

Beth Asher Senior Apartments

Beth Asher Senior Apartments is a comprehensive rehabilitation of a 49-unit senior housing community in Oakland's Dimond District. The project modernized the property while preserving long-term affordable housing and keeping residents safely in place.

The project included full interior upgrades with new fixtures, appliances, and finishes, plus accessibility retrofits in select units. Common areas such as the laundry room, leasing office, and community room were modernized. Work also involved seismic strengthening with FRP and new shear walls, upgraded MEP systems and ventilation, and a new sewer lateral. Accessibility improvements included a modernized elevator, ADA upgrades in shared spaces, and a new entry ramp. Exterior updates featured a new roof, windows, doors, refreshed storefronts, and paint, along with landscaping and improved accessible pathways.

Rehabilitating a fully occupied senior building required careful phasing, dust and noise control, and ongoing resident communication. Upgrading accessibility within the existing footprint and implementing seismic strengthening in tight conditions demanded precise coordination. System upgrades, including HVAC, plumbing, electrical, and elevator modernization, were sequenced to avoid long service interruptions and maintain safety.

Rehab of a 49-unit senior housing complex located in the Dimond District of Oakland.

Oakland, CA

Client/Owner

Satellite Affordable Housing Associates (SAHA)

Architect

Phillips Win Architecture

Square Feet/Size

27,398 SF/49 Units

Duration

14 Months

Completion

March 2024

Project Cost

\$9,226,104

Project Manager

Jim Bourque, D+H Construction

Construction Manager

Boughton Consulting

Project Types

> Senior Housing

> Occupied Rehab

Beth Asher Senior Apartments (Oakland, CA) | Photo Gallery

