

**City of Oakland**  
Mayor's Commission on Persons with Disabilities (MCPD)  
Monday, October 18, 2021  
5:30 p.m.-7:30 p.m. via Zoom Conference

Pursuant to California Government Code section 54953(e), MCPD Commissioners, as well as City staff, will participate via phone/video conference, and no physical teleconference locations are required.

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**ZOOM VIDEO/PHONE MEETING DETAILS**

For best results, please install the most recent version of the Zoom application; see [zoom.us](https://zoom.us).

**ZOOM MEETING ID:** 821 6649 8511  
*JOIN MEETING*

By **video**: go to <https://us06web.zoom.us/j/82166498511> open the meeting on a computer or smart phone at or before 5:30pm.

By **phone**: dial (408) 638-0968 at 5:30pm. (For international numbers, go to: <https://zoom.us/u/aWeTt9geS>.)

*COMMENT DURING MEETING*

By **video**: click the “Raise Your Hand” button to request to speak when Public Comment is being taken on an eligible agenda item. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, muted. Instructions on how to “Raise Your Hand” are available at <https://support.zoom.us/hc/en-us/articles/205566129>.

By **phone**: press \*9 to “Raise Your Hand” to speak when Public Comment is taken. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, muted. Please unmute yourself by pressing \*6.

If you have any questions, please email Karen Denicore, staff liaison to the commission at [kdenicore@oaklandca.gov](mailto:kdenicore@oaklandca.gov).

**MCPD Webpage:** [www.oaklandca.gov/boards-commissions/mayorscommission-on-persons-with-disabilities](http://www.oaklandca.gov/boards-commissions/mayorscommission-on-persons-with-disabilities)

**Subscribe to MCPD's mailing list:**  
[oaklandca19202.activehosted.com/f/100](http://oaklandca19202.activehosted.com/f/100)

**Commissioners:** Noah Smith (Chair), Thomas Gregory (Vice Chair), Cathy Eberhardt, Marjorie Lynne, Karen Nakamura, Frank Sperling, and Howard Tevelson

**Commission staff:** Anh Nguyen, ADA Programs Division Manager; Karen Denicore, ADA Program Analyst I

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## **Agenda**

- 5:30 1. Teleconference Protocol, Roll Call/Determination of Quorum
  
- 5:40 2. Open Forum  
Any person may directly address the Commission on any items within the jurisdiction of this Commission not on the agenda for today. Speakers wishing to address a specific item on the agenda may do so at the time the item is being considered.
  
- 5:50 3. Agenda Modification  
MCPD Commissioners may move around the agenda items to better conduct the meeting.
  
- 4. Approval of August 2021 Minutes (**Exhibit A**)  
Approval of September 2021 Minutes (**Exhibit B**)
  
- 5:55 5. Commissioner's Announcements and Strategic Plan Updates  
Commissioners will provide brief updates on Strategic Plan and Ad Hoc committee activities and make general announcements of interest to MCPD. (discussion not allowed on this item).
  
- 6.10 6. City of Alameda Universal Design Ordinance (**Exhibit C**)  
Sarah Henry, City of Alameda, will speak on the Universal Design Ordinance adopted by the city in 2017.

- 6:30 7. EBALDC (East Bay Asian Local Development Corporation)  
Housing Presentation **(Exhibit D)**  
David Cota, Senior Community Organizer, responds to housing  
questions forwarded from MCPD. **(Exhibit E)**
- 6:50 8. MidPen Housing Presentation **(Exhibit F)**  
Apolonio Munoz and Daniel Fagan respond to housing  
questions from MCPD.
- 7.10 7. Staff Updates and Announcements
- 7.20 8. Future Agenda Items  
Staff will share update on agenda items for upcoming meetings.
- See MCPD scheduler at [tinyurl.com/MCPD-AgendaPlanner](http://tinyurl.com/MCPD-AgendaPlanner).  
Suggestions for future agenda items are also welcome.
- 7:30 9. Adjournment  
(Meeting shall end no later than 7:30 p.m., unless extended by  
majority vote of the Commission.)

Note: The Commission May Take Action on Any Item on the Agenda

Agenda item start times are approximate and are provided as a courtesy guide only. Timing and order of items may change as part of Agenda Modification and Approval and/or as needed based on staff and time availability during the course of the meeting.

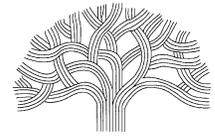


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refrain from wearing scented products to this meeting as a courtesy to attendees with chemical sensitivities.

Esta reunión es accesible para sillas de ruedas. Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete de en español, Cantonés, mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a [adaprograms@oaklandca.gov](mailto:adaprograms@oaklandca.gov) o llame al (510) 238-5219 (V) o al 711 para servicio de retransmisión (Relay service) por lo menos cinco días hábiles antes de la reunión. Se le pide de favor que no use perfumes a esta reunión como cortesía para los que tienen sensibilidad a los productos químicos. Gracias.

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**City of Oakland**  
Mayor's Commission on Persons with Disabilities (MCPD)  
Monday, August 16, 2021. 5:30 p.m.-7:30 p.m.

**DRAFT Minutes**

**NOTE:** Approved minutes and video recordings are posted at <https://www.oaklandca.gov/boards-commissions/mayors-commission-on-persons-with-disabilities/meetings>

**Commissioners:** Noah Smith (Chair), Thomas Gregory (Vice Chair), Cathy Eberhardt, Marjorie Lynne, Karen Nakamura, Frank Sperling, and Howard Tevelson

**Commission staff:** Anh Nguyen, ADA Programs Division Manager; Karen Denicore, ADA Program Analyst

**Presenters:** None

**Other attendees (from webinar Attendee list):** Chonita Chew/ USOAC, Sheela Gunn-Cushman, Helen Walsh, Dave Campbell, Ayanna Keeton

1. Meeting called to order by Chair Smith at 5:34 PM. At roll call, quorum was established with seven of seven commissioners present (x).

Commissioners	Present (x)
Noah Smith (Chair)	x
Thomas Gregory (Vice-Chair)	x
Cathy Eberhardt	x
Marjorie Lynne	x
Karen Nakamura	x
Frank Sperling	x
Howard Tevelson	x

2. Open Forum
  - Attendee reports on Oakland Tenants Union concerns about Roots Health Center's anti-smoking campaign seeking to ban smoking in multi-unit dwellings.

