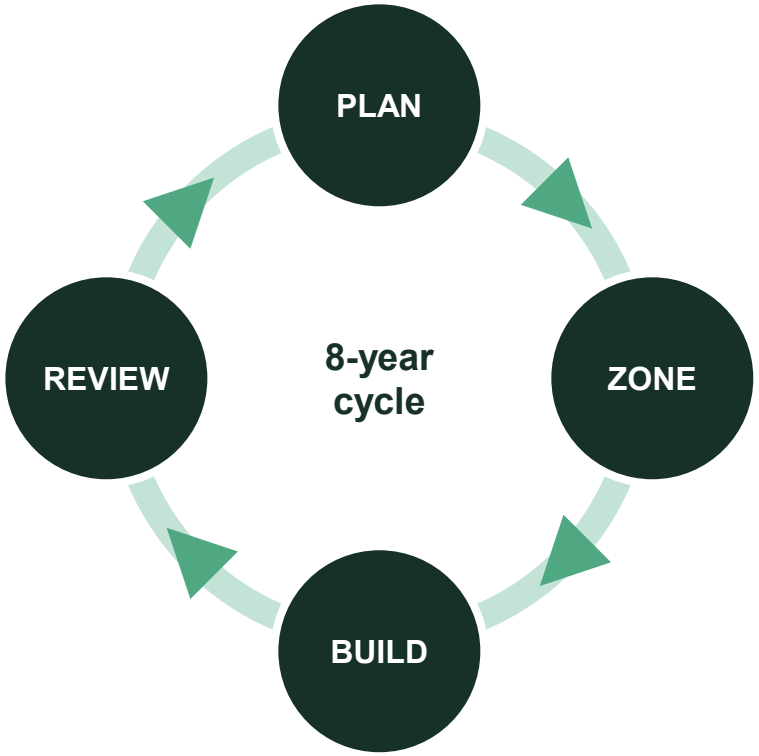
Informational Session
Housing Element Implementation

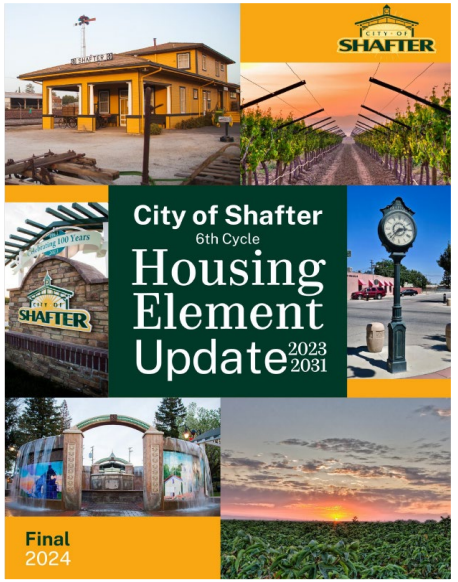
City Council / Planning Commission Joint Meeting | October 6, 2026

Shafter
CALIFORNIA



What is the Housing Element?





Part of City's General Plan

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

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
SF zoned parcels

PARTIALLY COVERED
NEED REZONING

Approved projects
MF zoned parcels

Why are we rezoning for multifamily?

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

State law requires the City to expand multifamily zoning by March 2027.

Townhomes, duplexes and apartments tend to be more affordable.

These options help people early in their careers and young families stay in or move to Shafter.

