

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



JUNE 16, 2025

1 **ACCESSIBILITY STARTS AT HOME: APPROACHES TO UNIVERSAL DESIGN**

2 **STANDARDS**

3 **MONDAY, JUNE 16TH, 2025, 3:15 PM**

4

5

6

7 **SPEAKER:** PLEASE FOLLOW THE EMERGENCY EXIT SIGNS. NO CARDS FOR
8 FOLKS WHO DON'T WANT TO SPEAK UP OR IF WE RUN OUT OF TIME,
9 PLEASE TAKE A NO CARD. STAFF WILL HOLD THEM UP AND YOU CAN
10 FILL THOSE OUT AS WELL. YES? YES. GOOD NOW? OKAY. GREAT. AND
11 NO CARDS FOR FOLKS WHO DON'T WANT TO SPEAK UP OR IF WE RUN OUT
12 OF TIME, PLEASE TAKE A NOTE CARD, STAFF WILL HOLD THEM UP AND
13 WE CAN HELP YOU FILL THOSE OUT. GREAT. ALL RIGHT. LET GET
14 STARTED. WE'RE GOING TO KICK THINGS OFF WITH HCD. SO, IF YOU
15 ARE ON THE LINE, WE APPRECIATE YOU INTRODUCING YOURSELVES AND
16 YOUR ROLE AND THE SCOPE OF YOUR WORK. THANK YOU.

17

18 **TYLER MAYO:** GOOD AFTERNOON EVERYONE. THANK YOU FOR INVITING ME
19 TO SPEAK TODAY. IF THERE IS ANY VISUAL OR AUDIO ISSUES, PLEASE
20 FEEL FREE TO UNMUTE OR JUST PING ME, AND I'LL ADJUST IT
21 ACCORDINGLY. MY NAME IS TYLER MAYO, I AM THE TITLE 24
22 REGULATIONS MANAGER. HERE ON BEHALF OF CALIFORNIA DEPARTMENT
23 OF HOUSING AND COMMUNITY DEVELOPMENT STATE HOUSING -- PROGRAM.
24 WITH ME IS VERONICA TURDEAN, OUR ASSOCIATE CONSTRUCTION
25 ANALYST. VERONICA SERVES AS ONE OF OUR SUBJECT MATTER EXPERTS



JUNE 16, 2025

1 FOR CALIFORNIA BUILDING CODE CHAPTER 11A HOUSING
2 ACCESSIBILITY. VERY BRIEFLY, WE WON'T TAKE UP TOO MUCH OF YOUR
3 TIME. WE WANTED TO TOUCH ON TWO ITEMS WE FEEL ARE IMPORTANT
4 BEFORE TURNING IT BACK TO OUR FACILITATOR, THESE ITEMS ARE HCD
5 SCOPE AND AUTHORITY RELATED TO UNIVERSAL DESIGN WHAT IS
6 CALIFORNIA'S BUILDING CODE CHAPTER 11 ACCESSIBILITY AS IT
7 RELATES TO HCD SCOPE AND AUTHORITY IN ACCORDANCE WITH HEALTH
8 SAFETY CODE 17922 UNLESS OTHERWISE SPECIFICALLY PROVIDED BY
9 LAW HCD IS REQUIRED BY STATUTE TO ADOPT BUILDING STANDARDS,
10 BUILDING STANDARDS ARE ENFORCED BY LOCAL AUTHORITY HAVING
11 JURISDICTION SCOPE OF UNIVERSAL DESIGN THERE ARE TWO FORMS OF
12 COMPLEMENTARY LEGISLATION THAT WORK IN CONJUNCTION WITH ONE
13 ANOTHER, ASSEMBLY BILL 1400 AND ASSEMBLY BILL 2782 BOTH
14 STATUTES LAID THE GROUND WORK FOR UNIVERSAL DESIGN GUIDELINES
15 AND MODEL ORDINANCES. TOGETHER THESE BILLS, THEY AIM TO
16 ENHANCE ACCESSIBILITY WITHOUT IMPOSING MANDATORY CONSTRUCTION
17 REQUIREMENTS ACROSS ALL RESIDENTIAL DEVELOPMENT. HCD'S ROLE
18 INVOLVES CREATING GUIDELINES, A MODEL ORDINANCE, AND
19 DEVELOPING A CHECKLIST FOR OPTIONAL ACCESSIBILITY FEATURES.
20 THE UNIVERSAL DESIGN GUIDELINES DEVELOPED BY HCD, WHEN
21 ADOPTED, ARE INTENDED TO ADVANCE THE FULL LIFE CYCLE OF
22 HOUSING AND TO ACCOMMODATE A WIDE RANGE OF INDIVIDUAL
23 PREFERENCES AND FUNCTION ABILITIES. THE UNIVERSAL DESIGN
24 CHECKLIST OUTLINES FEATURES THAT MAY PROVIDE ADDITIONAL SAFETY
25 OR MOBILITY ASSISTANCE FOR PERSONS WITH MOBILITY IMPAIRMENTS



JUNE 16, 2025

1 OR DISABILITIES. AND IT'S IMPORTANT TO NOTE THAT IN NO CASE
2 SHALL THE LOCAL AMENDMENTS BE LESS RESTRICTIVE THAN THE
3 REQUIREMENTS PUBLISHED IN THE CALIFORNIA BUILDING CODE. SO,
4 WITH THAT SAID, THAT KIND OF SEGUES INTO OUR NEXT ITEM WHICH
5 IS CHAPTER 11A ACCESSIBILITY. IT'S A BIG ONE. AS IT RELATES TO
6 ACCESSIBILITY FEATURES, I WANT TO TURN IT OVER, TO AS I
7 MENTIONED EARLIER, OUR ACCESSIBILITY SUBJECT MATTER EXPERTS
8 VERONICA AND SHE'LL PROVIDE OVERVIEW OF CHAPTER 11A.

9

10 **VERONICA TURDEAN:** I'M AN ASSOCIATE CONSTRUCTION ANALYST AND
11 ALSO CHAPTER 11A CODE ACCESS SPECIALIST FOR HCD, CHAPTER 11
12 FOCUSES ON ACCESSIBILITY REQUIREMENTS FOR PRECISELY OF
13 PRIVATELY FUNDED RESIDENTIAL BUILDINGS SUCH AS APARTMENTS,
14 CONDOMINIUMS AND OTHERS. IT'S PART OF THE CALIFORNIA BUILDING
15 STANDARDS CODE WHICH SETS MINIMUM STANDARDS FOR BUILDING
16 DESIGN AND CONSTRUCTION TO ENSURE SAFETY, HEALTH, AND
17 ACCESSIBILITY. WHILE HCD PROPOSES FOR ADOPTION WITHIN THE
18 INTERNATIONAL BUILDING CODE, AS THE FOUNDATION FOR THE
19 CALIFORNIA BUILDING CODE CHAPTER 11A, WHICH COVERS PRIVATE
20 HOUSING ACCESSIBILITY. CHAPTER 11A IS BASED ON FHA WHICH IS
21 THE FAIR HOUSING AMENDMENT ACT OF, FROM 1988. THIS STANDARD
22 APPLIES TO BUILDINGS WITH THREE OR MORE RENTAL UNITS OR
23 APARTMENT UNITS, OR FOUR OR MORE CONDOMINIUMS. NEWLY
24 CONSTRUCTED AND DESIGNED FOR FIRST OCCUPANCY ON OR AFTER MARCH
25 13th, 1991. CHAPTER 11A INCORPORATES CALIFORNIA SPECIFIC



JUNE 16, 2025

1 AMENDMENTS TO ALIGN WITH THE GOVERNMENT CODES, 12955.1 AND
2 12955.1.1. AND OTHER STATE LAWS. THE PURPOSE OF THE STANDARD
3 IS TO ENSURE THAT PRIVATELY COVERED MULTI-FAMILY DWELLINGS ARE
4 USABLE BY PEOPLE WITH DISABILITY IN COMPLIANCE WITH CALIFORNIA
5 ACCESSIBILITY LAWS AND REGULATIONS. SOME KEY REQUIREMENTS
6 INCLUDE, BUT ARE NOT LIMITED TO ACCESSIBLE ROUTES, DWELLING
7 UNIT ACCESSIBILITY, PARKING, COMMON AREA, AND ADAPTABLE
8 FEATURE. AND AS MENTIONED, THE LOCAL JURISDICTIONS ARE
9 REQUIRED TO ENFORCE THOSE BUILDING CENTERS. WITH THAT SAID, I
10 WILL TURN THINGS OVER TO THE PANEL. GREAT. THANK YOU SO MUCH
11 MAYO AND VERONICA. APPRECIATE THAT. I'M NOW GOING TO TURN IT
12 OVER TO TRISTAN WHO WILL PROVIDE LOCAL JURISDICTION
13 PERSPECTIVE.

14

15 **TRISTAN SUIRE:** JUST WANT TO MAKE SURE YOU CAN HEAR ME OKAY.
16 GOING OVER THE ZOOM. GREAT MY NAME IS TRISTAN SUIRE, FOR CITY
17 OF ALAMEDA WE WANT TO PROVIDE CONTEXT FOR HOW LOCAL
18 JURISDICTIONS CAN ADOPT THE AMENDMENTS AS DESCRIBED BY HCD TO
19 THEIR LOCAL BUILDING CODES THERE IS ZONING ORDINANCES TO
20 ENSURE THAT ALL NEW RESIDENTIAL CONSTRUCTION IS MADE IN SUCH A
21 WAY -- OH THANKS. JUST MAKING SURE THAT NEW RESIDENTIAL
22 CONSTRUCTION IN THOSE JURISDICTIONS THAT HAVE ADOPTED A
23 UNIVERSAL DESIGN ORDINANCE IS CONSTRUCTED IF A WAY THAT'S
24 ACCESSIBLE. AND, SO, WE'RE HOPING TO PROVIDE A LITTLE BIT OF A
25 STORY OF HOW ALAMEDA WAS ABLE TO DO THIS, AND SOME OF OUR



