

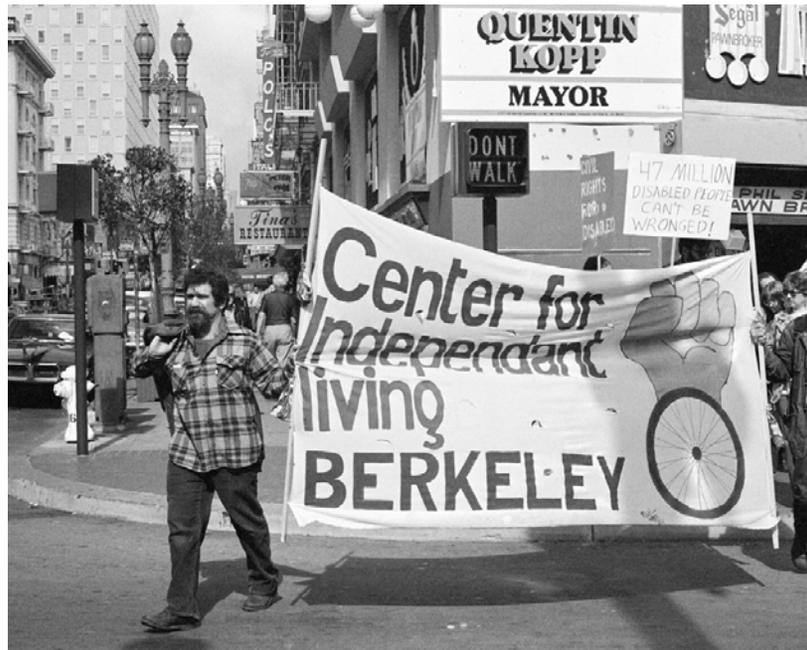
Aging Against the Machine





Our project builds on historical and ongoing local initiatives

Along with the whole region, West Oakland has been a testing ground for civil rights movements and counterculture communities. While the neighborhood lacks the same levels of investment and amenities as other surrounding cities—residents have historically worked to build alternatives through mutual aid and solidarity networks. Programs by the Black Panthers Parties and resources by the Center for Independent Living filled in for needs not being provided by the government and institutions.



Clockwise:

Black Panthers Free Breakfast Program, at St. Augustine's in West Oakland

Rough streets of Oakland, protected by Panthers (1969). Commissioned by the Swedish magazine Vi. Photo by Ruth Marion-Baruch. U.C. Santa Cruz University Library.

Older Oakland residents in front of S.A.F.E. van (Seniors Against a Fearful Environment) managed by the Black Panthers (1973). Photo by Ducho Deennis. Black Panther's It's About Time Archive.

Ed Roberts and The CIL team at the original Center for Independent Living office on Telegraph Avenue in Berkeley, California. Photo: Ken Stein



Black Liberation Walking Tour (Left)

Sparc-It-Place: Community Space (Below)

Connecting to local partners

More recent individual and collective initiatives have responded to the crisis of affordability currently affecting the region and continue to shape the neighborhood. Those include the community development work of the East Bay Asian Local Development Corporation (EBALDC), the initiatives of the San Pablo Area Revitalization Collaborative (SPARC) as well as West Oakland Cultural Action Network (WOCAN) and the Black Liberation Walking Tour (BLWT). Working with these community partners grounded and tailored the project to local issues and conditions while building upon ongoing initiatives.





