

HIPP PILOT PROGRAM GRANT MISSING MIDDLE HOUSING PROTOTYPE PLANS PROJECT

Community & Economic Development Department

City Council
October 22, 2024

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BACKGROUND

Regional Early Action Planning Grants of 2021 (REAP 2.0)

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

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

- SCAG released call for applications in May 2023 as part of PATH Program
- \$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

July 2023
City applied for \$500,000 grant



September 25, 2023
SCAG notified of conditional award



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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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MISSING MIDDLE PROTOTYPE HOUSING PLANS PROJECT

Overview

- City staff & Consultant will develop preapproved prototype plans catered to 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



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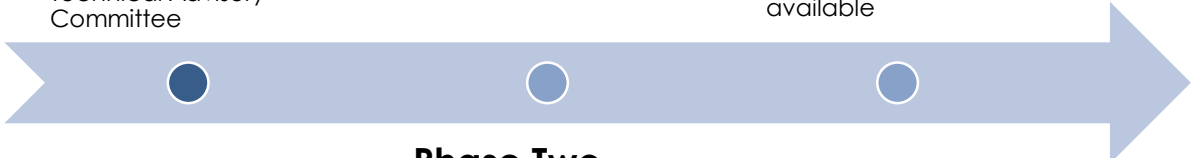
PROJECT OVERVIEW

Phase One

- Public outreach to obtain community feedback including design recommendations
- Technical Advisory Committee


Phase Three

- Education and promotion campaign to inform the public of the various plan types available



Phase Two

- Technical analyses and preparation of concept design drawings and constructions plans
- Feasibility analyses
- Final plans



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STRATEGIC PLAN ALIGNMENT



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. Adopt a Resolution authorizing the acceptance of a grant award from the Southern California Association of Governments Housing Infill on Public and Private lands (HIPP) pilot program for the preparation of Missing Middle Prototype Housing plans in the amount of \$500,000;
2. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record an increase in revenue and a supplemental appropriation in an amount equal to the grant award in the Grants and Restricted Programs, Housing Infill on Public and Private (HIPP) Pilot Program revenue and expenditure accounts; and
3. Upon grant award, authorize the City Manager, or designee, to execute all grant documents with the Southern California Association of Governments HIPP Pilot Program, including making minor and non-substantive changes.



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