JUNE 16, 2025

1 SUCCESSES AND SHORTCOMINGS IN DOING SO. AND WHERE WE HAVE,
2 SORT OF, RUN INTO TROUBLE AND HEAR FROM YOU FOLKS FROM THE
3 COMMUNITY ABOUT WHAT YOU THINK IS MOST IMPORTANT, IN UNIVERSAL
4 DESIGN AND HOPEFULLY EMPOWER YOU TO ENSURE THAT YOUR LOCAL
5 JURISDICTIONS ARE ALSO EITHER, HAVE ADOPTED OR ARE CONSIDERING
6 ADOPTING A UNIVERSAL DESIGN ORDINANCE. SO A LITTLE BIT OF
7 BACKGROUND. A LOCAL UNIVERSAL DESIGN ORDINANCE AMENDMENT LIKE
8 THE ONE DESCRIBED BY HCD IS NOT REQUIRED OF A JURISDICTION.
9 IT'S AN OPTIONAL AMENDMENT TO THEIR LOCAL ORDINANCE. AND, SO,
10 OFTENTIMES, CITIES WILL HAVE ADOPTED, IN A GENERAL PLAN WHICH
11 IS, SORT OF, A LONG-TERM PLAN A CITY, THEY HAVE A HOUSING
12 ELEMENT AND IN THEIR HOUSING ELEMENT IS THEIR PLAN FOR
13 CONSTRUCTION OF HOUSING OVER A PERIOD OF EIGHT YEARS, MANY
14 JURISDICTIONS IN THE BAY AREA HAVE ADOPTED A POLICY OR A GOAL
15 IDENTIFYING THEIR DESIRE TO HAVE A UNIVERSAL DESIGN ORDINANCE.
16 SO, THE FIRST STEP TO ANYBODY WHO IS LOOKING AT ENGAGING THEIR
17 COMMUNITY TO TRY TO IMPLEMENT SUCH AN ORDINANCE WOULD BE TO
18 REVIEW YOUR HOUSING ELEMENT AND SEE WHETHER OR NOT YOUR
19 JURISDICTION HAS ALREADY ADOPTED A COMMITMENT IN THE FORM OF A
20 POLICY OR A GOAL TO AMEND OR ADOPT A UNIVERSAL DESIGN
21 ORDINANCE TO ACHIEVE THESE OUTCOMES IN RESIDENTIAL
22 CONSTRUCTION. ASSUMING YOUR JURISDICTION HAS ADOPTED SUCH A
23 PROGRAM OR POLICY, THE NEXT THING YOU PROBABLY WANT TO LOOK AT
24 IS YOUR CITY COUNCIL'S STRATEGIC PLAN AND SEE WHETHER OR NOT
25 THEIR INTENT IS TO PURSUE THIS. AND IF THEY AREN'T, THAT'S A



JUNE 16, 2025

1 GOOD OPPORTUNITY FOR ADVOCATES TO ENGAGE YOUR ELECTED'S AND
2 INFORM THEM THAT THE HOUSING ELEMENT DOES REQUIRE THEM TO
3 PURSUE OR AT LEAST CONSIDER SUCH AN ORDINANCE AND TO BEGIN
4 ENGAGING THE COMMUNITY TO, SORT OF, INFORM THEM WHAT THAT
5 LOOKS LIKE. ULTIMATELY IN ALAMEDA WE HAVE THE GREAT BURDEN OF
6 HAVING A COMMISSION ON PERSONS WITH DISABILITIES WHICH LED THE
7 CHARGE ON FIGURING OUT WHAT THE NEEDS WERE IN THE COMMUNITY
8 AND WHAT WE WANTED IN OUR LOCAL ORDINANCE. WHILE HCD DOES
9 PROVIDE THE MODEL ORDINANCE THERE ARE AREAS OF THAT MODEL
10 ORDINANCE THAT A LOCAL JURISDICTION CAN CHOOSE HOW STRINGENTLY
11 TO APPLY CERTAIN STANDARDS. FOR EXAMPLE, IN A PARTICULAR
12 DEVELOPMENT, A CERTAIN PERCENTAGE OF UNITS IN THAT DEVELOPMENT
13 MAY BE REQUIRED TO BE VISITABLE OR UNIVERSALLY DESIGNED AND SO
14 IT'S IMPORTANT THAT A JURISDICTION TAKE TIME TO ENGAGE MEMBERS
15 OF THE COMMUNITY AND ALSO THE ELECTED'S TO DETERMINE WHAT THE
16 RIGHT THRESHOLD IS FOR THAT JURISDICTION AND SO I THINK ONE
17 WAS THE BIGGEST GYM CHAMBERS FOR ALAMEDA WAS HAVING THIS
18 COMMISSION ON PERSONS WITH DISABILITIES TO BOTH ENGAGE IN
19 COMMUNITY AND INFORM STAFF ON WHAT THE NEEDS WERE AS FAR AS
20 DRAFTING THAT ORDINANCE. I THINK WE WOULD LIKE TO COME BACK
21 AND EXPLORE MORE SPECIFICALLY SOME OF THE SUCCESSES AND
22 FAILURES THAT WE HAVE ENCOUNTERED, SPECIFICALLY THINGS LIKE
23 DEVELOPMENT PROJECTS THAT PROPOSE SOME CONTINGENT OF TOWN
24 HOMES AS PART OF THEIR DEVELOPMENT SO MAYBE A LARGER
25 DEVELOPMENT SITE THAT HAS A LOW RISE APARTMENT BUILDING AS



JUNE 16, 2025

1 PART OF THE PROJECT THEN ANOTHER PHASE THAT HAS TOWN HOMES IN
2 ALAMEDA ONE OF THE THINGS THAT WE WERE EXPERIENCING IS THESE
3 SORTS OF DEVELOPMENTS WOULD UTILIZE THE WAIVER PROCESS THAT IS
4 BUILT INTO HCD'S MODEL ORDINANCE TO GET BROAD WAIVERS TO MANY
5 ASPECTS OF UNIVERSAL DESIGN BASED ON THE ASSUMPTION THAT TOWN
6 HOMES GENERALLY AREN'T CONSTRUCTED TO BE ACCESSIBLY DESIGNED
7 BY VIRTUE OF THE FANTASTIC THAT THEY'RE ALL STAIRS [LAUGHTER]
8 AND SO NOT THAT THEY CANT BE DESIGNED TO BE AT LEAST VISIBLE,
9 BUT DEVELOPERS WERE USING THAT AS AN EXCUSE TO CREATE A
10 SITUATION WHERE THEY WERE ESSENTIALLY GETTING THE ENTIRE
11 ACCESSIBILITY REQUIREMENTS WAIVED. AND, SO, WE WANTED TO, SORT
12 OF, NARROWLY CREATE EXEMPTIONS FOR THEM, SO THE REST OF THE
13 DESIGN CAN BE ACCESSIBLE OR AT LEAST VISITABLE. AND THESE ARE,
14 SORT OF, THE QUESTIONS THAT WE HAVE TO CONSIDER ON A
15 JURISDICTION BY JURISDICTION BASIS TO FIGURE OUT WHAT THE BEST
16 FIX IS FOR A PARTICULAR COMMUNITY. BUT I THINK I WANT TO
17 HAPPENED IT OVER TO BETH NOW AND TALK A LITTLE BIT ABOUT HOW
18 OUR COMMISSION ON PERSON WITH DISABILITIES CAME TO CRAFT THIS
19 ORDINANCE AND SOME OF THE CHALLENGES THEY RAN INTO AND
20 OPPORTUNITIES WE HAD WHEN WE WERE WORKING ON THAT. SO, THANK
21 YOU.

22

23 **BETH KENNY:** THANKS TRISTAN. SO, MY NAME IS BETH KENNY, AND I
24 WAS A MEMBER ON THE COMMISSION OF DISABILITIES WHEN THE IDEA
25 OF A UNIVERSAL DESIGN ORDINANCE CAME TO US. AND I HAVE NO



JUNE 16, 2025

1 BACKGROUND IN PLANNING OR DEVELOPMENT OR BUILDING WHATSOEVER,
2 BUT I DID HAVE A BACKGROUND AS A DISABLED PERSON [LAUGHTER]
3 AND KNOW THE NEED FOR ACCESSIBLE HOUSING. SO, WE DOVE IN, AND
4 I'M HERE TO KIND OF GIVE FOLKS A STEP PIE STEP GUIDE TO HOW I
5 THINK IT CAN GET DONE. FIRST THING IS, WE ASSEMBLE THE TEAM.
6 WE HAD THE COMMISSION, AND THAT WAS GREAT, AND FOR OUR TEAM, I
7 WOULD RECOMMEND, YOU HAVE GOT TO HAVE PEOPLE WITH LIVED
8 EXPERIENCE, DISABLED PEOPLE WHO CAN DEMONSTRATE THE NEED, WHO
9 PEOPLE WHO HAVE A HARDER TIME SAYING NO WE CAN'T DO THIS WHEN
10 THEY'RE LOOKING AT PEOPLE WHO ARE IMPACTED BY THAT, AND SO,
11 DEFINITELY HAVE PEOPLE WITH DISABILITIES ON THERE. WE ALSO HAD
12 IT WHEN WE GOT AN ARCHITECT, BUT YOU CAN HAVE, LIKE, SOMEBODY
13 WITH CERTIFIED ACCESS SPECIALIST, SOMEBODY WHO KNOWS. AND WHAT
14 I'M SAYING THESE STEP-BY-STEP PROCESS IT DOESN'T HAVE TO GO IN
15 SUBSEQUENTLY ORDER. WE DIDN'T HAVE AN ARCHITECT UNTIL HALFWAY
16 THROUGH AND THAT ARCHITECT WAS ABLE TO HELP US TACKLE ISSUES
17 THAT WERE OUT OF OUR DEPTH. WE ALSO GOT PLANNING BOARD MEMBERS
18 WHO WERE INTERESTED AND ASKED THEM TO JOIN OUR TEAM, AND THEN
19 WE HAD PEOPLE, SENIOR CITIZENS WHO WERE INTERESTED IN AGEING
20 IN PLACE, AND ONE WOMAN WHO WAS LOOKING AT HAVING TO LEAVE
21 ALAMEDA AFTER LIVING THERE FOR 50 PLUS YEARS BECAUSE HER HOME
22 WAS NO LONGER SAFE FOR HER TO LIVE IN BECAUSE OF THE AMOUNT OF
23 STAIRS AND ACCESSIBILITY CONCERNS. TALK YOUR CITY COUNCIL. IF
24 THERE IS ANYBODY OUT THERE OR COMMUNITY LEADER WHO IS CAN
25 JOIN, THE MORE PEOPLE YOU CAN GET TALKING AND BUY INTO THIS,