David Peters (founder)
Black Liberation Walking Tour

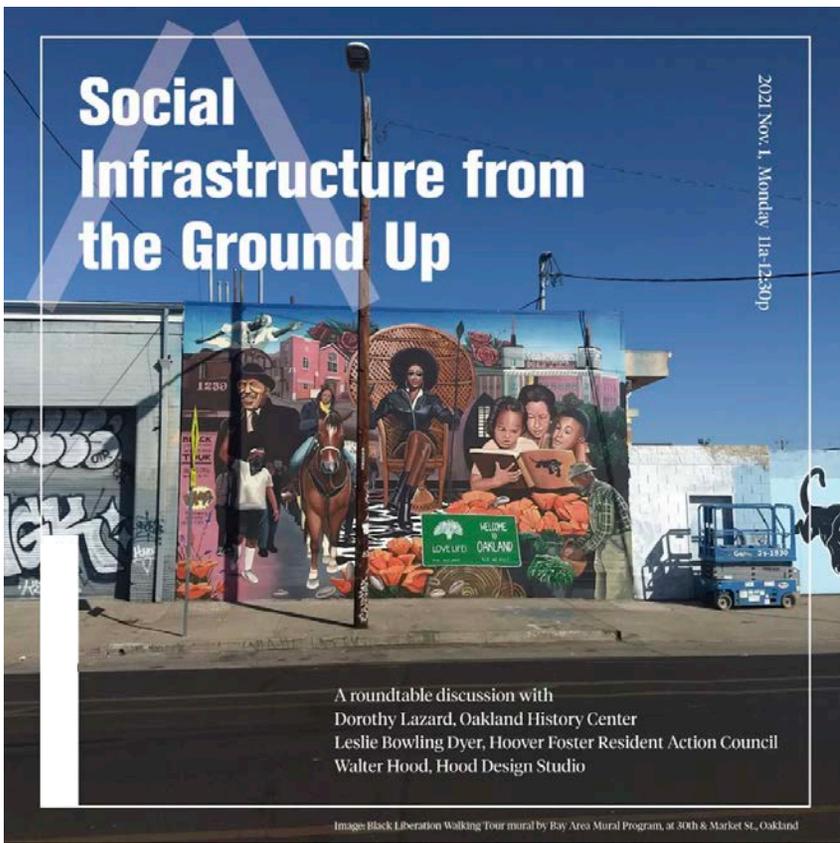
Stills from the walking tour, interspersing resident stories with the atmosphere of the environment.

Walking Tour Film as Alternative Mappings

As part of the project, the team worked closely with a film director and David Peters, founder of the *Black Liberation Walking Tour*, to produce a film that connects viewers to narratives, stories, issues and inspiring work within the community. It was important for the team that the neighborhood's voices are captured and offer an understanding of West Oakland that would not be captured in traditional methods such as mapping.



Annette Miller
West Oakland Resident



Clockwise:

Roundtable Conversation with Neighborhood residents

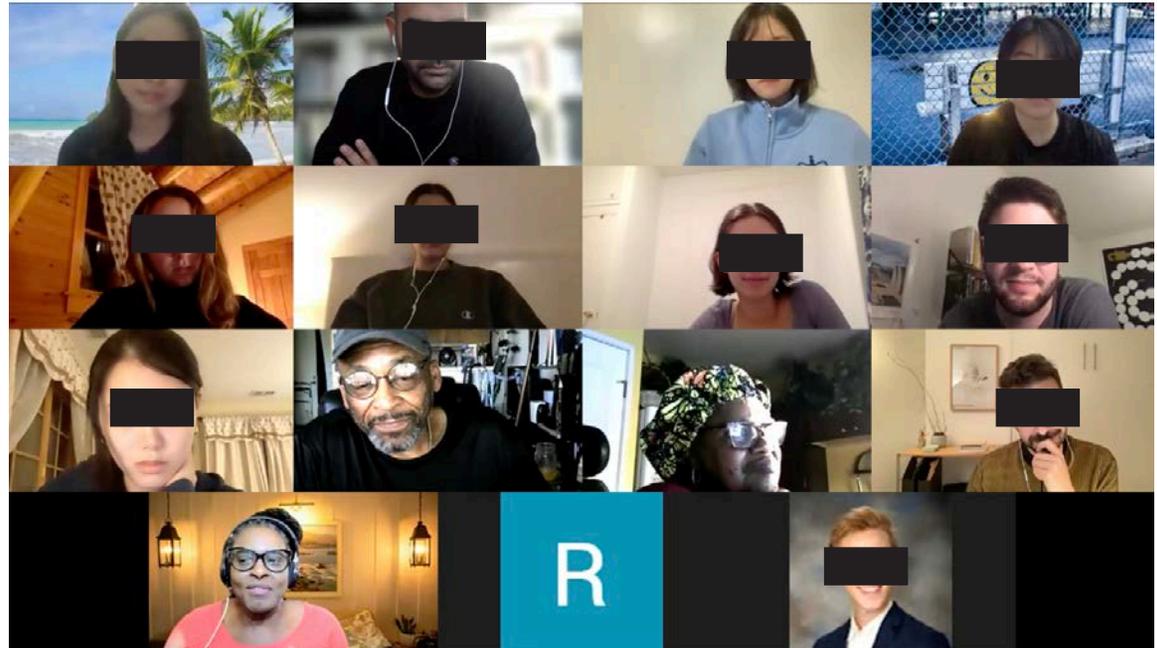
One-on-one conversations with older residents in West Oakland

Group Forums discussing challenges/ opportunities for the neighborhood.

