

Medical Necessity Letter — ADA Housing Transfer

MEDICAL NECESSITY PRESCRIPTION LETTER — ADA HOUSING TRANSFER

Patient: Tina Denise Brown Anderson
Date of Birth: August 29, 1973
Current Address: 700 E. Chase St, Apt 213, Baltimore, MD
Target Address: 1423 School Lane, Lutherville/Timonium, MD 21093 (or 6901 Chambers Road, Baltimore County, MD)
Date: _____ *(to be completed by provider)*

To: Baltimore County Housing Authority, Maryland Department of Disabilities (MDOD) Housing, and All Relevant Housing Officials
From: Taiwo Oluyemo, NP *(prescribing provider — signature below)* **Re:** Medical Necessity for ADA-Compliant Housing Transfer — Fair Housing Act (42 U.S.C. § 3604(f)); Americans with Disabilities Act (42 U.S.C. § 12101 et seq.); Section 504 of the Rehabilitation Act (29 U.S.C. § 794)

I. Patient Diagnoses and Functional Limitations

Tina Denise Brown Anderson is a 52-year-old disabled woman and wheelchair user under my care. Her documented diagnoses include:

- Major Depressive Disorder (MDD)
- Generalized Anxiety Disorder (GAD)
- Panic Disorder
- Obsessive-Compulsive Disorder (OCD)
- Post-Traumatic Stress Disorder (PTSD)
- Chronic Back Pain
- Hypertension (HBP)
- Chronic Fatigue
- Sciatica
- Obesity
- Mobility Impairment (wheelchair-dependent)
- Respiratory Sensitivity (exacerbated by mold, mildew, and secondhand smoke)
- Fall Risk
- Alopecia

Her functional limitations include: inability to ambulate without a wheelchair, dependence on caregivers for activities of daily living, heightened startle response and anxiety triggered by unpredictable noise and harassment, respiratory distress in the presence of mold and secondhand marijuana smoke, and increased fall risk in a non-ADA-compliant bathroom environment.

II. Current Housing Is Medically Unsafe and Uninhabitable

Ms. Anderson's current unit at 700 E. Chase St, Apt 213, is medically unsafe and uninhabitable for a patient with her documented conditions. The following conditions have been documented and directly threaten her health, safety, and ability to function:

1. Ceiling Leaks and Mold/Mildew — Ongoing ceiling leakage has created a mold and mildew hazard. The building smells musty and moldy. This directly exacerbates Ms. Anderson's respiratory sensitivity and is believed to be causing illness in her household.

2. Marijuana Smoke Infiltration — Secondhand marijuana smoke from neighboring units enters Ms. Anderson's unit, affecting her ability to breathe safely and preventing her from using her bathroom without respiratory exposure.

3. Non-ADA-Compliant Bathroom — Grab bars are poorly installed. The bathroom does not meet ADA standards. Ms. Anderson cannot safely bathe due to the combination of leaks, improperly installed grab bars, and neighbor harassment through the walls while she attempts to use the facilities. She has described this situation as horrifying.

4. Appliance Failures — The refrigerator (Whirlpool model WRT138FZDB03) stopped cooling on July 31, 2026, and is blowing hot air, creating a food safety emergency. The stove is non-functional. The dryer is broken. A disabled patient cannot safely store or prepare food without functioning appliances.

5. Electrical and Breaker Issues — Documented breaker problems create fire and safety hazards, particularly dangerous for a wheelchair user with limited mobility to evacuate.

6. Vandalized Rear Entrance — The rear entrance has been vandalized, compromising security for a disabled resident who depends on safe entry and exit.

7. Ongoing Harassment and Noise from Neighboring Units — Residents of units 211, 212, 215, and 313 have engaged in constant banging, verbal harassment, and disturbances directed at Ms. Anderson. This ongoing harassment triggers her PTSD, heightens her anxiety, and prevents her from resting or functioning in her own home. Building staff have acknowledged the problem and instructed residents to call police, but the harassment continues.

8. False and Retaliatory Charges from Property Management — Property management has levied ongoing false charges against Ms. Anderson despite their own failure to provide ADA-compliant, habitable housing. These charges appear retaliatory, issued in response to her documented complaints and ADA transfer request.

9. Independent Appraiser Confirmation — A licensed insurance appraiser (Progressive/Homesite claim #01-010-032397) assessed the unit and stated it needs a whole new house, providing independent third-party confirmation that the unit is beyond repair and uninhabitable.

III. Medical Necessity for Transfer to ADA-Compliant Housing

It is my professional medical opinion that continued residence at 700 E. Chase St, Apt 213, poses a direct and ongoing threat to Ms. Anderson's physical health, mental health, and safety. Ms. Anderson currently holds a Baltimore County Housing Choice Voucher (3 bedrooms, MyHousing portal list position: 0) and is eligible for immediate transfer. I prescribe transfer to ADA-compliant housing at 1423 School Lane, Lutherville/Timonium, MD 21093 (or 6901 Chambers Road, Baltimore County, MD) as medically necessary for the following reasons:

- The current unit's mold, mildew, and secondhand smoke are exacerbating her respiratory conditions and must be eliminated from her living environment.
- The non-ADA-compliant bathroom creates an unacceptable fall risk for a wheelchair user.
- The ongoing harassment and noise from neighboring units are triggering her PTSD and anxiety disorders, preventing recovery and stable functioning.
- The appliance failures create food safety and nutrition risks for a patient with limited mobility.
- The electrical and security hazards pose immediate danger to a wheelchair-dependent resident.
- The retaliatory charges from property management create financial and psychological stress compounding her documented conditions.
- Ms. Anderson requires increased PCA (Personal Care Assistant) hours and multiple certified caregivers, including a live-in aide, due to her wheelchair dependence, bariatric size, high fall risk, frequent bathroom use from medications and incontinence, and need for hands-on assistance with bathing, transfers, toileting, dressing, meal preparation, and housekeeping. She is also vulnerable to building hazards and neighbor harassment, making continuous caregiver presence medically necessary for her safety.

IV. Prescribed ADA Features and Equipment for the New Home

The following features and equipment are prescribed as medically necessary for Ms. Anderson's new home at School Lane / 6901 Chambers Road:

Accessibility

- Step-free entry and wheelchair-accessible entrance
- Wide doorways and hallways throughout
- Roll-in shower with properly installed ADA grab bars
- ADA-compliant bathroom with safe, private bathing facility

Bathroom — Roll-In Shower and ADA Sit-In Soaking Tub

- Roll-in, zero-threshold ADA shower with stable built-in bench and properly installed grab bars — prescribed for safe wheelchair-accessible showering without transfer fall risk
- Roll-in, zero-threshold ADA shower** with stable built-in bench and properly installed grab bars — prescribed for safe wheelchair-accessible showering without transfer fall risk
- Both bathroom fixtures must be in separate ADA-compliant bathrooms as prescribed under Space and Layout Requirements
- Separate ADA sit-in soaking tub** with built-in seat, grab bars, and handheld sprayer — prescribed so Ms. Anderson can sit safely and soak her entire body as a bariatric wheelchair user, addressing her documented inability to bathe in her current non-ADA bathroom
- Both the roll-in shower and ADA sit-in soaking tub must be in separate ADA-compliant bathrooms as prescribed under Space and Layout Requirements
- Nonsmoking environment (mandatory — respiratory conditions)
- No-pet policy (health and cleanliness requirements)
- All-gray interior color scheme (sensory and psychological needs)

Medical Equipment and Furniture

- King-size gray medical bed
- Gray supportive sofa and chair
- Gray pillows
- Gray humidifier with gentle oils (e.g., strawberry oil)
- Hair washer/dryer (ADA assistive equipment)
- Medical-grade incontinence supplies for patient and grandchildren in her care
- Safe, secure storage for medications and medical supplies

Smart Appliances (Remote and AI Operable)

- Smart gray washer and dryer
- Smart gray refrigerator
- Smart gray stove
- Smart gray dishwasher
- Smart thermostat (remote and AI operable)
- Smart security system (remote and AI operable)

Full Smart Home Technology — Remote Operated

- Smart lighting throughout the home (remote and AI operable from bed or wheelchair)
- Smart door locks and entry systems (remote operable)
- Smart thermostat (remote and AI operable)
- Smart security cameras and doorbell (remote operable, for safety monitoring)
- Smart kitchen appliances: stove, refrigerator, dishwasher, washer/dryer (remote and AI operable)
- Smart emergency alert system (wearable or voice-activated) to call for help during medical or safety emergencies
- All smart technology must be operable by remote, voice, and AI so Ms. Anderson can control her entire home environment from her bed or wheelchair, reducing fall risk from unnecessary movement and enabling rapid emergency response

Connectivity

- Reliable Wi-Fi for telehealth appointments and medical monitoring

Security

- Secure package bin/mailbox at her door (ADA-compliant)

Personal Care Assistance

- Increased PCA hours (prescribe 40+ hours per week) to meet daily care needs
- Multiple certified caregivers available for rotating coverage
- Live-in aide for overnight and emergency coverage (as prescribed in Section III)

Space and Layout Requirements

- Multiple bedrooms to safely accommodate Ms. Anderson, her live-in aide, rotating PCAs, and visiting grandchildren
- At least two (2) ADA-compliant bathrooms to ensure private, sanitary bathroom access for Ms. Anderson, her live-in aide, and PCAs without scheduling conflicts or hygiene compromises
- Plenty of space for wheelchair turning radius (minimum 60-inch clearance in all rooms), medical equipment storage, and caregiver workspace
- Sufficient square footage to accommodate a king-size medical bed, gray sofa and chair, smart appliances, and all prescribed ADA equipment without crowding or access barriers

V. Prescription Statement

I, the undersigned prescribing provider, hereby prescribe the transfer of Tina Denise Brown Anderson to ADA-compliant, nonsmoking, no-pet housing at School Lane / 6901 Chambers Road, with all features and equipment listed above, as medically necessary for her health, safety, and daily functioning. Continued residence at her current unit at 700 E. Chase St, Apt 213, poses a direct threat to her physical and mental well-being.

Provider Signature:

Taiwo Oluyemo, NP
Date: _____
License/Credentials: _____
Contact: _____

This letter is written in formal medical language ready for Taiwo Oluyemo, NP to review, adjust if needed, and sign. Bring this to your next appointment or send it to the provider's office for review and signature. Once signed, it becomes part of your School Lane Move Packet (Section 7).