

**IN RE: TERRY J. BREWER, JR. (HCV1690)**

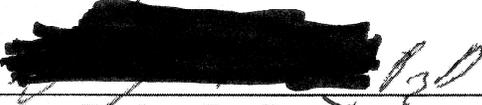
**AFFIDAVIT OF DR. STEPHEN BARBER**

Before the subscribed personally appeared this date Dr. Stephen Barber, who being duly sworn, states:

1. I am over the age of 18.
2. I make this Affidavit based on my own personal knowledge and of my own free will.
3. I attest and declare to the truthfulness and accuracy of the statements contained herein.
4. My education profile consists of:
  - a. Doctor of Psychology, Nova Southeastern University.
  - b. Masters of Psychology, Nova Southeastern University.
  - c. Masters of Education, Florida Atlantic University.
  - d. Bachelor of Science, Sangamon State University.
5. I am a licensed clinical psychologist in the State of Florida and have been in private practice since August 2004.
6. I have been Terry J. Brewer, Jr.'s treating psychologist since 2/13/2006.
7. Terry J. Brewer, Jr. advised me in or around June 2016 that he would be requesting a reasonable accommodation concerning his Housing Voucher, and as such sought my consent to provide the Housing Authority of the City of Fort

Lauderdale ("HACFL") my contact information for verification purposes only.

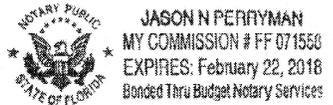
8. I consented to the release of my contact information to the HACFL for verification purposes only.
9. In spite of the given consent, I did not receive the Third-Party Disability Verification Form from the HACFL before the decision was made to deny Mr. Terry Brewer's request for a reasonable accommodation on June 17, 2016.
10. However the verification forms received already indicated that Mr. Brewer's request had already been denied.

  
\_\_\_\_\_  
Stephen Barber, Psy.D.

Sworn to and subscribed before me this 19 day of July, 2016.  
Personally Known \_\_\_\_\_ OR Produced Identification   
Type of Identification Produced FLDL# 

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 2-22-18  
Notary Public



**Findings of Fact based on Convincing or a Preponderance of the Evidence:**

**24 CFR 982.303**

- (a) Initial term. The initial term of a voucher must be at least 60 calendar days. The initial term must be stated on the voucher.*
- (b) Extensions of term. (1) At its discretion, the PHA may grant a family one or more extensions of the initial voucher term in accordance with PHA policy as described in the PHA administrative plan. Any extension of the term is granted by PHA notice to the family.*
- (c) If the family needs and requests an extension of the initial voucher term as a reasonable accommodation, in accordance with part 8 of this title, to make the program accessible to a family member who is a person with disabilities, the PHA must extend the voucher term*

**Administrative Plan**

***Extensions of Voucher Term [24 CFE 982.303(b)]***

*The HACFL will approve one additional extension to a maximum of 120 days only in the following circumstances:*

*It is necessary as a reasonable accommodation for a person with disabilities.*

*It is necessary due to reasons beyond the family's control, as determined by the HACFL. Following is a list of extenuating circumstances that the PHA may consider in making its decision. The presence of these circumstances does not guarantee that an extension will be granted:*

*Serious illness or death in the family.*

*Difficulty in locating a handicapped accessible unit.*

*A person's disability is directly related to their inability to search and/or find an eligible unit.*

*Whether the family has already submitted timely requests for tenancy approval that were not approved by the HACFL due prospective landlord's inability to participate in the program. An additional 30-day extension for a maximum total of 150 days, can be granted to portability families upon written request of one of the circumstances above applies.*

*Any request for an additional extension must include the reason(s) an additional extension is necessary. The HACFL will require the family to provide documentation to support the request.*

**Reasoning:**

Terry Brewer received a voucher on February 18, 2016, and after one hundred twenty days had not found a unit. On June 17, 2016, Mr. Brewer made a reasonable accommodation request citing challenges from his disability and requested a voucher extension. HACFL accepted the reasonable accommodation request and began the process of evaluating the request. HACFL forwarded a Third Party Verification of Disability to Mr. Brewer's health care provider. HACFL denied Mr. Brewer's reasonable accommodation request due to not receiving a Third Party Verification to support Mr. Brewer's request.