Process: Designed in Solidarity with Local Residents

Our project was developed in solidarity with local residents, through a series of roundtables and conversations with older West Oaklanders, neighborhood librarians, housing advocates, and pastors, unveiling resident goals and struggles for justice.

Our design proposals build on long-standing neighborhood engagements of local partners. Conducting historical and place-based research, we incorporated resident experiences revealed through a walking tour with David Peters. Our interdisciplinary team includes a local creative community development lead, an aging specialist, an environmental psychologist and public health expert, and designers with diverse perspectives and expertise.



Scene 4



The San Pablo Area Revitalization Collaborative and East Bay Asian Local Development Corporation have founded SPARK-It-Place, a temporary community gathering space and business incubator on the site of a future community-led development. At the same time, Moms 4 Housing, a West Oakland collective of homeless and marginally-housed mothers that fights to reclaim vacant, investor-owned properties, is working to create a "female owned and operated co-op that can rehab residential space for families in need of housing."

Building on this work, a new West Oakland community land trust (CLT) is starting to acquire vacant and undervalued sites using City funding, credit union loans, and donations. The group will rehab and develop the buildings and lots in phases, adding community gardens and other spaces for community initiatives, with the ultimate goal of creating permanently below-market housing controlled by residents.

Jean and Henry are joining the CLT; they see other Oakland neighborhoods gentrifying and want to be able to afford to stay in West Oakland as they grow older.

Scene 5



Derek has struggled to afford rent at times and is concerned about his unhoused neighbors—many of them older—and his aging father. Although he wants more affordable housing in the neighborhood in the face of rapidly escalating real estate prices, after seeing West Oakland neglected over decades, he is skeptical of government intervention.

Derek heard about the National Homes Guarantee, a platform developed by a multiracial coalition of more than a million grassroots leaders whose central goal is to "build 12 million social housing units and eradicate homelessness." At a meeting of climate justice organizers working with the new California Housing Authority, he learned about a West Oakland plan, aligned with the Guarantee, to produce sixteen hundred healthy, carbon-free homes in new and renovated buildings. Community groups, like the new CLT, would act as development partners, and resident associations would make operations decisions for each building.

Derek hopes it's not too good to be true. He might even get a job on the construction crew.

Scene 6



The East Bay Asian Local Development Corporation (EBALDC) has a long history of creating and managing mixed-use affordable housing in the neighborhood, including projects like the renovated California Hotel. After seeing caregivers commuting for over an hour to West Oakland, as well as a rise in grandfamily households, EBALDC has decided that its next building will be intergenerational.

