



City of Arts & Innovation

Development Committee Memorandum

TO: DEVELOPMENT COMMITTEE MEMBERS DATE: NOVEMBER 29, 2018

FROM: RIVERSIDE METROPOLITAN MUSEUM WARD: 1

SUBJECT: DEVELOPMENT PROPOSAL FROM THE RIVERSIDE HOUSING
DEVELOPMENT CORPORATION FOR A RENOVATION AND REUSE PLAN
FOR THE ROBINSON HOUSE LOCATED AT 3342 LEMON STREET IN THE
AMOUNT OF \$340,028 - DIRECT SUBMITTAL

ISSUE:

Recommend to the City Council approval of a renovation and reuse proposal from the Riverside Housing Development Corporation for the Robinson House located at 3342 Lemon Street in the amount of \$340,028.

RECOMMENDATIONS:

That the Development Committee:

1. Recommend the City Council approve a renovation and reuse proposal from the Riverside Housing Development Corporation for the Robinson House, a Riverside Metropolitan Museum-owned property located at 3342 Lemon Street in Riverside, in the amount of \$340,028; and
2. Direct staff to prepare a Professional Consultant Services Agreement with the Riverside Housing Development Corporation for the renovation and reuse of the Robinson House for City Council's review and approval.

BACKGROUND:

The Robinson House, located at 3342 Lemon Street, was acquired by the City in 2014 for the purposes of providing an "interpretive site" for the adjacent Harada House. The Harada House is a national historic landmark structure significant to the plight and civil rights of Japanese Americans during World War II. The Project consists of an approximately 988-square-foot wood structure with an adjacent 100-square-foot garage that is currently being utilized for storage. The Robinson House is a City structure of merit and a contributor to the City Heritage Square Historic District. The Robinson House requires significant structural repairs in order to prevent further damage due to age and weather.



In partnership with the Office of Homeless Solutions, the Metropolitan Museum took an item to its Board on March 14, 2018 seeking authority to issue a joint Request for Proposals for renovation and management of the Robinson House. The Metropolitan Museum Board unanimously approved the issuance of what became RFP 18-02. There was one respondent to RFP 18-02 – the Riverside Housing Development Corporation – which was judged to be responsive by a committee made up of Museum, Planning Division, and Office of Homeless Solutions staff.

DISCUSSION:

Under its response to RFP 18-02, Riverside Housing Development Corporation proposes to renovate the Robinson House to a high standard and to use its property management experience for the provision of medium-term (3-5 years) oversight and upkeep of the site. The existing duplex format of the Robinson House will remain, with one side formatted as a residence to be renovated and modernized for the purpose of having an on-site manager. The second unit would be renovated as a museum and multi-use interpretive space with an ADA-accessible restroom. The garage at the back of the property would be stabilized and reroofed to serve as on-site storage. All aspects of the property would be renovated and modernized, to the extent possible, with particular attention to foundation, roof, and major mechanical systems. Goals for the proposed Project include:

1. Renovate and modernize the buildings to a high standard in compliance with Title 20 of the Riverside Municipal Code;
2. Create a high quality interpretive center with on-site manager quarters;
3. Retain and protect the historic character of the building; and
4. Maintain the existing residential space to offer on-site management.

Interim Use of the Robinson House

The Riverside Metropolitan Museum and the Office of Homeless Solutions propose a partnership with the potential of meeting multiple public priorities. Ultimately the Robinson House will offer an interpretative center and caretaker to benefit the adjacent Harada House. However, in the interim, the Office of Homeless Solutions proposes to manage the Robinson House as a supportive housing opportunity for an otherwise homeless individual. The Office of Homeless Solutions will

also incorporate the Riverside At Work program to offer vocational training services to the supportive housing tenant who may ultimately seek employment as the future care taker. The Office of Homeless Solutions will operate this interim function until such time that the Harada House renovation is complete and the Riverside Metropolitan Museum shall need it for the co-operation of the Harada House, subject to a one year notice.

The Riverside Metropolitan Museum has applied for funding from the Community Development Block Grant program to complete the Robinson House renovation project.

The Community & Economic Development Director and the Office of Homeless Solutions Director concur with this report.

FISCAL IMPACT:

The renovation of 3342 Lemon Street is an eligible activity under the Community Development Block Grant (CDBG) program. Sufficient funding in the amount of \$340,028 is available in account number 9267700-440120.

Prepared by:	Robyn G. Peterson, Museum Director
Certified as to availability of funds:	Edward Enriquez, Interim Chief Financial Officer/City Treasurer
Approved by:	Lea Deesing, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachment:	Presentation
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