

Program for the preparation of missing middle prototype housing plans in the amount of \$500,000 (Attachment 1).

In March 2025, the City of Riverside and SCAG executed a Memorandum of Understanding (MOU) for the project (Attachment 2).

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

In July 2025, City staff and the project team held a virtual project kick-off. Due to the terms of the grant, the project and all related expenditures must be completed by June 30, 2026.

DISCUSSION:

Project Overview

The Pre-Approved Housing Plans for Missing Middle Housing Project (“Project”) aims to increase housing opportunities at strategic locations throughout the City by incentivizing infill development through the creation of preapproved prototype plans for duplex and bungalow unit housing types. The housing plans will be readily available to the public at no cost and may be used on eligible properties within the City of Riverside.

Missing middle housing refers to small- to medium-sized residential developments that fall between detached single-family homes and high-density apartments. It is described as "missing" because zoning laws and other regulations often restrict or prohibit their development. As a result, this type of housing is rare in modern residential development. Examples include duplexes, triplexes, townhouses, cottage-style housing, condos, live-work buildings, and courtyard apartments.



Figure 1. Examples of Missing Middle Housing

Image Source: Opticos Design, Inc. ©

The project aims to expand the City’s housing stock and advance key goals of the 6th Cycle Housing Element by reducing design costs and shortening the time required to prepare duplex and bungalow housing plans. These pre-approved plans are designed to accommodate a variety of infill development sites, helping to enhance existing neighborhoods with diverse housing options.

Project Scope

The following list outlines the key project tasks that guided the resolution’s preparation and implementation; however, it is not intended to represent an exhaustive list of all project activities. Attachment 3 provides an overview of the Public Engagement Plan for this project. Attachment 4 provides a complete set of the education, promotional, community outreach and technical tasks for this project.

Community & Stakeholder Outreach

- Public Survey & Public Workshops
 - At the outset of the project, the project team prepared a community survey and hosted three public workshops to help inform the design of the housing plans and ensure the plans

responded to residents' housing needs. The survey solicited feedback on preferred housing types (e.g., duplexes, bungalow units, townhomes, and cottages), architectural styles, layouts, and dwelling unit needs.

- The workshops provided an overview of the project, gathered feedback on survey findings, and outlined next steps. The survey and workshops were conducted during Summer 2025, and the feedback received helped refine the prototype housing plans.
- In Spring 2026, the project team hosted three additional workshops to present the final plans and renderings and provide guidance on how to use the plans.
- Technical Advisory Committee (TAC)
 - The project team convened a Technical Advisory Committee (TAC) composed of local housing developers, architects, and nonprofit leaders with extensive experience in residential construction to help guide development of the prototype plans.
 - TAC meetings were designed to foster collaboration between the project team and committee members and provide a forum for feedback on key design considerations, constructability, functionality, and cost efficiency to inform refinement of the prototype plans.

Technical Tasks

- Land Inventory & Suitable Sites Analysis
 - The project team used existing property data to develop an inventory of potentially suitable infill sites for the pre-approved plans based on site conditions, including lot size, dimensions, and applicable Zoning Code, General Plan, and Specific Plan regulations.
 - A test-fit analysis was conducted on four sites to evaluate the applicability of the plans and overall development feasibility.
- Financial Feasibility Analysis
 - Using data from the Suitable Sites Analysis, the project team conducted a financial feasibility analysis for the pre-approved plan types. The analysis indicated that the two plan types should be financially feasible to develop as rental housing. The analysis also looked at for-sale housing for both plan types. The two plan types might face market challenges in part due to the lack of private garages for both plan types. A complete analysis is found in Attachment 4.

Project Plans

As part of the project scope, the project team prepared two plan types and accompanying renderings for each, including a duplex configuration and a bungalow unit configuration. Based on feedback received through the community outreach process, the selected architectural style for both housing types is Spanish Revival. The following two pages provide an overview of the floor plans and elevation renderings for each plan type.

