

Housing

Community input

Market conditions and forecasts

State requirements

Community Considerations

- How do we integrate higher-density housing the right way?
- Need additional types of housing (townhomes, apartments, "missing middle housing") so that more people can find options to live in Shafter

Pipeline

- How much housing is already entitled/under consideration?

Demographic and Market Considerations

- Demographic trends indicate need for smaller housing types
- Without changes, current forecasts are for steady growth in population and housing

State Law

- Housing Element implementation (RHNA)

Type of Household

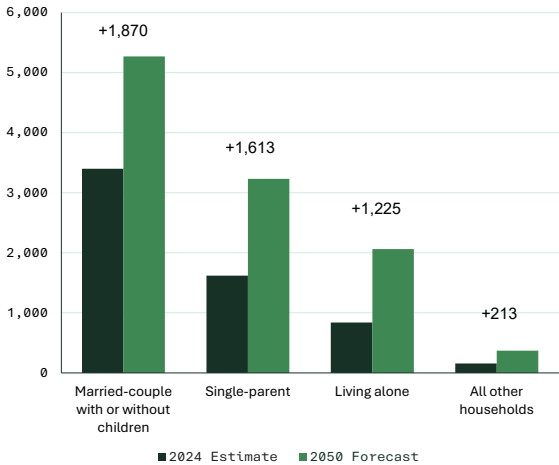
Although growth is forecast for the four major types of households, if present demographic changes continue, changes in the percentage of each household type are expected.

Married-couple families with or without children: decrease from 57% to 48%

Single-parent families: increase from 27% to 30%

Single-person households/living alone: increase from 14% to 19%

All other households: increase from 2.6% to 3.4%



Housing Implications

If present trends continue, Shafter can expect...

- Continued steady growth in population, households, and housing.
- Households will become slightly smaller, with more single-parent households and one-person households.
- The General Plan Update may need to consider some changes in the types and sizes of new housing.

External Considerations:

- Continued growth and development of the Wonderful Industrial Park and the potential for workforce housing may push residential growth rates higher.
- Because foreign migration has offset net domestic outmigration in California for decades, potential changes in US immigration policies may result in declines in statewide population growth and corresponding impacts to Shafter's residential growth rates.



To maintain compliance with state law, the City must rezone enough land for 760 to 931 affordable units by April 2027

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

After subtracting capacity from sites that are vacant and already have appropriate zoning, the City was left with an obligation to rezone sites for **931 lower-income units**

A new affordable housing project with 175 units, if approved, would reduce the rezoning requirement to approx. **760 units**

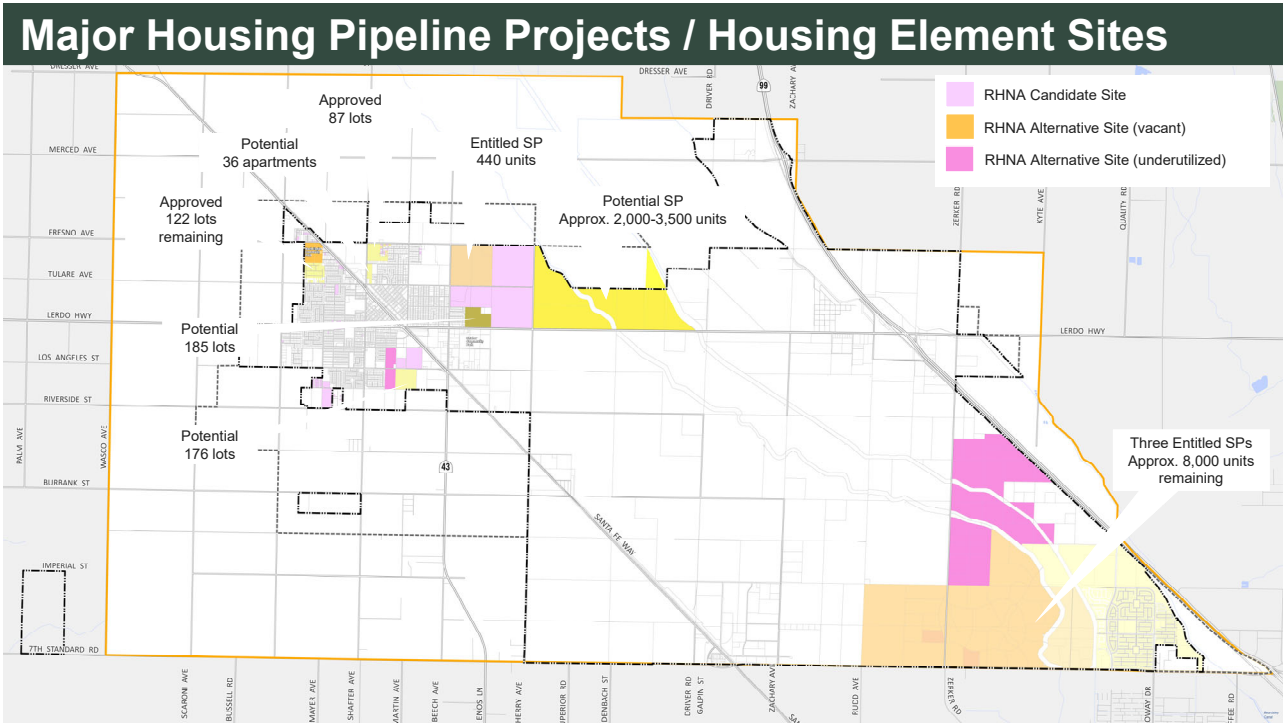


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What is Affordable?	Max for VL income (3-4 persons)	\$1,000-1,200/month rent \$130-150,000 sales price
	Max L income (3-4 persons)	\$1,600-1,800/month rent \$230-260,000 sales price

