

# RFP NO. 2439 MISSING MIDDLE HOUSING PROTOTYPE PLANS PROJECT

Community & Economic Development Department

**City Council**  
May 13, 2025

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## GRANT BACKGROUND



### Regional Early Action Planning Grants of 2021 (REAP 2.0)

- Awarded SCAG \$231.5 million to support local agencies with 6<sup>th</sup> cycle Housing Element implementation

### Housing Infill on Public and Private Lands (HIPP) Pilot Program

- SCAG released call for applications in May 2023
- \$8,000,000 for projects which focus on
  1. Corridor wide infill housing initiatives; or
  2. Scale up development of surplus land with affordable housing



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## BACKGROUND

**2023** {

**2024** {

**2025** {

- City applied for a \$500,000 grant
- Grant conditionally awarded in September 2023 but delayed due to proposed state budget cuts
- After lobbying efforts, REAP 2.0 funding was largely restored, resuming activities in July 2024.

- The City Council adopted a resolution to accept the \$500,000 grant from SCAG
- Purchasing division released RFP 2439

- City and SCAG executed MOU



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## MISSING MIDDLE HOUSING

### What is missing middle housing?

- Refers to the lack of diverse medium-density housing types (i.e., duplexes, triplexes, live-work units etc.) in between detached single family residences and high-density apartment complexes



Image Source: Opticos Design, Inc. ©



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## PROJECT OVERVIEW

- City staff & Consultant will develop preapproved prototype plans for a variety of smaller scale multi-family housing types designed for existing infill sites
- Will streamline infill development by providing technical construction plans for a variety of housing typologies

Comprised of Four Overall Tasks

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graph TD; A[Comprised of Four Overall Tasks] --> B[Comprehensive Community Outreach]; A --> C[Technical Work]; A --> D[Project Management]; A --> E[Adoption of Plans]
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## RFP PROCESS

RFP Released 12/11  
December

Evaluation Committee Review  
February

Award Recommendation  
April

Proposals Due 01/23  
January

RADAR Inc. Identified as Consultant  
March

Award Contract & Project Kickoff  
May

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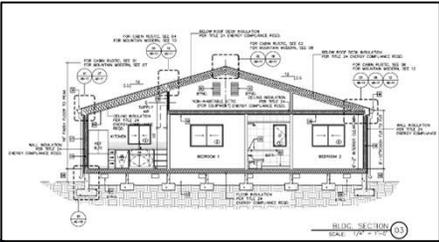
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# PROPOSAL – RADAR INC.

**((RADAR)) and Team**  
 PROPOSAL IN RESPONSE TO:  
**City of Riverside RFQ No. 2439**  
**Missing Middle Prototype Plans for**  
**Infill Housing Sites**

**PLACEWORKS** **BRANDOW & JOHNSTON** **Lam+Tea ENGINEERING**



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# COST PROPOSAL

Item	Proposed Cost
Task 1: Project Management & Coordination	\$74,110
Task 2: Community Outreach	\$101,455
Task 3: Technical Work	\$278,650
Task 4: Public Hearing & Adoption	\$10,450
Reimbursable Expenses	\$8,328
<b>TOTAL:</b>	<b>\$472,993</b>

- Project fully funded through SCAG HIPP Grant
- No additional cost to the City except staff time



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# STRATEGIC PLAN ALIGNMENT

**CROSS CUTTING THREADS**

**ENVISION RIVERSIDE 2025**  
**METRICS ACTIONS GOALS**

**STRATEGIC PRIORITIES**

Arts, Culture and Recreation

Community Well-Being

Economic Opportunity

Environmental Stewardship

High Performing Government

Infrastructure, Mobility and Connectivity

## Strategic Priority 2 – Community Well Being

**Goal 2.1** – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels; and

**Goal 2.3** – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

## Cross Cutting Threads

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# RECOMMENDATIONS

**Staff recommends that the City Council:**

- 1. Approve** a Professional Consultant Services Agreement with RADAR Inc. of Los Angeles, CA for Request for Proposal (RFP) No. 2439, for the Missing Middle Prototype Plans for Infill Housing Sites Project, for a one-year term with an optional one-year extension not to exceed a total compensation amount of \$500,000; and
- 2. Authorize** the City Manager, or his designee, to execute the Professional Consultant Services Agreement and subsequent related agreement(s), as necessary, with RADAR Inc, including making minor and non-substantive changes including but not limited to exercising the option to extend.

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