Housing Policy Department
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City of Fontana
CALIFORNIA

January 14, 2016

Department of Housing and Community Development
Division of Housing Policy Development
Attn: Melinda Coy
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833

Re: Annual Housing Element Progress Report 2014

Ms. Coy:

Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the Housing Element of its General Plan and progress in its implementation. The City Council of the City of Fontana adopted the 2014-2021 Housing Element on February 11, 2014. Attached for your review is a copy of the City of Fontana's Annual Housing Element Progress Report for calendar year 2014.

In summary, the attached report identifies and explains the many programs and efforts undertaken by the City to implement the goals and policies set forth in the City's Housing Element. The report further quantifies the number of new housing units built (as determined by building permit count during calendar year identified above), and identifies the appropriate income level associated as mandated by the State.

Overall, the report indicates that the Housing Element is a viable tool for implementing State and City housing policies and no changes are indicated or recommended at this time.

Respectfully,

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

James Troyer, AICP
Director of Community Development

Cc: Robin Huntley, Division of Housing Policy Development

Attachment:
Annual Housing Element Progress Report – Calendar year 2014

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fontana

Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			63	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	258	258	0			
(10) Total by income Table A/A3 ► ►			63			258	0	0			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	258					258	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted		63	0	0								63	-63
	Non-deed restricted		0	0	0									
Low	Deed Restricted		0	0	0									
	Non-deed restricted		0	0	0									
Moderate	Deed Restricted		0	0	0									
	Non-deed restricted		0	0	0									
Above Moderate			258										258	-258
Total RHNA by COG. Enter allocation number:													321	-321
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1.1 Provision of Adequate Sites to Meet RHNA Goals	The City of Fontana shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations that will provide adequate sites to meet the City's RHNA allocation. Specifically, the City will initiate and adopt General Plan Land Use and Zoning Code Amendments that will provide adequate sites to meet Regional Housing Needs Assessment goals for Extremely Low-, Very Low-, Moderate- and Above Moderate-Income rental and for-sale housing units.	Rezoneing by October 2014; annual monitoring	The City of Fontana completed its General Plan Amendment, Zone Change, and Zoning Code Amendment to create two new high-density residential zones in October 2014, in order to meet our RHNA allocation. The City created the R-4 (24.1-39 du/ac) and the R-5 (39.1-50 du/ac) zones. In total the City completed the rezoning of 18.8 acres of land to the R-4 zone, and 69 acres of land to the R-5 zone. Furthermore, the City identified 54 additional acres of land in the Westgate Specific Plan area to be rezoned to R-5 in the future when the Specific Plan is adopted. The Specific Plan is currently under review.
1.2 Expansion of Affordable Housing Opportunities through New Construction	The City shall seek to expand affordable housing opportunities through new construction by means of financial assistance and/or other means. The strategy shall apply to housing units or developments that utilize federal and state funds.	Ongoing	After Redevelopment ended in California, funding sources for city-assisted affordable housing diminished. However, when funding is available, the City will provide financial assistance or other incentives as appropriate in order to expand the avaiability of affordable housing.

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1.3 Annual Monitoring of Housing Production	To comply with the requirements of State Law, the City wil conduct an annual implementation review of the Housing Element for submission to the State Department of Housing and Community Development.	Yearly	As required by Government Code Section 65400, the City tracks building permit issuance annually and submits a Housing Element Progress Report. The report identifies Extremely Low-, Very Low-, Low, Moderate and Above Moderate-Income housing units constructed in the City.
1.4 Compliance with State Density Bonus Law	The City of Fotnana shall continue encouraging the development of second dwelling units to provide opportunities for additional rental housing. The City shall amend the current Density Bonus Ordinance to provisions as part of the annual Housing Element implementation reportiong required by HCD.	Ongoing with Density Bonus Amendment to be completed by December, 2014.	The City did not completed the amendment the current Density Bonus Ordinance by December, 2014. The reason being that the City would start its comprehensive General Plan and Zoning Code Update in 2015, and plans to amend the Density Bonus Ordinance as part of the comprehensive zoning code update project.
1.5 Optional Density Standards Review	The City will annual review and revise, as necessary, the adopted Optional Density Standards to ensure the adopted policy provvides for an additional means for the provisions of housing opportunities for extremely-low, very-low, low and moderate-income households.	Annually	The City's Community Development Department performs annual reviews of the adopted Optional Density Standards.