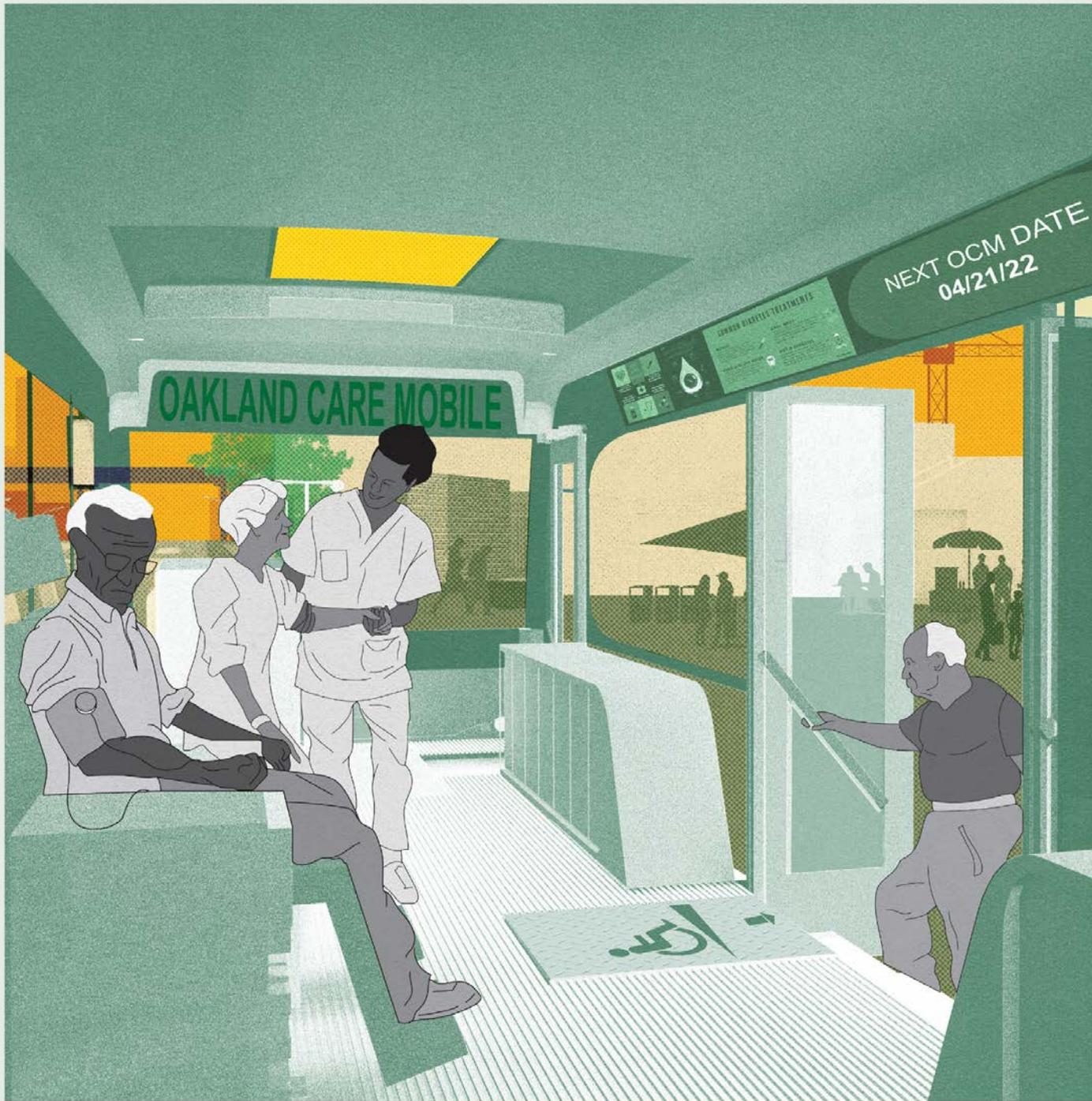
A proposed design for the EBALDC project offers opportunities for collective affiliations beyond the nuclear family, across generations, and with caregivers and their families. It mixes different kinds of apartments in one building, allowing older residents, people working as caregivers, and anyone else to choose either a more traditional unit or one where cooking and social life happen in shared spaces. Those who choose the collective apartments live in homes arrayed around courtyards. The spaces between apartments host shared programs that change over time.

Ms. Calnickler loves to sit in the semi-enclosed entrance to her bedroom and do her crossword puzzle. From this intimate space, she likes to watch the activities that Saint Mary's Center organizes in the common area outside her unit. She loves it when Paul's dog comes to sit by her chair.



Installation photo showing our design proposals and narratives alongside historical and contemporary artifacts that capture diverse sources of knowledge and action.

Aging Against the Machine was displayed in New York in the nationally juried exhibition, open to the public without charge. A robust version of the show is available online and we plan to bring the material to West Oakland



Community Vans

In a neighborhood where 26 percent of residents rely on public transport, older neighbors can have a hard time getting to medical appointments and performing daily activities. Inspired by Seniors Against A Fearful Environment (SAFE), a 1970s non-profit founded by the Black Panthers that offered free transportation to older residents, local community groups have come together to operate a fleet of vans that host services and provide no-cost rides.



San Pablo Avenue Transformation

Though Damon, an older resident, is an avid biker, he finds it difficult to navigate West Oakland's busy streets, particularly San Pablo Avenue. Getting around is that much harder for those who have difficulty walking; at night, many residents do not go out at all because of safety concerns. As a step toward ending traffic violence, San Pablo Avenue has been transformed with three medians, which also improve neighborhood connectivity. Pedestrians never have to cross more than twelve feet of roadway before getting to a place to rest.



Shared Ramps

Everyone wants to stay in their homes, but getting around has become increasingly difficult. The neighbors applied together for a City grant to make their homes accessible. They built a large porch across three existing houses and added a shared ramp for people who have a hard time with stairs and for visitors with strollers. They used a simple, inexpensive design inspired by an old Center for Independent Living publication.