## EXHIBIT A

- United Seniors of Oakland and Alameda County (USOAC) are still planning to have their Healthy Living Festival at the Oakland Zoo on September 30<sup>th</sup>. The time has been adjusted to start at 9:00 AM and the event will be drive through this year.
  - Dave Campbell, advocacy director of Bike East Bay, reports that the City Council has approved the protected bike lane project on Telegraph and they have the project finally designed. Invited the commissioners to go out with him to look at some of the projects in progress and see what can be done to make them more accessible.
3. Agenda unanimously approved with a motion from Commissioner Gregory and a second from Commissioner Eberhardt.

July 2021 Minutes unanimously approved with a motion from Commissioner Gregory and a second from Commissioner Tevelson upon clarification of one item.

### 4. Commissioner's Announcements

- Commissioner Lynne: Third Covid vaccine shots are now available at CVS and Walgreens for those who are immunocompromised.
- Commissioner Gregory: There has been no update on the status of the \$1 million dollars that had been earmarked for residential access modifications.

### 5. Ad Hoc Committee Proposal

**Action Item: Chair Smith and Commissioner Sperling, will work with staff to identify potential ad hoc or standing committees and liaison positions that would help further the charter and mission of MCPD, and return to the full commission with their recommendations.**

- A motion was made by Commissioner Gregory and seconded by Commissioner Eberhardt and unanimously approved by the commission

## EXHIBIT A

*To create an ad hoc committee, made up of Chair Smith and Commissioner Sperling, to work with staff to identify potential ad hoc or standing committees and liaison positions that would help further the charter and mission of MCPD, and return to the full commission with their recommendations.*

### 6. Discussion on 2021 Retreat and September Meeting

**Action Item: MCPD will have regularly scheduled virtual monthly meeting on the third Monday of September and not have an in-person retreat. The chair and vice-chair will work with staff to set the agenda.**

- A motion was made by Commissioner Tevelson and seconded by Commissioner Gregory and unanimously approved by the commission

*To hold the regularly scheduled virtual monthly meeting on the third Monday of September and not have an in-person retreat.*

### 7. Staff Updates and Announcements

- The Bicycle & Pedestrian Programs upcoming project, “The Million Dollar E-Bike Library” is planned for start up in early 2022 and includes various adaptive bikes in their planned 500 E-Bike library. [BIKE OAKLAND newsletter](#)
- Oakland Mayor’s weekly announcement reports that the Bay Area Air Quality Management District is partnering with Regional Asthma Management and Prevention and [Roots Community Health Center](#) to provide air filtration units to 2,000 low-income East Oakland residents with uncontrolled asthma. Inquiries can be addressed to: [admin@rootsclinic.org](mailto:admin@rootsclinic.org).

### 8. Future Agenda Items

Upcoming potential items in the queue are:

## **EXHIBIT A**

- Oakland Elevator Ordinance presentation from the City Attorney's office planned for strategic Goal 3.3
- Presentation from a local PG&E representative planned for strategic Goal 1.2.

Requested agenda items are:

- The status of the residential access modification funding tracked for strategic plan Goal 3.1.
- Presentation from OakDOT on their "Holistic Bike Lane Plan" including the recently approved bike lane project mentioned by Bike East Bay.

9. Meeting was adjourned at 6:37 p.m.



**City of Oakland**  
Mayor's Commission on Persons with Disabilities (MCPD)  
Monday, September 20, 2021. 5:30 p.m.-7:30 p.m.

**DRAFT Minutes**

**NOTE:** Approved minutes and video recordings are posted at <https://www.oaklandca.gov/boards-commissions/mayors-commission-on-persons-with-disabilities/meetings>

**Commissioners:** Noah Smith (Chair), Thomas Gregory (Vice Chair), Cathy Eberhardt, Marjorie Lynne, Karen Nakamura, Frank Sperling, and Howard Tevelson

**Commission staff:** Anh Nguyen, ADA Programs Division Manager; Karen Denicore, ADA Program Analyst

**Presenters:** Sarah Yoell, John Walsh, Jennifer

**Other attendees (from webinar Attendee list):** Sarah Noelle Rosario, Ofurhe Igbinedion, Rene Duenes, Helen Walsh, Sheela Gunn-Cushman, Ayanna Keeton, Leonard Moore

1. Meeting called to order by Chair Smith at 5:36 PM. At roll call, quorum was not established with five of seven commissioners present (x).

Commissioners	Present (x)
Noah Smith (Chair)	x
Thomas Gregory (Vice-Chair)	x
Cathy Eberhardt	x
Marjorie Lynne	absent
Karen Nakamura	x
Frank Sperling	excused
Howard Tevelson	x

## **Exhibit B**

### 2. Open Forum

Farmer Joe's store in Oakland offers electric carts for customers with mobility issues but they are difficult to get and the aisles in the stores are not all wide enough to accommodate them.

### 3. Agenda to move forward as informational only due to a lack of quorum.

### 4. August 2021 Minutes did not have any corrections and will be held for final approval when quorum is established at the next meeting.

### 5. Commissioner's Announcements and Strategic Plan Updates

#### Goal Area 1 Policing and Safety

- 1.1 Commissioner Tevelson has been trying to make contact with the Department of Violence Prevention but has not received any response and has composed and sent another outreach email today. He has not received any contact from the Police Commission since his letter was acknowledged. He will attempt to participate in the September 23rd informational meeting about the Mobile Assistance Community Responders of Oakland (MACRO) pilot set to launch in East Oakland.

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#### Goal Area 3 Housing Ensure ADA -compliant housing stock

- 3.1 Commission Vice Chair Gregory has been in contact with Housing and Community Development (HCD) and will be meeting with them about the status of funding from Measure KK and Measure W allocated to accessible home modifications for renters.
- 3.2 Commissioner Eberhardt has scheduled two affordable housing developers to speak to MCPD at the October meeting as a planned action under this goal area.

### 6. PG&E Community Wildfire Safety Program

Sarah Yoell, Government Relations, Local Public Affairs and John Walsh, Public Safety Specialist made a presentation to MCPD on the PG&E Community Wildfire Safety Program with a focus on Oakland and Alameda County.

## Exhibit B

- Multiple responses to the presentation centered around the lack of awareness and access to specific information about the multiple community resources described in the presentation.
  - Commenters were not aware of the resources described
  - Specific searches for resources did not bring them up
  - Partner agencies lag in informational updates and current data
  - Website pop ups on devices prevent access to searchers
  - Suggestions were made to increase outreach, use more mail
- There was also interest in comments about the battery program, how to access it, what levels of backup can these options sustain, and concern about refrigeration of medication for other than low income residents who are not eligible for the program.
- There was no information provided regarding sustainability programs an long term options because it was not the focus of the presentation although PG&E is working in that area and can provide contacts for their sustainability team for information in that area.

