

# Nevin Plaza Phase I

November 2021 Newsletter



2400 Nevin Avenue  
Richmond, CA 94804

**Units:** 138 affordable rental apartments (Studio, 1-BR, 2-BR)

**Property Type:** Senior/  
Disabled

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Nevin Plaza is a two-phase project. Phase 1 will completely rehab the existing building. Phase 2 will be on the vacant lot adjacent to the existing building. On this lot a new building will be constructed with 70-85 units. Both projects will continue to be for seniors and the disabled. Please see below for the specifics, the project status, overview of the timeline and information on EAH Housing, the project developer.

## EAH Housing goals for Nevin Plaza

EAH Housing and its team are uniquely qualified to partner with the Richmond Housing Authority to revive Nevin Plaza. EAH has over 50 years of successfully accomplishing and managing similar projects. The following summarizes the goals for this project:

- Completely rehabilitate and reinvigorate the existing Nevin Plaza building.
- Develop the vacant lot adjacent to Nevin Plaza with a new building containing 70 - 85 new affordable units for seniors and the disabled.
- Improve the management and operations of Nevin Plaza.
- Expand the programs at Nevin Plaza to best meet the needs of its residents.
- Implement a resident focused relocation process with effective resident engagement, planning and communication on a regular and timely basis beginning early in the process.

## How do I learn more about the Nevin Plaza project, provide input and get questions answered?

There will a Resident Introductory Zoom meeting regarding the Nevin project on October 21st at 4:00 pm. To participate use the following Zoom link: <https://zoom.us/j/92118191658?pwd=akY4M1B5aTdUeEtiOE9BQ0xRK29SUT09>. Please also don't hesitate calling (510) 374-4658 or email [nevinplaza@eahhousing.org](mailto:nevinplaza@eahhousing.org) for questions and comments. More information at [www.eahhousing.org/nevinplaza](http://www.eahhousing.org/nevinplaza).





## EAH Housing and Richmond Housing Authority (RHA) goals for Nevin Plaza

The new Nevin Plaza will be completed in two phases:

- Phase 1 - Comprehensively renovate the existing 7-story building with a new elevator, refurbished mechanical and plumbing systems and the upgrading of all units including new finishes, kitchens and bathrooms.
- Phase 2 - A newly constructed 70-85 -unit, 4 or 5-story building with on-site parking.

Both projects will continue to be for seniors and the disabled. Each building will feature a sizeable multi-purpose room oriented to the courtyard for residents to enjoy. There will be a new shared entry on 25th Street that will serve the two developments, with offices for resident services and property management.

There will also be a spacious outdoor courtyard with new landscaping, patio paving, and seating for the residents. EAH will also dedicate public art installations that will be incorporated into areas that are accessible to the public.

### Status of the Nevin Plaza project

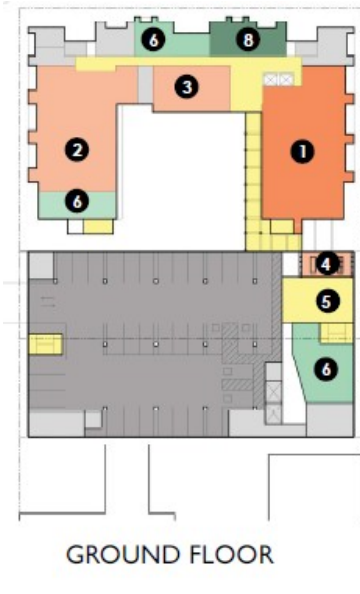
EAH has begun work on the design of Phase 1 and will be initiating its resident and community engagement in October. In that Phase 1 is primarily all interior work it is expected that only a Building Permit will be needed. EAH plans to be ready to submit for the Building Permit early in the second quarter of next year with construction projected to begin towards the end of the third quarter with completion of Phase 1 approximately a year later in 2023.

During the course of the Phase 1 construction residents will need to be relocated for approximately 30-60 days in order to execute this comprehensive rehab of Nevin Plaza. The current plan is for all relocations to occur on site. EAH will work closely with each tenant to minimize disruption to them while being mindful of construction efficiencies. There will be no cost to residents for any element of the relocation process. The development and entitlement process for Phase 2 will occur approximately a year behind Phase 1.

### About EAH Housing

Established in 1968, EAH Housing is one of the largest and most respected nonprofit housing development and management organizations in the western United States. EAH develops low-income multifamily housing, manages more than 222 properties in 78 municipalities in California and Hawaii, and plays a leadership role in local, regional, and national housing advocacy efforts.

EAH Housing has developed and manages 6 rental communities within Contra County. EAH is a long-standing member of the Contra Costa County and City of Richmond communities.



GROUND FLOOR

- New Apartments
- Shared Spaces
- Housing Authority Office
- Management Offices
- Circulation
- Support Spaces
- Parking
- Clinical / Case Management