

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 6th 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

- 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.

2024

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

2025

- 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. ©



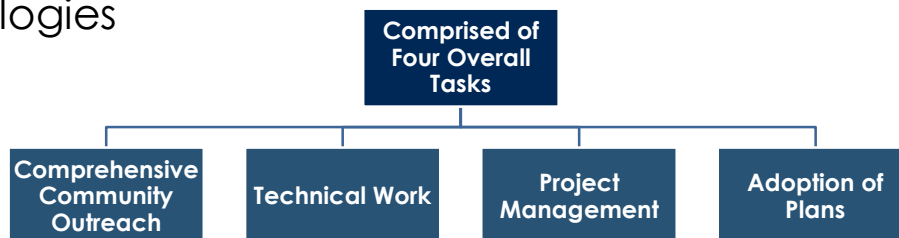
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PROJECT OVERVIEW

- 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

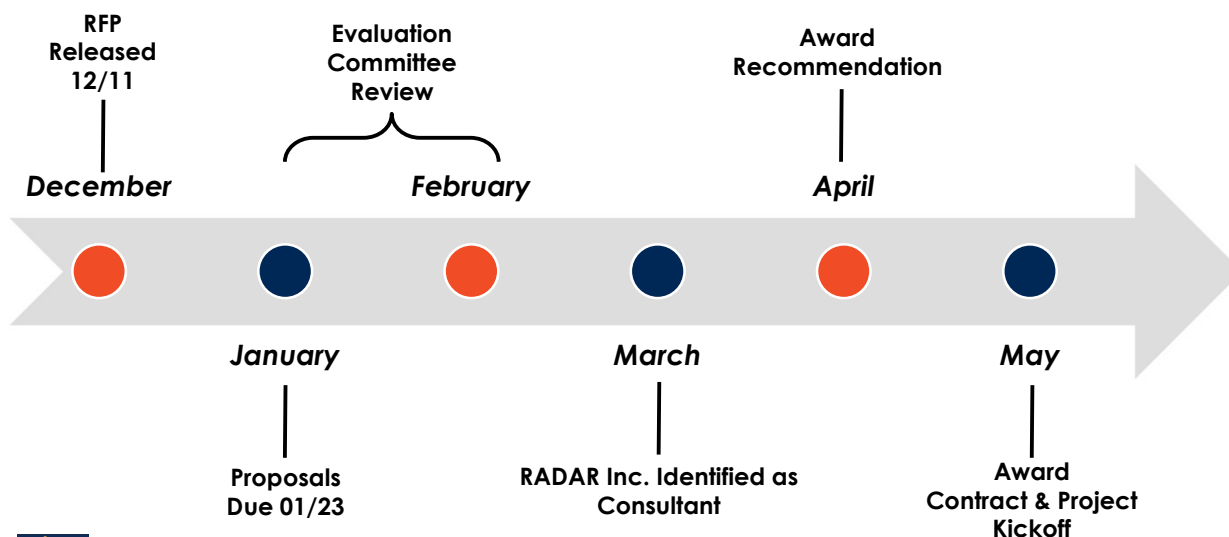


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RFP PROCESS



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PROPOSAL – RADAR INC.

((RADAR)) and Team

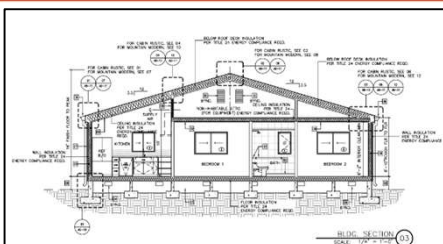
PROPOSAL IN RESPONSE TO:

**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
TOTAL:	\$472,993

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



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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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