Mr. Brewer provided an Affidavit from his health care provider who testified that he did not receive the Third Party Verification of Disability prior to Mr. Brewer's request being denied. Upon reviewing the Third Party Verification of Disability that was forwarded to the health care provider it does indicate a denial. Per the health care provider's affidavit, the health care provider is willing to provide the requested verification and documentation.

It is Hearing Officer's decision the hearing decision be conditionally overturned. HACFL will re-send the Third Party Verification of Disability to Mr. Brewer's health care provider without the indication of denial or approval. If the health care provider provides the supporting documentation to grant the reasonable accommodation. Mr. Brewer should be given an additional thirty extension starting from the date the accommodation is approved.

### **Conclusions and Final Ruling**

       Based on the findings above, the HACFL's decision to deny the Applicant's continue to participate in the Housing Choice Voucher Program is **UPHELD**.

**X**       Based on the findings above, the HACFL's decision to deny the Applicant's request to participate in the Housing Choice Voucher Program is **OVERTURNED**. HACFL is hereby instructed to restore the Applicant's benefits, unless the HACFL determines that it is not bound by this decision, pursuant to 24 CFR Section 982.555(f).



\_\_\_\_\_, Informal Hearing Officer

Cc: Carolyn Washington, Assistant Director Of Assisted Housing.

Mr. Brewer entered into the record an Affidavit of Dr. Stephen Barber, witnessed and signed by Dr. Barber on July 19, 2016. The Affidavit provided the following:

- “6. I have been Terry Brewer, Jr's treating psychologist since 2/13/2006.*
- 7. Terry J. Brewer, Jr. advised me in or around June 2016 that he would be requesting a reasonable accommodation concerning his Housing Voucher, and has such sought my consent to provide the Housing Authority of the City of Fort Lauderdale ("HACFL") my contact information for verification purposes only.*
- 8. I consented to the release of my contact information to the HACFL for verification purposes only.*
- 9. In spite of the given consent, I did not receive the Third-Party Disability Verification Form from the HACFL before the decision was made to deny Mr. Terry Brewer's request for a reasonable accommodation on June 17, 2016.*
- 10. However the verification forms received already indicated that Mr. Brewer's request had already been denied.”*

**Evidence Provided by HACFL:**

Name and Testimony of Witness No.1: HACFL Intake Coordinator Anita Flores stated that Housing Choice Voucher Participant Terry Brewer is currently within her Housing Choice Voucher caseload. She advised that Mr. Brewer received a total voucher term of one hundred twenty days. She provided that his voucher term was from February 18, 2016 through June 16, 2016. She advised that on June 16, 2016, Mr. Brewer's voucher term expired and on June 17, 2016, he was mailed a notice advising that his voucher term had expired. She explained that on June 17, 2016, Mr. Brewer requested a reasonable accommodation and a verification request were faxed to his health care provider on that day.

Ms. Flores stated that four separate attempts was made to obtain verification from Mr. Brewer's health care provider with negative results. She advised that Mr. Brewer's reasonable accommodation request for additional voucher time was denied.

Documents provided in support of Testimony:

1. HACFL Hearing Notice dated July 8, 2016
2. HACFL email dated July 5, 2016.
3. Request For Informal Review dated July 1, 2016
4. HACFL Response to Reasonable Accommodation Request dated June 17, 2016
5. HACFL Third Party Verification of Disability
6. HACFL Voucher Expired Letter dated June 16, 2016
7. Terry Brewer's Housing Choice Voucher with June 16, 2016 expiration date.
8. Terry Brewer's Housing Choice Voucher with May 17, 2016 expiration date