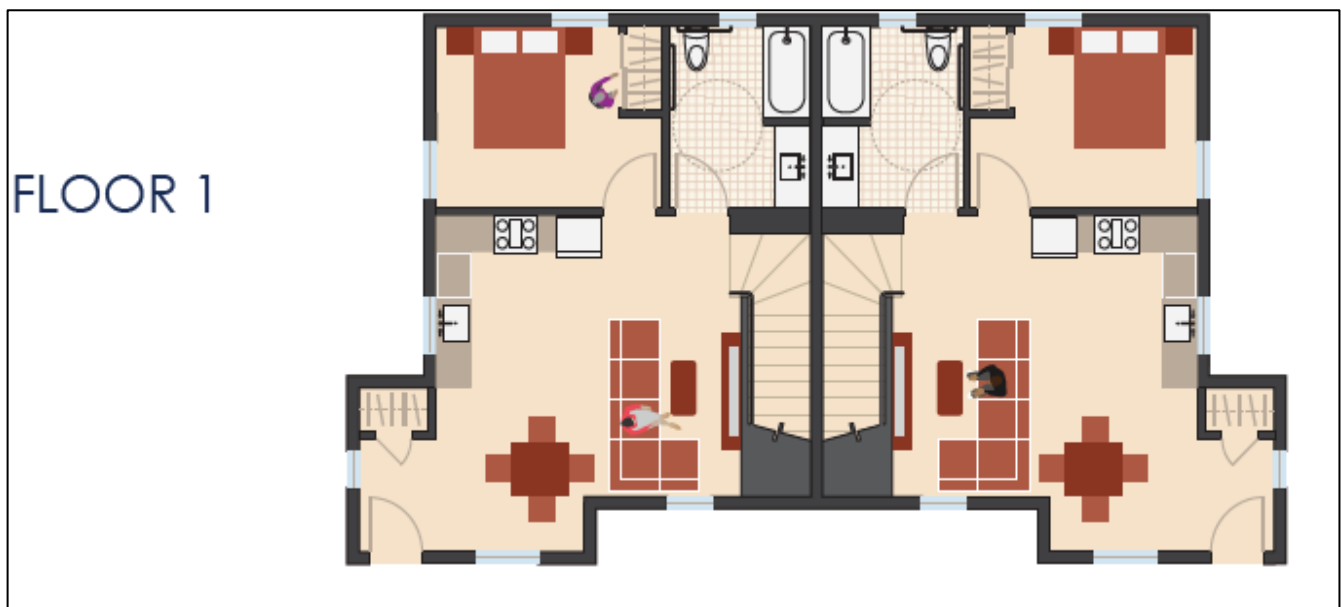
The project plans have been reviewed and approved for compliance with Planning, Building & Safety, Fire, Public Utilities Water & Electric, and Parks & Recreation. It should be noted that while the plans are pre-approved, the plans are not permit ready nor are the plans ministerial in nature. This means that the use of the plans will need to abide by any Planning entitlements if necessary, and any conditions or additional review as required by any department. The pre-approved plan sets include architectural, mechanical, plumbing, structural and electrical.

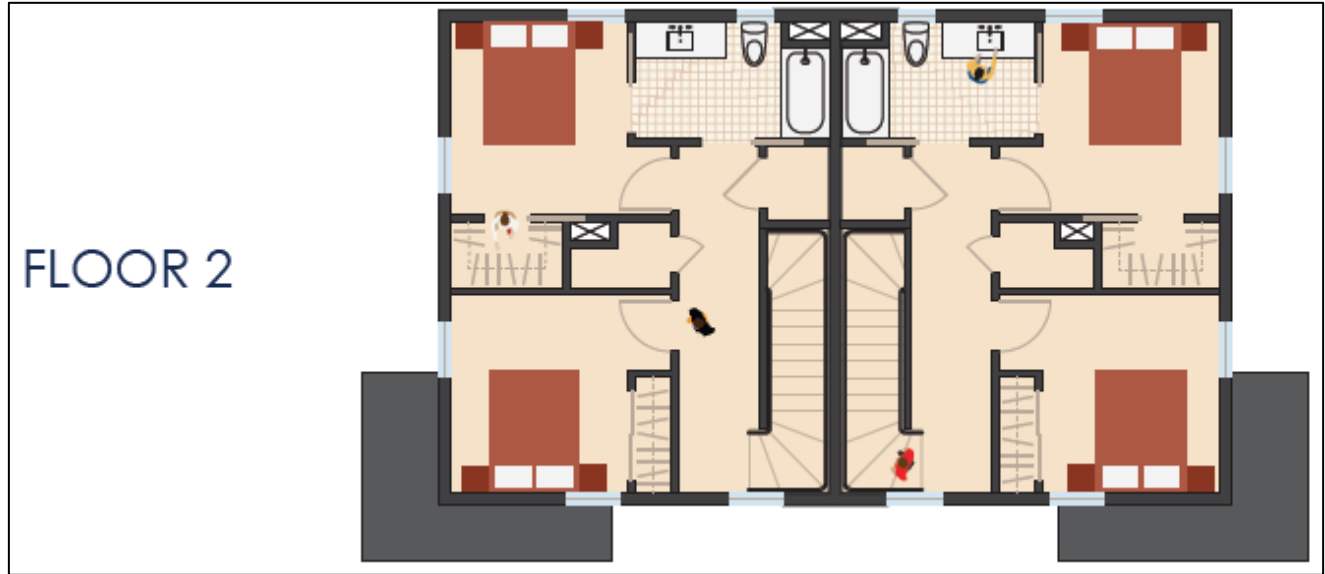
Duplex

A view from the driveway highlights key elements of the Spanish Revival style, including low-pitched red terracotta tile roofs, smooth white stucco walls, and arched entryways and windows. Parapets have curvilinear articulation and the street-facing wall includes a wall with patterned ceramic tile. The duplex plan offers a 3-bedroom and 2-bathroom configuration within a two-story unit. The images below provide an elevation and floor plan renderings.



