Housing Element Implementation | FAQ

Proposed Rezoning to Comply with State Housing Law

Shafter is following through on commitments made in its adopted 2023–2031 Housing Element. The City worked with property owners to develop the proposed approach, to meet State housing requirements while reducing the amount of land that would need to be rezoned compared to the original commitment.

What is being proposed?

Targeted General Plan revisions to the Housing Element and land use plan as well as zoning changes on 12 parcels in central Shafter to create capacity for multifamily housing and compatible commercial uses. The sites are vacant or used for agriculture and are already planned for urban development.

What is the Housing Element?

The Housing Element is the part of Shafter's General Plan that addresses current and future housing needs. The City adopted and received State certification for its 2023–2031 Housing Element. Completing the rezoning keeps the City in compliance.

Is this a new requirement?

No. The City adopted a Housing Element in 2024 that identifies programs to create enough zoning capacity for future housing consistent with State housing law.

Why are we rezoning for multifamily?

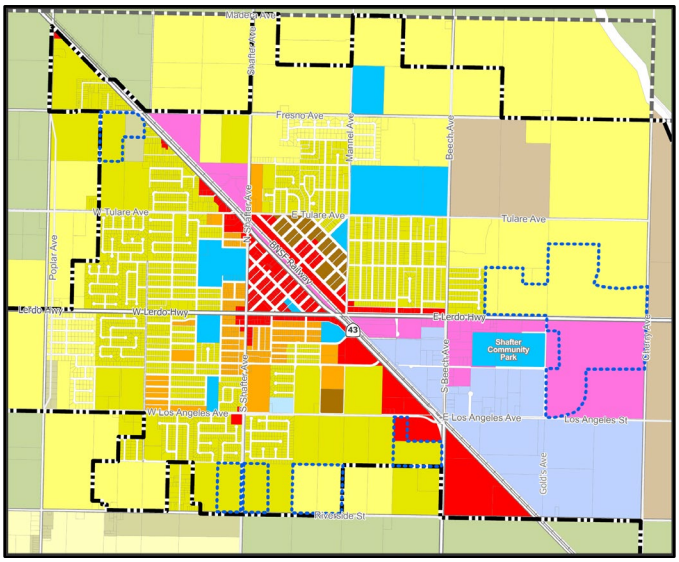
Shafter has enough land zoned for single-family homes, but State law requires the City to expand multifamily zoning by March 2027. Townhomes, duplexes, and apartments tend to be more affordable for individuals early in their careers and young families looking to stay in or move to Shafter. They can also benefit older adults seeking smaller, more affordable, and lower-maintenance homes that allow them to remain in the community as their housing needs change.

How much land is being proposed for change?

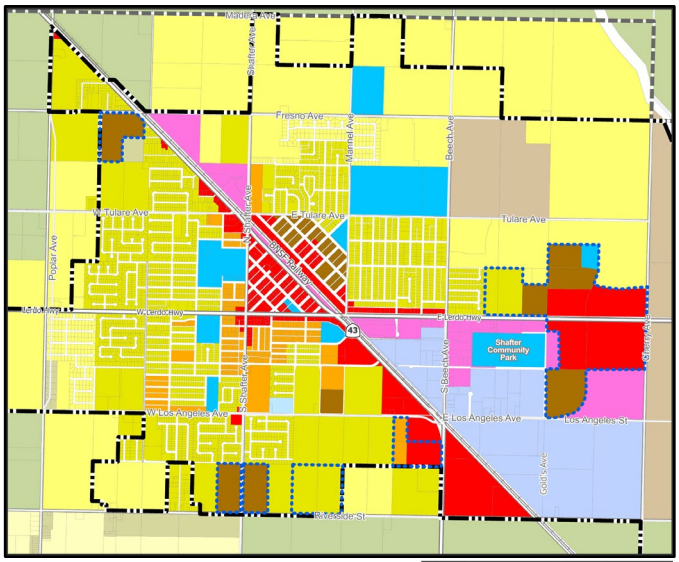
The proposed changes apply to 12 parcels around central Shafter. These properties are currently vacant or used for agriculture, are already planned for urban development in the General Plan, and have owners interested in future development. Together, the changes would create the zoning capacity required by state law, while also allowing for compatible market-rate housing and commercial uses as part of future development.