**Evidence Provided by Other Witness:**

Name and Testimony of Witness No. 2: None

**INFORMAL HEARING OFFICER'S REPORT AND  
DECISION**

Today's Date: August 2, 2016

Date and Time of Hearing: July 20, 2016 at 9:03 AM

Location of Hearing: 500 West Sunrise Blvd Fort Lauderdale FL 33311

Was the Hearing recorded?  Yes     No

Name of Participant: Terry Brewer

Applicants Mailing Address: ██████ N.W. 25<sup>th</sup> Avenue Fort Lauderdale, FL 33311

Name of Applicant's Attorney: N/A

Name(s) of Applicant's Witnesses: N/A

Name of Informal Review Hearing Officer: Timothy L. Thomas

Name(s) of HACFL Staff in attendance: Anita Flores

Name(s) of other individuals in attendance: N/A

Brief Background Summary:

Housing Choice Voucher Participant Terry Brewer reasonable accommodation and voucher extension was denied by HACFL.

**Evidence Provided by Applicant:**

Name and Testimony of Witness No. 1: None

Documents provided in support of Testimony: None

Summary of Applicant's Testimony:

Housing Choice Voucher Participant Terry Brewer asked HACFL Intake Coordinator Anita Flores questions in regards to when was his reasonable accommodation request received by HACFL. What date was his reasonable accommodation request was denied? How is the reasonable accommodation request determined?

Mr. Brewer stated that his reasonable accommodation request was denied prior to a response from his health care provider. He advised that HACFL did not provide him with the current administrative plan that addressed reasonable accommodations or voucher extensions. He further advised that HACFL did not follow its administrative plan when addressing his requests. He explained that he received a denial prior to his health care provider providing the requested information to HACFL. He provided that HACFL was incorrect in denying his reasonable accommodation request without reviewing information provided by his health care provider.

**Voucher**  
Housing Choice Voucher Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0169  
(Exp. 09/30/2017)

Public Reporting Burden for this collection of information is estimated to average 0.05 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection. This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program.

**Privacy Act Statement.** The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names is mandatory. The information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family voucher issuance.

Please read **entire** document before completing form  
Fill in all blanks below. Type or print clearly.

Voucher Number  
HCV1690

- |   |  |
|---|--|
| 1. Insert <b>unit size</b> in number of bedrooms. (This is the number of bedrooms for which the Family qualifies, and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.) | 1. Unit Size<br>1                                    |
| 2. <b>Date Voucher Issued (mm/dd/yyyy)</b><br>Insert actual date the Voucher is issued to the Family.   | 2. Issue Date (mm/dd/yyyy)<br>02/18/2016             |
| 3. <b>Date Voucher Expires (mm/dd/yyyy)</b><br>Insert date sixty days after date Voucher is issued. (See Section 6 of this form.)   | 3. Expiration Date (mm/dd/yyyy)<br>04/17/2016        |
| 4. <b>Date Extension Expires (if applicable)(mm/dd/yyyy)</b><br>(See Section 6. of this form)   | 4. Date Extension Expires (mm/dd/yyyy)<br>05/17/2016 |

5. Name of Family Representative TERRY BREWER, JR	6. Signature of Family Representative 	Date Signed (mm/dd/yyyy) 02/18/16
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7. Name of Public Housing Agency (PHA)  
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

8. Name and Title of PHA Official <i>Anita L. Flores</i> INTAKE COORDINATOR	9. Signature of PHA Official 	Date Signed (mm/dd/yyyy) 2/17/16
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**I. Housing Choice Voucher Program**

- A. The public housing agency (PHA) has determined that the above named family (item 5) is eligible to participate in the housing choice voucher program. Under this program, the family chooses a decent, safe and sanitary unit to live in. If the owner agrees to lease the unit to the family under the housing choice voucher program, and if the PHA approves the unit, the PHA will enter into a housing assistance payments (HAP) contract with the owner to make monthly payments to the owner to help the family pay the rent.
- B. The PHA determines the amount of the monthly housing assistance payment to be paid to the owner. Generally, the monthly housing assistance payment by the PHA is the difference between the applicable payment standard and 30 percent of monthly adjusted family income. In determining the maximum initial housing assistance payment for the family, the PHA will use the payment standard in effect on the date the tenancy is approved by the PHA. The family may choose to rent a unit for more than the payment standard, but this choice does not change the amount of the PHA's assistance payment. The actual amount of the PHA's assistance payment will be determined using the gross rent for the unit selected by the family.