### 7. Staff Updates and Announcements

The City of Oakland Department of Transportation (OakDOT) community-powered street mural program, [Paint the Town](https://www.oaklandca.gov/projects/paint-the-town), is back!  
<https://www.oaklandca.gov/projects/paint-the-town>

After two rounds of online virtual workshops, surveys, and in-person engagement around the [Grand Avenue Mobility Plan](https://oaklandca.gov/projects/grand-avenue-mobility-plan), the City has prepared and revised design scenarios for public review.  
<https://oaklandca.gov/projects/grand-avenue-mobility-plan>

The City of Oakland is working on redesigning our service pages on Oaklandca.gov, with the goals of improving accessibility and the overall user experience.

The Governor signed [Assembly Bill 361](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220AB361) from Assembly Member Robert Rivas. This bill gives local agencies the authority to host virtual meetings until January 1, 2024, and for state agencies until January 31, 2022.  
[https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=202120220AB361](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220AB361)

**Exhibit B**

8. Future Agenda Items

There are housing related presentations planned for the October meeting.

9. Meeting was adjourned at 7:20 p.m.

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## September 2021 Minutes attachment; Updates and Announcements

### Website Redesign

The City of Oakland is working on redesigning our service pages on Oaklandca.gov, with the goals of improving accessibility and the overall user experience. If you have attended a City of Oakland public meeting or sit on a board or commission, we want to hear from you! Exygy, an agency that builds and designs technology, is helping the City of Oakland connect with community members to learn how we can improve access to public meetings on the City's website at [oaklandca.gov](https://oaklandca.gov).

Sign up to take part in website research to help improve the process of finding and attending a City of Oakland public meeting.

Details:

- The session takes 30-40 minutes and involves meeting with a researcher over a video call.
- You will need access to a computer with internet.

To see if you qualify to take part in this study, please complete a short survey by clicking the appropriate link below:

For commissioners: <https://forms.gle/pEQJuEUFAgCctbjN6>

For guests who have attended public meetings: <https://forms.gle/WHLLjY6TAX2KD3Hx8>

Thank you for your time and participation!

### Paint the Town

The City of Oakland Department of Transportation (OakDOT) community-powered street mural program, **Paint the Town, is back!** Oakland residents are invited to engage with neighbors, friends, and community organizations to create murals directly on neighborhood streets. This program aims to leverage partnerships with local nonprofit organizations EastSide Arts Alliance and Safe Passages to beautify Oakland streets, bring neighborhoods together, and advance racial justice goals.

Gather your friends, neighbors, and community groups to paint directly on your neighborhood street. All levels of experience are welcome! This is an opportunity to beautify your community and enhance interactions with your neighbors.

<https://www.oaklandca.gov/projects/paint-the-town>

## **Grand Avenue Mobility Plan**

The City of Oakland is creating a **comprehensive transportation plan on Grand Avenue** to strategize an inclusive, safer, and sustainable transportation network for the future, without displacing existing residents and businesses. The plan is a collaboration between AC Transit, community-based organizations, and Oaklanders along the corridor to conceptualize an implementable plan that will enhance transit service and improve traffic safety on this high injury corridor. After two rounds of online virtual workshops, surveys, and in-person engagement, the City has prepared and revised design scenarios for public review. <https://oaklandca.gov/projects/grand-avenue-mobility-plan>

## **Status of Virtual Meetings**

There has been an update from Richard Luna, Deputy City Administrator. The Governor signed [Assembly Bill 361](#) from Assembly Member Robert Rivas. This bill gives local agencies the authority to host virtual meetings until January 1, 2024, and for state agencies until January 31, 2022.

However, the City, in order to continue meeting subject to this exemption to the Brown Act, no later than 30 days after it commences using the exemption, and every 30 days thereafter, make the following findings by majority vote:

- The legislative body has reconsidered the circumstances of the state of emergency; and
- Either (1) the state of emergency continues to directly impact the ability of the members to meet safely in person; or (2) state or local officials continue to impose or recommend measures to promote social distancing.

[https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=202120220AB361](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220AB361)

## **From PG&E Presentation**

There were a few questions that came up at our presentation to the Mayor's Commission on Disabilities that we wanted to provide additional information on.

### **What specific temporary generation make/model options is PG&E and the CFILC providing to these customers?**

CFILC's Disability Disaster Access & Resources (DDAR) program is providing the following models:

Battery Model	YETI 500	YETI 1500	YETI 3000X	YETI 6000X
Capacity	505 Wh	1,516 Wh	3,032 Wh	6,071 Wh
Size Classification	Small	Medium	Large	Extra Large

PG&E's Portable Battery Program (PBP) is providing the following models:

Battery Model	NRGGO 400	YETI 500	Delta 1300	YETI 1500	YETI 3000X	VoltStack 5k	YETI 6000X
Capacity	411 Wh	505 Wh	1,260 Wh	1,516 Wh	3,032 Wh	5,600 Wh	6,071 Wh
Size Classification	Small	Small	Medium	Medium	Large	Extra Large	Extra Large

**What are the power capabilities of these makes/models to power refrigerator (temperature control for medications), power wheelchair, oxygen machine, CPap, etc.? Specifically they are asking the duration for each to power these types of equipment.**

The duration of the charge depends on the wattage of the device (or devices) being charged and the wattage of the battery unit (battery wattage/device watt hours = runtime in hours). In 2021, batteries are provided to power critical medical devices over an approximate 24-hour period. Note that not all devices (e.g., CPAP machines or nebulizers) operate continuously for 24 hours. Customers are instructed not to plug in additional devices to the battery as it will decrease the number of hours that the battery can power the medical device. The batteries available through both programs will not power a full-sized refrigerator or an oxygen concentrator over a 24 hour period. The DDAR program can offer hotel accommodations, transportation, and food vouchers for qualified customers who's needs cannot be met with a portable battery.

**Does PG&E offer installation assistance for customers who are not able to install the temporary generation due to their disability or being a Senior? What instructions are given with each type of temporary generation, and in what format (print or electronic)**

Yes the batteries are delivered to the customer's home and set up by the contractors. All customers receiving batteries from either the PBP or DDAR Program receive verbal in person instructions at the time of battery delivery. These instructions include how to plug the battery into the wall to charge, pushing the buttons to demonstrate display changes with the device plugged in, how to activate and deactivate different sections of the battery, and how to maintain the battery by using it every two to three months and charging it. Customers are also reminded that the battery is only meant to power critical medical devices and any other device plugged in will decrease the number of hours the medical device can be powered during a PSPS event.

