

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, ADOPTING THE PRE-APPROVED HOUSING PLANS FOR  
4 MISSING MIDDLE HOUSING – DUPLEX AND BUNGALOW UNIT  
5 PLANS.

6 WHEREAS, the Regional Early Action Planning Grant Program of 2021 (“REAP 2.0”)  
7 was established by the California state legislature as part of the 2021 California Comeback Plan  
8 under AB 140 to confront the statewide housing affordability crisis by building and expanding on the  
9 success of the REAP 2019 program by integrating housing and climate goals and allowing for broader  
10 planning and implementation investments to facilitate housing supply, choice, and affordability; and

11 WHEREAS, REAP 2.0 funded activities must meet the program objectives, which are to  
12 accelerate infill development that facilitates housing supply, choice and affordability; affirmatively  
13 further fair housing; and reduce vehicle miles traveled. Further, all residential development must be  
14 in areas meeting the definition for “Infill” provided in the REAP 2.0 state guidelines; and

15 WHEREAS, the Southern California Association of Governments (“SCAG”) issued a call for  
16 applications under the Projects to Accelerate Transitional Housing (“PATH”) Program; and

17 WHEREAS, on July 10, 2023, the City of Riverside (“City”) applied for a grant in the amount  
18 of Five Hundred Thousand Dollars (\$500,000.00) through the HIPP pilot program for the Missing  
19 Middle Prototype Housing Plans for Infill Housing Site Project (“Project”), which would create pre-  
20 approved housing plans for duplex and bungalow unit plans for use free of charge within the City; and

21 WHEREAS, in September of 2023, the City was notified that it was conditionally awarded the  
22 grant funds for the Project; and

23 WHEREAS, finalization of formal grant awards was significantly delayed due to proposed  
24 cuts to the REAP 2.0 program but funding was restored in the final adopted state budget and as such,  
25 formal grant award activities resumed in July 2024; and

26 WHEREAS, on October 22, 2024, the City Council adopted a resolution acceptance a grant  
27 ware from SCAG in the amount of Five Hundred Thousand Dollars (\$500,000.00) to complete and  
28 deliver the Project, which seeks to reduce financial costs and time spent associated with the design of

1 housing plans in order to increase housing opportunities at strategic locations throughout the City by  
2 incentivizing infill development through preapproved prototype plans; and

3 WHEREAS, in March 2025, the City and SCAG executed a Memorandum of Understanding  
4 (MOU) for the Project; and

5 WHEREAS, on May 13, 2025, the City Council approved a Professional Consultant Services  
6 Agreement with RADAR Inc. of Los Angeles, California, for the Missing Middle Prototype Plans for  
7 Infill Housing Sites Project, from Request for Proposals (RFP) No. 2439; and

8 WHEREAS, in July 2025, City staff and the project team held a virtual project kick-off and  
9 due to the terms of the grant, the project and all related expenditures must be completed by June 30,  
10 2026.

11 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,  
12 California, as follows:

13 Section 1: That the Pre-Approved Duplex and Bungalow Unit Housing Plans created through  
14 the Project, and which are consistent with the Regional Early Action Planning Grant Program of 2021  
15 (REAP 2.0) guidelines, are hereby adopted.

16 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

17  
18 \_\_\_\_\_  
19 PATRICIA LOCK DAWSON  
20 Mayor of the City of Riverside

21 Attest:

22 \_\_\_\_\_  
23 DONESIA GAUSE  
24 City Clerk of the City of Riverside

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26  
27  
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1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
3 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
9 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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11 \_\_\_\_\_  
12 DONESIA GAUSE  
13 City Clerk of the City of Riverside  
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