**2. Voucher**

- A. When issuing this voucher the PHA expects that if the family finds an approvable unit, the PHA will have the money available to enter into a HAP contract with the owner. However, the PHA is under no obligation to the family, to any owner, or to any other person, to approve a tenancy. The PHA does not have any liability to any party by the issuance of this voucher.
- B. The voucher does not give the family any right to participate in the PHA's housing choice voucher program. The family becomes a participant in the PHA's housing choice voucher program when the HAP contract between the PHA and the owner takes effect.
- C. During the initial or any extended term of this voucher, the PHA may require the family to report progress in leasing a unit at such intervals and times as determined by the PHA.

Established 1938

**THE HOUSING AUTHORITY**  
 Of the  
 500 West Sunrise Boulevard  
 Fort Lauderdale, Florida 33311  
 Phone: (954) 556-4100 • Fax: (954) 556-4104

Tam A. English  
President / CEO

**TO BE COMPLETED BY MEDICAL HEALTH CARE PROFESSIONAL**

Is the household Member Named above Disabled?  Yes  No

If the patient is disabled, are you using state/local or federal definitions (see page three): \_\_\_\_\_

In your professional opinion and in referring to the above checklist completed by the patient, is this accommodation needed because of a disability?  Yes  No

How many hours of care are needed to assist the household member named above? \_\_\_\_\_

Could this assistance be provided by a visiting assistant?  Yes  No

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Professional's Name \_\_\_\_\_

Signature/Date \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**OFFICE USE ONLY**

This Live in Aide application has been  APPROVED  DENIED

Reason for denial Accommodation was granted on 4/15/16

Reviewed by \_\_\_\_\_ Date Reviewed 6/17/16

Signature [Signature]



**Response to Reasonable Accommodation Request**

**Certified: 7008 0150 0001 1369 6201**

June 17, 2016

Terry Brewer  
[Redacted] NW 25<sup>th</sup> Ave  
Fort Lauderdale, FL 33311

Dear Mr. Brewer:

The Housing Authority of the City of Ft Lauderdale is in receipt of your request for a Reasonable Accommodation for an extension to your voucher. On 2/17/2016, you were provided with a 90-day voucher, on 4/15/16 you visited the office and requested and was granted a 30-day extension making the total days issued on your voucher 120 days. At this time there is no more time that can be provided to you. By providing the 120 days the Housing Authority has met the accommodation requested. Unfortunately, you were unable to provide a RFTA within the 120 days given and your voucher expired on 6/16/16. Based on the policy your name has been removed from the waiting list and you will need to re-apply when the list re-opens.

At this time the Housing Authority is denying your request for a reasonable accommodation as the request has already been granted.

If you have any questions or require special assistance concerning to this notice you can reach us at (954) 556-4100.

If you disagree with this decision you may request an informal review in writing within ten (10) business days from the date of this letter. Submit the request to Pam Hillsman at 500 West Sunrise Boulevard, Fort Lauderdale, Florida 33311 or you will forfeit the right to an informal review and this decision will become final and go into effect. You have the right to bring evidence, to retain legal representation, to question any witnesses, to examine any documentation if requested 72 hours in advance of the review, and to request copies of the documentation at a cost to you (\$0.25/copy). You must make known your request for copies of documentation in writing 72 hours prior to the review. If you intend to bring witnesses to the review you must also advise the Housing Authority of your intent prior. If you have any questions please feel free to contact our office at (954) 556-4100.