It should be noted that due to Covid-19, some customers elect not to have a verbal instruction session. Customers do receive the battery manufacturer's user guide that comes with the battery. Most of the PBP and DDAR partners also provide a leave behind flyer with written instructions, website addresses for video tutorials, and contact numbers if the customer has any follow up questions.

**What targeted and general marketing efforts have been made by PG&E to alert of our temporary generation programs for Medical Baseline, Seniors, etc.? (format and quantity if available)**

PG&E offers our medical baseline customers and AFN communities a broad array of information about resiliency planning including battery storage devices and the programs we administer to help them obtain a battery solution. PG&E takes a mass marketing as well as targeted marketing approach for each of its battery programs.

Our general marketing for battery storage includes a preparedness brochure to our AFN customers, annual letter to master-meter medical baseline customers, AFN-focused and other customer webinars, and bill inserts. We also have several webpages devoted to backup generation that provide resources to all customers including those who participate in our medical baseline program. These webpages include our Marketplace ([www.pge.com/marketplace](http://www.pge.com/marketplace)) and our Backup Power website ([www.pge.com/backuppowers](http://www.pge.com/backuppowers)). The DDAR and PBP program are described here: [www.pge.com/disabilityandaging](http://www.pge.com/disabilityandaging)

PG&E has also promoted battery programs in its Wildfire Safety and Medical Baseline (MBL) webinars throughout the year, including joint IOU MBL trainings conducted for In Home Support Services providers. In addition, each new MBL customer receives a MBL Welcome Letter upon enrollment which includes webpage addresses to PG&E's Safety Action Center ([www.safetyactioncenter.com](http://www.safetyactioncenter.com)) that provides resources for emergency preparedness, including backup power information.

**2-1-1:** PG&E has a long-standing relationship with 2-1-1 through our charitable grant program. As of August 13, PG&E has a partnership with the California network of 2-1-1s to connect customers with resources before, during, and after PSPS. 211 provides both proactive and reactive outreach to customers, being the first point of contact for our AFN community, before, during and after PSPS. Information includes resources on backup generation.

**CFILC:** Throughout 2021, to reach customers who would benefit from the DDAR program, CFILC and each of the DDAR Centers used a multiprong approach to meet the needs of its community members that rely on electricity. While social media platforms are a great way to get the word out and potentially reach the greatest number of people, CFILC is aware that nearly 35% of individuals with disabilities across California do not have access to the internet from their own homes. Using traditional outreach strategies is still a staple when meeting the needs of many people with disabilities.

CFILC and the DDAR Centers used direct marketing with individuals to reach eligible consumers for DDAR services. CFILC created the DDAR website as a public communication and intake hub for the program and many DDAR Centers used the site to also promote the program on their organizational websites. They also use social media platforms, and developed online and printed newsletters as an effective tool at community events.

Some DDAR Centers held Personal Protective Equipment (PPE) drive-thru events and gave out flyers on the DDAR program. Other ways that the DDAR Centers actively engaged AFN customers and communities included presenting on DDAR services, attending virtual community meetings, and providing DDAR outreach at COVID-19 test sites while safely social distancing. At COVID-19 testing sites (and now vaccine sites), DDAR Centers were able to provide resource bags with DDAR Centers materials to anyone who was there to get a coronavirus test. Other outreach activities included DDAR Centers investing in local Public Service Announcements through the television or radio and outreach to existing consumers through agency databases and the creation of an intake rap to solicit interest in the new DDAR program. Community partnerships was a significant way in which DDAR Centers reached new consumers. In a few counties, relationships were cultivated with PG&E Community Resource Center staff who would refer eligible individuals to DDAR Centers during active PSPS events.

**PBP:** In order to reach low income Medical Baseline customers, PG&E contracts with five Low-Income Home Energy Assistance Program (LIHEAP) providers to administer the PBP: Butte Community Action Agency, Central Coast Energy Services, Community Resource Project, North Coast Energy Services and Redwood Community Action Agency. Richard Heath & Associates, a third-party energy program implementer focused on underserved communities, is also working with PG&E on the program. These PG&E partner organizations actively reach out directly via mail and phone to all targeted customers who meet the program eligibility criteria. The delivery partner then completes an assessment of the power needs of the customer's medical equipment and provides a battery, if appropriate. Customers do not need to apply for the program. Like the DDAR Program, PBP focuses on understanding customers' needs through conversation, discussing emergency plan preparedness and assessing the best resiliency solution for each customer during a PSPS event. PBP partners conduct outreach, assess the customers' energy needs for medical devices and the household's overall preparedness for a PSPS event and deliver a right-sized battery to qualified customers. In 2021, our CBO providers performed outreach to ~14,700 customers who meet the Portable Battery Program qualification criteria that did not receive a battery in 2020. PG&E mailed a letter to each of these ~14,700 customers that met the eligibility criteria (and had not previously received a battery).

**What assistance for temporary generation is PG&E offering for MBL, Seniors and/or any other customers who self-identify as Disabled and/or Vulnerable and don't meet income or tiered fire threat area requirements for current programs?**

The programs are designed to target customers that may be impacted by PSPS events. The DDAR program does not have income restrictions and can serve customers that are outside of a Tier 2 or 3 High Fire Threat District (HFTD) if the customer has previously experienced 2 or more PSPS events. The PBP is restricted to low income customers, but also serves customers outside of HFTDs that have experienced 2 or more PSPS events. The reason for the 2+ PSPS event criteria is to account for customers that may not live in a HFTD, but have historically been impacted by PSPS events. PG&E's Generator and Battery Rebate program offers rebates on the purchase of qualified generators and batteries to Medical Baseline customers who are not low-income, but reside in a HFTD."

**30-18 UNIVERSAL RESIDENTIAL DESIGN.**

**30-18.1 Purpose.**

The purpose of this section is to:

- a. Promote and preserve the public health, safety, and general welfare of the people of the City of Alameda with mobility issues or who may develop mobility issues with age by ensuring equal access to housing for people born with mobility issues, people that develop mobility issues as the result of disease, accident, injury, military service, or age without significantly impacting housing costs and affordability.
- b. Ensure that people with mobility issues are able to visit the homes of their friends and family members who may not have mobility issues.
- c. Enhance the full life cycle use of housing, without regard to the functional limitations or disabilities of a home's occupants or guests, in order to accommodate a wide range of individual preferences and abilities, in all new residential development within the City of Alameda.
- d. Incorporate design features into residential dwelling units that enhance residents' ability to remain in their homes during periods of temporary, developing, or permanent disabilities.
- e. Implement the City of Alameda General Plan Housing Element policies to provide housing that meets the City's diverse housing needs.