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1.6 Inclusionary Housing Ordinance	The City adopted an Inclusionary Housing Ordinance in 2012 which requires new residential and non-residential construction in the City to pay fees that are designated for affordable housing. The City will monitor implementation of the Inclusionary Housing Ordinance and explore other strategies to provide for affordable housing as appropriate.	Ongoing	Since the adoption of the Inclusionary Housing Ordinance in 2012, the City continues to collect fees from developers on an ongoing basis and reserve the funds for affordable housing development.
1.7 Manufactured and Modular Housing	The City initiated this program to educate the public and developers on the advantages of manufactured and modular housing and to encourage its inclusion in the infill housing program. Activities include meeting with manufactured housing builders and developers and distributing information to the general public.	Develop program elements wtihin the first year of the planning period. Annual outreach and consultation with developers.	Ongoing efforts to encourage manufactured and modular housing include the distribution of informational brochures at the public front counter. The City continues to offer a 50% reduction of development impact fees for infill development.
1.8 Developer Proposed Projects	This program facilitates the aqusition, rehabilitation, and management of large-scale multi-family projects by private developers. Activities may include meeting with housing builders, developers and non-profit organizations, and distributing information.	Develop program elements within the first year of the planning period. Annual outreach and consultation with developers.	This is an ongoing program that the City of Fontana Housing Authority administers when funding is available. The City's Housing Authority works with the Police Department to identify priority neighborhoods that would benefit from aqusition, rehabilitation, and management of large-scale multi-famly housing by private developers. In the past, funding for this program came from redevelopment funds. However, since redevelopment ended in California, funding source for this program has been diminished. Nevertheless, the City continues to work with develpers on large-scale multi-family housing as funding becomes available.
1.9 Infill Housing Program	This program is designed to develop quality single-family and multi-family housing on in-fill parcels located within targeted areas in Fontana.Through this program, the City has reduced most development fees by half for projects located witin the central third of the City.	Ongoing	The City continues to offer a 50% reduction on development impact fees for infill development.

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1.10 Monitor Development Fees	The City will monitor existing deveoopment fees to ensure in-lieu fees, development impact fees and processing fees are not considered an undue constraint on residential development.	Annually	The City's Community Development Department performs annual reviews of development fees.
1.11 Encourage the Development of Family Housing	The City of Fontana shall encourage and support the development of rental and for-sale housing for larger families. By means of direct outreach to private and non-profit housing developers, the City shall encourage developers/builders to incorporate larger bedroom counts in future housing projects to accommodate the needs of larger families and reduce overcrowding in the existing housing stock.	Develop program elements within the first year of planning period. Annual outreach and consultation with developers.	The City of Fontana is a family-oriented community, as such, housing for larger families is important to the City. The City's Community Development Department maintains frequent communication with single-family housing developers and stakeholder groups such as the Building Industry Association. Although there is no formal program established to promote housing for larger families at this point, the city does recognize the need for large family housing and advocate to the developers the need for larger bedroom counts.
1.12 Encourage the Development of Senior Housing	The City shall encourage through incentives (e.g., financial assistance when feasible, parking reductions, regulartory waivers, etc.), the development of senior housing that offers a wide range of housing choices from independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services.	Ongoing	In 2014, the City assisted with the development of 63 infill senior apartment units by providing incentives.
1.13 Provision of a Variety of Residential Housing Opportunities Throughout the City	The City shall encourage the development of mixed income developments where housing units are provided for a variety of income levels.	Concurrent with initial project pre-application and application review	The City of Fontana regularily encourages the development of mixed income housing within the same development. This is most commonly practiced with the city's Specific Plan developments. When a developer proposes to develop a large area through a Cpecific Plan, the City's practice is to encourage a well-balanced option for different density, lot sizes, product type, and bedroom counts. The City has ha a lot of success with this approach and will continue to employ this practice.