Sincerely,

Intake Department  
[Intake@hacfl.com](mailto:Intake@hacfl.com)  
Phone: 954-556-4100  
Fax: 954-556-4104

**Attachments:**

- Voucher Extension Policy
- Voucher Expiration Policy

*If you or anyone in your family is a person with disabilities, and you require a specific accommodation the housing authority. If you are the victim of domestic violence, dating violence, or stalking, you or acts or threats of violence committed against you. Also, criminal acts directly related to the domestic of your household or a guest can't be the reason for evicting you or terminating your rental assista.*

7008 0150 0001 1369 6201

<b>U.S. Postal Service™</b>		<b>CERTIFIED MAIL™ RECEIPT</b> <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	Postmark Here
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>			
<b>OFFICIAL USE</b>			
Postage	\$		
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		
Sent To <i>Terry Brewer</i>			
Street, Apt. No. or PO Box No. <i>[Redacted] NW 25 Ave</i>			
City, State, ZIP+4 <i>Fort Lauderdale, FL 33311</i>			
PS Form 3800, August 2006		See Reverse for Instructions	



Stephen S. Barber, Psy.D.  
Licensed Clinical Psychologist

August 10, 2016

The Housing Authority of the City of Ft. Lauderdale  
500 West Sunrise Boulevard  
Ft. Lauderdale, FL 33311

RE: Terry Brewer Disability and Accommodation Verification

Dear Sir or Madam:

Per your request, I am writing to verify that Terry Brewer, a patient of mine for the last 10 years, and I certify that there is a direct medical nexus for Terry's need in requesting an extension on his housing voucher for additional search time.

Terry waited a long time for the opportunity to obtain this voucher, and it promises to be the vehicle that will help him become more independent and productive. For the last several months he has been vigorously searching for an appropriate apartment that will meet his needs as well as his grandmother's that because of and as a direct result of his mental disabilities has been overwhelmed and anxious to the point that he is in danger of severe regression if he does not get the extension.

It should be noted that the situation was further compounded when his initial request was denied and forced to seek an extension by way of an informal review. Terry and I have already had multiple emergency sessions over the last several months dealing with this process and now this, which is an unnecessary road block and as his treating psychologist should have never happened.

In addition, it is important to understand that disabilities are not grouped with the same standards, but are dealt with on a case by case bases. If he is forced to choose an apartment quickly that does not meet his specific and particular needs that will accommodate his disability, he stands to

Phone [REDACTED] Appointment Desk (24 hours) [REDACTED]

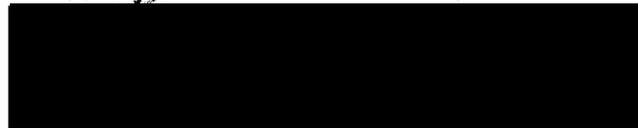
Stephen S. Barber, Psy.D.  
Licensed Clinical Psychologist

have an opportunity turn into a serious detriment and with a possibility of a setback.

We have worked extremely hard to get to this point and I encourage you to grant a reasonable extension that is based on his case, which would provide him the opportunity to make a healthy and appropriate selection that will to allow him an equal opportunity to use and enjoy a dwelling.

If you have any further questions or need more explaining regarding the direct connections to the aforementioned please do not hesitate in contacting me.

Sincerely,



Stephen Barber, Psy.D  
Licensed Clinical Psychologist

## CHAPTER 5 - BRIEFINGS AND VOUCHER ISSUANCE

### PAGE 5-14

#### HACFL Policy

The initial voucher term will be 90 calendar days.

The family must submit a Request for Tenancy Approval and proposed lease within the 90-day period unless the PHA grants an extension prior to the expiration of the voucher as a reasonable accommodation for a person with disabilities.

#### **Extensions of Voucher Term [24 CFR 982.303(b)]**

The PHA has the authority to grant extensions of search time, to specify the length of an extension, and to determine the circumstances under which extensions will be granted. There is no limit on the number of extensions that the PHA can approve. Discretionary policies related to extension and expiration of search time must be described in the PHA's administrative plan [24 CFR 982.54].

PHAs must approve additional search time if needed as a reasonable accommodation to make the program accessible to and usable by a person with disabilities. The extension period must be reasonable for the purpose.

The family must be notified in writing of the PHA's decision to approve or deny an extension. The PHA's decision to deny a request for an extension of the voucher term is not subject to informal review [24 CFR 982.554(c) (4)].