What land can count? How much? Likely need 50-100 acres

- IDEAL SITES (count 50-100%): 10 acres or less, vacant (no ag), no WMA, access to infrastructure, at least 20 units/acre
- ACCEPTABLE SITES (count 20-25%): all the above but on sites that are larger than 10 acres
- ALL SITES: must be in City limits and potentially developed by 2031



Commercial

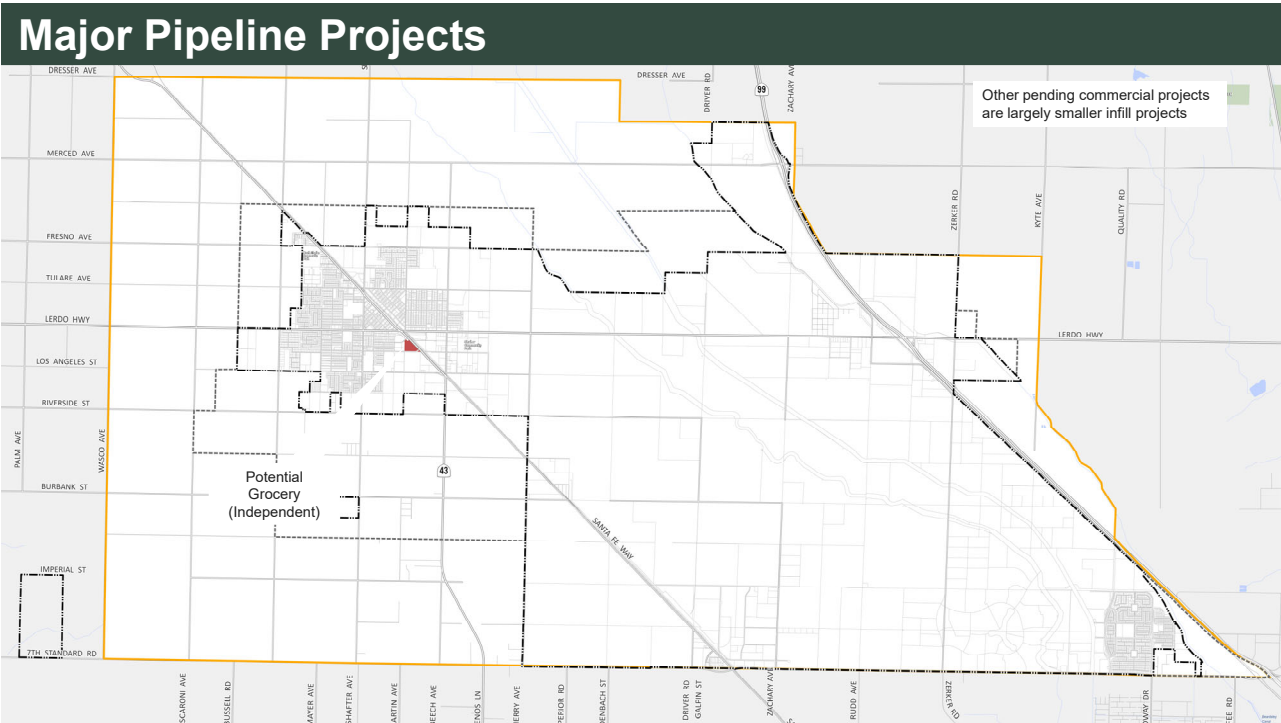
- How do we support and attract more commercial growth?

Community Considerations:

- There is a strong desire for more places to shop (with Walmart and Grocery stores frequently noted), more dining options (a lot of interest in popular chains), and entertainment venues.
- Participants in outreach activities generally supported more housing growth if it would attract more commercial growth, but there were also many who preferred less growth overall.
- Some GPAC members expressed a desire to have a successful “Old Town” Shafter in the historic downtown and additional commercial growth in other areas, but growth outside of downtown should not be limited.

Retail Demand:

- The City has applications for a new grocery store.
- As Shafter continues to grow, it will be more attractive to retail businesses.



Retail Demand

- As Shafter continues to grow, it will be more attractive to retail businesses
 - As more retail businesses locate in Shafter, the percentage of residents' retail spending that leaks to Bakersfield and other places will decline
 - The demand for retail building space is based on expected retail sales rather than the past trend in retail employment
- **Convenience goods: 150,000 SF.** New retail buildings that could be split across several areas in proximity to existing and new neighborhoods. (e.g. 1 grocery-anchored center by 2050)
 - **Comparison goods: 120,000 SF.** This should be provided in a single location and can include additional building space for some convenience goods retailers. (e.g. 1 Walmart / Target – anchored center by 2050)



Industrial & Agriculture

- How do we preserve and expand our Ag and Industrial areas while minimizing conflicts with incompatible land uses?

Community Considerations

- The GPAC supported maintaining existing industrial uses near the core as the city grows.
- Participants in outreach activities indicated the City's land use pattern should minimize conflicts between industrial and agricultural uses and existing/future sensitive receptors (housing, parks, schools, etc.).
- Participants in outreach activities indicated the City should proactively plan for and clearly define buffer zones between incompatible land uses (such as agriculture/industrial and residential/other sensitive receptors) to prevent the creation of adverse health risks and nuisance issues.

Market Factors

- WIP Expansion
- Industrial and Ag jobs are expected to account for nearly 75% of all new jobs through 2050.