(Ord. No. 3198 N.S., § 1, 11-7-2017)

**30-18.2 Definitions.**

For the purpose of this section, the following terms shall have the following definitions:

*Accessible* means standards for features or fixtures, designs, or other improvements, which are equal to or exceed the minimum requirements of Chapter 11A of the California Building Code, as may be amended.

*Accessible bathroom* means a room containing a water closet (toilet), lavatory (sink), and either a shower, bathtub, combination bathtub/shower, or both a shower and bathtub that includes features or fixtures, designs, or other improvements, which are equal to or exceed the minimum requirements of Chapter 11A of the California Building Code, as may be amended, and that include blocking within the walls to support future installation of grab bar/hand rails.

*Accessible bedroom* means a room containing a bed and can be used for a resident or guest to sleep that includes features or fixtures, designs, or other improvements, which are equal to or exceed the minimum requirements of Chapter 11A of the California Building Code, as may be amended.

*Accessible common use room* means a room commonly used by residents or guests to congregate that includes features or fixtures, designs, or other improvements, which are equal to or exceed the minimum requirements of Chapter 11A of the California Building Code, as may be amended.

*Accessible entry* means an entrance that may be used by a visitor to the residential unit that meets or exceeds the minimum requirements of Chapter 11A of the California Building Code, as may be amended.

*Accessible exterior access* means an exterior accessible route from the public right-of-way to an accessible entry that is consistent with the requirements of CBC Chapters 11A, as may be amended.

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*Accessible interior access* means an accessible route consistent with the requirements of CBC Chapters 11A from the accessible entry to the living, eating, sleeping, and/or bathroom facilities located on the primary entry level.

*Adaptable internal stairs* means internal stairways and stairs with a minimum width of thirty-six (36") inches wide, top and bottom landings that provide a clear floor area that is a minimum of forty-eight (48") inches in the direction of the stair run, and the full width of the stair for the docking of a chair lift, and includes suitable and appropriate outlets at the bottom and top of the stairs to provide power for a future chair lift. Such outlets shall be located on the side of the stair that would have the lift, or one (1) on each side if the chair lift could be installed on either side.

*Accessible kitchen* shall mean a room or space designed to be use for cooking and the preparation and storage of food and containing a refrigerator, a sink, a stove and oven that includes features or fixtures, designs, or other improvements, which are equal to or exceed the minimum requirements of Chapter 11A of the California Building Code, as may be amended.

*Accessible powder room* means a room containing a water closet (toilet) and lavatory (sink), but no shower, bathtub, or combination bathtub/shower, that includes features or fixtures, designs, or other improvements, which are equal to or exceed the minimum requirements of Chapter 11A of the California Building Code, as may be amended, and that include blocking within the walls to support future installation of hand rails.

*Laundry facilities* means an area that is designed to accommodate facilities for the washing and/or drying of clothes.

*Universal design* means the specialized design of the built space, products and indoor and outdoor environments to be usable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent feasible.

*Visitability* means enhancement of the ability of a residential dwelling unit to meet the basic needs of a wide range of guests to enter and use critical portions of the home, to the greatest extent possible, through specific design choices and decisions.

(Ord. No. 3198 N.S., § 1, 11-7-2017)

### **30-18.3 Scope, Application, and Exemptions.**

- a. This section shall apply to any new tentative map, design review, conditional use permit, site development, master plan, or other land use entitlement for the approval of a development that includes one or more new residential dwelling units submitted to the Community Development Department after the effective date of the ordinance from which this section is derived. All such entitlements shall contain conditions sufficient to ensure compliance with the provisions herein.
- b. All plans submitted for a building permit for a residential development subject to this section shall include construction details and plans showing conformance with the applicable sections of this section.
- c. The provisions of this section do not apply to:
  1. Rehabilitation or expansion of an existing residential unit,
  2. Reconstruction of an existing residential unit destroyed due to fire or natural disaster,
  3. Accessory dwelling units,
  4. Addition of five (5) or fewer residential units to or within an existing structure,
  5. Addition of five (5) or fewer new residential units above ground floor commercial space or a parking structure without an elevator, and

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- 6. New residential units located directly above a ground floor unit that meets the requirements of subsection 30-18.4.b.
  - d. Any determinations regarding the application of these provisions by the Community Development Director may be appealed to the Planning Board consistent with the requirements of Section 30-25.
- (Ord. No. 3198 N.S., § 1, 11-7-2017)

### **30-18.4 New Construction Requirements.**

- a. *Visitability.* To ensure that all new residential dwellings units subject to the provisions of this section meet the basic needs of a wide range of guests to enter and use critical portions of the home, all units subject to this section shall include the following features:
  - 1. An accessible exterior access to an accessible entry;
  - 2. An accessible interior access from the accessible entry to an accessible powder room, accessible common use room or an accessible bedroom, and adaptable internal stairs;
  - 3. Blocking within the walls to support future installation of grab bar/hand rails in all bathrooms; and
  - 4. If ground floor open space is provided, then an accessible path of travel to the open space shall be provided.
- b. *Universal Design.* To ensure that a share of all new dwelling units are usable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent feasible, thirty (30%) percent of all new residential units in a residential development of five (5) or more units shall include the following features:
  - 1. An accessible exterior access to an accessible entry;
  - 2. An accessible interior access from the accessible entry to an accessible bathroom, an accessible common use room, an accessible bedroom, accessible kitchen, accessible common or private open space; accessible laundry facility, and adaptable internal stairs;
  - 3. In determining the number of universally designed units required by this subsection, any decimal fraction less than 0.5 shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number.
- c. *Optional Features.* Any residential development that includes an on-site sales office in which a buyer may purchase a unit prior to completion of construction of the unit must offer buyers the opportunity to select and purchase additional universal design features from a pre-approved list of offered features. The seller of the residential dwelling units shall prepare a brochure or checklist of the additional universal design features and pricing for the features that will be offered. The brochure or checklist shall be reviewed and pre-approved by the Planning Board concurrently with the discretionary permits for the development. The office shall have an accessible exterior access to the primary entrance, and be fully accessible per the Americans with Disabilities Act (ADA).