#### HACFL Policy

The HACFL will approve one 30-day extension upon written request from the family.

only in the following circumstances:

It is necessary as a reasonable accommodation for a person with disabilities.

It is necessary due to reasons beyond the family's control, as determined by the HACFL.

Following is a list of extenuating circumstances that the PHA may consider in making its decision. The presence of these circumstances does not guarantee that an extension will be granted:

Serious illness or death in the family

Difficulty in locating a handicapped accessible unit.

A person's disability is directly related to their inability to search and/or find an eligible unit.

Whether the family has already submitted timely requests for tenancy approval that were not approved by the HACFL due prospective landlord's inability to participate in the program.

An additional 30-day extension, for a maximum total of 150 days, can be granted to portability families upon written request if one of the circumstances above applies.

### **Suspensions of Voucher Term [24 CFR 982.303(c)]**

At its discretion, a PHA may adopt a policy to suspend the housing choice voucher term if the family has submitted a Request for Tenancy Approval (RTA) during the voucher term. "Suspension" means stopping the clock on a family's voucher term from the time a family submits the RTA until the time the PHA approves or denies the request [24 CFR 982.4]. The PHA's determination not to suspend a voucher term is not subject to informal review [24 CFR 982.554(c) (4)].

#### HACFL Policy

When a Request for Tenancy Approval and proposed lease is received by the HACFL, the term of the voucher will not be suspended while the HACFL processes the request.

### **Expiration of Voucher Term**

Once a family's housing choice voucher term (including any extensions) expires, the family is no longer eligible to search for housing under the program. If the family still wishes to receive assistance, the PHA may require that the family reapply, or may place the family on the waiting list with a new application date but without requiring reapplication. Such a family does not become ineligible for the program on the grounds that it was unable to locate a unit before the voucher expired [HCV GB p. 8-13].

#### HACFL Policy

If an applicant family's voucher term or extension expires before the family has submitted a Request for Tenancy Approval (RTA), the HACFL will require the family to reapply for assistance. If an RTA that was submitted prior to the expiration date of the voucher is subsequently disapproved by the PHA (after the voucher term has expired), the family will be required to reapply for assistance.

Within 10 business days after the expiration of the voucher term or any extension, the HACFL will notify the family in writing that the voucher term has expired and that the family must reapply in order to be placed on the waiting list.

---

*Anita J. Flores*  
THE HOUSING AUTHORITY  
of the  
City of Fort Lauderdale  
500 West Sunrise Boulevard  
Fort Lauderdale, Florida 33311

*TERRY BREWER*  
P.O. BOX [REDACTED]  
FT. LAUDERDALE, FL 33310

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*Anita J. Flores*  
THE HOUSING AUTHORITY  
of the  
City of Fort Lauderdale  
500 West Sunrise Boulevard  
Fort Lauderdale, Florida 33311

TERRY BREWER, JR  
[REDACTED] NW 25TH AVE.  
FORT LAUDERDALE, FL, 33311

Subject: Expired Voucher

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*Expiration of voucher Notice  
Mailed to both addresses  
6/16/14*

The Housing Authority of the City of Fort Lauderdale  
Assisted Housing Department  
500 W. Sunrise Boulevard, Fort Lauderdale, Florida 33311  
Telephone (954)556-4100 Fax (954) 556-4104

June 16, 2016

2013388

TERRY BREWER, JR  
[REDACTED] NW 25TH AVE.  
FORT LAUDERDALE, FL, 33311

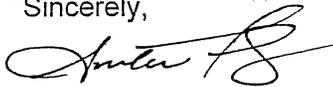
Subject: Expired Voucher

Dear BREWER, JR, TERRY

Your voucher has expired and you have not identified a unit within the time allotted. Therefore, we regret to advise that your name has been removed from the waiting list.

Thank you for your interest in the housing assistance programs administered by the Housing Authority of the City of Fort Lauderdale. Please apply again when our waiting lists are open if you need our services.

