methodology to promote access to opportunities.

2. **Surplus sites:** We encourage City/County partners to adopt a program to review all surplus property within one year of adoption of the Housing Element and make those sites available for the development of affordable housing. There are provisions in the Surplus Land Act (SLA) which allow for an expedited process for sites that qualify as "exempt surplus land" which is land determined by a local agency and verified by HCD and allows for streamlining the process for disposing of land for affordable housing. There are currently scoring incentives for funding affordable housing on surplus sites and it is imperative these sites be identified quickly and made available for the development of affordable housing.

3. **Entitlement Processes:** Increasingly, we have found it expedient to utilize "by right" pathways to project approvals through density bonus law, SB 35 permit streamlining, and the Housing Accountability Act. Frivolous and NIMBY-driven CEQA challenges have been "discovered" in valley communities to delay and sometimes kill projects. It is imperative that cities and counties ensure their ordinances and local practices do not conflict with such streamlined processes. Requirements for Conditional Use Permits in otherwise compatible zoning is to be discouraged wherever possible.

NeighborWorks CHARTERED MEMBER

Main Office: 8445 W. Elowin Court • P.O. Box 6520 • Visalia, CA 93290 • Phone (559)651-1000 • Fax (559)651-3634

info@selfhelpenterprises.org • www.selfhelpenterprises.org

4. **Suitable Sites:** Many jurisdictions in past Housing Element cycles have come up with what may initially look like impressive inventories of available sites, when in fact most have no feasibility for development. Suitable sites must include:
    a. Sewer, water, and dry utilities proximate to the site in question, without a need for upsizing or significant offsite development.
    b. A significant portion of the available acreage in the adequate sites inventory (at least 50%) should have minimum parcel sizes of 2.5 to 3 acres (and larger if onsite storm drainage is required.)
    c. Reasonable densities. In most valley communities' reasonable densities are 20-50 units per acre, and projects below 50 units are generally not feasible in today's funding environment.
    d. Access to quality transit. The City/County should adopt a program to evaluate the site inventory in relation to the transit system and ensure 75% of the inventory sites available for high density multifamily development are within 0.5 miles of a transit stop.

5. **Manufactured Homes**
   The City/County should consider adding a program to revise its zoning ordinance to add Manufactured Home on a Permanent Foundation to be allowed in all zones that allow single-family residences. The City/County should allow this in the identified zones without requiring a discretionary approval process.

6. **Fee Waivers or Deferral**
   The City/County should consider a fee waiver program for projects that include 100% affordable housing serving households below 80% of area median oncome. If the City/County is unable to waive fees, we strongly encourage deferral for a period not to exceed 30 years with the deferral recorded as a form of deferred note and secured by the property for affordable single-family housing development and 55 years for affordable multi-family housing development. The note would be due and payable if the property were sold, refinanced, or the rent is no longer affordable (with multifamily properties), or is no longer occupied by the owner (single-family home).

Thank you for the opportunity to comment on your Housing Element. Self-Help Enterprises is available to serve as an affordable housing resource and we encourage you to reach out if you ever have questions on how to promote and support affordable housing development in your community. If you are interested in consultation, please contact me at betsyg@selfhelpenterprises.org or at (559) 802-1653.

Sincerely,



Betsy McGovern-Garcia
Vice President

Appendix D – Draft in Compliance Letter

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

January 26, 2024

Steve Esselman, Director
Planning Department
City of Shafter
336 Pacific Avenue
Shafter, California 93263

Dear Steve Esselman:

RE: City of Shafter's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the City of Shafter's (City) revised draft housing element received for review on January 16, 2024. Pursuant to Government Code section 65585, HCD is reporting the results of its review.

The revised draft element meets the statutory requirements that were described in HCD's December 18, 2023 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a City does not adopt a compliant housing element within 120 days of the statutory deadline (December 31, 2023), programs (e.g., Program 1.1.1 (Rezone Sites to Accommodate Housing Need) to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. While the City has submitted its electronic sites inventory, if any changes occur, the City should re-submit the electronic sites inventory with future submittals of the adopted housing element.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the dedication and effort the City's housing element team provided throughout the housing element review. HCD particularly applauds your dedication, diligence and collaboration. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Margaret Scarpa, of our staff, at Margaret.Scarpa@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager