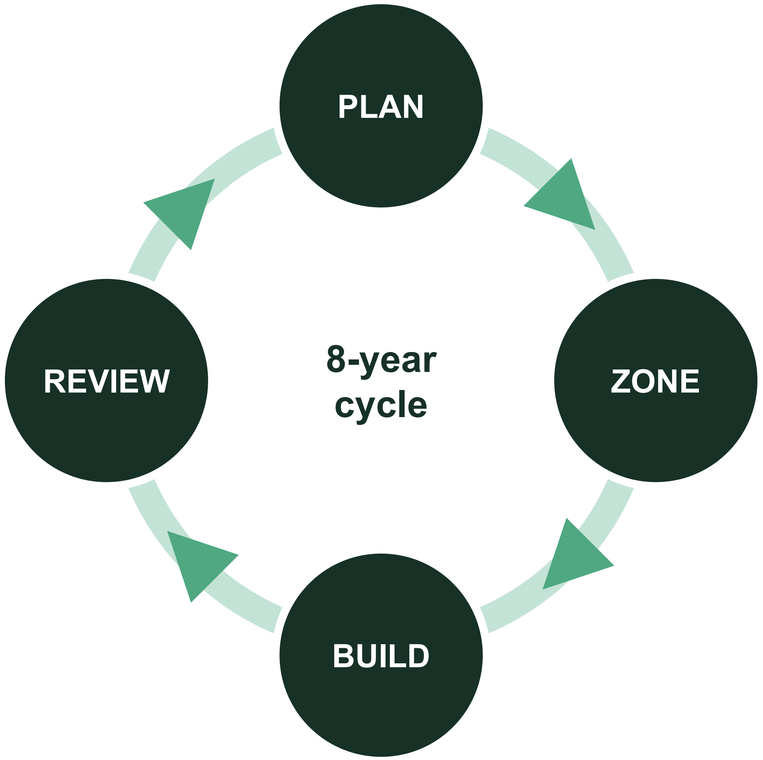
Open House
Housing Element Implementation

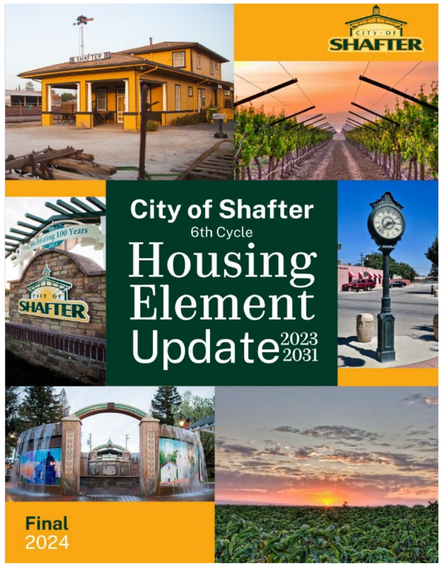
October 8, 2026 | Shafter Police Station Conference Room

Shafter
CALIFORNIA



What is the Housing Element?





Part of the City's General Plan

Addresses housing needs of existing residents and future growth

State law requires updates every 8 years

Shafter adopted its current Housing Element and completed State certification in 2024

Why are we updating the Housing Element and rezoning?

The adopted Housing Element commits the City (Programs 1.1.1 to 1.1.3) to ensure there is enough land zoned for future housing as required by State law.

In 2024, the City adopted the Housing Element, which identified potential sites suitable for rezoning by the State's March 2027 deadline.

During the rezoning process, the City found that some sites would not be ready by March 2027.

The City is therefore considering alternative sites supported by property owners.



Planning for Potential Growth
(Regional Housing Needs Allocation / RHNA)

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

COVERED

- Approved projects
- Specific plans
- Single-family zoned parcels

PARTIALLY COVERED
REZONING NEEDED

- Approved + completed projects
- Multifamily zoned parcels

The City must zone enough land to address its RHNA. There is enough land already zoned to cover all the above moderate and moderate income RHNA, and a portion of the lower income RHNA (348 of 1,109 units).

The City must rezone additional land to address its remaining lower income RHNA (761 units). This is done by rezoning for multifamily housing.

How were the sites selected for potential rezoning?

Selection drew on community input, prior planning, and coordination with property owners. The City identified 12 parcels throughout central Shafter to address the remaining RHNA and allow compatible market-rate housing and commercial uses.

Community and advisory input

GPAC & EJWG identified sites and informed broader planning

Previous planning work and analysis

Earlier planning work helped inform site selection

Property-owner coordination

The City confirmed owner interest and site suitability for rezoning

Proposed rezoning sites

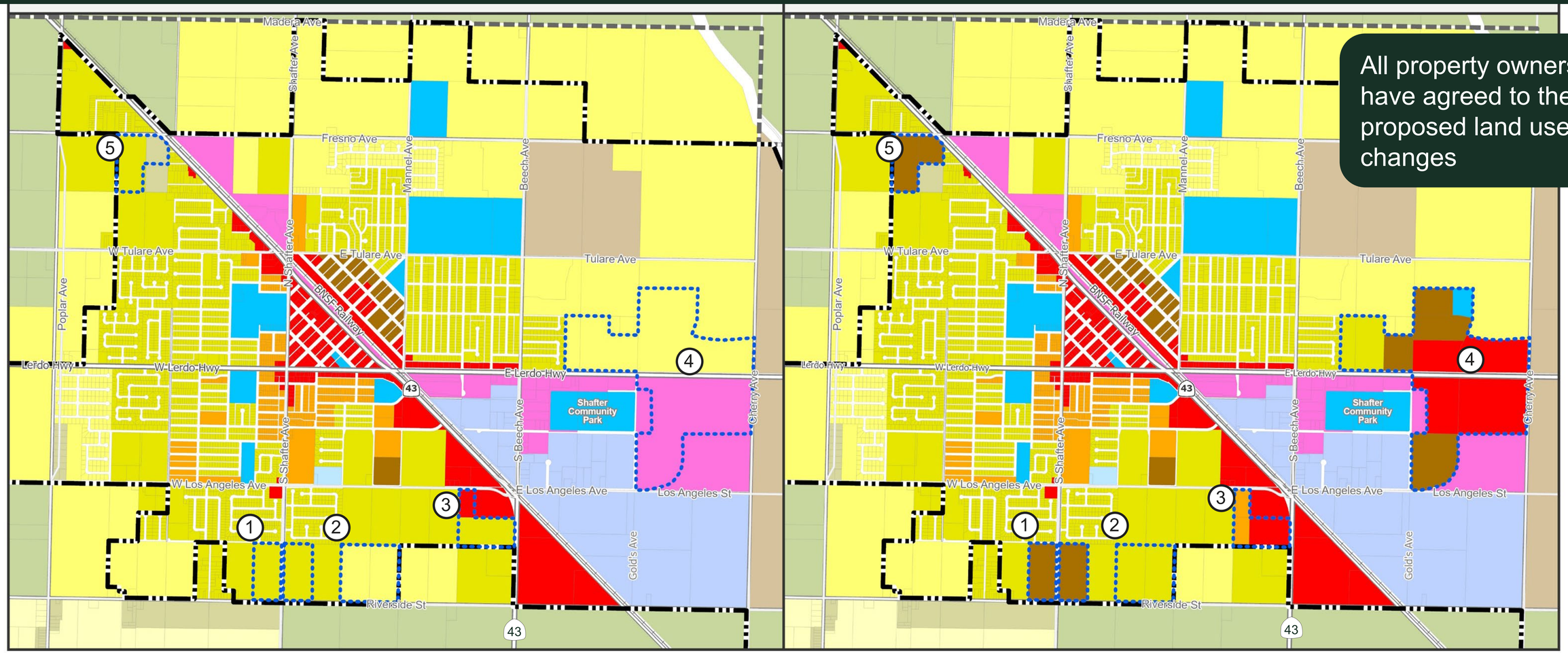
GPAC = General Plan Advisory Committee
EJWG = Environmental Justice Working Group

NOTE: all parcels are vacant or in agriculture use and are already designated for urban development.

Current General Plan

Proposed General Plan

All property owners have agreed to the proposed land use changes



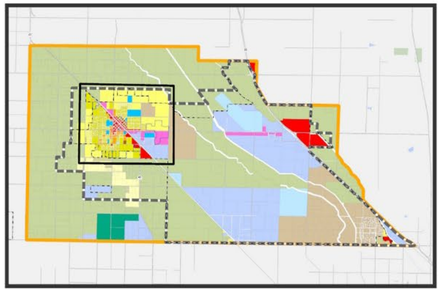
General Plan Land Use

- RR, Rural Residential
- RC, Rural Community
- VLDR, Very Low Density Residential
- LDR, Low Density Residential
- MDR, Medium Density Residential
- MHDR, Medium High Density Residential
- AOS, Agriculture - Open Space
- SP, Specific Plan
- CPO, Commercial - Professional Office
- BP, Business Park
- I, Industrial
- PS, Parks and Schools
- CF, Community Facilities
- CROW, Canal - Right of Way

- Proposed Areas of Change

Boundaries

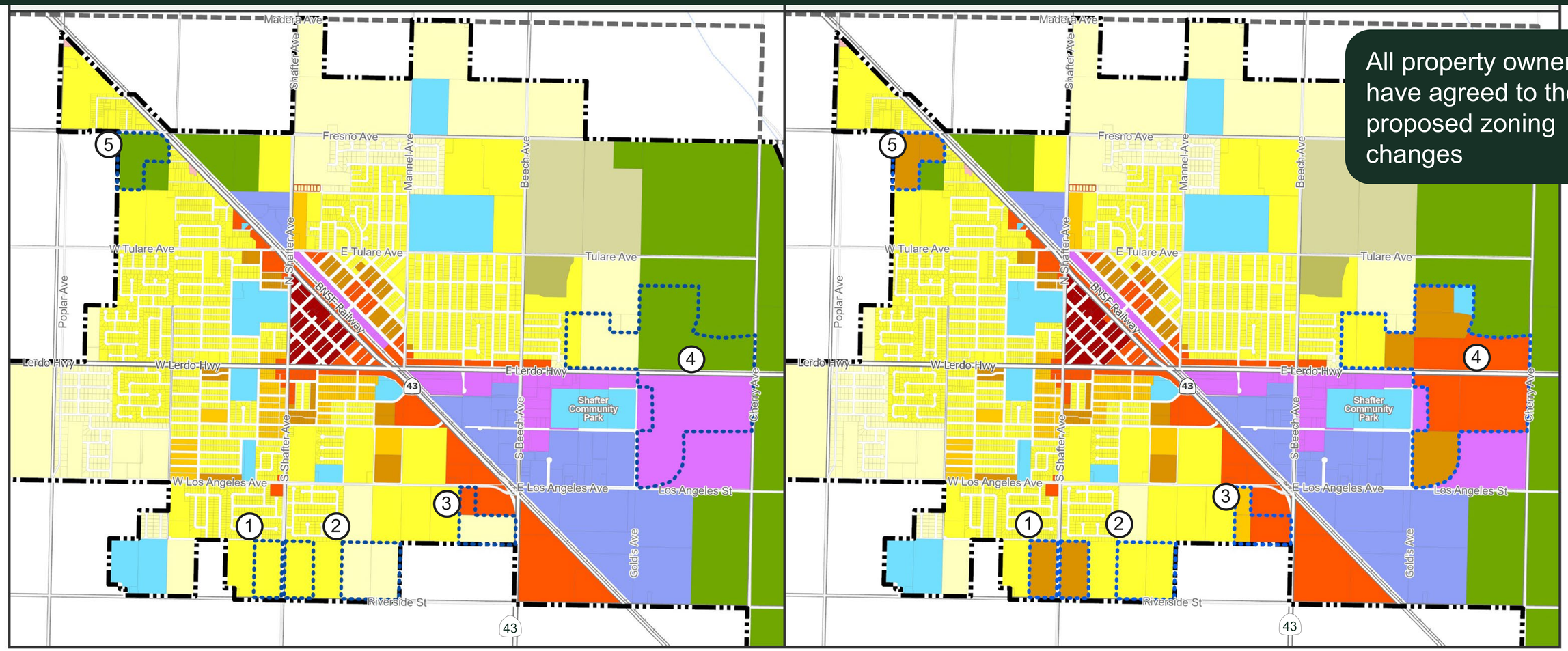
- City of Shafter
- Sphere of Influence
- General Plan Boundary



Current Zoning

Proposed Zoning

All property owners have agreed to the proposed zoning changes

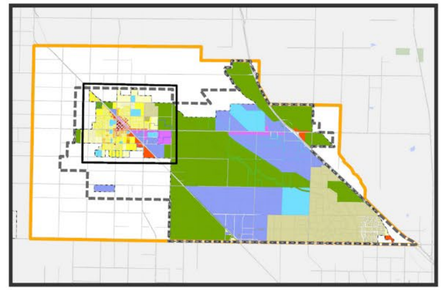


Zoning

- A, Agricultural
- E, Estate
- RE, Residential Estate
- R-1, Low Density Residential
- R-2, Medium Density Residential
- R-3, Medium-High Density Residential
- NC, Neighborhood Commercial
- GC, General Commercial
- DC, Downtown Commercial
- BP, Business Park
- I, Industrial
- CF, Community Facilities
- PU, Planned Unit Development
- SP, Specific Plan
- Proposed Areas of Change

Boundaries

- City of Shafter
- Sphere of Influence
- General Plan Boundary



Why are we rezoning for multifamily?

There is already enough land zoned for single-family homes in Shafter.

Building more homes on the same property spreads land and development costs across more units, allowing multifamily projects to offer lower prices/rents than a single-family home.

Townhomes, duplexes, and apartments therefore tend to be more affordable.

By March 2027, the City must rezone enough land to allow for the potential development of nearly 800 multifamily homes.



Shared costs on multifamily developments can result in lower prices or rents for people early in their careers and young families

What is “Affordable Housing”?

Housing rented or sold at rates affordable to households earning under 80% of County annual median income

~50% of Shafter households earn below this income

LOW INCOME = UP TO $78,000

$2,000 rent
or $250,000 mortgage

maximum affordable housing cost

VERY LOW INCOME = UP TO $49,000

$1,200 rent
or $175,000 mortgage

maximum affordable housing cost

WHAT THE SHAFTER MARKET ACTUALLY COSTS — AUGUST 2026

$450,000
Median price for single-family homes

$2,500
Average monthly rent for most units

$1,200
Monthly rent for a limited number of multifamily units

Does rezoning mean affordable housing must be built?

No, the City's role is to set policies and zoning that make affordable housing more feasible.

Multifamily zoning allows the densities and housing types that help lower development costs.

Multifamily rezoning does not require property owners to build housing or make it affordable.

Property owners and developers decide whether, when and how to pursue development.



Property owners decide whether to build

Examples of Built Affordable Housing

EXAMPLES: COTTAGES, SENIOR HOMES, AND APARTMENTS

Park Place Senior Apartments
BAKERSFIELD, 80 TOTAL HOMES
79 income-restricted homes plus one manager's unit. Two-story senior apartments on 2.99 acres, opened in 2000.

Residences at West Columbus
BAKERSFIELD, 56 TOTAL HOMES
56 income-restricted homes on 3.47 acres, including 20 for transition-age youth. Three-story apartments opened in 2013.

Pioneer Cottages
BAKERSFIELD, 37 TOTAL HOMES
36 one-bedroom rentals and one manager's home on 2.37 acres. Single-story fourplexes opened in 2022.

Parkside Apartments
DELANO, 40 TOTAL HOMES
39 restricted rentals and one manager's home. Two-story apartments opened in 2022, with rents for households at 50–60% of area median income.

Benton Park Cottages
BAKERSFIELD, 25 TOTAL HOMES
24 restricted rentals and one manager's home on 2.84 acres. Single-story duplexes and fourplexes opened in 2023.