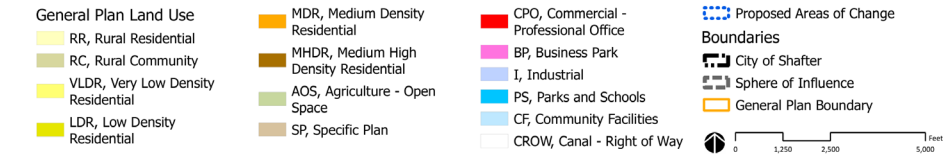
If approved, these properties could support an additional 1,800 housing units and 1.6 million square feet of commercial use, while reducing potential industrial by about 3.1 million square feet compared to what is allowed today.

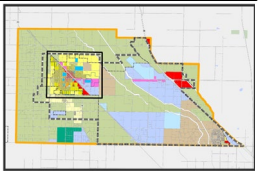
CURRENT GENERAL PLAN LAND USE



PROPOSED GENERAL PLAN LAND USE







Visit the project website for PDF and interactive maps, draft materials, and more information: www.myinput.com/planshafter

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How were the proposed sites selected?

The proposed sites were selected based on community input, prior planning work, and coordination with property owners. Recommendations from the General Plan Advisory Committee helped identify areas that could support future housing, and input from the Environmental Justice Working Group was considered as part of the broader land use planning process. The City then worked directly with interested property owners to confirm which sites were appropriate and suitable for rezoning.

What is "affordable housing"?

Affordable housing is rented or sold at rates that can be afforded by households earning less than 80 percent of the County median income. For Shafter, this means households earning less than $78K (low income), who can afford a maximum of roughly $2K in monthly rent or $250K for a mortgage. For households earning less than $49K (very low income), they can afford a maximum of roughly $1.2K in monthly rent.

As of August 2026, Shafter's housing market remains out of reach for most lower-income households: the median single-family home sales price is approximately $450K and most rental listings are single-family homes averaging about $2.5K per month. Although some multifamily housing is available at comparatively lower rents of about $1.2K per month, these options are limited.

Does rezoning mean affordable housing must be built?

No. The City's role is to establish policies and zoning that make affordable housing more feasible by allowing the densities and housing types that lower development costs. However, rezoning does not require affordable housing (or any housing) to be built; property owners and developers ultimately decide whether, when, and how to pursue development.

How does multifamily zoning affect affordability?

By allowing more homes, such as townhomes, duplexes, and apartments, to be built on the same property, the costs of land, construction, utilities, parking, and other improvements are shared. This lowers the overall cost of development and enables each home to be offered at lower prices or rents compared to a typical single-family home.

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

Missing the March 2027 rezoning deadline could have serious consequences. Shafter could lose access to certain State funding, become subject to State enforcement or legal challenges, and have less local control over some housing projects, including through the State's "Builder's Remedy" provisions. Staying on schedule helps the City maintain compliance and retain local decision-making authority.

How can I learn more and provide input?

LEARN MORE

Visit the City's website
For more information, detailed maps and draft materials.

www.myinput.com/planshafter

PROVIDE INPUT

The City wants to hear from you about the draft updates before submitting them to HCD for official review. The draft updates will be released for public review by the end of September. Please submit your comments or questions by email at myinput@planshafter.com and/or by attending either of the public meetings taking place in October.

KEY DATES

SEPTEMBER 30	Revised Housing Element released for public review
OCTOBER 6	Joint Planning Commission and City Council information session: 5 PM in the Council Chambers, 336 Pacific Ave
OCTOBER 8	Community Open House: 6 PM in the Shafter Police Department Conference Room, 201 Central Valley Hwy
OCTOBER 14	Public review period closes at 5pm
EARLY 2027	Adoption hearings