

MISSING MIDDLE HOUSING PROTOTYPE PLANS PROJECT

Community & Economic Development Department

City Council
June 16, 2026

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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
- 2024**
 - The City Council adopted a resolution to accept the \$500,000 grant from SCAG
 - RFP release for project
- 2025**
 - RADAR INC. selected as consultant
 - Project kick-off in July



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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 GOAL

Provide pre-approved housing plans that residents can use at no cost, reducing the time and expense of hiring an architect and developing custom plans.

- Ready-to-use designs that meet City standards
- Streamlines the housing development process
- Reduces upfront design and planning costs for residents
- Makes housing development more accessible and affordable



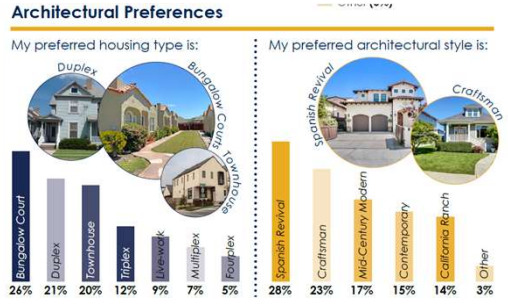
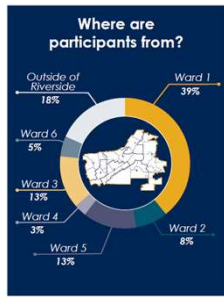
COMMUNITY OUTREACH

Workshop #1	Workshop #2	Workshop #3
Tuesday, July 29, 2025 10:00am - 11:00am Virtual Zoom Room	Thursday, July 31, 2025 6:30pm - 7:30pm Springbrook Clubhouse	Saturday, August 2, 2025 11:00am - 12:00pm Bourns Family Youth Innovation Center

WORKSHOP #1	WORKSHOP #2	WORKSHOP #3
Date: Tuesday May 12, 2026 Time: 11:00am - 12:00pm Location: Virtual Zoom Room bit.ly/riversidehousing2	Date: Wednesday May 13, 2026 Time: 6:00pm - 7:00pm Location: Main Library Community Room 3900 Mission Inn Ave, Riverside, CA 92501	Date: Saturday May 16, 2026 Time: 11:00am - 12:00pm Location: Bourns Family Youth Innovation Center Makerspace Room 9595 Miller Street, Riverside, CA 92503

32 SURVEY RESPONDENTS

46 WORKSHOP ATTENDEES



DUPLEX PLANS



FLOOR 1



FLOOR 2



DUPLEX

The Duplex is a two-story, Spanish Revival-style building containing two units. Two or more Duplex buildings, or a combination of Duplexes and Bungalow Units, can be arranged on larger lots.

Details

- **Style & Size:** Two-story, Spanish Revival style, approximately 1,300 SF per unit.
- **Configuration:** 3 bedroom/2 bath per unit.
- **Amenities:** Includes an accessible ground floor bedroom and bath and in-unit laundry.
- **Engineering:** Unit plans include coordinated and pre-approved structural, mechanical, electrical, and plumbing engineering for application cost and time savings.
- **Applicant Responsibility:** The applicant must provide Site Plans (Open Space, Pathways, Parking, and Trash), which must be designed by others.



BUNGALOW UNIT PLANS



FLOOR 1



EXAMPLE SITE PLAN



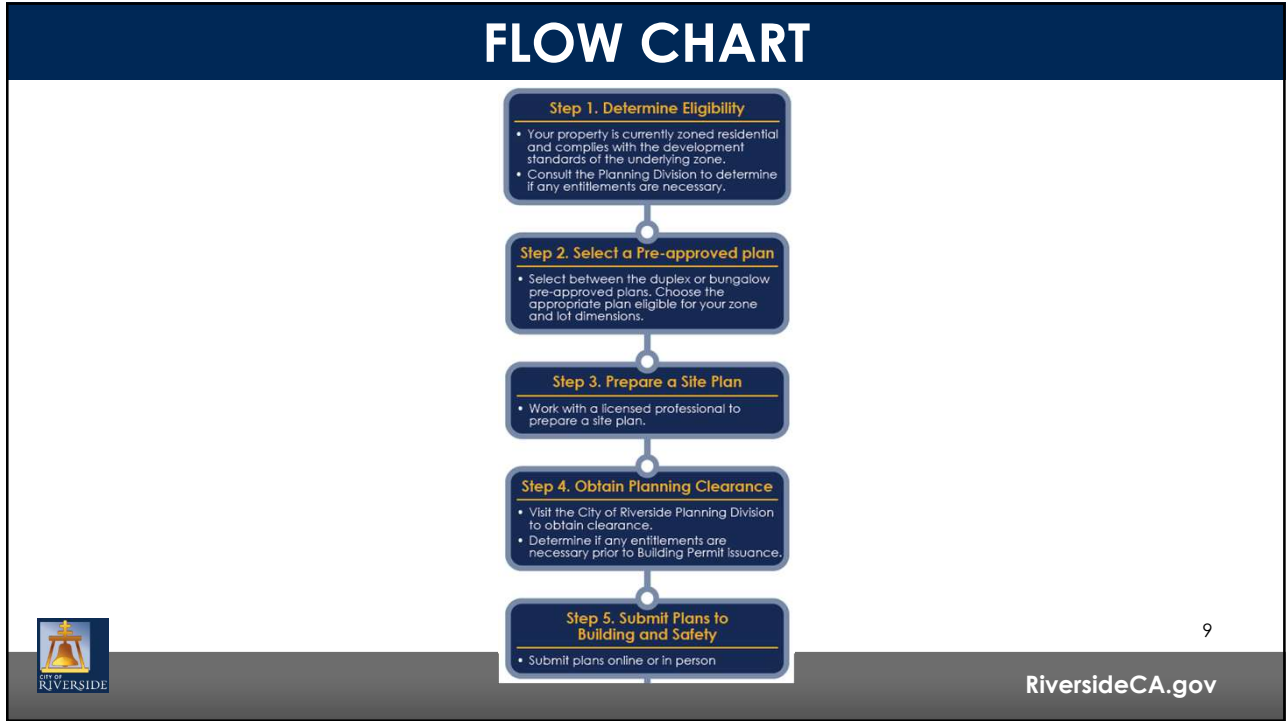
BUNGALOW UNIT

The Bungalow Unit is a single-story, Spanish Revival-style building designed to be arranged in multiples around a courtyard, which offers developers flexibility in the number of units accommodated on site.

Details

- **Style & Size:** Single-story, Spanish Revival style, approximately 1,000 SF per unit.
- **Configuration:** 2 bedroom/2 bath per unit.
- **Amenities:** Includes an accessible ground floor bedroom and bath, in-unit laundry, and a private enclosed patio surrounded by a low privacy wall.
- **Engineering:** Plans include coordinated and pre-approved structural, mechanical, electrical, and plumbing engineering for application cost and time savings.
- **Applicant Responsibility:** The applicant must provide Site Plans (Open Space, Pathways, Parking, and Trash), which must be designed by others.






RECOMMENDATIONS

That the CITY COUNCIL:

- RECEIVE AND FILE** an update on the preparation of pre-approved plans for missing middle housing; and
- ADOPT** the attached resolution approving the duplex and bungalow unit plans consistent with the REAP 2.0 grant requirements.

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