

Dear Housing Authority,

MY THIRD RE EDIT LETTTER

Date 03/19/24

I am very thankful for the help your program has been providing me with housing. I am writing to request reasonable accommodation. I am a person with disabilities. **I am looking for an ADA home.** I am seeking an additional bedroom with additional storage space and exception to payment standard so that I may rent a home with the following characteristics. Here are the details on the apartment I would like to rent to: The Address: Villas at Anacapa Canyon 100 San Miguel Island Drive 93012 Camarillo CA Rent: 1BB 2,650 and 2BB 3,150\$ per month. Utilities are paid for by the tenant: gas and electricity. Utilities are paid by landlord: water, sewer, trash, stove and refrigerator included. The heating is used by natural gas, cooking is electric, water heating is natural gas. This unit has an upgraded microwave, dishwasher, and fridge are provided new. This has central air conditioning and heat my symptoms are exacerbated by heat and cold exposure. Due to my disability, symptoms worsen when exposed to air quality issues. Has an in-unit washer and dryer as I require a unit that has a washer and dryer in the unit. I am unable to travel or transport clothes to a laundromat. I am unable to carry items such as a basket of laundry more than 20 feet. I also have multiple chemical sensitivities and I am unable to use a shared washer and dryer. This unit has hardwood flooring with no carpet throughout the home and only in bedrooms for comfort. Where my mobility and equipment can be used more easily on hard floors or with very little carpeting. Has a bathtub due to my severe muscle weakness, I experience difficulties with sitting and standing up and am unable to bathe in a shower at times. It is a pet friendly community for my ESA animals. Has oaring high ceilings with extreme Closter Phobia in my home living space, so I have a need for taller ceilings. It has an accessible porch; I am primarily a homebound person and need to access fresh air and sunlight for Vitamin D. Has access to sunlight and air that has a porch in a quiet setting. I need increased exposure to sunlight as I am very rarely able to leave my home and have become deficient in Vitamin D because of this. It has a community setting. It is next to my school, so I can quickly access my ESA for my support needs. It is close access to my school; this social support is accessible with a minimal amount of exertion. It is important for a home within 15 minutes of my school for better accessibility. It also has a pool, a club house that has coffee, and a gym. Other amenities because it is connected to mission hills apartments that's next door. It is hidden and tucked into a canyon with nature trails and fresh air. Its own parks. It's away from busy streets with lots of cars and people. Quiet living is a needed environment due to severe sound sensitivities with my confirmed deafness. It has its own police force for maximum safety. I have taken into very careful

consideration being I am a VAWA survivor. It has secure locked entrances/windows for safety and security. It's a brand-new multifamily complex that was built in 2023-24. I would be the first person to live in the unit for maximum assurance of no mold or water damage. Due to my disability, symptoms worsen when exposed to mold or other air quality issues. This property management is ADA compliant; they have agreed to accept me with a voucher. Also, my accommodations requests with communication, parking, my credit, my income, my VAWA status, my mobility and safety concerns. They helped with my tour to pick out the perfect unit for my ADA needs. Such as in air, light, facing outwards, lighting, balcony, safety for my EAS animals, and sound quality. This has been very difficult because of the number of discriminations I have received over the weeks. My requests for accommodation state that I need an apartment with several different features. Part of the request is a home with no large or internal stairs. I found a place that is 95% perfect, it meets every single disability need but has large steps to the top floor apartment with no elevator. It has three full areas to stop and rest fully if needed on those days I need to rest. I choose to be on the top level for sound and for my ESA pets safely not escaping. I want to take the place because it is perfect in every other way, and I think it is the best I can find. To confirm this unit has no internal home stairs. I do hope I took all the hard work away by spending many hours researching and learning how to better type this letter and communicate. Please refer to below in this letter to confirm in more in-depth details that are in this unit and why I am requesting accommodation. Please do not take bits and pieces of this letter but rather see it as a holistic approach to my housing all in one letter. In reviewing my request, please consider all reasonable accommodation policies which may apply. Including policies from HUD, the Fair Housing Act and Section 504 of the Rehabilitation Act, and these policies from the HUD Housing Choice Voucher Guidebook. Also, to add I am very sad to find out many Families moving out of the PHA's Jurisdiction this may indicate that the PHA's payment standards are too low.