761

Additional capacity for multifamily the City must rezone for

by March 2027



2024 Housing Element adopted

Rezoning underway

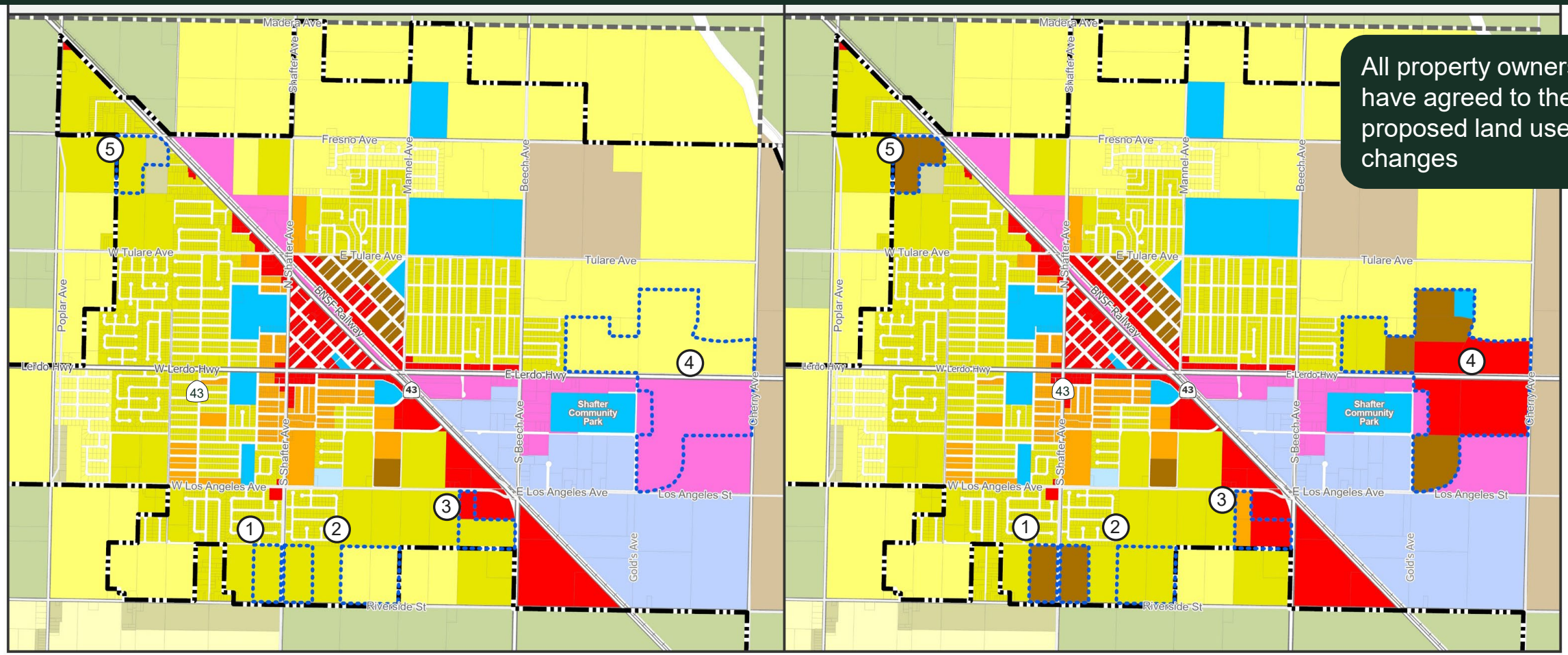
Today

March 2027 deadline

Current General Plan

Proposed General Plan

All property owners have agreed to the proposed land use changes



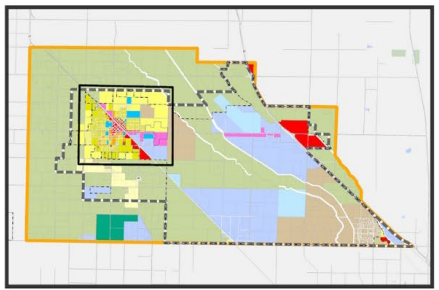
General Plan Land Use

- 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

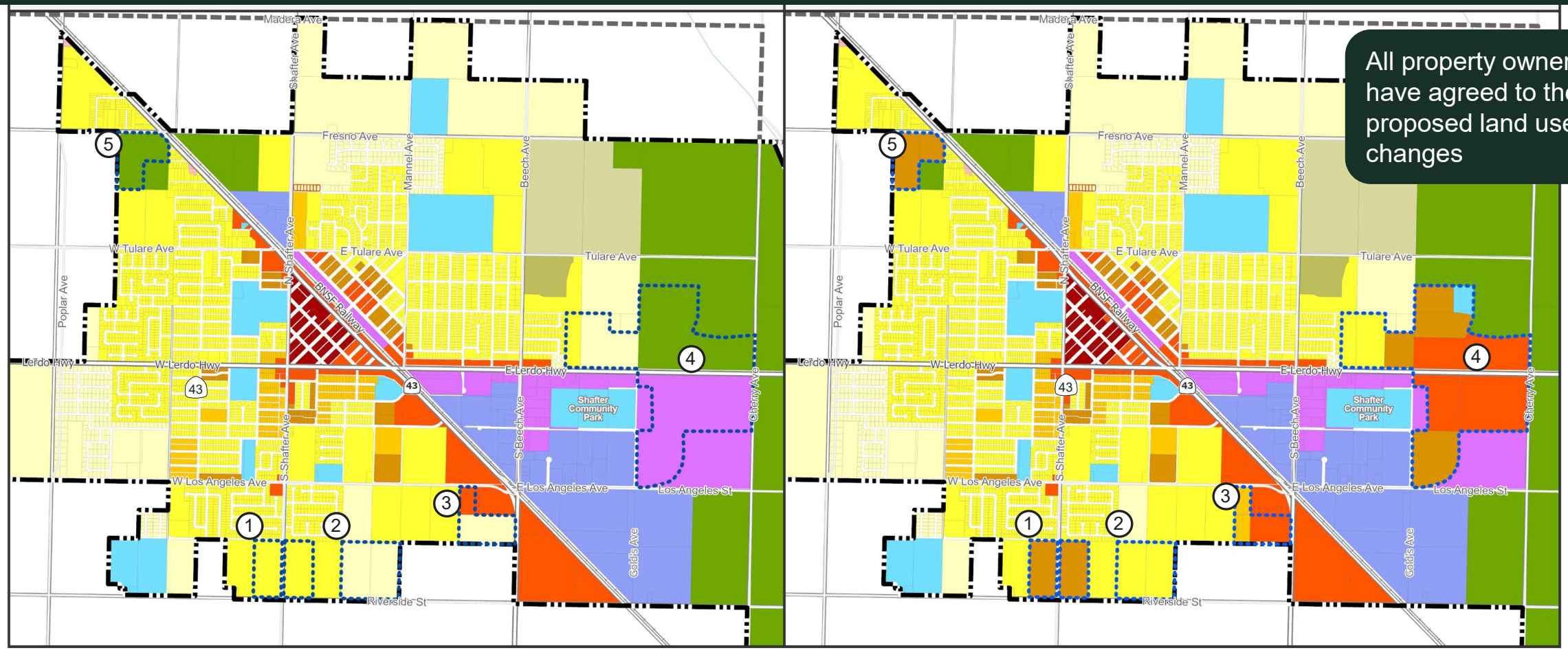
- City of Shafter
- Sphere of Influence
- General Plan Boundary



Current Zoning

Proposed Zoning

All property owners have agreed to the proposed land use changes

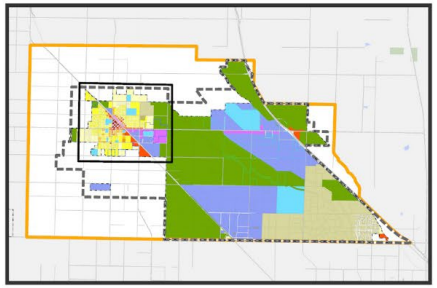


Zoning

- 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



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:

- Potential loss of access to State funding
- Potential State enforcement or legal challenges/fines
- Potential loss of local control over some projects (e.g., Builder's Remedy)
- A continued requirement to come into compliance

Next steps & how to provide input

NEXT STEPS

Sept 30: Revised Housing Element and Zoning released for public review

Oct 6: Joint Planning Commission/ City Council information session

Oct 8: Community Open House at Police Station Conference Room

Oct 14: Public review period closes, followed by formal submittal 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**