



Missing Middle Housing Initiative Professional Services Agreement

City Council Meeting
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BACKGROUND

Missing Middle Housing Initiative -
amend or create **policies and standards**
to accommodate **by-right construction,**
replacement or conversion of standard
single-family homes and remodels to
produce missing middle infill housing.

Includes **form-based design standards**
that **ensure scale compatible** with single
family neighborhoods

BACKGROUND

01/01/2018	California Senate Bill 2 (SB 2) effective date
03/28/2019	HCD issues NOFA for SB 2 Planning Grants Program (PGP)
10/22/2019	Council approves filing of SB 2 PGP application
11/29/2019	SB 2 PGP application submitted, including Missing Middle Housing Initiative (MMHI)
04/24/2020	Notification received of \$310,000 SB 2 award
11/10/2020	Request for Proposal Released for MMHI
1/7/2021	Virtual Interview Held – Opticos Design
2/11/2021	Non-Competitive REAP application submitted to Metropolitan Transportation Commission/Association of Bay Area Governments for \$53,310 in grant funding
3/12/2021	Opticos Design provided revised scope of work and budget including optional tasks

SCOPE OF WORK

- Evaluation of existing conditions and opportunities
- Review of codes, policies, standards, and fees
- Guidance and focused participation in the public engagement process
- City-wide place types and building types analysis
- Financial feasibility analysis
- Recommended changes to zoning
- Environmental review

FISCAL IMPACT

- Missing Middle Housing Initiative entirely grant funded
 - Senate Bill 2 (Planning Grants Program) - \$125,000
 - Regional Early Action Planning (REAP) - \$53,310

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve a Professional Services Agreement with Opticos Design, Inc., based in Berkeley, California in the amount of \$172,087, to prepare a Missing Middle Housing Initiative, and to appropriate grant funding for this purpose.

QUESTIONS?

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