I am a qualified individual with a disability, as defined by the Fair Housing Amendments Act of 1988. A disability as defined below one of the following criteria has a physical or mental condition that severely affects a major life activity. Has a record of having a physical or mental condition that severely affects a major life activity. It is regarded as having a physical or mental condition that severely affects a major life activity. I have a disability which causes several limitations. I am requesting the following accommodation. This accommodation is needed for disability-related reasons. I am requesting this accommodation so that I will have equal opportunity to participate in your housing. I am relieved and thankful; I finally reached the top of the wait list for a housing choice voucher. I have been searching for the past two months attempting to find housing that works for my disability and within payment standard and the huge amount of discrimination in accepting

the vouchers. I am also attaching a list of other apartments that I contacted and toured in the area to show that I have searched extensively and been unable to locate an apartment in the current rental market that meets disability needs an ADA home for my needs. (I already sent via email is it on file?) Though, I found myself in a predicament. I am already living in the perfect house, but I am having to leave. The house met almost all my disability needs. Now I need to move. Unfortunately, my current housing has experienced MOLD and safety concerns for health. I am experiencing several struggles in my current apartment. In my current living situation, the community has had many cars vandalized, thefts, maintenance, and property management retaliations which have exacerbated my disability, resulting in inability to concentrate or focus on work or even sleep. Also, my current housing experienced flooding caused by the neighbors. My disability symptoms are severely exacerbated by water damaged areas. My apartment is filled with packed boxes, to be ready to move and now. I discovered that there were no apartments available in my town or housing area within my payment standard for my voucher. Zero. None. My disability symptoms are severely exacerbated, and my doctor has stated it is medically unsafe for me to remain in my current unit, especially as the summer heat sets in. For the past several weeks, I have contacted many places trying to find another unit that is suitable for my disabilities but have been unable to find anything within payment standard. The reason for my accommodation request is due to my disability that substantially impedes my ability to live independently and could be improved by more suitable housing conditions. This reasonable accommodation will allow me to acquire services that meet my disability's needs and remain living independently. I am disabled with limits in mobility movement and any small activity on one day can rendered homebound for the rest of the week. It is imperative that I have assistance close by for help with activities of daily living such as quick freeway access or close to the hospital or close access to my school, that established medical care and social support are accessible with a minimal amount of exertion. Recovery from this minimal exertion can last for hours or days, weeks, and sometimes longer. I request that you assist me in my need to find a home and have readily access help.

HUD's Office of Fair Housing and Equality Opportunity policy on Reasonable Accommodations and Modifications states that: *"Federal nondiscrimination laws require housing providers to grant requests for reasonable accommodations and modifications in housing, programs, and activities."*

I am attaching a verification letter from my doctor supporting this request.

Below are examples of some of the places I have investigated that did not work out:  
Examples of why>>>> On waiting list, only accepts seniors, unit also triggered my

symptoms of hyperacusis caused by furnace in living room, no central air, no reply to multiple phone calls and emails, no bathtub, above payment standard, no apartment openings, currently below ground, exacerbates respiratory symptoms, do not become available for several months, carpeting throughout making mobility more difficult, noisy environment in large building with walls adjoining four neighbors, noisy and smells in confined environment in large building, windows opening directly onto busy parking lot or freeway, no quiet or private place to access sunlight.<<<<<

My housing needs are as follows. Listed above and below.

#### #1 Communication

I am requesting reasonable accommodation as a person with disabilities. I am requesting, to complete all the necessary paperwork and meetings by phone or email instead of in person meetings. Due to my disabilities, I am mobility impaired and leaving my home to attend housing meetings can worsen and can be disabling symptoms. I require this reasonable accommodation to participate in this program. This is needed due to medical risks related to moving, costs associated with making needed home modifications, and anxiety with new people, especially authority figures, including non-verbal periods. Looking for a landlord who can accept their disability-related behavior. To provide increased stability and permanence due to medical risks related to moving. A landlord who can provide extra support and understanding related to rent payment, utility set up, and other logistics, due to my issues with executive function. A landlord who is willing to offer flexibility in making extensive changes to the living area to meet various disability needs. I am writing to verify that this accommodation is necessary as a result of multiple disabilities, and request that you make an accommodation. Attached please find documentation from my doctor of my disability and the functional limitations I experience as a result.