JUNE 16, 2025

1 THE MORE THAT YOU CAN SPREAD THE MESSAGE OF THE NEED FOR
2 UNIVERSAL DESIGN, THE NEED FOR ACCESSIBLE BUILDING. AND DURING
3 WILD -- AT THE SAME TIME, YOU WANT TO BE MEETING WITH YOUR
4 PLANNING OFFICIALS, THE PLANNING DEPARTMENT, THE PLANNING
5 BOARD, TO KIND OF START EXPLAINING THE NEED, AND DEMONSTRATE
6 THE NEED BY, YOU KNOW, THERE ARE LOTS OF GOOD STATISTICS OUT
7 THERE -- WELL, FRIGHTENING -- NOT GOOD. BUT STATISTICS ABOUT
8 HOW MUCH OF A NEED THERE IS FOR ACCESSIBLE HOUSING AND HOW FEW
9 ACCESSIBLE HOUSING EXISTS, HOW LITTLE ACCESSIBLE HOUSING
10 EXISTS. NOW WE'RE GOING THROUGH A MAJOR TIME OF BUILDING.
11 EVERY CITY IS REQUIRED TO BUILD A CERTAIN AMOUNT, WHY AREN'T
12 WE BUILDING IT EXCESSIVELY WHEN WE KNOW WE ALREADY HAVE AN
13 EXISTING NEED AND IT'S GOING TO CONTINUE TO GROW. THE MORE WE
14 CAN START TALKING ABOUT THESE THINGS WITHIN THE COMMUNITY, THE
15 MORE PEOPLE WHO ARE GOING TO GET BEHIND IT. I DIDN'T REALLY
16 RUN INTO PEOPLE WHO WERE SAYING, OH, THIS SOUND LIKE A BAD
17 IDEA THIS SOUND LIKE SOMETHING WE DON'T NEED. THE MORE I TALK
18 TO COMMUNITY MEMBERS THE MORE I LEARN ABOUT THE VARIETY OF
19 NEEDS THERE ARE, NOT JUST FOR UNIVERSAL DESIGN, BUT FOR
20 AFFORDABLE HOUSING AND OTHER TYPES OF ACCESSIBLE HOUSING. AND
21 THEN, I WOULD START, LIKE, WHEN WE WERE DOING IT, WE HAD TO
22 DRAFT IT FROM -- WE DIDN'T HAVE THE CALIFORNIA UNIVERSAL
23 DESIGN ORDINANCE YET. AND, SO, WE WERE DRAFTING THINGS FROM
24 PRETTY MUCH NOTHING. I HAD TO REACH OUT TO MY FRIEND VAL WHO
25 HAD JUST GOTTEN HER MASTERS IN PLANNING AND SAY HEY, HELP ME



JUNE 16, 2025

1 UNDERSTAND THIS. HELP ME FIGURE OUT WHAT IS NEEDED, WHAT EQUAL
2 NICE HERE. RIGHT NOW YOU HAVE THE CALIFORNIA UNIVERSAL DESIGN
3 ORDINANCE AND ALAMEDA'S UNIVERSAL DESIGN ORDINANCE TO KIND OF
4 START YOUR FRAMEWORK, AND DON'T BE AFRAID, THE THINGS THAT ARE
5 ON THE CALIFORNIA UNIVERSAL DESIGN TO SAY, HEY, WE WANT THESE
6 THINGS TO BE MANDATORY, THESE ARE NOT THINGS THAT WE WANT TO
7 BE VOLUNTARY ON OUR ORDINANCE, AND PUSH YOUR LOCAL
8 JURISDICTION TO MAKE THESE THINGS MANDATORY AND NOT SOMETHING
9 THAT DEVELOPERS GET TO DECIDE WHOO THEY DO. AND I THINK THAT
10 YOU CAN BUILD COALITIONS WITH OTHER ORGANIZATIONS. LIKE,
11 SENIOR ORGANIZATIONS, A LOT OF THEM ARE VERY INTERESTED IN
12 AGEING IN PLACE, THAT COALITION BUILDING IS IMPORTANT. PARENTS
13 GROUPS. NOBODY WANTS TO PUSH A STROLLER UPSTAIRS. AND THE
14 LOCAL BIKING ORGANIZATION WE BUILT AN ALLIANCE BECAUSE THEY
15 WANTED TO BE ABLE TO JUST ROLL THEIR BIKES IN. SO LOOK FOR
16 PLACES ANYWHERE YOU CAN BUILD COALITIONS WITH OTHER
17 PREEXISTING ORGANIZATIONS. SOME CONSIDERATIONS FOR UNIVERSAL
18 DESIGN THAT I WAS NOT AWARE OF BEFORE I GOT INTO THIS PROCESS
19 WAS IT'S CALLED "EASILY MODIFIED" AND MOST OF THE UNIVERSAL
20 DESIGN ORDINANCES ARE BASED OFF OF CHAPTER 11A. AND 11A HAS A
21 LOT OF GREAT ACCESSIBILITY STANDARDS BUT IT'S NOWHERE NEAR
22 COMPLETE TO WHAT WE NEED. LIKE, UNDER 11A, YOU CAN STILL HAVE
23 A TRADITIONAL TUB, AND THERE IS NO RULE IN SHOWER
24 REQUIREMENTS. AND NOW WHEN YOU TALK ABOUT THAT BEING EASILY
25 MODIFIABLE, THAT'S -- I HAD A CLIENT WHO GOT A -- WON THE



JUNE 16, 2025

1 LOTTERY AND GOT A LOW-INCOME HOUSING UNIT THAT WAS SUPPOSEDLY
2 EASILY MODIFIABLE. SHE WAS QUOTED \$50,000 TO MODIFY HER
3 BATHROOM SO SHE COULD ROLL INTO HER SHOWER, BECAUSE SHE
4 COULDN'T TRANSFER SAFELY IT WAS A MATTER OF SAFETY FOR HER AND
5 HER IHSS WORKER. AND THAT'S A LOW-INCOME HOUSING UNIT. SO, HER
6 \$50,000 MADE THAT UNIT COMPLETELY UNAVAILABLE TO HER.
7 ESPECIALLY WHEN YOU CONSIDER IF MEDICAID IS GOING TO BE
8 BRINGING BACK THE 2,000 LIMIT. AND THE WIDTH OF THE HALLWAYS
9 UNDER 11A. A LOT OF THE WHEELCHAIRS WILL NOT BE FULLY CLEARED
10 UNDER THERE. SO, IT'S A STEP IN THE RIGHT DIRECTION OF
11 ACCESSIBILITY. BUT IT IS NOT FULL ACCESSIBILITY. AND I DON'T
12 THINK THAT A LOT OF THE THINGS ARE EASILY MODIFIABLE. ANOTHER
13 THING IS, LIKE TRISTAN MENTIONED EARLIER, THE DENSITY BONUS.
14 DEVELOPERS ARE BUILDING, IF YOU BUILD A CERTAIN AMOUNT OF LOW-
15 INCOME HOUSING UNITS, YOU QUALIFY FOR DENSITY BONUS. BUT THE
16 DENSITY BONUS LET'S BUILDERS WAIVE LOCAL REQUIREMENTS THAT
17 THEY SAY WILL ADD COST TO THEIR BUILD. AND IT'S UP TO THE
18 LOCAL JURISDICTION THEN TO PROVE THAT THAT WON'T ADD COST. SO,
19 THAT'S NOT SOMETHING THAT A LOCAL JURISDICTION HAS THE FUNDS
20 TO DO. AND, SO, THE DENSITY BONUS CAN BE USED BY DEVELOPERS TO
21 WAIVE YOUR UNIVERSAL DESIGN ORDINANCE. WHAT I WOULD LIKE TO
22 SEE US DO, AND US WORK TOWARDS IS HAVING A CARVE-OUT IN THE
23 DENSITY BONUS THAT SAYS ACCESSIBILITY STANDARDS CANNOT BE
24 WAIVED. THERE IS ALREADY AN EXISTING CARVE-OUT IN THE STATE
25 DENSITY BONUS THAT SAYS HISTORIC PRESERVATION CANNOT BE



JUNE 16, 2025

1 WAIVED. SO IF WE'RE WILLING TO PRESERVE HISTORIC BUILDINGS WE
2 SHOULD BE WILLING TO PRESERVE ACCESSIBILITY STANDARDS. SO, I
3 ASK ALL OF TO YOU ASK YOUR STATE LEGISLATORS TO CARVE-OUT A
4 DENSITY BONUS ACCESSIBILITY REQUIREMENTS. I THINK WE CAN ALSO
5 BE CREATING PROGRAMS TO INCENTIVIZE HOMEOWNERS WHO ARE
6 REBUILDING AFTER NATURAL DISASTERS ON THESE SINGLE-FAMILY
7 HOMES. LET'S CREATE PROGRAMS WHERE THEY CAN GET EXPEDITED
8 PERMITTING OR FEES WAIVED IF THEY'RE DEVELOPING UNIVERSALLY
9 DESIGNED HOMES. THERE IS A LOT WE CAN DO AND WE NEED TO
10 CONSIDER THAT GOING FORWARD. WE ALSO SHOULD, NOW, WITH THE NEW
11 SINGLE-FAMILY HOMES, THEY'RE ALL GOING TO BIBLE TO HAVE FOUR
12 UNITS, CURRENTLY, BUT THAT FIRST UNIT CAN BE PLACED IN A WAY
13 THAT DOESN'T ALLOW FOR THE ACCESSIBILITY FOR UNIVERSAL DESIGN
14 TO BE IMPLEMENTED IF ANOTHER THREE UNITS ARE PLACE ON THAT
15 SAME LOT. SO LET'S START THINKING ABOUT THOSE THINGS WE CAN DO
16 TO CARVE-OUT AND MAKE IT EASIER FOR PEOPLE TO HAVE, FOR
17 BUILDERS, AND FOR PEOPLE TO HAVE ACCESSIBLE AND UNIVERSALLY
18 DESIGNED HOMES. THANK YOU.

19

20 **SPEAKER:** THANK YOU BETH. WHAT WE WOULD LIKE TO DO NOW IS OPEN
21 UP THE ROOM FOR DISCUSSION AND CONVERSATION. REAL INTENTION
22 HERE IS TO LEARN ABOUT YOUR LIVED EXPERIENCES AND IF YOU HAVE
23 SOMETHING YOU WANT TO SHARE ABOUT HOW UNIVERSAL DESIGN HAS
24 AFFECTED YOUR LIFE OR LACK THEIR OF AND SPEAK TO THAT, AND
25 THAT WOULD BE HELPFUL IF WE CAN OPEN UP THE FLOOR JUST



JUNE 16, 2025

1 GENERALLY AND GET MORE SPECIFIC AS THE NEED IS THERE. THANK
2 YOU.

3

4 **SPEAKER:** HI MY NAME IS ALARA, AND I WORK FOR THE OFFICE
5 DEPARTMENT OF PROGRAM MANAGER WITH COUNTY OF SANTA CLARA THIS
6 IS A GREAT COMMENTS TODAY ABOUT DIALOGUE IN THE TWO THOUSANDS
7 AND 2020S AND ON, THAT IS GREAT. I, AS A DEAF INDIVIDUAL, AND
8 A LOT OF DEAF PEOPLE IN THE AREA WHO LIVE IN THE BAY AREA,
9 SOME OF THEM HAVE ASKED TO LIVE IN-HOUSES, AND THEY'RE
10 LIMITED, BECAUSE OF ACCESSIBILITY, ADDING FLASHING LIGHT
11 ALARMS FOR, LIKE, FIRE ALARMS AND THINGS, THAT'S A LITTLE BIT
12 OF IT, BUT THERE ARE OTHER THINGS, LIKE IN THE KITCHEN, IF
13 THERE IS A FIRE IN THE KITCHEN, WE CAN'T HEAR ANYTHING. SO
14 SOME WAY OF GETTING THAT OUT, CONNECTED TO THE ALARM SYSTEM,
15 LEAKING WATER IN THE HOUSE, SAME THING WE CAN'T HEAR IT, WE
16 NEED AN ALARM SYSTEM SET UP THAT WE CAN GET THE NEEDS DEAF
17 PEOPLE TO BE ABLE TO LIVE WITHOUT HAVING THOSE UNITS WITHOUT
18 HAVING TO PAY OUT OF POCKET AND DISABLED PEOPLE SHOULDN'T HAVE
19 TO PAY FOR RAMPS OR ANYTHING THAT SHOULD BE UNIVERSAL DESIGN
20 THAT SHOULD BE BUILT INTO THE COST OF THE UNIT AND FOR DEAF
21 PEOPLE OR HOW DEAF PEOPLE CAN CONTACT AGENCIES TO GET MORE
22 INFORMATION TO GET THE BUILDING PLANNERS TO INCLUDE THOSE
23 THINGS IN THEIR NEEDS FOR DESIGN.

24



JUNE 16, 2025

1 **SPEAKER:** THANK YOU. IT'S IMPORTANT TO ADDRESS AND BRINGS UP
2 THE FACT THAT UNIVERSAL DESIGN ORDINANCE ISN'T INTENDED TO
3 TARGET AMBULATORY DISABILITY SPECIFICALLY IT'S REALLY A FULL
4 RANGE OF DISABILITIES THAT ARE INTENDED TO BE ADDRESSED BY
5 THESE THINGS THIS IS A GREAT SPACE THAT ARE TWO AREAS AT THE
6 STATE LEVEL A PLACE WHERE YOU WOULD MAKE CHANGES TO A MODEL
7 ORDINANCE BECAUSE WE INCLUDE THINGS LIKE OPTIONAL LIST OF
8 FEATURES, IF SOMEONE HAS A HOME THAT HASN'T BEEN BUILT YET AND
9 THE SALES OFFICE SAYS HEY WE WOULD LIKE THESE ACCESSIBILITY
10 FEATURES BEING AT THE COST OF THE PERSON PURCHASES THAT UNIT
11 OPPORTUNITY FOR THE IMPROVEMENT TO THE STATE LOCAL AND
12 STATEWIDE ORDINANCE, HAVING UNIVERSAL DESIGN ORDINANCE CALL
13 OUT THE STEREOTYPICAL AMBULATORY DISABILITIES THINGS LIKE
14 RAMPS OR YOU KNOW SOMETHING TO HELP FOR A STAIRCASE. YOU KNOW,
15 TO MAKE SURE THAT THE LOCAL PLANNERS WHO ARE CRAFTING THAT
16 ORDINANCE ARE DRAFTING THINGS OUTSIDE OF THOSE ACCESSIBILITY
17 REQUIREMENTS. SO, YOU KNOW, I THINK THIS'S DEFINITELY A GOOD
18 POINT AND SOMETHING THAT A LOT OF GOOD FOLKS WHO WERE CRAFTING
19 THESE ORDINANCES MAYBE HAVEN'T SPENT AS MUCH TIME AS THEY
20 SHOULD HAVE THINKING ABOUT, THANK YOU FOR THAT QUESTION. I
21 THINK THAT WAS REALLY GREAT.

22

23 **DANA MATLAW:** THANKS TRISTAN.

24



JUNE 16, 2025

1 **SPEAKER:** HI. MY NAME IS -- I USED TO LIVE IN BERKELEY
2 CALIFORNIA, AND I WAS ON THE DISABILITY COMMITTEE A WHILE
3 BACK, AND WE APPROVED FOR UNIVERSAL DESIGN.

4
5 **SPEAKER:** AWESOME. [APPLAUSE]

6
7 **SPEAKER:** FOR NEW DEVELOPMENT, NOBODY WANTS TO HELP ME WITH THE
8 IDEA, BECAUSE MOST PEOPLE WITH DISABILITIES LIVE WITH THEIR
9 FAMILIES, LIKE THEIR MOM AND DAD FOR ALL THEIR LIFE. BECAUSE
10 THEY CANT AFFORD THE RENT, AND THEY CAN'T FIND A JOB, AND THE
11 RENT IS SO EXPENSIVE. AND MY DAD DIED RECENTLY ABOUT FIVE
12 YEARS AGO, AND I HAD TO MOVE OUT OF BERKELEY, AND I MOVED BACK
13 HOME WITH MY MOM AND MY BROTHER, AND I HAVE BEEN THERE FOR
14 FIVE YEARS, AND I'M TRYING TO FIND HOUSING FOR ME IN BERKELEY
15 AREA. I NEED A ROOMMATE IN ORDER TO FIND REASONABLE RENT. IT'S
16 SO HARD TO FIND HELP WITH THAT AND SOMETHING YOU CAN AFFORD.
17 FLUSH. MY IDEA WAS -- WHERE I LIVE WITH OTHER PEOPLE IN-HOUSE,
18 AND WE SHARE THE RESPONSIBILITIES OF THE HOUSEHOLD, TOGETHER,
19 WE -- AFTER I THOUGHT WHAT IF WE MAKE A CO-OP, WITH PROVIDERS
20 IN THE STATE BUILDING LAWS FOR HOUSING, AND WE WENT AND --
21 WITH MULTIPLE PEOPLE, THAT'S THE BEST WAY TO MEET OTHER
22 PEOPLE. THAT'S THE BEST WAY TO NOT BE -- BERKELEY, WHERE I
23 WENT, UP TO BERKELEY, HE THOUGHT IT WAS A GOOD IDEA. I CAN'T
24 DO IT BY MYSELF, I NEED HELP. AND THAT'S WHY I WANT TO MAKE --
25 BUT THAT TAKES YEARS TO DO. AND I DON'T KNOW WHAT TO DO. AND,



JUNE 16, 2025

1 ALSO, WHEN PEOPLE WITH DISABILITIES ARE LIVING WITH THEIR
2 FAMILIES, BOTH PARENTS ARE GOING TO DIE SOME DAY, AND -- AND
3 WE'RE NOT ALLOWED TO BRING ANY STUFF TO -- -- [INDISCERNIBLE]
4 TELL THEM WHAT TO DO, AND -- [INDISCERNIBLE] DO THAT AND I
5 WOULD NOT DO IT. THANK YOU.

6

7 **SPEAKER:** WHAT YOU'RE TALKING ABOUT IS EXACTLY WHY WE NEED TO
8 BE BUILDING THIS HOUSING. YOU KNOW, FOLKS, AND I LOVE YOUR
9 IDEA OF HAVING A, YOU KNOW, LIVING IN COMMUNITIES WHERE YOU'RE
10 -- STILL HAVE YOUR INDEPENDENCE AND YOUR CARE GIVERS ARE RIGHT
11 THERE, BECAUSE OUR CARE GIVERS, LET'S BE REAL, THEY ARE
12 STRUGGLING TO FIND HOUSING BECAUSE THEIR PAY IS SO LOW, RIGHT?
13 AND WE NEED TO BE THINKING AND TRYING THESE DIDN'T IDEAS
14 BECAUSE THERE IS SUCH A NEED AND IF WE'RE NOT GOING TO BUILD
15 IT WE'RE GOING TO FORCE PEOPLE TO WHO COULD LIVE INDEPENDENTLY
16 OTHERWISE INTO INSTITUTIONS AND WE'RE ALREADY SEEING THAT AND
17 IT'S JUST GOING TO GET WORSE.

18

19 **SPEAKER:** I NEED HELP. I NEED HELP AND I DON'T KNOW WHAT TO DO.

20

21 **SPEAKER:** WELL, I THINK BEING HERE TODAY IS A -- I HOPE THAT WE
22 CAN MAKE SOMETHING HAPPEN. I HOPE THAT WE CAN THINK -- THIS
23 GROUP HERE CAN THINK OF WAYS THAT WE CAN MAKE THE CHANGES THAT
24 ARE RIGHT FOR THE PEOPLE WHO NEED THESE CHANGES. WE ARE PEOPLE
25 WITH DISABILITIES ARE NOT ABLE TO GET HOUSING. THEY'RE NOT



JUNE 16, 2025

1 ABLE TO AFFORD IT, BECAUSE WE MAKE SO MUCH LESS THAN THE
2 AVERAGE NON-DISABLED PERSON, AND WE'RE NOT ABLE TO FIND IT,
3 BECAUSE EVEN IF WE DO HAVE THE MONEY, IT JUST DOESN'T EXIST.

4

5 **SPEAKER:** --

6

7 **SPEAKER:** AND I THINK WE SHOULD -- I WOULD LOVE IT IF WE COULD
8 HAVE, I WANT TO SHARE MY E-MAIL, BUT ANYONE WHO WOULD LIKE TO
9 SHARE E-MAIL, WE CAN TALK ABOUT THIS STUFF BEYOND THIS MEETING
10 AND CONTINUE TO WORK ON THIS STUFF. AND I LOVE YOUR IDEA, AND
11 I WOULD LOVE TO SEE WHAT WE CAN MAKE HAPPEN WITH THAT. PLEASE,
12 VAL WILL HAVE A LIST FOR PEOPLE TO HAVE E-MAILS. AND I THINK
13 THIS IS A GREAT PLACE TO BRING THIS TOPIC, AND I WOULD LOVE TO
14 WORK WITH YOU MORE.

15

16 **DANA MATLAW:** THANKS BETH THANK YOU VERY MUCH FOR SHARING. I
17 WOULD LOVE TO HEAR FROM MORE PEOPLE AND IF THERE ARE PEOPLE ON
18 ZOOM? OKAY.

19

20 **SPEAKER:** CAN YOU HEAR ME? OKAY. WE DO HAVE A COMMENT FROM A
21 ZOOM PARTICIPANT. IT SAYS IT'S IMPORTANT TO REMEMBER UNIVERSAL
22 DESIGN MUST INCLUDE PEOPLE OF ALL WEIGHTS. FOR EXAMPLE, A RAMP
23 OR RAIL SHOULD BE BUILT STURDY ENOUGH FOR ALL DISABLED BODIES.
24 A 650 POUND PERSON IN THEIR WHEELCHAIR TOGETHER MAY BE 900
25 PLUS POUNDS.



JUNE 16, 2025

1

2 **SPEAKER:** YEAH, MY NAME IS BEN McMULLIN, SYSTEMS CHANGE
3 ADVOCATE AT CENTER FOR INDEPENDENCE INDIVIDUALS WITH
4 DISABILITIES IN SAN MATEO COUNTY. I'M ALSO PART OF THE
5 NATIONAL -- A MEMBER OF THE NATIONAL COUNCIL ON INDEPENDENT
6 LIVING WHERE I SIT ON THE HOUSING COMMITTEE. ONE OF THE THINGS
7 WE TALK ABOUT A LOT IN ADDITION TO UNIVERSAL DESIGN IS
8 VISIBILITY STANDARDS. I HAVE ADVOCATED ALONG WITH GM IN THE
9 BACK, THROUGH OUR CONSOLIDATED PLAN EFFORT IN SAN MATEO COUNTY
10 ABOUT APPLYING VISIBILITY STANDARDS. WE NEED TO, I'M WONDERING
11 IF THERE ARE FIRM EXAMPLES EITHER HERE IN CALIFORNIA, I
12 BELIEVE YOU SPOKE TO THEM IN ALAMEDA BRIEFLY, BUT TO PROVIDE
13 TO OUR BOARD OF SUPERVISORS TO TAKE A LOOK INTO THAT TO PUT
14 INTO OUR CONSOLIDATED MAN. I'M WONDERING IF THERE IS ANY CLEAR
15 EXAMPLES OUT THERE THAT WE CAN PROVIDE THEM SO IT CAN BE BAKED
16 INTO OUR CONSOLIDATED PLAN.

17

18 **SPEAKER:** THANK YOU. AND THANK YOU, ALSO TO THE COMMENT BEFORE
19 THAT. I WANT TO ADDRESS YOUR QUESTION BECAUSE I CAN SPEAK TO
20 IT MORE CLEARLY FIRST THEN MAYBE GO BACK TO THE FIRST ONE. SO,
21 YES, CURRENTLY OUR CITY OF ALAMEDA ORDINANCE REQUIRES 100%
22 VISIBILITY, VISIBILITY JUST FOR SETTING THE TABLE IS GENERAL A
23 REQUIREMENT FOR CERTAIN TYPES OF ROOMS TO BE LOCATED THROUGH
24 AN ACCESSIBLE ENTRANCE ON THE FIRST FLOOR AND, SO, ACCESSIBLE
25 IN THIS CASE, THESE ROOMS TYPICALLY INCLUDE, LIKE, A BATHROOM,



JUNE 16, 2025

1 OR A POWDER ROOM, AS WELL AS COMMON AREA, BEDROOM. SO HAVING
2 THESE, SORT OF, FACILITIES LOCATED ON THE FIRST FLOOR AND IN A
3 WAY THAT'S ACTUALLY ACCESSIBLE AS FAR AS THE SIZE OF THE
4 DOORWAYS, TURN AROUND RADIUSSES, THINGS LIKE THAT, THEY'RE,
5 SORT OF, THE FLOOR, AS YOU THINK ABOUT THEM MINIMUM YOU CAN DO
6 FOR A RESIDENTIAL UNIT IS MAKE IT VISIBLE. IT'S NOT QUITE THE
7 SAME STANDARD AS A FULLY UNIVERSALLY DESIGNED UNIT BUT IT'S A
8 REALLY GOOD START TO MAKING SURE THESE SPACES ARE AT LEAST
9 ACCESSIBLE. AND, SO, I WOULD LIKE TO THINK OUR ORDINANCE IS A
10 GOOD PLACE TO LOOK FOR THAT, BUT I'M SURE THERE ARE OTHER
11 EXAMPLES AS WELL. AND, SORRY, IN SPEAKING TO THE FIRST
12 QUESTION, YEAH, I THINK THAT'S ANOTHER GREAT POINT. MAYBE
13 THAT'S SOMETHING WE CAN ASK OUR 11 A SPECIALIST AT H C. D IF
14 THEY'RE AWARE OF ANYTHING. I'M NOT AWARE OF ANYTHING IN 11 A
15 THAT ACTUALLY REQUIRES, LIKE, A CERTAIN WEIGHT LIMIT FOR THESE
16 TYPES OF FEATURES. BUT THAT MIGHT BE SOMETHING THAT MIGHT BE
17 WORTH ADDRESSING AT THE STATE LEVEL TO SEE IF THERE IS
18 SOMETHING -- UNLESS MAYBE AGAIN I CAN PUSH THIS OVER TO OUR 11
19 A SPECIALIST AND SEE IF THERE IS SOMETHING?

20

21 **SPEAKER:** HI. THIS IS VERONICA JORDAN, NO THERE IS NOTHING THAT
22 REQUIRES A WEIGHT LIMIT. HOWEVER, WE DO HAVE MEETINGS, AND I
23 THINK THE NEXT ONE IS GOING TO BE NEXT MONTH IN JULY, IT'S NOT
24 HCD, IT'S THE DSH IT'S A DECISION OF STATE ARCHITECTS AND
25 THEY'RE IN CHARGE OF CHAPTER 11B, BUT WE ALSO HAVE A LOT OF



JUNE 16, 2025

1 FOCUS GROUP MEETINGS AND IF YOU WOULD PARTICIPATE IN THOSE
2 MEETINGS YOU WOULD BRING YOUR COMMENTS AND AWARENESS AND
3 WHAT'S NEEDED IN THE COMMUNITIES. CHAPTER 11 A IS BASED ON THE
4 FAIR HOUSING ACT, AND THE FAIR HOUSING ACT DOESN'T REQUIRE A
5 WEIGHT LIMIT. WE CAN ALWAYS GO FROM MINIMUM UP. SO, I VERY
6 MUCH ENCOURAGE YOU TO COME TO THESE MEETINGS. IF YOU LOOK ON
7 OUR WEB SITE, OUR MEETINGS WILL BE POSTED, IF YOU LOOK ON
8 CALIFORNIA BUILDING STANDARDS COMMISSION WEB SITE, I THINK
9 THEY HAVE A LOT OF MEETINGS, AND YOU PROBABLE KNOW MORE THAN I
10 DO ON HOW THE POSTING GOES.

11

12 **DANA MATLAW:** THANKS VERONICA. I APPRECIATE IT.

13

14 **SPEAKER:** OF COURSE.

15

16 **DANA MATLAW:** THERE HAS BEEN SO MUCH GREAT CONTENT HERE TODAY
17 ABOUT THE KIND OF GAPS IN CURRENT UNIVERSAL DESIGN AND WOE
18 WANT TO MOVE THE CONVERSATION FORWARD SO AS WE LEAVE TODAY WE
19 FEEL INSPIRED BY FUTURE ACCESSIBILITY, WHAT'S TO COME. I ALSO
20 WANT TO OPEN THE FLOOR TO ASK YOU ALL MORE ABOUT WHAT IS
21 NEEDED FROM, AGAIN, FROM YOUR PERSONAL EXPERIENCES, WHAT GAPS
22 DO YOU SEE, AND HOW CAN WE MOVE THIS CONVERSATION SO WHEN WE
23 MEET AGAIN WE'RE KIND OF CONTINUING TO EVOLVE THE DIALOGUE,
24 HAVING SEEN THINGS CHANGE FROM TODAY. AND IT LOOKS LIKE THERE
25 IS A COMMENT IN THE BACK OF THE ROOM.



JUNE 16, 2025

1

2 **SPEAKER:** HELLO MY NAME IS ALICIA CONTRERAS, AND I WANT TO ADD
3 THE FACT THAT NOT ONLY PEOPLE WITH DISABILITIES WITH VERY LOW-
4 INCOME HAVE A CHALLENGE OF THE INCOME, ALSO SOME OF US WHO
5 HAVE WORKED OUR WHOLE LIVES, AND WHO HAVE BEEN PUTTING MONEY
6 IN THE SYSTEM, ARE STUCK BECAUSE OF THE OPPOSITE PROBLEM. SO,
7 IF WE'RE MAKING TOO MUCH MONEY, BUT THAT MONEY IS NOT TAKEN
8 INTO CONSIDERATION WITH WHAT MANY OF US CALL THE DISABILITY
9 TAX WHICH MEANS HOW MUCH MONEY I HAVE TO SPEND ON MY VAN JUST
10 TO KEEP IT RUNNING. AND THE GAP, WHEN YOU STOP WORKING, AND
11 WHEN CAN YOU APPLY FOR HOUSING THAT IS AFFORDABLE TAKING ALSO
12 INTO CONSIDERATION THAT, YOU KNOW, AS WE GET OLDER, THEY MOST
13 LIKELY, THE SCENARIO IS THAT WE WILL NEED ALSO IN-HOME SERVICE
14 AND WE DON'T QUALIFY IT, BECAUSE WE HAVE WORKED SO MANY YEARS
15 IN OUR LIFE. SO, WHENEVER, YOU KNOW, GREAT SOLUTIONS COME,
16 THAT IS SOMETHING THAT NEEDS TO BE PART OF THE CONVERSATION.
17 BECAUSE I DON'T THINK IT'S FAIR THAT WE'RE BEING PENALIZED FOR
18 NOT ACCEPTING NOT WORKING. THANK YOU.

19

20 **DANA MATLAW:** THANK YOU VERY MUCH. TO THE BACK ROW THEN WE CAN
21 MOVE DOWN THIS WAY.

22

23 **SPEAKER:** THANK YOU. MY NAME IS ALEXANDRA EVANS. I LIVE IN
24 BERKELEY CALIFORNIA, I AM A NATIVE AMERICAN DISABLED AND I AM
25 RECEIVING SHELTER PLUS CARE SUBSIDY. I WOULD LIKE TO YOU HAVE



JUNE 16, 2025

1 LISTEN TO A QUICK AUDIO FILE OF MY UPSTAIRS NEIGHBOR WHO HAS -
2 - HAD THE POLICE CALLED ON THEM TWICE. PROBABLY MORE THAN
3 THAT, HAS HAD CPS AND OTHER AUTHORITIES COME SEVERAL TIMES.
4 AND I HAVE TALKED TO MY HAND LORD, I HAVE TALKED TO MY CASE
5 WORKER AT SHELTER PLUS. I HAVE TALKED TO THE POLICE, AND NO
6 ONE CAN HELP ME. IT IS HAVING A SIGNIFICANT EFFECT ON ME TO
7 THE POINT WHERE NOT SLEEPING, I'M HAVING PHYSICAL ISSUES. SO,
8 I WOULD LIKE YOU TO HEAR THIS. THIS IS WHAT I WAKE UP TO ABOUT
9 THREE OR FOUR TIMES A WEEK. LET ME SEE IF I CAN PULL IT UP.
10 FOR THE PAST YEAR. CAN YOU HEAR IT?

11

12 **DANA MATLAW:** NO. IT'S FAINT. BUT MAYBE YOU CAN HELP US, HELP
13 DESCRIBE IT? (AUDIO RECORDING-INDISCERNIBLE)

14

15 **SPEAKER:** YEAH. THAT'S JUST A SAMPLE OF WHAT I HAVE TO DEAL
16 WITH SEVERAL TIMES A WEEK AND FOR THE PAST YEAR, AND I HAVE NO
17 ONE TO HELP ME. THIS WOMAN ALSO HAS THREE CHILDREN, AND THEY
18 ARE OBVIOUSLY NOT IN A SAFE ENVIRONMENT. AND I'M JUST
19 WONDERING, IS THERE ANYONE WHO CAN HELP ME? THANK YOU. SHELTER
20 PLUS CARE PROGRAM IS A SUBSIDIZED PROGRAM FOR PEOPLE WHO ARE
21 CHRONICALLY UNHOUSED. AND I WAS UNHOUSED UP UNTIL 2020, THE
22 YEAR 2020, AND THEY ACTUALLY BROUGHT ME INTO THE PROGRAM AFTER
23 I HAD SPENT SEVERAL MONTHS IN THE COUNTY HOSPITAL. THANKS.

24

25 **DANA MATLAW:** THANK YOU VERY MUCH FOR SHARING. RAVE



JUNE 16, 2025

1

2 **SPEAKER:** HELLO. MY NAME IS FATEME, AND I AM WITH --
3 [INDISCERNIBLE] SO, I'M JUST CURIOUS IF WE, THE KELSEY COULD
4 PARTNER WITH THE ORGANIZE ORGANIZERS OF THIS CONFERENCE SO WE
5 DON'T HAVE TO START FROM SCRATCH. WE HAVE INCLUSIVE DESIGN
6 STANDARDS WHICH ARE ALREADY OVER 300. SO, I WOULD JUST LIKE TO
7 KNOW IF WE COULD PARTNER.

8

9 **DANA MATLAW:** DO ANY OF THE PANELISTS WANT TO SPEAK TO THAT?

10

11 **SPEAKER:** I THINK I SPOKE WITH ADA'S EARLIER, AND WE WERE
12 ALREADY PLOTTING TO PARTNER WITH YOU.

13

14 **DANA MATLAW:** NEXT UP?

15

16 **SPEAKER:** JUST ONE OF THE THINGS THAT WE'RE HEARING A LOT TOO
17 IS THIS, SORT OF, INTERSECTION OF DISABILITY COMMUNITY AND
18 THE, SORT OF, LOW-INCOME HOUSING THIS'S BEING DEVELOPED AND
19 THE, SORT OF, LACK OF COORDINATION BETWEEN THE TWO. AND, SO, I
20 MEAN -- BETH IF YOU WANT TO SHARE TOO SOME OF THE NUMBERS WE
21 TALKED ABOUT EARLIER, KIND OF MIND BOGGLING WHEN YOU THINK
22 ABOUT IT KIND OF SETS THE STAGE FOR WHAT A LOT OF YOU ARE
23 TALKING ABOUT WHICH IS THIS INCREDIBLE DISPARATE BETWEEN WHAT
24 WE NEED AND WHAT WE'RE ACTUALLY DOING MAYBE YOU WANT TO SHARE
25 THOSE SO FOLKS UNDERSTAND WHAT THAT LOOKS LIKE.



JUNE 16, 2025

1

2 **SPEAKER:** SURE. I WAS LOOKING AT A CALIFORNIA DEPARTMENT OF
3 HOUSING AND COMMUNITY DEVELOPMENT THEIR FINAL ANALYSIS OF 2020
4 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND YOU KNOW
5 BACK IN 20,174 MILLION CALIFORNIANS, 10.6 OF THE POPULATION
6 THAT WAS NOT AN INSTITUTIONAL SETTINGS, THAT WERE DISABLED AND
7 OF THOSE 2 MILLION HAD AMBULATORY DISABILITIES AND 1.5 MILLION
8 HAD INDEPENDENT LIVING DIFFICULTIES AND WHEN YOU LOOK BY
9 INCOME WE'RE DISPROPORTIONATELY REPRESENTED IN LOW-INCOME, AND
10 WHEN YOU GET TO EXTREME LOW-INCOME, WE'RE 20.9% OF THE FOLKS
11 THAT QUALIFY FOR EXTREME LOW-INCOME HOUSING, HAVE AMBULATORY
12 DISABILITIES THAT WOULD REQUIRE THINGS LIKE USE OF A
13 WHEELCHAIR, HAVING HALLWAYS WIDE ENOUGH, HAVING ROLL-IN
14 SHOWERS, VERY ZERO STEP ENTRANCES, AND WE'RE NOWHERE NEAR
15 BUILDING 20.9% OF EXTREME LOW-INCOME HOUSING OR EXCESSIVE HE
16 UNIVERSALLY DESIGNED. AND THEN TO SPEAK TO -- I'M SORRY, I
17 FORGOT YOUR NAME -- BUT YOUR POINT ABOUT WHEN YOU GO UP
18 THROUGH THE RANKS OF, YOU KNOW, YOU HAVE A DISABILITY, BUT
19 YOU'RE WORKING, AND SO YOU DON'T QUALIFY FOR PROGRAMS, THAT IS
20 SOMETHING THAT WE RAN INTO IN ALAMEDA, AS FAR AS OUR UNIVERSAL
21 DESIGN ORDINANCE REQUIRES 30% OF THE UNITS TO BE DEVELOPED
22 UNIVERSALLY, AND THEY'RE STICKING ALL OF THE 30% IN LOW-INCOME
23 WHICH IT'S NEEDED THERE, BUT AT THE MIDDLE INCOME IT'S ALL
24 TOWN HOMES AND TOWN HOMES CANNOT BE ACCESSIBLE. YOU CAN MAKE
25 THEM VISITABLE ON THE FIRST FLOOR, BUT THEY'RE NEVER FIGURE TO



JUNE 16, 2025

1 BE ACCESSIBLE UNLESS YOU HAVE AN ELEVATOR IN, AND I DON'T KNOW
2 ANY DEVELOPERS WHO IS GOING TO BE WILLING TO PUT IN AN
3 ELEVATOR IN A TOWNHOUSE AND GET THEIR RETURN ON THEIR MONEY.

4

5 **SPEAKER:** ACTUALLY SINCE MAYBE WE COULD HAVE HEAR TOWARDS THE
6 SOLUTION A LITTLE BIT EVERYBODY HERE AGREES, RIGHT? THE ISSUES
7 THAT YOU WOULD WANT YOUR LOCAL JURISDICTION TO BE ABLE TO
8 ADDRESS THROUGH UNIVERSAL DESIGN ORDINANCE. PART OF THE
9 PROBLEM IS FOLKS WHO ARE MOST DISPROPORTIONATELY IMPACTED BY
10 THIS, MANY OF THE JURISDICTIONS THAT MIGHT OTHERWISE HAVE THE
11 DESIRE TO PURSUE THIS, SORT OF, THING MAY LACK RESOURCES TO
12 KNOW HOW TO DO IT. THAT'S WHERE FOLKS LIKE MTC CAN COME IN AND
13 PROVIDE THAT REGIONAL GUIDANCE. BECAUSE HAVING A GOOD
14 FRAMEWORK FOR THAT JURISDICTION TO MOVE THROUGH MAKES IT
15 REALLY EASY TO GET TO AN OUTCOME TO SOLVE THIS PROBLEM RATHER
16 THAN JUST HAVING MEETINGS ON EVERYTHING, HAVING A LOCAL FOCUS,
17 HEY A COUPLE OF JURISDICTIONS HAVE A PRETTY GOOD ROADMAP MAYBE
18 IF WE SHARE THAT INFORMATION AND EFFECTIVELY GET OTHER
19 JURISDICTIONS TO FOLLOW SUIT I THINK THAT IS OPPORTUNITY FOR
20 US TO ADDRESS THAT ALIGNS OUR NEEDS AS FAR AS HOUSING GOES AND
21 THE WAY WE'RE ADDRESSING UNIVERSAL DESIGN. THANK YOU.

22

23 **DANA MATLAW:** THANK YOU. I'M GOING TO HAVE THE QUESTION GO TO
24 THE BACK AND THEN WE CAN COME BACK AROUND. THANK YOU. GO
25 AHEAD.



JUNE 16, 2025

1

2 **SPEAKER:** CAN YOU HEAR ME?

3

4 **DANA MATLAW:** YES.

5

6 **SPEAKER:** OKAY. I'M 74, AND I HAVE BEEN IN A RENT-CONTROLLED
7 UNIT IN NORTH BEACH. I'M GOING TO BE SPECIFIC. I HAVE BEEN
8 THERE FOR 32 YEARS, BUT I'M GETTING OLDER. RIGHT NOW, I'M
9 ABLE-BODIED, BUT I'M HERE TO BE PROACTIVE. I CURRENTLY HAVE A
10 LANDLORD THAT I DON'T REALLY ENJOY TALKING TO, SHALL WE SAY,
11 AND I'M CURIOUS ABOUT THE FUTURE, IF IN A WHEELCHAIR, I WILL
12 NEED AS A SENIOR CITIZEN, I'M THINKING THAT THE SHOWER NEEDS
13 TO BE UPDATED AND REPLACED FOR SAFETY REASONS, AND THE OTHER
14 NEED THAT I WOULD HAVE IS I HAVE EIGHT STEPS GOING INTO MY
15 FIRST LEVEL UNIT OF THREE STORIES. RIGHT NOW I LIVE ON A
16 SLOPE, RIGHT NOW IT'S EASILY WALKABLE AT MY AGE AND MY
17 ABILITIES. BUT I'M JUST WONDERING IF GETTING A CHAIR LIFT AND
18 REPLACING THE SHOWER WITH SOMETHING ACCESSIBLE AS I AGE, IS
19 PART OF THIS, I HAVE NEVER HEARD OF THE UNIVERSAL DESIGN
20 ORDINANCE BUT CAN YOU SCHOOL ME ON WHAT TO EXPECT IN THE
21 FUTURE?

22

23 **SPEAKER:** YEAH, UNIVERSAL DESIGN IS AIMED AT NEWLY BUILT OR
24 SIGNIFICANT HE REMODELED PLACES, BUT PRIMARILY NEWLY BUILT
25 HOUSES. IN YOUR SITUATION, THERE ARE THINGS THAT YOU COULD DO,



JUNE 16, 2025

1 BUT AS A RENTER, YOU HAVE TO BE EXTRA CAREFUL WHEN YOU MAKE
2 ACCESSIBILITY CHANGES BECAUSE YOU CAN BE HELD LIABLE FOR THOSE
3 CHANGES. SO, YOU HAVE TO COORDINATE WITH YOUR LANDLORD ABOUT
4 MAKING THOSE CHANGES. NOW, YOU SAID YOU HAVE BEEN THERE FOR A
5 LONG TIME, SO THERE ARE CERTAIN CHANGES THAT LANDLORDS HAVE TO
6 MAKE, YOU KNOW, LIKE, THEY'RE REQUIRED TO CHANGE THE CARPETS
7 EVERY ONCE IN A WHILE, REQUIRED TO PAINT EVERY ONCE IN A
8 WHILE. AND, SO, I WOULD -- YOU KNOW, IF YOU DON'T WANT TO TALK
9 TO YOUR LANDLORD ARE ABOUT IT, MAYBE TALK TO ONE OF THE LOCAL
10 HOUSING NON-PROFITS AND SEE WHAT THEY CAN ADVISE YOU AS FAR
11 AS, LIKE, MAYBE WRITING A LETTER TO YOUR HAND LORD ON OFFICIAL
12 LETTER HEAD SAYING THESE ARE THE THINGS I WOULD LIKE TO DO AND
13 TALK TO THEM ABOUT IT. AS LONG AS FOR FOLKS CENTER FOR
14 INDEPENDENT LIVING HAS A LOT OF GREAT RESOURCES ON WHAT, SORT
15 OF, ACCESSIBILITY MODIFICATIONS YOU CAN MAKE. THE CENTER FOR
16 INDEPENDENT LIVING? GENERALLY SPEAKING TENANTS ARE REQUIRED
17 FOR THE COST OF ANY OF THOSE MODIFICATIONS IF YOU SPEAK TO A
18 COMMUNITY ORGANIZATION THEY MIGHT BE ABLE TO ADVISE AND YOU
19 SAY WORK TO GET FUNDS FROM DIFFERENT SOURCES OR SEE IF YOUR
20 HAND LORD MIGHT NEED TO MAKE SHOULD IMPROVEMENTS IN THIS AREA
21 THEN CAN YOU SAY, WELL, FOR INSTANCE, IF YOUR TUB IS CRACKED
22 IT NEEDS REPLACED THAT'S A GREAT OPPORTUNITY TO SAY INSTEAD OF
23 REPLACING IT, I WOULD LIKE YOU TO MAKE IT A ZERO STEP ENTRANCE
24 SHOWER THEN SPLIT THE COST. BUT GENERALLY SPEAKING TENANTS ARE
25 RESPONSIBLE FOR THOSE COSTS. AND THEN AS JUST A DOUBLE WHAMMY,



JUNE 16, 2025

1 WHEN YOU LEAVE, YOUR LAND LORD COULD HOLD YOU LIABLE FOR
2 REPLACING, LIKE, SAY YOU PUT IN A CHAIR LIFT, THEY COULD HOLD
3 YOU LIABLE FOR REMOVING THE CHAIR LIFT AND REPLACING IT BACK
4 TO THE WAY IT WAS AT THE TIME THEY RENTED IT.

5

6 **DANA MATLAW:** THANK YOU. WE ONLY HAVE A COUPEST MINUTES --
7 COUPLE MINUTES LEFT. IS THERE SOMETHING GOING ON IN ZOOM. I
8 THINK THERE HAVE BEEN SOME GREAT IDEAS CIRCULATING INCLUDING
9 THE NEED FOR MORE AMBULATORY KIND OF SIGNALING IN VERY
10 SPECIFIC ROOMS THAT MAY NOT EXIST RIGHT NOW. WE HAVE HEARD ANY
11 CO-OP OPTIONS MAKING SURE WE'RE LIVING TOGETHER IN COMMUNITY
12 THAT MAY NOT ALWAYS EXIST. WE TALKED ABOUT IN-UNIT MIXES, THE
13 IMPORTANCE OF NOT JUST HAVING THE ACCESSIBLE UNITS IN THE
14 LOWEST INCOME BRACKETS FOR UNIT MIX, I HAVE HEARD A LOT OF
15 REALLY GOOD IDEAS ABOUT HOW TO FINISHED SMALL FIXES SO YOU CAN
16 AGE IN PLACE. THOSE ARE GOOD IDEAS AND WE HOPE THAT WE CAN
17 WORK WITH MTC AND OTHER COMMUNITY PARTNERS TO MOVE THOSE IDEAS
18 FORWARD. IT SOUND LIKE THERE IS A QUESTION ON ZOOM WE CAN
19 PIVOT TO THAT.

20

21 **SPEAKER:** SO, A PARTICIPANT IS ASKING, CAN A PORTION OF ADUS BE
22 SET ASIDE AS ACCESSIBLE HOUSING SINCE RENOVATIONS ARE GOING
23 HAPPEN IN THAT UNIT ANYWAY.

24



JUNE 16, 2025

1 **SPEAKER:** THESE ARE KIND OF INTERESTING, THEY'RE, SORT OF, THIS
2 OWN BEAST, SPECIFICALLY WHAT I MEAN IS SO MUCH OF THE STATE
3 LAW AROUND ADUS IS INTENDED TO MAKE IT AS EASY AS POSSIBLE TO
4 CONSTRUCT ONE CHEAPLY, THAT THERE REALLY HASN'T BEEN A LOT OF
5 THOUGHT PUT TOWARDS ACCESSIBILITY IN ADU SUPERVISOR FOR THAT
6 MATTER, YOU WILL SEE A GREAT MANY OF THE, SORT OF, LOCAL
7 JURISDICTIONS THAT DO END UP PURSUING SOME, SORT OF, UNIVERSAL
8 DESIGN WORKS WILL OFTEN EXEMPT ADU SPECIFICALLY FROM THEM SO I
9 THINK THAT'S CURRENTLY A PLACE THAT'S, SORT OF, UNDER-EXPLORED
10 AS FAR AS OPPORTUNITIES FOR EXPANDING ACCESSIBILITY BUT YOU
11 CAN TELL THE CONFIDENTIAL SITUATION GENERALLY AREN'T DESIGNED
12 WITH THE SAME INTENTIONALITY TOWARDS ACCESSIBILITY.

13

14 **SPEAKER:** I WANT A PREAPPROVED ADU PLAN THAT'S UNIVERSALLY
15 DESIGNED AND NOT THAT COULD JUST BE ABLE TO SAIL THROUGH THE
16 PERMITTING PROCESS BECAUSE YOU'RE USING THE PREAPPROVED ADU.

17

18 **DANA MATLAW:** GREAT. IN THAT VEIN ANY NEW TECHNOLOGY BASED OR
19 NEW CONSTRUCTION IDEAS THAT WE MAY NOT BE SEEING?

20

21 **SPEAKER:** YEAH. THE GUY BEHIND THE INTERPRETER, MY NAME IS
22 VINCE FROM INDEPENDENT LIVING RESOURCE CENTER IN SAN
23 FRANCISCO. I SEE A LOT OF THESE THINGS WHERE A LOT OF LANDLORD
24 OR OTHER CORPORATIONS ARE BUILDING THESE PLACES THEY WOULD
25 RATHER TAKE THE FINE TAKE THE HIT THAN MAKE LOW-INCOME HOUSING



JUNE 16, 2025

1 OR ACCESSIBLE HOUSING WE HAVE TO MAKE IT WHERE IT'S AN
2 INCENTIVE THAT'S SO GOOD OR THEY'RE FIGURE TO GET FIND SO BAD
3 TEA HAVE TO DO IT. THEY DON'T CARE. THEY GOT MONEY. A LOT OF
4 LANDLORDS THEY'RE JUST GETTING RIGHT OFF ALL THESE EMPTY
5 BUILDINGS, SAN FRANCISCO BECAUSE THEY WRITE IT OFF, WE'RE NOT
6 THE PEOPLE WITH THE MONEY AND THEY'RE BIG CORPORATIONS, WE
7 NEED TO COME UP WITH A SYSTEM TO MAKE IT, THESE PEOPLE, IT
8 WILL HURT THEM FINANCIALLY, BECAUSE MONEY TALKS WITH ALL THIS
9 SITUATION WE DON'T HAVE THE MONEY OR LOBBYISTS TOO FOR THESE
10 INSTITUTIONS LIKE SENIOR LIVING HOMES AND THINGS HIGH SCHOOL
11 THAT, THEY'RE FIGURE TO MAKE, WHAT IS IT? YOU DON'T GET PAID
12 FOR YOUR ADULT DIAPERS UNTIL YOU ARE PUT INTO YOUR MENTAL
13 INSTITUTION. YOU TAKE YOUR WHOLE LIFE GETTING NICKELED AND
14 DIMED, WHERE YOU ARE YOU'RE PUT INTO AN INSTITUTION AND IT'S
15 OKAY THEY WILL COVER IT. WE HAVE A WHOLE GENERATION THAT DON'T
16 SEE PEOPLE WITH DISABILITIES. ONCE YOU KNOW A PERSON WITH A
17 DISABILITY THEN DISABILITY, THEN YOU HAVE THAT CONNECTION AND
18 IT'S GOING TO MAKE IT MORE IMPACTFUL FOR EVERYONE.

19

20 **DANA MATLAW:** GREAT. YES IN.

21

22 **SPEAKER:** HI AGAIN THIS IS ALICIA I AGREE WHAT WITH WHAT
23 VINCENT SAID IN REGARD TO THE INCENTIVE HAS TO BE MAKE IT
24 ACCESSIBLE IT'S ABOUT THE MONEY, WHERE ARE STUDIES WHERE YOU
25 CAN ACTUAL HO SEE THE IMPACT OF NOT MAKING THINGS ACCESSIBLE,



JUNE 16, 2025

1 IF YOU COMPARE THE COST OF SOMEONE LIVING IN A LOW, MEDIUM,
2 NOT SO MEDIUM, A LITTLE HIGHER INCOME, I USED TO WORK AT AN
3 ORGANIZATION WHERE MY JOB WAS TO GET WORK PEOPLE FROM NURSING
4 HOMES BACK OUT INTO THE COMMUNITY. AND WHAT THEY WERE COSTING
5 TO THE SYSTEM WAS WAY MORE, MUCH HIGHER THAN ADAPTATION IN
6 THEIR HOMES TO GET THEM BACK IN THIS HOMES. AND I THINK THIS
7 RESEARCH NEED TO BE DONE. IT HAS TO BE CONSIDERED WHEN THE
8 CUTS HAVE TO BE PUT IN PLACE. BECAUSE IN MY POINT OF VIEW, THE
9 REDUCTION OF COSTS MOST OF THE TIMES ARE ACTUALLY THE WRONG
10 DECISION. AND HERE IS AN EXAMPLE. TO QUALIFY FOR A POWER
11 CHAIR, YOU HAVE TO BE NOT ABLE TO GO FROM YOUR BED TO THE
12 KITCHEN. SO, THAT, RIGHT THERE, IS LIMITING A LOT OF PEOPLE TO
13 BE ABLE TO GO TO THE STORE IN THEIR POWER CHAIRS, INSTEAD,
14 THEY NEED IN-HOME SERVICE TO PUSH THEM TO GO TO THE STORE. AND
15 I THINK WHAT WE'RE REALLY MISSING HERE IS A REAL ANALYSIS OF
16 THE REAL COST OF NOT INVESTING IN UNIVERSAL DESIGN AND THE
17 ASSISTIVE TECHNOLOGY THAT PEOPLE NEED IN ORDER TO BE MORE
18 INDEPENDENT. I HAVE MORE THOUSAND 30 YEARS OF WORKING WITH
19 PEOPLE WITH DISABILITIES WHAT I FIND THE MOST COMMON IS WE
20 WANT TO THE PRESIDENT TO DO THINGS INDEPENDENT HE AS MUCH AS
21 WE CAN, BUT WE DO NEED THINGS TO BE ACCESSIBLE TO US, WE NEED
22 UNIVERSAL DESIGN IT HAS TO BE ENOUGH INCENTIVE FOR THE PEOPLE
23 BUILDING THESE UNITS TO BE UNIVERSAL DESIGN AND THE NORM, NOT,
24 MEH, MAYBE YOU WANT TO. THE MORE MONEY THEY CAN GET FOR MAKING



JUNE 16, 2025

1 THINGS ACCESSIBLE, THE MORE ACCESSIBLE EVERYTHING IS GOING TO
2 BE. THANK YOU.

3

4 **DANA MATLAW:** I THINK WE --

5

6 **SPEAKER:** ACTUALLY CAN I MAKE ONE COMMENT TO THAT? SO, RIGHT
7 NOW, DEVELOPERS ARE BEING INCENTIVIZED TO BUILD LOW-INCOME
8 HOUSING THROUGH THIS DENSITY BONUS. THE DENSITY BONUS SAYS
9 THEY CAN BUILD MORE HOUSING ON THE PLOT OF LAND THAN THEY WOULD
10 NORMALLY BE ABLE TO DO IF THEY BUILD THIS LOW-INCOME HOUSING
11 THERE IS ALL SORTS OF INCENTIVES BEING THROWN AT THEM TO GET
12 TO BUILD LOW-INCOME HOUSING FOR THE DENSITY BONUS THIS'S WHY I
13 THINK THE BEST COURSE OF ATTACK IS NOT REMOVE THE WAIVER OF
14 LOCAL ORDINANCE THAT HAVE TO DO WITH ACCESSIBLE. SO THEY SAY
15 WELL THIS IS GOING TO COST US MORE. UNIVERSAL DESIGN HAS BEEN
16 STUDIED IT DOES NOT COST MUCH MORE BUT FOR HOLE JURISDICTIONS
17 TO HAVE TO PROVE THAT IS NOT SOMETHING THAT A LOCAL
18 JURISDICTION CAN AFFORD TO DO COST WISE. SO IF WE CAN GET THE
19 DENSITY BONUS, WHICH ALMOST ALL BUILDING HAPPENING IN THE BAY
20 AREA RIGHT NOW QUALIFIES FOR THE DENSITY BONUS. IF WE CAN
21 CREATE A CARVE-OUT SO THEY CANNOT WAIVE ACCESSIBILITY
22 STANDARDS SAME WAY THEY CANNOT WAIVE HISTORICAL PRESERVATION
23 STANDARDS, THAT IS A HUGE STEP TOWARDS BUILDING MORE
24 ACCESSIBLE HOUSING.

25



JUNE 16, 2025

1 **DANA MATLAW:** THANK YOU VERY MUCH. AND THIS WILL BE OUR FINAL
2 QUESTION FOR THIS SESSION. THANK YOU.

3

4 **SPEAKER:** THANK YOU, DANA. MY NAME IS RAVI. JUST TO GIVE YOU A
5 SET CONTEXT HERE, WE ARE START UP COMPANY ONLY WORKS FOR
6 PEOPLE WHO ARE INDIVIDUAL WHO ARE DISABLED AND PEOPLE WHO ARE
7 ACTUALLY SENIORS DEMOGRAPHICALLY THAT'S PEOPLE THAT ARE
8 WORKING, WE HAVE BEEN DOING THIS RESEARCH FROM THE PAST MORE
9 THAN THREE YEARS ON WHAT NEEDS WHAT KIND OF SERVICES ARE
10 NEEDED FOR ELDERLY PEOPLE AND INDIVIDUALS WHO ARE DISABLED.
11 THE SHOCKING FACT ACTUALLY IS FINANCIALLY, NO. WE CANNOT
12 AFFORD FINANCIALLY NUMBER WISE BUT THE SOLUTION IS THE
13 TECHNOLOGY AS MUCH AS POSSIBLE IS THE BEST THING. SO, AS PART
14 OF OUR RESEARCH, WHAT WE DID, WE SET UP ADU IN INDIA, AND THIS
15 COST IS MUCH LESSER THAN CHEAPER, AND THE INSTALL TECHNOLOGY
16 SMART LIGHTS SMART KITCHEN, OTHER DIFFERENT THINGS, AND THEN
17 THE COST WAS COMING TO US IT WILL BE LESS THAN 15,000. THAT'S
18 IN INDIA. AND WE ACTUALLY DID THE SAME RESEARCH IN THE US, BUT
19 INFORM WE COULDN'T SET UP ANYTHING OF THIS THING BUT THIS IS A
20 CALLED BOXABLE, THEY'RE ACTUALLY BUILDING A STUDIO HOUSE FOR
21 LESS THAN \$20,000, BUT AUTO NOT FOR UNIVERSAL DESIGN, IT HELPS
22 ELDERLY PEOPLE. IF HE CAN CUSTOMIZE THAT ONE BY ADDING
23 TECHNOLOGY AND A COUPLE OF CHANGES, I THINK THE COST WOULD GO
24 FROM 20,000 TO THINK OF THOUSAND, MAX 50,000. SO COMPARED TO
25 REPAIRING OR IMPROVING EXISTING HOMES, THIS ADU'S WORK, THE



JUNE 16, 2025

1 GOVERNMENT OR STATE OF FEDERAL CAN APPROVAL FOR THIS KIND OF
2 UNIT WE HAVE BEEN DOING THAT THE LAST THREE YEARS WE WOULD
3 LOVE TO DO THAT IF WE HAVE SUPPORT FROM YOU GUYS.

4

5 **DANA MATLAW:** THANK YOU. THAT THE IS VERY INTERESTING.
6 SOMETHING MORE TO LEARN ABOUT. THANK YOU. I THINK THAT IS ALSO
7 A GREAT CLOSING COMMENT FOR THIS SESSION. OH, HI. LAST, LAST
8 ONE. I DON'T WANT TO KEEP YOU HERE ALL AFTERNOON.

9

10 **SPEAKER:** HI. SO, MY NAME IS GIACOPINI, I AM WITH HOUSING
11 CHOICES AND I AM WORKING WITH THE BOARD OF SUPERVISORS AND SAN
12 MATEO CITY STAFF TO HELP IMPLEMENT THEIR REASONABLE
13 ACCOMMODATION POLICY THEY RECENTLY ADOPTED IN THEIR NEWEST
14 HOUSING ELEMENT AS WELL AS THEIR UNIVERSAL DESIGN ORDINANCE SO
15 IF YOU WOULD LIKE TO HELP ME ON PROVIDING STAFF WITH
16 RECOMMENDATIONS, POLICY LANGUAGE, ANYTHING LIKE THAT, PLEASE
17 CONNECT WITH ME. YOU CAN FOLLOW US ON AT HOUSING CHOICES OR
18 COME UP TO ME AT THE END OF THIS MEETING. BECAUSE A LOT OF THE
19 COMMENTS THAT I HAVE HEARD IN THIS ROOM WERE, LIKE,
20 REFERENCING REASONABLE ACCOMMODATION, AND THAT IS A DIFFERENT
21 THING THAT UNIVERSAL DESIGN. AND WHEN WE HAVE UNIVERSAL DESIGN
22 WE'RE BASICALLY MAKING IT SO PEOPLE REALLY DON'T HAVE TO
23 REQUEST ACCOMMODATIONS SO MUCH. BUT I THINK MY MAIN POINT IS
24 TO CONNECT WITH ME IF YOU WANT TO SHARE YOUR STORY OR HELP
25 GIVE STAFF POLICY LANGUAGE. THANK YOU.



JUNE 16, 2025

1

2 **DANA MATLAW:** THANK YOU VERY MUCH EVERYBODY. ROUND OF APPLAUSE.

3 I WANT TO THANK OUR PANELISTS TODAY THAT WERE ON ZOOM WITH US.

4 THANK YOU FOR CALLING IN, TYLER AND VERONICA, AND THANK YOU

5 HERE TRISTAN AND BETH REALLY APPRECIATE ALL OF YOUR INSIGHT

6 AND TO THE AUDIENCE WHO GAVE YOUR WARMTH AND YOUR INTEREST AND

7 SHARING YOUR PERSONAL STORIES. IF YOU DID NOT SHARE, AND YOU

8 WOULD LIKE TO, YOU ARE MORE THAN WELCOME TO DO SO YOU CAN FILL

9 OUT CARDS, WE HAVE STAFF HERE WHO CAN HELP YOU GET YOUR

10 MESSAGE DOWN ANY WAY YOU WOULD LIKE. THANK YOU VERY MUCH FOR

11 YOUR TIME TODAY. APPRECIATE IT.

12



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