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1.14 Expedited Permit Processing	To mitigate entitlement costs of developing affordable housing, the City allows priority development review processing for low and moderate income housing applications, as well as housing for the elderly. The City also assigns eligibility for expedited permit processing to developments that incorporate multi-family units for large families. Large-family projects are developments that construct at least 40% of the total number of multi-family units as three- or four-bedroom units. A mixture of affordable, senior, and large family units may also be eligible for expedited permit processing.	Ongoing	This is an ongoing practice administered by the City's Building and Safety Division. In general, the City's permit processing is streamlined and efficient, and can process permits in an expedited manner on a day-to-day basis. However, when there are requests from developers, the City has routinely honored such requests with even more expedited permit processing.
1.15 Review Parking Requirements	The history of development in the City and continued developer interest show that parking requirements do not pose a constraint on the development of housing. To ensure that existing parking requirements will not pose future constraints on the developments of housing, the City shall review the requirements and revise, as appropriate.	Ongoing	In October of 2014, the City adopted alternative development, design and parking standards for the new R-4 and R-5 zones. In addition, the City's Community Development Department continuously reviews and revise its parking requirements for housing as appropriate. Eearly on in the project entitlement process, if it is identified that the city's parking requirement poses unreasonable burden on the developer, the city's practice is to work with the developer to achieve a solution that works for both parties.

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2.1 Monitoring of "At-Risk" Housing Units	The City of Fontana has 418 units that are at risk of converting from affordable, deed-restricted units to market-rate units over the next 10 years. The City shall provide for regular monitoring of deed-restricted units that have the potential of converting to market-rate during the planning period. Additionally,the City should seek funding and opportunities for owners of these units to extend and/or renew deed restrictions and/or convenants. To address the conversion of affordable units to market-rate units, the City will develop a program within the first year of the planning period that establishes partnerships with non-profit housing developers and a strategy to preserve the units.	Develop program elements within the first year of the planning period. Annual monitoring and review of at-risk units.	The City currently does not monitor "At-Risk" units. However, the City occasionally receives inquires from developers regarding at-risk units, and the City responds to these inquires when funding allows.
2.2 Proactive Rental Enforcement Program	This program responds to complaints on development code violations for rental units. During the planning period, the City intends to utilize CDBG funds for code enforcement activities; with special attention placed on the properties within the City's low and moderate income neighborhoods. In addition to responding to general code violations, abandoned structures will be boarded-up or cleaned-up to provide a safe environment for surrounding residents.	Ongoing as funding is available.	Funds provided for Community Oriented Policing Services (COPS) program and Code Enforcement in CDBG Eligible Areas/Qualified Census Tract.

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2.4 Multi-Family Revitalization Program	This program facilitates the acquisition, substantial rehabilitation, and professional management of selected apartment buildings and/or neighborhoods. This program is specifically designed to address the negative impacts created within the commuity by substandard buildings and serves as a vehicle for reducing code enforcement activity and police department calls for service.	Ongoing	The City of Fontana Housing Authority works together with the Police Department to identify at rist multi-family housing projects from 40 to 60 units. At risk units typically have high calls for police services, and poor property management. When funding is available, the Housing Authority will purchase, establish a no tolerance rule, rehabitate and hire a nonprofit organization to manage the complex for low income families.
3.1 Water Conservaton Practices	Promote the inclusion of state-of-the-art water conservation practices in existing and new residential projects where proven to be safe and environmentaly sound.	Ongoing	On September 22, 2010 the City Council Adopted Ordinance No. 1625, amendment to the City's Landscape and Water Conservation Ordinance requiring property owners to use less water to irrigate landscape areas as well as require the use of drought tolerant plant materials.
3.2 Promotion of Green/Sustainable Development Practices	The City encourages "green building" practices in new and existing residential development. To facilite and encourage the use of green building practices, the City shall continue the Green Fontana volunteer program which incentivizes builders through rebates to construct environmentally-efficient homes.	Ongoing	The City continues to run the Green Fontana volunteer program. In addition, in December of 2014, the city entered into a contract with CivicSparks to prepare the City's Climate Action Plan. The Climate Action Plan will focuse on green/sustainable development practices and will follow the San Bernardino County Regional Greenhouse Gas Reduction Plan. Additionally, the City continues its participation in the Home Energy Renovation Opportunity program (HERO) and the Energy Star Program.