Park Place Senior Apartments

2250 R STREET, BAKERSFIELD

80 homes
income-restricted until 2055

2.99 acres
two-story buildings

2000
grand opening





80 units
32 @ 60% AMI
47 @ 80% AMI
1 manager's unit

1 & 2 bd
Sixty-four 1-bd &
Sixteen 2-bd units

apartments
~26 units per acre

Residences at West Columbus

500 W COLUMBUS ST, BAKERSFIELD

56 homes
income-restricted until 2067

3.47 acres
three-story buildings

2013
grand opening





20 units
transition
age youth

36 units
50% AMI +
manager's unit

apartments
~16 units per acre

Pioneer Cottages

3141 PIONEER DRIVE, BAKERSFIELD

37 homes
income-restricted until 2077

2.37 acres
one-story buildings

2022
grand opening





37 units
2/3 @ 50% AMI
1/3 @ 60% AMI
1 manager's unit

1 bd
thirty-six 1-bd
& one 3-bd

all fourplexes
~15.5 units per acre

Parkside Apartments

214 1ST AVENUE, DELANO

40 homes
income-restricted until 2077

2 acres
two-story buildings

2022
grand opening





40 units
22 @ 50% AMI
17 @ 60% AMI
1 manager's unit

1 to 3 bd
Nineteen 1-bd,
Ten 2-bd,
Eleven 3-bd units

apartments
~20 units per acre

Benton Park Cottages

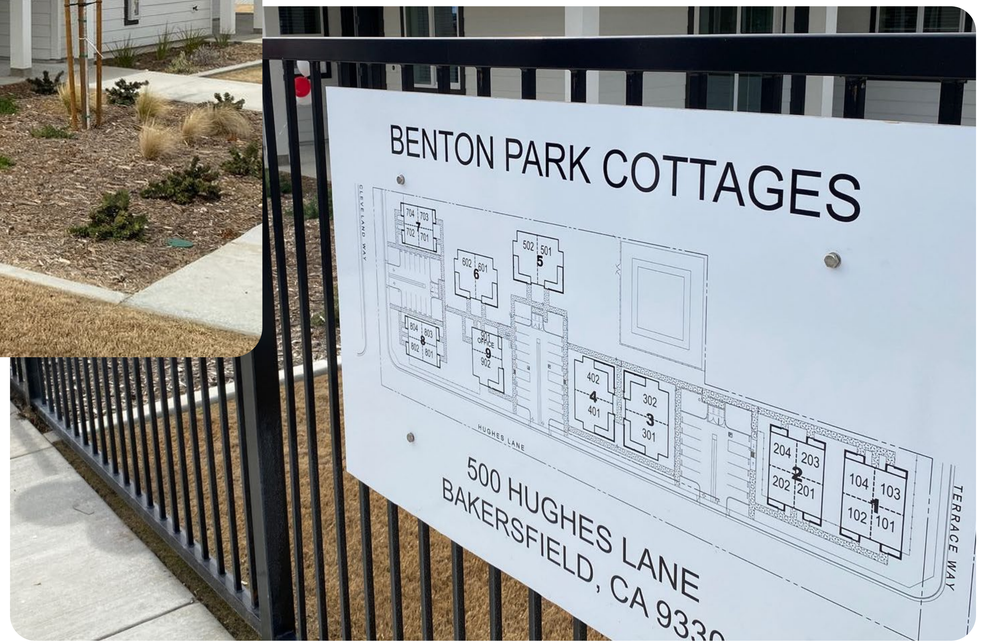
500 HUGHES LANE, BAKERSFIELD

25 homes
income-restricted until 2078

2.84 acres
one-story buildings

2023
grand opening





25 units
3/4 @ 50% AMI
1/4 @ 60% AMI
1 manager's unit

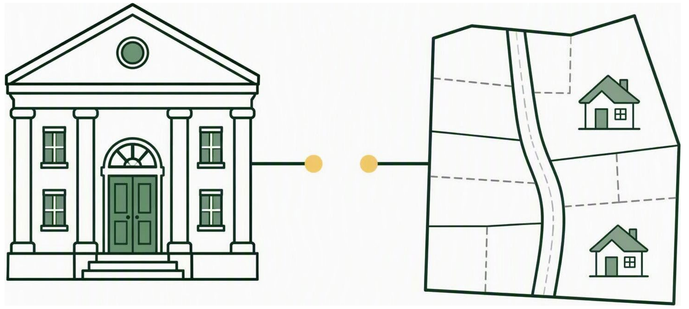
1 & 3 bd
sixteen 1-bd &
nine 3-bd units

duplex & fourplex
~9 units per acre

What happens if the City does not rezone by March 2027?

Staying on schedule maintains compliance and local decision-making authority. If the rezoning is not completed by March 2027, the City could face:

- Loss of access to State funding
- State enforcement or legal challenges and/or fines
- Loss of local control over some projects
- A continued requirement to come into compliance



Potential loss of local land use control and funding

Next steps & how to provide input

KEY DATES

Sept 30 – Oct 14: Public review of land use, zoning, and Housing Element revisions.

Oct 6: Joint Planning Commission/ City Council information session

Oct 8: Community Open House at Police Station Conference Room

Mid-Oct: Formal submittal of Housing Element revisions to HCD

Early 2027: Adoption hearings/compliance

HOW TO PROVIDE INPUT

Visit **www.myinput.com/planshafter** for draft map, zoning, and housing program updates

Email comments and questions to **myinput@planshafter.com**

Visit the Project Website

PlanShafter.com