Shared Ramps

Large scaled models were employed to make the content accessible to a wide audience.





West Oakland Community Land Trust

[Redacted community partners] have created a temporary community gathering space and business incubator on the site of a future community-led development. At the same time, Moms 4 Housing is working to create a “female owned and operated co-op that can rehab residential space for families in need of housing.” Building on this work, a new West Oakland community land trust (CLT) is starting to acquire vacant and undervalued sites using City funding, credit union loans, and donations



New Housing Developments

Derek has struggled to afford rent at times and is concerned about his unhoused neighbors—many of them older—and his aging father. He heard about the National Homes Guarantee, a platform developed by a multiracial coalition of more than a million grassroots leaders – and a West Oakland plan, aligned with the Guarantee, to produce 1,600 healthy, carbon-free homes in new and renovated buildings.



New Housing Developments

Underwater sites (those with loans larger than their value) are targeted for densifying the neighborhood (*above*); Prototype building along San Pablo Avenue (*left*).



Intergenerational Housing

[Local partner, redacted] has a long history of creating and managing mixed-use affordable housing in the neighborhood. After seeing caregivers commuting for over an hour to West Oakland, as well as a rise in grandfamily households, [redacted] has decided that its next building will be intergenerational. A proposed design for the project offers opportunities for collective affiliations beyond the nuclear family, across generations, and with caregivers and their families.



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Aging in Place Transformations

As her mom, Janet, became more frail, Sarah considered moving her to a nursing home, but it didn't feel right. Following instructions from an aging-in-place guide, Sarah and her family retrofitted Janet's house with grab bars and slip-resistant flooring to help prevent her from falling. Funded through a City grant, a local architecture firm made some more substantial accessibility upgrades, including thickening the hallway wainscoting so that it could double as a handrail. The firm also carved out space for Sarah, built an accessory dwelling unit for a roommate to help cover the mortgage, and built a nook to display Janet's favorite Motown posters.



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A proposed design for the COALCO project is for collective affiliations beyond the nuclear family, across generations, and with caregivers and their families. It mixes different kinds of apartments in one building, allowing older residents, people working as caregivers, and anyone else to choose either a more traditional unit or one where cooking and social life happen in shared spaces. Those who choose the collective apartments live in homes arrayed around courtyards. The spaces between apartments host shared programs that change over time.

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as a roommate. She built an accessory dwelling unit for a roommate to help the mortgage, and built a nook to display Janet's Motown posters.

Caregiving was becoming difficult to manage, until family learned that Medicaid would cover at-home care through the Program of All-Inclusive Care for the Elderly (PACE), which started in San Francisco's Chinatown. Sarah can take some time off. A UC Berkeley undergrad moved into the accessory dwelling unit—it can be at times, but mostly the household gets along.





Aging in Place Transformations

Interior adjustments to typical West Oakland Housing typologies consider how to keep community thriving in place.



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Scene 1

The first step was to understand the context of the project. This involved a series of interviews with Sarah and her family, as well as a site visit to the existing house. The goal was to identify the key challenges and opportunities for the project.

A central theme of the project was the need for accessibility. Sarah's mother, Janet, had a physical disability that made it difficult for her to move around the house. The goal was to create a home that was not only accessible but also comfortable and functional for all family members.

The project was a collaborative effort between the architect, the client, and the community. The architect worked closely with Sarah and her family to understand their needs and preferences. The community provided support and resources throughout the project.



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Caring was becoming difficult to manage, until the family learned that Medicaid would cover at-home services through the Program of All-Inclusive Care for the Elderly (PACE), which started in San Francisco's Chinatown. Now Sarah can take some time off. A UC Berkeley undergrad, placed through a student-senior roommate matching program, moved into the accessory dwelling unit — it can be awkward at times, but mostly the household gets along.



Scene 2

The second step was to develop a design that addressed the key challenges and opportunities identified in the first step. This involved a series of iterations and revisions, as well as a focus on accessibility and functionality.

The design team worked closely with Sarah and her family to ensure that the design met their needs and preferences. The team also worked with the community to identify resources and support.

The final design was a two-story house with a main living area on the ground floor and a separate accessory dwelling unit on the second floor. The design included a variety of accessibility features, such as grab bars, slip-resistant flooring, and a handrail.