

Nevin Plaza I



Nevin Plaza I is the first of a two-phase project that would reconfigure the existing building (phase I) and construct a new building (phase II) to provide two distinct housing types to serve seniors and persons with special needs.

Phase I will be a comprehensive renovation of the existing 7-story structure, 138 units, and will dramatically improve the living conditions for current residents. A new shared entry on 25th Street will be created to serve the two developments. Resident services and property management staff will have offices in both buildings. At the same time, the ground floor of the existing East Wing will be reconfigured to create new offices for the Alameda County Housing Authority (5,000 sf). This new development will have a spacious outdoor courtyard, landscaping, patio paving, and seating.

In addition, a sizeable multipurpose room (2,500 sf) planned for the ground floor of the west wing would be accessible from the outdoor courtyard. Public transportation and City agencies are within a short distance, and a full-time Resource Coordinator will be available for residents who need guidance on available services. All units for Nevin Plaza I will receive funding from the Section 8 Project-Based Voucher (PBV) program.

Apartment Features:

- Energy efficient appliances
- Window coverings
- Walk-in closet

Resident Services:

- Resource Coordinator
- Wellness programs

Community Amenities:

- Community room
- Courtyard
- Computer lab
- On-site laundry
- On-site parking
- On-site management office

Property Information

Address	2400 Nevin Avenue Richmond, CA 94804
Housing Type	Senior/Special Needs
No of Units	138
Unit Sizes	Studio (397 Sqft) 12 1-BR (523 Sqft) 119 2-BR (824 Sqft) 7
Total Acreage	0.92
Total SqFt	40,000
Density	150 DU/acre
Parking Spaces	52
Commercial Unit/s	None
No. of Floors:	7
Affordability	30%-50% AMI
Service Partner/s	Lifelong Medical Care
Management	EAH Housing

Development Information

Developer	EAH Housing
Architect	HKIT Architects
Gen. Contractor	D+H Construction
Type of Const.	Type III
Total Dev. Cost	\$94,880,332
Financing Participants	• 4% LIHTC • City of Richmond • Contra Costa County • J.P. Morgan Chase • Richmond Housing Authority • US Bank
Notice to Proceed	03/20/2023
Const. Started	2023
Estimated Completion	2024

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