Figure 1 Duplex Elevation Rendering



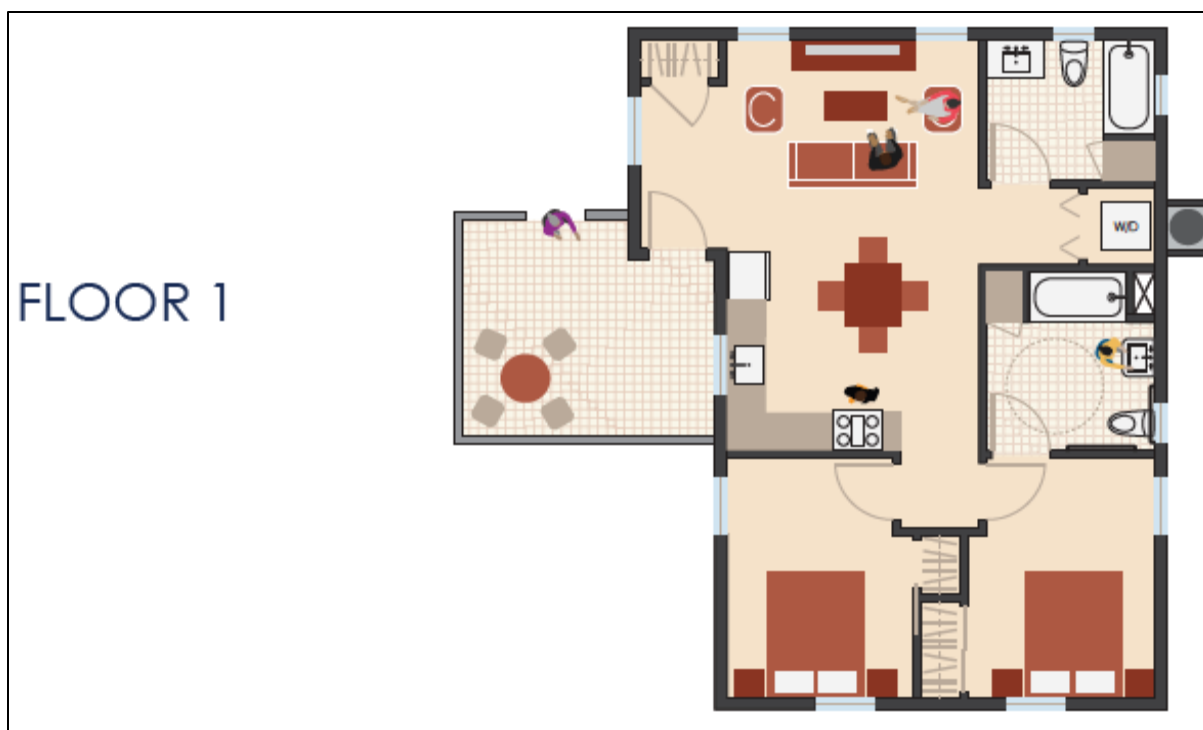


Bungalow

A view into the central courtyards highlights key elements of the Spanish Revival style for the bungalow prototypes, including round clay vents, low-pitched red terracotta tile roofs, smooth white stucco walls, and arched entryways and windows. The bungalow unit plan offers a two-bedroom and two-bathroom configuration in a single-story unit. The images below provide an elevation, floor plan and sample site plan renderings.



Figure 2 Bungalow Court Unit Elevation





Both plan sets are available to the public free of charge.

How To Use the Plans

To utilize the pre-approved plans, applicants must first determine if their property is zoned residential and complies with the development standards of the underlying zone. The applicant would then select between the duplex or bungalow pre-approved plans and work with a licensed professional to prepare a site plan. The site plan must provide any open space requirements, parking and driveway locations, pathways, any trail and utility easements as necessary. Next, the applicant would work with the Planning Division to determine if any entitlements would be necessary prior to building permit issuance. Lastly, the applicant would submit plans to Building and Safety for plan check.

Please note, use of both plan types are limited to zones where residential uses are permitted. Use of the bungalow unit plans may be eligible within commercial or office zones subject to the requirements of Senate Bill (SB) 6 and Assembly Bill (AB) 2011.

FISCAL IMPACT:

This project was funded by a \$500,000 REAP 2.0 grant. As per the grant award terms, the City committed to providing a \$66,800 local in-kind staff time or cash match. The Planning Division is providing a one-time cash match of \$9,010 from available funding in the General Fund, CD-Planning, Professional Services account 2810000-421000. The remaining local in-kind match of \$57,790 will be covered by the tracking and reporting of City staff time who were involved with the development, reviewing, and plan checking of the plans throughout the duration of the project.

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Attachments:

1. Resolution Authorizing Acceptance of Grant Funds
2. SCAG and City Memorandum of Understanding
3. Public Engagement Plan
4. Project Overview Package
5. Presentation
6. Resolution Adopting the Pre-Approved Plans