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4.1 Adopt Reasonable Accommodation Procedures	The City of Fontana recognizes the unique needs of persons with disabilities. To comply with Federal and State housing laws (SB 520), the City will anayze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for reasonable accommodation to provide relief from Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities.	Develop draft Reasonable Accommodation Procedures by December 2014. Adopt Formal Reaonable Accommodation procedures by June 2015.	Initial research of standards and codes of been initiated.
4.2 Compliance with Senate Bill 2	To comply with SB-2, effective January 1, 2008, the City must analyze and revise the existing Zoining and Development Code to allow for emergency shelters, trasnsitional housing and supportive housing to homeless individuals and families for annual and seasonally estimated need.	Adopt new zoning standards by October 2014.	In October of 2014, the City completed the General Plan Amendment, Zoning Code Amendment, and Zone Change to establish Emergency Shelter Overlay Districts in two separate area within the City. The Emergency Shelter Overlay district would allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families for annual and seasonally estimated need. Although the ordinance has been adopted, the City will review it for additional clarity and consistency with requirements pursuant to SB 2, and ensure that transitional and supportive housing are permitted in all zones and are only subject to those restrictions that apply to other residential uses of the same type int he same zone.

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4.3 Encourage the Development of Housing Units for a Variety of Income Levels	the City of Fontna shall encourage the development of mixed income developments where housnig units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions. Additionally, the City of Fontana shall encourage that affordable housing developments are distributed throughout hte City in an equitable manner so that lower income households are not concentrated in any single area of the City.	Ongoing	The City has been very successful in incorporating a variety of housing types with varied lot sizes and density ranges with specific plans. When a developer wishes to develop a large land area, the City strives to achieve a well-balanced mix of housing types that suits different income levels, as well as retail and office services. As such, the City has a number of specific plans that includes housing for different income levels and continues to practice the same approach with new development proposals.

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4.4 Affordable Housing Resource Base	To ensure that the development community is aware of the availability of State, Federal and local funds as well as local in-kind assistance, the City shall develop an online affordable housing resource base with the intent of providing dissemination of information regarding funding/financing options available at the Federal, State and local level, incentives, partnership opportunities and other resources that promote a well-informed citizenry. The establishment of this resource base shall provide the public witha range of sources intended to educate and inform.	Ongoing	Housing brochures are avaiable at City Hall and on the City web page (www.fontana.org). The City has contracted with Rosenow Spevacek Group Inc (RSG) to provide annual monitoring information online with listings of all affordable units.
4.5 Participation and Support of Regional Fair Housing Efforts	Fontana contracts with the Inland Fire Housing and Mediation Board (IFHMB) for the provision of fair housing services. The IFHMB provides educational and technical assistance as well as outreach activities, including informational materials, referrals, and workshops, within the City. The bilingual staff of IFHMB presents community service programs in cooperation wtih local Spanish radio and television stations to inform the audience of the variety of programs offered.	Ongoing with annual contract renewal.	The City has contract with Inland Fire Housing and Mediation Board (IFHMB) to provide informational brochures in both English and Spanish. The brochures are available at the City Hall and on the City web page (www.fontana.org)