(Ord. No. 3198 N.S., § 1, 11-7-2017)

### **30-18.5 Waivers.**

- a. The Planning Board may consider granting a waiver to any of the provisions of this section if it is able to make one (1) or more of the following findings:
  - 1. The requested waiver is necessary to make the findings for design review approval;

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(Supp. No. 62)

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2. The requested waiver is necessary to support the provision of affordable housing units;
  3. The requested waiver is necessary to avoid an undue and substantial financial hardship caused by topographical conditions on the site; the size or configuration of the site; and/or other site constraints; and/or legal constraints and equivalent facilitation is not available; or
  4. The requested waiver is necessary to avoid a conflict with adopted local, regional, State or Federal regulations.
- b. Requests for waivers shall be transmitted to the Commission on Disability Issues for review and comment prior to the Planning Board consideration of the waiver.
  - c. When considering a request for a waiver, the Planning Board and the project applicant may consider incorporating other features into the project to compensate for the loss of required features or to improve the accessibility of the units. Those features may include:
    1. A wider front entry door of forty-two (42") inches in width.
    2. Blocking within the walls of all hallways to support future installation of grab bar/hand rails.
    3. Rocker light switches, electrical receptacles, and environmental controls placed at accessible heights throughout the units.
    4. Removable base cabinets in all bathrooms and/or kitchens.
    5. Accessible shower stalls or tubs in all bathrooms.
    6. Accessible medicine cabinet and integral mirror in all bathrooms.
    7. Accessible countertops with a thirty (30") inches wide workspace and/or one (1) or more fifteen (15") inch breadboards installed between twenty-eight (28") inches and thirty-two (32") inches in height in all kitchens.
    8. Any other feature that improves the design of the unit to accommodate visitors or residents with physical or other disabilities in a way that makes it useable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent possible.

(Ord. No. 3198 N.S., § 1, 11-7-2017)

### **30-18.6. Enforcement and Annual Reporting.**

- a. It is unlawful for any person or entity to fail to comply with the requirements of this chapter. The City of Alameda may prescribe administrative, civil, or criminal penalties or consequences, or any combination thereof, for violations of this chapter, which are consistent with those applicable for what it deems comparable municipal provisions. These may include, but are not limited to, enforcement provisions of the State Housing Law of the California Health and Safety Code, Sections 17910 et seq., as may be amended; injunctive relief or civil penalties; and requiring compliance prior to issuance of a final inspection report or certificate of occupancy.
- b. The City of Alameda Community Development Department shall report annually to the City of Alameda Planning Board and Commission on Disability on implementation of this section as part of the Housing Element Annual Report. The Annual Report shall provide an opportunity for the Planning Board or Commission on Disability to recommend changes or revisions to this section to the City of Alameda City Council.

(Ord. No. 3198 N.S., § 1, 11-7-2017)

# East Bay Asian Local Development Corporation: Presentation to the Mayor's Commission on Persons with Disabilities

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PRESENTED BY DAVID COTA, SENIOR  
COMMUNITY ORGANIZER AT THE EAST BAY  
ASIAN LOCAL DEVELOPMENT CORPORATION

# EBALDC's Role in Addressing Homelessness in Oakland

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- EBALDC works with different organizations to obtain referrals to our services, housing, and programs:
- Abode; First Place for Youth; Bay Area Community Services; HOPE
- LifeLong Medical Care; CA Dept of Veterans Affairs; Project Roomkey
- Housing Authority of Contra Costa County; Oakland Housing Authority
- Contra Costa Behavior Health

# EBALDC's Role in Addressing Homelessness in Oakland

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- These organizations provide housing options to those experiencing homelessness or at risk-of-becoming homeless.
- They may provide financial support and/or in-person services.
- EBALDC's rental assistance programs prevent people from losing housing, helping to decrease the number of newly unhoused people.

# EBALDC's Housing Application Accommodations

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- Applicants can use online portals to apply for housing OR can choose to apply on paper at one of EBALDC's locations
- EBALDC staff can work directly with applicant, their case manager; family member; or a third-party that makes the process easier.
- When possible, we aid in assisting applicants in securing all required documentation

# EBALDC's Housing Outreach and Notifications

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- We work with organizations previously mentioned to promote housing opportunities and to request referrals.
- Leasing opportunities are listed on websites: [www.ebaldc.org](http://www.ebaldc.org); Craigslist; and Go Section 8.
- At lease-up (when the building's construction is first announced to a little into move-in periods), we publish in: (see next slide)

# Lease-Up Housing Notifications

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- Bay Area Newsgroups (Oakland Tribune; Contra Costa Times, etc.)
- The Oakland Post (newspaper in Oakland's Black community)
- El Mundo (Spanish-language newspaper for Oakland)
- Sing Tao Daily (Chinese-language newspaper printed in Bay Area)
- Bao Mo (Vietnamese-language newspaper in SF and East Bay)

# Accessible Housing in EBALDC Properties

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- The California Building Code (CBC) requires all *elevator-served* buildings be 100% adaptable
- **Adaptable:** all accessible features available but dependent on living situations and occupant preference some features may be removed or added (grab bars, pre-installed seats, etc.)

# Issues in creating accessible & adaptable housing

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- Fully accessible units require larger bathrooms (for wheelchair turning radius), meaning:
  - Bedroom or living room space must be decreased
  - Building must be taller
- Larger bathrooms may lead to decreased total number of units in lot: many tradeoffs with buildings in tight infill lots (limited space)

# Minimum vs. more-than-minimum number of accessible units

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- Funding sources for buildings have different standards – our main source of funding is the Low Income Housing Tax Credit (LIHTC)
- LIHTC requires 10% of units to be mobility accessible with an additional 4% of units required to be audio/visual accessible  
(MATT NEEDS TO DO MORE RESEARCH INTO WHAT THIS MEANS)

# Minimum vs. more-than-minimum number of accessible units

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- Buildings that serve seniors must have 50% of units be mobility accessible
- EBALDC's portfolio currently means minimum – it is difficult to create more-than-minimum given the previously mentioned tradeoffs associated with building accessible units

# Basis of design

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- We do our best to include as many of the Universal Design Principles as possible when designing buildings.
- All new construction units are 100% adaptable. Not all units are 100% accessible (due to occupant choice: ex. Many residents prefer more cabinet space over kitchen counters that are higher to accommodate wheelchair size)

# Prevention of homelessness

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- EBALDC's primary role in decreasing the number of people experiencing homelessness is to **prevent** it in the first place
- We strive to ensure that all tenants in our buildings have services to help them address and resolve lease violations before the point of eviction is reached

# Suggestions from EBALDC

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- We believe in (and partner with organizations that provide) low-cost legal aid for tenants
- Tenants & landlords often have highly unequal access to legal services or incentives to approach issues via mediation
- This solution is much more cost effective than solving homelessness after it happens

# Suggestions from EBALDC

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- We believe in (and partner with organizations that provide) low-cost legal aid for tenants
- Tenants & landlords often have highly unequal access to legal services or incentives to approach issues via mediation
- This solution is much more cost effective than solving homelessness after it happens