#### #2 Parking

I Jessica Hahn has a disability that makes it difficult to walk and unable to carry items such as a bag of groceries or a basket of laundry more than 20 feet. I require a designated parking space near my unit due to my disability. I require housing with no internal stairs, for designated parking near the entrance to accommodate mobility limitations. I am requesting that you modify your rules regarding parking assignments and provide me with a designated parking space near my unit as reasonable accommodation under the Fair Housing Act. Attached please find documentation from my doctor of my disability and the functional limitations I experience as a result.

### #3 Credit and Income

I am applying to be a tenant. I have poor credit history due solely to my disability and being a VAWA survivor. My poor credit is the result of bills which I incurred for treatment of my disability. I am requesting that you modify your rules regarding credit history and disregard my poor credit as a reasonable accommodation under the Fair Housing Act. I am enclosing proof that I have sufficient income to cover rent.

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I am writing to verify that I have just submitted a rental application through your online system. I'm applying to be a tenant. I am requesting that my application be processed in accordance with fair housing source of income discrimination laws. I want to make it clear in my application that I have a housing choice voucher, which makes me eligible for protection under the source of income discrimination laws. In processing my application, please ensure that all fair housing laws are followed. I am specifically requesting, please make sure that my rent total is correctly entered into your system using the formula for voucher holders. The process for calculating rent/income ratio is different for a voucher holder. Please ensure that your screening process accurately reflects that my income is more than 3x the rent. As a voucher holder, my tenant portion of the rent is 345\$x per month. My income from disability is 1182.94\$x per month. This is more than 3x. I will enclose a copy of my current housing contract to verify that my tenant portion of rent is 228\$x dollars per month, just ask. And I have lived at my current home for the last eight years. The fair housing source of income anti-discrimination laws in this area are being enforced. I am very happy to submit this application and looking forward to living on your beautiful property. Attached please find documentation from my doctor, verifying the disability-related circumstances which led to my credit and income history.

### #4 ESA Animal

I meet the definition of disability under the Americans with Disabilities Act, the Fair Housing Act, and the Rehabilitation Act of 1973. I am prescribed three assistance animals (cats) to provide therapeutic emotional support that will help alleviate the symptoms of my disability, including helping to alleviate panic attacks, anxiety, and confinement and isolation due to mobility impairments. I am recommended three assistance animals, as this would provide the greatest therapeutic benefits for my condition, which is severe, causing me to be primarily homebound and sometimes bedridden. To help alleviate these difficulties, and to enhance my ability to live independently and to fully use and enjoy the rental unit on your property, I am prescribed three assistance animals that will assist in

coping with my disability. Attached please find documentation from my doctor of my disability and the functional limitations I experience as a result.

#### #5 Mobility and Safety

I Jessica Hahn am frequently unable to walk up or down a flight of large stairs. A disability that makes me unable to walk up a large stair on days when my symptoms are severe. To add most importantly, no internal stairs between the bedroom, bathroom, and kitchen. I am mobility impaired due to my disability. I also require a unit that has a washer and dryer in the unit. I am unable to travel or transport clothes to a laundromat. I am unable to carry items such as a basket of laundry more than 20 feet. I also have multiple chemical sensitivities and am unable to use a shared washer and dryer. A unit with no carpet throughout the home where my mobility and equipment can be used more easily on hard floors or with little or no carpeting. A bathtub due to my severe muscle weakness, I experience difficulties with sitting and standing up and am unable to bathe in a shower at times. Attached please find documentation from my doctor of my disability and the functional limitations I experience as a result.

#### #6 Deadline Extensions

I am requesting reasonable accommodation for an extension on my voucher. I am disabled. Due to my disability, I require an apartment that has the following features listed above and below. Because an apartment with these features is more difficult to find, it is taking me additional time to find a suitable apartment. I require extra time to find a landlord. Due to my disability limitations, I cannot leave my home most days because of my disability and the functional limitations I experience. Attached please find documentation from my doctor of my disability and the functional limitations I experience as a result.

#### #7 AIR, Light and Sound Quality & Higher utility ALLOWANCE

Due to my disability, symptoms worsen when exposed to mold or other air quality issues. My sensitivity to noise and smells, exposure to which exacerbate my health. I have extreme Closter phobia in my home living space, so I have a need for taller ceilings. Secure locked entrances/windows for safety and security. An accessible porch, I am primarily a homebound person and needs to access fresh air and sunlight for Vitamin D. Access to sunlight and air that has a porch in a quiet setting. I need increased exposure to sunlight as I am very rarely able to leave my home and have become deficient in vitamin D because of this. Quiet living environment due to severe sound sensitivities with confirmed deafness. Central air conditioning and heat my symptoms are exacerbated by heat and cold exposure. I make higher use of heat, air conditioning and overall utilities because I can

leave the house on most days. I am not completely homebound but primarily home due to disability and unable to regularly leave home. Attached please find documentation from my doctor of my disability and the functional limitations I experience as a result.