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4.6 Family Self-Sufficiency Program	This program provides an opportunity for Section 8 participatns to move to financial independence and eventually, into homeownership. The program is administered by the San Bernardino County Housing Authority and involves individualized counseling, career planning, education, and work experience. the City continues to refer inquiries and coordinate with the County Housing Authority.	Ongoing	Administered through the County of San Bernardino
4.7 Mentally Ill Services Program	The San Bernardino County Department of Mental Health administers a Homeless/Mentally Ill Program that provides the basic needs of food, clothing, an shelter to mentally ill homeless adults in San Bernardino County. The program utilizes intensive case management and assists clients in obtaining Social Security Supplement (SSI), permanent housing, and employment. All of the mental health services are provided by state, local, and private donations to homeless and non-homeless mentally ill throughout the County. the City continues to refer inquries and coordinate with the County Housing Authority.	Annually, as funds are available.	Administered through the County of San Bernardino

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4.8 Transitional Housing Facilitation	San Bernardino County Community Services Department receiveds funding from public, private, federal, and state sources to address the most serious needs of low income residents of San Bernardino County. The County currently operates several programs at no cost to the participant so that they can more easily make the transition to permanent housing. These programs are targeted for homeless, low income, or special needs populations. The City continues to refer inquiries and coordinate with the County Housing Authority.	Annually, as funds are available.	County of San Bernardino, Housing Authority.
4.9 Domestic Violance Services Program	In conjunction with the Fontana Police Department, the Fontana Housing Authority, House of Ruth (a nonprofit service provider), operate the Fontana Domestic Violence Facility and has designed a three-tiered program consisting of emergency, temporary,and transitional housing for victims of domestic violence.	Annually, as funds are available.	In 2014 the City of Fontana Housing Authority entered into a contract with House of Ruth to continue the City's assistance with the Fontana Domestic Violance Facility. House of Ruth is a non-profit organization and has two locations in Fontana. The new partnership with House of Ruth has worked very well.
4.10 Community Assistance Program	The CAPs program is a technical assistance program that offers assistance to homeless individuals and families who want to get off the streets. The program offers assistance on getting cleaned-up physically and free from dependencies, job training, how to look for a job and how to find and apply for housing.	Annually	This program is administered through the County of San Bernardino. The City continues to refer inquiries and coordinate with the County Hosuign Authority.

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4.11 Anti-Poverty Program	This program addrseses the priority needs of low-income residents associated with affordable housing: employment, income management, emergency services, nutrition, and family self-sufficiency. The City will continue to support the San Bernardino County Housing Authority in this program by providing funding, as available, and coordination of programs.	Annually	The City continues to work with the San Bernardino County Housing Authority to assist with their programs and reduce provery within the City.
4.12 Housing Referral and Information Services	The County of San Bernardino Housing Authority provides rental subsideis and property improvements to County-owned rental units to assist eligible low and moderate income Fontana residents through the Secton 8 programs. Housing referral and information services will continue to be provided through a contract with the County of San Bernardino Housign Authority. The City continues to refer inquiries nad coordinate wtih the County Housing Authority.	Annually	This is an on-going effort as the City's Housing Authority continues to refer individuals in need of Secton 8 to the San Bernardino County Housing Authority.
4.13 Provision of Housing Opportunities for Extremely Low-Income Households	The City understands the need to encourage and facilitate housing development for households earning less than 30 percent of the median family income. The City will encourage the development of housing for households earning less than 30% of the median family income with this program.	Annually	Initial research and funding verification and housing committee meetings have begun.

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4.14 Employee Housing	To ensure compliance with California Health and Safety Code Sections 17021.5 and 17021.6, the City shall review and amend the Zoning Code as appropriate to comply with the aforementioned California Health and Safety Code Sections.	Review and revise Zoning Code, as appropriate, by January 2015.	Since the City is currently undergoing a comprehensive update to it's General Plan and Zoning Code, this program will be addressed during the Zoning Code Update.
4.15 Housing for Persons with Developmental Disabilities	The City supports the ability of persons with developmental disabilities to live in integrated community settings. The City will work with the Inland Regional Center and other appropriate non-profit organizations and service agencies to identify the housing needs of Fontana residents with developmental disabilities, remove barriers to housing for persons with developmental disabilities.	Ongoing	The City continues to work with the Inland Regional Center and other service agencies to idenfity housing needs of Fontana residents with developmental disabilities, and remove barriers to housing for persons with developmental disabilities.

General Comments: