



City of Oakland

Mayor's Commission on Persons with Disabilities (MCPD)

Monday, October 20, 2025 5:30 p.m.-7:30 p.m.

Hearing Room 1, First Floor

One Frank H. Ogawa Plaza (City Hall), Oakland, CA 94612

Minutes

Commissioners: Anwar Baroudi (Chair), Benjamin Bartu (Co-Vice Chair), Fatimah Aure (Co-Vice Chair), Jia Wilson, James Carter, Raven Foote, Brittaney Creswell, Kaitlin Roh, Nadia Morales-Saleh, Cynthia Gutierrez

Commission staff: Anh Nguyen-ADA Programs Division Manager, Mark Romoser-ADA Programs Division Program Analyst I

Presenters: Hunter Oatman-Stanford, Becky Frank, Maeve Elise Brown, Ruslan Filipau

Other attendees: Sheela Gunn, Christine DiBella, Emily Habansky

Attendees on Zoom: Rinchen Bhutia

Mark Romoser begins the meeting with a reminder of rules for in-person meetings:

- No food or open drink allowed in Hearing Room 1 to maintain a clean and professional environment.
- Drinks must be in a closed container to prevent any spills or accidents.
- When commissioners speak- please press the top red button that says "mic" and when you are finished, please press the button again.
- To ensure clarity and transparency, when commissioners speak, please state your name before speaking.
- When a member of the audience is speaking or commenting- please first state your name and any affiliations you may have.
- Restrooms are located outside Hearing Room 1, near the elevators.

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Chair Baroudi called the meeting to order at 5:35.

Roll Call

- At roll call, quorum was not established with five of ten commissioners present.

Commissioners	Present (x)
Anwar Baroudi (Chair)	X
Benjamin Bartu (Co-Vice Chair)	Absent (excused)
Fatimah Aure (Co-Vice Chair)	X
Jia Wilson	Absent (excused)
James Carter	X
Raven Foote	Absent (excused)
Brittaney Creswell	Absent
Kaitlin Roh	Absent (excused)
Nadia Morales-Saleh	X
Cynthia Gutierrez	X

Open Forum:

- Sheela Gunn mentioned an emergency preparedness fair in San Leandro, with workshops and many different organizations participating. They also mentioned an upcoming access and functional needs feedback forum on October 27, held by the Access and Functional Needs Committee of Alameda County.
- Christine DiBella noted that she had been injured at Fruitvale and MacArthur when her wheelchair ran across an uplifted sheet of truncated domes. She also pointed out the lack of emergency evacuation equipment among area first response agencies.
- Mx. Gunn pointed out that the beacon at the corner of Fruitvale and Brookdale is inadequate, and that the nearby light pole has been gone since a car wreck a few months ago. They have asked for a stoplight at that intersection but were told there is no money for it.

Approval Of Minutes

- Without quorum, the minutes could not be approved.

Commissioner's Announcements

- Chair Baroudi noted that there were two new commissioners.

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- Commissioners Morales-Saleh and Gutierrez introduced themselves.
- Chair Baroudi noted that Co-Vice Chair Bartu has been working on the annual survey and on OPD reports, and that Comm. Wilson has been doing outreach for the survey.
- Chair Baroudi noted that he has been doing general plan outreach in the form of a walking tour around Lake Merritt.

Vision 980

- Hunter Oatman-Stanford and Becky Frank gave their presentation.
- Chair Baroudi stated that anything short of removal is inadequate and walls off West Oakland, and asked if there was any feedback from people with disabilities or others. Ms. Frank replied that they didn't collect data on disability, that residents weighed in on a mixed-use neighborhood, and that there would eventually be a specific plan for the area like the Downtown Area Specific Plan.
- Chair Baroudi noted that the next step was a feasibility study, and asked what to expect, like funding or a timeline. Mr. Oatman-Stanford replied that the study would start in early 2026, and would address cost and funding, include a timeline, and address technical feasibility. Ms. Frank added that traffic patterns and anti-displacement policies would be included as well.
- Chair Baroudi asked if the boulevard would be a city street. Ms. Frank replied that that would be decided in Phase 2, but such boulevards are most often city streets.
- Chair Baroudi asked if the removal option would give responsibility for the land to the city of Oakland. Ms. Frank replied that the city was one of their partners, and that the city would be involved in planning.
- Chair Baroudi asked about a cost-benefit analysis. Ms. Frank replied that the study might explain what looks feasible.
- Chair Baroudi asked about technical details such as travel patterns and reducing vehicle miles traveled. Ms. Frank encouraged him and others to sign up for notifications on their website.
- Comm. Gutierrez asked how they planned to incorporate feedback from people with disabilities, and if any of the events were targeted toward people with disabilities. Ms. Frank replied that they targeted current and legacy (displaced) residents of West Oakland, and that they will make efforts to include people with disabilities.
- Mx. Gunn mentioned that they keep saying to the Metropolitan Transportation Commission (MTC) that since they're the pass-through agency for state and federal funding, they should attach accessibility requirements to the funding. They added that Alameda County does not have an ADA coordinator, that many people with disabilities are intersectional and some don't want to self-identify as

Exhibit C

disabled, and that poor people are marginalized. They explained that if you need help in emergencies, that's access and functional needs. They added that an MTC committee has people with disabilities on it, and that Caltrans needs to aid this committee to ensure that access is included.