#### #8 Medical equipment Room or space

To safely and suitably operate this equipment such as balance ball, straps for stretching, mats and a massage table. There must be an additional 10- by-10 feet of space in addition to proper storage.

I Jessica Hahn has warnings in place for falling. I am requesting the following accommodations for housing accommodation to allow to rent with adequate space for physical therapy and equipment. This equipment cannot be stored or used in other parts of the apartment because I require an apartment with suitable space for storage and operation of this equipment outside of bedroom, living room or hallways, to increase mobility and to prevent clutter and fall hazards. I have a disability that is made worse by small living spaces, clutter, and disorganization or a place without adequate space for storage and organization. All of which result in difficulty focusing due to the competing sensory input, extreme irritability, restlessness, discomfort, stress, fear, and anxiety about my surroundings, this leads to being unable to focus, interact with others, and work. Because of my disability, my doctor has prescribed daily physical therapy activities to be performed in my home. I am requesting an additional bedroom to be used for the storage and daily use of physical therapy equipment, plus in-home sessions with my physical therapist and occupational therapist. A room for physical and occupation therapy is needed to help me maintain my mobility and independence, avoid nursing home placement, and continue to live in a community. This accommodation will allow me an equal opportunity to participate in your housing program. Due to my mobility impairments, I cannot leave my home daily to perform physical therapy in another location. There is not suitable space to safely and effectively use this equipment and perform these activities in another part of the home. Due to my disabilities, I require an additional room for the following equipment that has been recommended by my doctor for the treatment of my disabilities: FOR YOGA and physical THERAPY SPACE The additional bedroom will also be used to perform physical therapy exercises prescribed by my doctor. These activities cannot be safely and adequately performed in the living room or bedroom setting. A separate bedroom is needed for this so I can have sufficient floor space to perform these activities and properly use physical therapy equipment from home. Attached please find documentation from my doctor of my disability and the functional limitations I experience as a result.

HUD policies: Notice PIH-2016-02 (HA) "A PHA must approve requests for a larger bedroom size to permit additional bedrooms if it may be necessary as a reasonable accommodation for a household with a family member with a disability, such as for example, to accommodate the need... for medical equipment (see 24 CFR part 8)."

#### #9 Payment Standard Exception

Because of my disabilities, I would like to put in a request for a higher voucher so I can find a place to live. I am requesting an exception to the payment standard. I am requesting reasonable accommodation to go over the payment standard on my voucher. I could not find a house within payment standard that meets my disability needs. I am requesting an exception to the payment standard. It is important for a home within 15 minutes of my school for better accessibility.

Attached please find documentation from my doctor of my disability and the functional limitations I experience as a result.

#### #10 Medical expenses

Air filters and refills. (after moving in)

Heavy Chore Services- moving itself. (300\$) (during move)

Security items such as motion detectors, countertop safes, batteries, digital locks. (after moving in)

Water purification system. (after moving in)

Waterproof Mattress. (after moving in)

For now, I am submitting my request for disability medical expense deductions for mileage and food reimbursement to conduct goals approved in plan, two sets of nice clothing attire for in person tours and interviews, and my Emotional Support Animal. My doctor is prescribing my emotional support animals. I have recent food receipts showing monthly food expenses with receipts for veterinary or other expenses. My emotional support animal expenses are as follows: food, veterinary bills, and other emotional support animal expenses per year. Here are the projected expenses based on last year's bills.

HUD policies: 24 CFR § 5.611 which lists medical expenses for a disabled family as a mandatory deduction. HUD policy 24 CFR § 5.603, where medical expenses are defined as any expenses "anticipated during the period for which annual income is computed, and that are not covered by insurance." Exhibit 5-3 of the HUD occupancy handbook, which lists assistance animal upkeep as an allowable medical expense. HUD FHEO Notice: FHEO-2013-01 which states: "Persons with disabilities may request a reasonable



accommodation for any assistance animal, including an emotional support animal, under both the FHAct and Section 504.”