# Suggestions from EBALDC

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- Increasing availability of rental assistance and subsidy-based housing is critical to addressing rising homelessness
- Maximum monthly payment with only soc sec disability insurance is below 40% of Alameda County Annual Median Income
- This payment is for folks with previously-held jobs with relatively high lifetime earnings before becoming disabled

# Suggestions from EBALDC

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- For folks who have never worked due to their disability, the Supplemental Security Income monthly payment (even with additional CA supplement) is below 20% Annual Median Income
- Within deed-restricted affordable housing (Matt probably needs to add an additional slide for this term), only a small number of units are affordable to folks with incomes this low (even less within non-deed-restricted housing)

# Suggestions from EBALDC

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- Providing persons with disabilities more access to rental assistance would greatly increase housing choices (both within affordable housing & within market housing)

DRAFT

# Future plans

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- EBALDC is currently developing two buildings where 50% of units are set aside for previously homeless individuals
- These units are not necessarily set aside for previously homeless individuals with disabilities

## ***Exhibit E***

### **Oakland Mayor's Commission on Persons with Disabilities (MCPD)**

Strategic Plan Goal Area Housing

3.2 Whereas the MCPD recognizes a high prevalence of homeless individuals living in Oakland are also PWDs, often disconnected from services, and whereas the MCPD recognizes a responsibility to represent the voices of all PWDs living in the city, the MCPD will collaborate with official activities and initiatives addressing homelessness in the city, with the objective to improve conditions for and/or reduce the number of PWDs who are homeless in Oakland.

Does your agency have any ideas or suggestions on how to reduce the number of unhoused persons with disabilities?

#### **Agency Mission and Goals**

What role has your agency taken to address the increasing number of unhoused residents in Oakland?

Are you currently involved in any collaborative efforts to specifically target unhoused persons with disabilities for placement in permanent affordable accessible housing?

#### **Policy**

What are your policies for including accessible units in your housing development plans?

Do you provide only the minimum required or are your standards higher?

Has your agency considered providing 100% accessible units using Universal Design Principles?

#### **Placement Process**

The process of applying for affordable housing seems to be extremely complex and unforgiving, what accommodations do you make for residents whose lives are not stable enough to comply with such painstaking processes?

How do you notify the disabled and unhoused communities of the opportunity to apply for affordable and/or accessible housing?

How do you assure that affordable accessible units go to persons with disabilities who require them?

How are disabled applicants prioritized on your waiting lists?

*Exhibit F*

# MidPen Housing Brooklyn Basin Affordable Housing Paseo Estero & Vista Estero

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Polo Munoz & Daniel Fagan  
Monday, October 18<sup>th</sup> 2021

Building Rendering

*Exhibit F*

# MidPen Housing Brooklyn Basin Affordable Housing Paseo Estero & Vista Estero

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Polo Munoz & Daniel Fagan  
Monday, October 18<sup>th</sup> 2021

Building Aerial

# Overview

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- MidPen Affordable Housing in Oakland
- Accessible and Adaptable design
- Application, Notification and Accommodation Process
- Ensuring Accessible units go to persons with disabilities
- Meeting the need, including unhoused persons with disabilities

# MidPen Affordable Housing in Oakland

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- In 2015 selected to build affordable housing at Brooklyn Basin
- Cooperating Agreement - Community, City and Master Developer
- 15% of entitled units at Brooklyn Basin = 465 affordable units
- 20% – 60% of Area Median Income target
- 1, 2 and 3 bedroom units
- Maximum of 25% for Seniors

# MidPen Affordable Housing in Oakland

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- Developing affordable housing in four phases
- Paseo Estero (101 homes) 100% occupied July 2021
- Vista Estero (110 senior homes) 100% occupied July 201
- Foon Lok West (130 homes) completion in April 2022
  - 26 (20%) reserved for unhoused residents
- Foon Lok East (124 homes) approx. completion in March 2024
  - 38 (30%) reserved for unhoused residents

# Accessible and Adaptable design

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- MidPen adheres to ADA accessibility guidelines for and common areas and units.
- Building code requires only 5% accessible units and 2% Hearing/Vision impaired.
- Brooklyn Basin Affordable Housing complies with state CA Tax Credit Allocation Committee guidelines which exceed building code

# Accessible and Adaptable design

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- Paseo Estero, Vista Estero, Foon Lok West
  - 10% of units            Mobility Accessible
  - 4% of units            Hearing & Vision Impaired Accessible
  - Balance of units      Adaptable
  
- Foon Lok East
  - 15% of units            Mobility Accessible
  - 10% of units            Hearing & Vision Impaired Accessible
  - Balance of units      Adaptable

# Accessible and Adaptable design

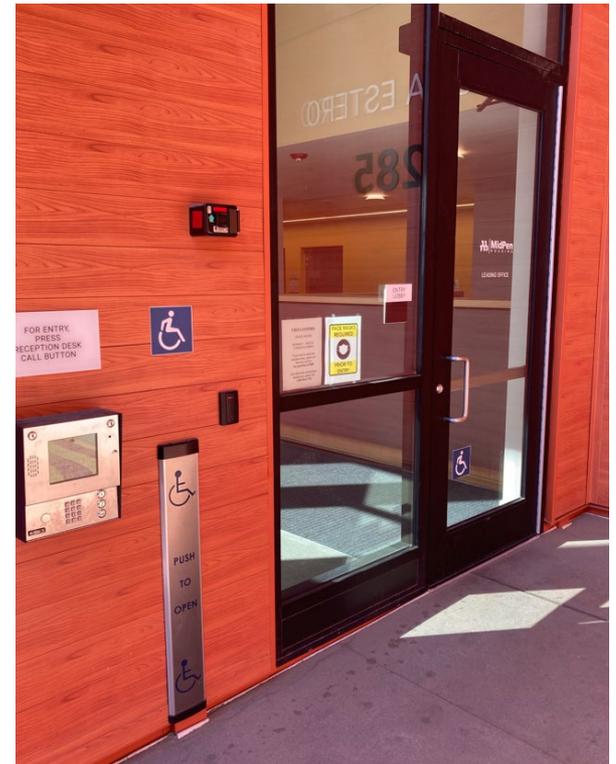
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- Levels of Accessibility
  - Accessible common areas, including exterior spaces
  - Accessible units
  - Adaptable units

# Accessible and Adaptable design



Front door and lobby glass, stand out



Accessible door opener

# Accessible and Adaptable design

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high-contrast signage with braille, raised text, and contrast lettering to address a range of vision impairments

# Accessible and Adaptable design

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seating near the entry door and at elevators