- Ms. DiBella noted that she had been displaced from West Oakland, which is good for wheelchair users because it's flat, and ended up in East Oakland, which has steep hills. She added that West Oakland has many destinations for people with disabilities, like TheCIL's Wheelhouse and St. Mary's.

Housing and Economic Rights Advocates

- Maeve Elise Brown gave her presentation.
- Chair Baroudi noted that sidewalks are the responsibility of the property owner, and asked if HERA helped with repairs. Ms. Brown replied that the issue hadn't come up, asked who's responsible for trees, and that they work with homeowner's associations.
- Mx. Gunn noted that they were going to buy a house along with two other people in 2009, but had no credit, so the home loan providers wouldn't work with them. They mentioned a website called disabilitysqueeze.org. Ms. Brown mentioned that HERA would be pleased to give a training at TheCIL, noted that credit ratings support discrimination, pointed out that housing cost burdens are very high, and emphasized the importance of keeping family homes in the family.
- Ms. DiBella noted that she is familiar with HERA and is a below-poverty homeowner. She pointed out that she faced barriers to service and slow response time. She asked what the limits were and added that people with disabilities often get preyed on, giving the example of someone who signed for a loan while lacking capacity. Ms. Brown replied that many people don't know what services they qualify for, and added that mortgage providers must abide by the law and that some people have tax issues and issues with debt collection.
- Chair Baroudi asked what the income limits were for services. Ms. Brown replied that they use the figures provided by the California Department of Housing and Community Development for each county.
- Chair Baroudi asked what the timeline was for support. Ms. Brown replied that there was no guarantee of an instant response.
- Chair Baroudi asked if HERA could assist with enforcement of Oakland's elevator maintenance ordinance. Ms. Brown replied that they could, and that they do similar access work for tenants.

Objective Design Standards

- Ruslan Filipau gave his presentation.

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- Chair Baroudi asked if the curb cut standards applied only to new curb cuts. Mr. Filipau replied that objective design standards only apply to new construction. Chair Baroudi then asked if that included demolish and rebuild projects. Mr. Filipau replied that it did.
- Chair Baroudi asked what “prioritizing” meant in the standards. Mr. Filipau replied that they could not rule out grade separation along certain corridors, but they prioritize at-grade entries. Chair Baroudi then asked which corridors were involved. Mr. Filipau replied that he didn’t know, but that they weren’t extensive. Chair Baroudi then asked whether the zones allowed for grade separation. Mr. Filipau replied that exemptions were given for steep sites.
- Chair Baroudi asked what features were included in pedestrian pathway within developments, such as parking lots and plazas. Mr. Filipau replied that plazas were not covered by the standards, courtyards within a development might have continuous lighting, and parking lots larger than 10 to 15 spaces would require an accessible travel path. Chair Baroudi then asked if such travel paths included access features for blind pedestrians. Mr. Filipau replied that he wasn’t sure, but that the ADA includes such standards.
- Mx. Gunn noted that their house had been converted into a duplex, so that their front door leads into the backyard, with a 2- or 3-inch step up into the house. They asked whether they should fight with the landlord to get a ramp, and what they should ask for. Mr. Filipau replied that they review projects brought to them, and that the standards applied to new units rather than existing housing stock.
- Emily Habansky mentioned that she was interested in objective and inclusive design standards, and asked if Mr. Filipau saw this growing. He replied that the Kelsey standards were referenced in Oakland’s standards.
- Ms. DiBella noted that there is a limited number of accessible 1-bedroom apartments, with waiting lists extending to 15 or 20 years. She added that most accessible units are 2 bedrooms or more, and that housing vouchers are based on household size. Mr. Filipau replied that larger units keep families in Oakland, and that the standards do not specify unit size.

Staff Announcements

- Mr. Romoser mentioned that TheCIL has replaced Easy Does It as the provider of wheelchair repair services in Oakland, and that the Planning and Building Department will be hosting a General Plan Phase 2 workshop on October 28.

Meeting adjourned at 7:20.