“Section 5.3 A PHA may, without HUD approval, establish an exception payment standard of up to and including 120 percent of the published FMR as a reasonable accommodation for a family that includes a person with a disability. Examples of circumstances that may qualify for an exception payment standard as a reasonable accommodation include but are not limited to: Proximity to medical or other services. Rental of a larger unit to accommodate special equipment or a live-in aid. Special features such as ADA compliant bathrooms.”

“Payment standard amounts should be high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods in the PHA’s jurisdiction. To meet that objective and to support families wishing to move to areas with lower concentrations of poor and minority households, a PHA may establish higher payment standard schedules for certain areas within its jurisdiction so that program families can rent units in more desirable areas.”

#### #11 LASTLY POSSIBLY PORTING

Last resort and I DO NOT WANT TO LEAVE MY HOME IN VENTURA COUNTY I AM BORN IN. I WILL LLEAVE TO FIND ADA SAFE HOUSING. I ask the Housing Authority to immediately port my voucher to Woodland Hills LA CA. I will have to drive and commute far for schooling. Where I happily found housing within payment standard that is 1bb 3,100\$ and 2bb 3,900\$. My reasonable accommodation request to port for housing in the town of Woodland hills LA CA. To access better housing and medical providers and social support. I am requesting this accommodation so that I will have equal opportunity to participate in your housing program. This accommodation is necessary to meet my disability needs. After weeks of searching, I couldn’t find a single place that suited my disabilities, and it did trigger symptoms. So, I went home empty-handed every day I searched. I decided to try something completely different: I thought to put in a request to port to move my voucher somewhere else entirely. To live in Woodland hills in LA CA. My request may seem unusual, but it may work! I am writing to request reasonable accommodation for an exception to porting policies. I am requesting an exception to the rule which requires one year of residency prior to being allowed to port. In addition, my doctor confirms that these services have been deemed necessary by moving to this new location would cause a positive housing impact. In addition, since I submitted my initial application, my condition has substantially worsened. Without this reasonable accommodation, it would be virtually

impossible for me to have equal access to the housing choice voucher program. Moving to a new location I would have the support and services needed to allow me to continue living independently in the community.

“HUD POLICIES- PHAs must consider requests for reasonable accommodations that may be necessary for an individual with a disability to use and enjoy a dwelling or participate in or benefit from the program this is in accordance with the Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act and HUD’s implementing regulations at 24 CFR 100.204, 24 CFR 8.33, and 28 CFR parts 35 and 36. An individual with a disability can requests reasonable accommodation to any rules, policies, practices or services at any time. A reasonable accommodation may arise, for example, when a request to move is due to the disability of a family member. This provision applies even if a family might otherwise be restricted from moving. In cases where the limitation on portability is a discretionary policy of the PHA, the PHA must grant the accommodation unless doing so would impose an undue financial and administrative burden to the PHA. In addition, Notice PIH 2016 – 09 states that denying nonresident applicants the right to move under portability for 12 months is a Discretionary Denial and that Initial PHAs may allow the move before the end of this 12-month period.”

Please see my emails to fit all the attachments. Also please unzip files.

-I have added a form with utilities information requested by HUD page 1 of tenancy approval. This is 1 page. (I already sent via email is it on file?

-I have attached a new form for accommodations requests \*\*\* (please fill in housing type you suggested) This is 1 page (I already sent via email is it on file?

-A List HUD gave me filled in, showing my search failed attempts in HUD given form with housing in simi, thousand oaks, oak park, and downtown Camarillo. Woodland hills I liked for porting LAST option. This is 2 pages. (I already sent via email is it on file?

-A screen shot of my personal Calander (I ran out of room of list given) my new list is of places that were successful these are the times and dates that I toured in person for Ada homes across Ventura County to narrow the right fit for me. To mention how far it took me to get here with the amount the property manager or leasing person accepting me discriminations because of section 8. This is 2 pages. (I already sent via email is it on file?

- I added my first and second letter/request sent in case and accommodations requested form that I filled in. (I already sent via email is it on file?

-I added a letter from my doctor, for my file and not to approve my accommodations request. This is separate and aside from my request being made. (I already sent via email is it on file?

Please reply in writing regarding this request for accommodation within 10 business days. Thankful for your consideration and I look forward to receiving your reply. I would greatly appreciate an expedited decision as quickly as possible. The landlord will not hold this apartment indefinitely. I need immediate housing. -Jessica M Hahn