# Accessible and Adaptable design

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wall colors that alternate by floor, to assist people to recognize their floor

# Accessible and Adaptable design

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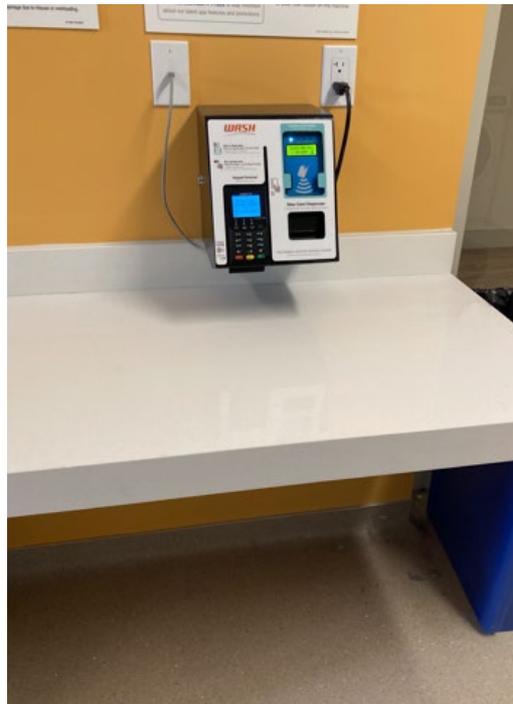
Restroom grab bars



Clearance under kitchen counter,  
reachable outlets

# Accessible and Adaptable design

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Laundry room accessible features

# Application and Accommodation Process

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- MidPen ensures all leasing office space is ADA accessible
- Leasing agents assist applicants fill out applications
- Engage local community groups/nonprofits to spread awareness of applications and equip to help their clients
- Online application options in addition to paper applications

# Notification Process

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- MidPen advertises and works with local nonprofits and local public agencies to spread the word
- Foon Lok West set aside 26 units for unhoused residents
- Fool Lok East set aside 38 units for unhoused residents

# Ensuring Accessible units go to persons with disabilities

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- MidPen requirement
- Units designated for disabled are leased to households on waiting list that indicate need for such features
- Applicants with disabilities will receive priority for these units

# Meeting Affordable Housing need for unhoused and person with disabilities

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- Creating priority mechanisms:
  - City / local preference layer for unhoused people with disabilities
  - Separate waiting list specific to those with disabilities

## MidPen Response to MCPD Questions

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- **What role has your agency taken to address the increasing number of unhoused residents in Oakland?**

Specifically in the City of Oakland, in 2015 MidPen was selected by the City and master developer (ZOHP) to be its affordable housing partner at Brooklyn Basin, a planned 3,100 unit development transforming a 63 acre formerly-industrial site on the Oakland Estuary into a vibrant mixed-use neighborhood with many on-site amenities including public parks, trails, and waterfront access. The master developer entered into a Development Agreement with the City of Oakland in 2006 which called for 465 affordable units on two parcels within the masterplan. The development is further subject to a Cooperation Agreement between the City, master developer and a Community Benefits Coalition consisting of active community stakeholders. This agreement reflected the Communities values requiring 1) an affordability range between 20% - 60% of Area Median Income, 2) set a maximum of 25% of the units be set aside for Senior households and 3) include a mix of 1, 2 and 3 bedroom units. MidPen's development plan included building the affordable units as four separate phases, this was driven by a strategy to get all 465 affordable homes build as quickly as possible given the current financing climate.

- the first two project phases started construction in 2018 and were completed in December 2020, these include Paseo Estero (101 units for family households) and Vista Estero (110 units for senior households).
  - The third project, Foon Lok West will complete construction Q2 2022 and consists of 130 units of which 26 homes (20% of units) are reserved for unhoused residents
  - The final project, Foon Lok East is anticipated to start construction in Q2 2022 and complete Q1 2024. It will consist of 124 units of which 38 homes (30% of units) are reserved for unhoused residents
- **The process of applying for affordable housing seems to be extremely complex and unforgiving, what accommodations do you make for residents whose lives are not stable enough to comply with such painstaking processes?**

MidPen ensures that all leasing office space is completely ADA accessible. Leasing agents will also take the time to assist applicants in filling out the application. MidPen also works with local non profit and community service groups to ensure that they are aware of the opportunity are equipped to help their clients fill out applications. We have also started using online applications that make it easier for applicants to apply without leaving their homes.

## Exhibit F

- **How do you notify the disabled and unhoused communities of the opportunity to apply for affordable and/or accessible housing?**

MidPen works with local nonprofits and local government entities to advertise. MidPen has also set aside 26 units at Foon Lok West for homeless households and individuals and is setting aside 38 units at Foon Lok East.

- **What are your policies for including accessible units in your housing development plans?**
  - **Do you provide only the minimum required or are your standards higher?**

MidPen adheres to ADA accessibility guidelines for common areas. Building code requires only 5% ADA accessible units and 2% Hearing/Vision impaired. At Brooklyn Basin we are complying with the California Tax Credit Allocation Committee guidelines which exceed building code requirements, see summary below:

### **Paseo Estero, Vista Estero and Foon Lok West**

ADA Accessible built out -- 10% of units

Hearing / vision impaired features built out -- 4% of units

All units not already built "Accessible" are "Adaptable", they are designed and pre-provisioned so they can be converted to Accessible as necessary for households.

### **Foon Lok East is based on more recent guidelines**

ADA Accessible built out -- 15% of units

Hearing / vision impaired features built out -- 10% of units

All units not already built "Accessible" are "Adaptable", they are designed and pre-provisioned so they can be converted to Accessible as necessary for households.

- **How do you assure that affordable accessible units go to persons with disabilities who require them?**
  - **How are disabled applicants prioritized on your waiting lists?**

This is a requirement for MidPen. Units specifically designated as having features for the disabled must be leased to households on the waiting list that indicate that they need such unit. Disabled applicants will receive priority over non-disabled applicants for these units.

- **Has your agency considered providing 100% accessible units using Universal Design Principles?**

## **Exhibit F**

100% of our units are either Accessible or Adaptable, they have been design to feasibly be made Accessible if required by a household.

- **Does your agency have any ideas or suggestions on how to reduce the number of unhoused persons with disabilities?**

Possible additional layer of preference for people with disabilities could be added to the preference for unhoused, to prioritize those with disabilities into new construction units that are better able to meet their physical needs. Because it is a preference, if there is no one with disabilities, it would revert to the next preference, and thus would not affect a properties ability to lease up. Another thought would be the creation of a separate waiting list specific to those with disabilities overseen by the public agency. The list would prioritize those with disabilities.