Sincerely,



Anita Flores  
Intake Coordinator  
aflores@hacfl.com

*Intake*

THE HOUSING AUTHORITY

of the

City of Fort Lauderdale

500 West Sunrise Boulevard

Fort Lauderdale, Florida 33311

**CERTIFIED MAIL**



7008 0150 0001 1369 6201

Terry Brewer

██████ NW 25<sup>th</sup> Ave

Fort Lauderdale, FL 33311

*Intake*

THE HOUSING AUTHORITY

of the

City of Fort Lauderdale

500 West Sunrise Boulevard

Fort Lauderdale, Florida 33311

TERRY BREWER  
P.O. BOX ██████  
FT. LAUDERDALE, FL 33310

*Mailed to both addresses 6/17/16*

HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
500 WEST SUNRISE BOULEVARD  
FORT LAUDERDALE, FL 33311  
954-556-4100 FAX 954-689-7642 or 954-556-4104

VOUCHER EXTENSION AGREEMENT

Date: April 15, 2016

Address: [redacted] NW 25<sup>th</sup> Ave  
Fort Lauderdale, FL 33311

I Terry Brewer request an extension of my voucher to allow me more time to search for a suitable unit. The reason this extension is necessary is because of the following:

Please initial one or more of the reason below:

[redacted] UNABLE TO FIND A REASONABLY PRICED AND AFFORDABLE UNIT.

HAVE BEEN UNABLE TO SEARCH FOR a UNIT FOR THE FOLLOWING REASON (S) (if reasons are medical please attach pertinent documentation):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXCESSIVE SECURITY DEPOSIT REQUESTS.

OTHER, PLEASE EXPLAIN.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please complete page 2 of form in its entirety.

\_\_\_\_\_  
[redacted]

April 15, 2016  
Date

Name: Terry Brewer

Phone: 954-[redacted]

HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
 500 WEST SUNRISE BOULEVARD  
 FORT LAUDERDALE, FL 33311  
 954-556-4100 FAX 954-689-7642 or 954-556-4104

Rent is more than voucher amount

- Unit not ready for inspection
- I don't have the security money
- Unit already rented
- I have not started to look
- Owner wants too much for security deposit

I don't like the neighborhood

- I don't like the unit
- No units available in complex
- Owner/Condo Association did not approve me
- waiting on documents from owner
- other, specify \_\_\_\_\_

Please provide a list of units that you have seen and was interested in renting. Provide the reason the Request for Tenancy Approval (RFTA) was not submitted in the table below:

Address of Unit	Owner Name	Owner Phone No.	Reason RFTA was not submitted

NAME: Terry Brewer

DATE: April 15, 2016

## Xiomara Eusebio

---

**From:** Terry B. [REDACTED]  
**Sent:** Monday, February 15, 2016 9:59 AM  
**To:** Xiomara Eusebio  
**Subject:** Terry Brewer (Thursday Orientation)

Good morning,

This is Terry Brewer, I am very excited about the orientation this Thursday and wanted to confirm the you received the Power of Attorney for my grandmother (Rosetta Herring) and there were no further document required with regards to that.

Also on Thursday, is it possible I can get a copy of the local policy that speaks about the requirement of two persons per room despite of Gender, Age, Relations or Generation?

Please know that I did not wish to side track you from your day to day task, however I've been looking and hadn't found any luck regarding that.

Reading the policy in its entirety would really help.

Thanks,

Terry B.

Sent with [MailTrack](#)



## Xiomara Eusebio

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**From:** Xiomara Eusebio  
**Sent:** Wednesday, February 17, 2016 11:07 AM  
**To:** 'Terry B.'  
**Subject:** RE: Terry Brewer (Thursday Orientation)

I have not received the power of attorney, did you drop it at the office? Did you put attention to me?

*Xiomara Eusebio (Intake Specialist)*  
*Housing Authority*  
*of the City of Fort Lauderdale*  
*500 West Sunrise Blvd.*  
*Fort Lauderdale, fl 33311*  
[xeusebio@hacfl.com](mailto:xeusebio@hacfl.com)  
T. 954-556-4100 Ext. 1109

The Housing Authority of the City of Fort Lauderdale is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All E-mails sent and received are captured by our servers and kept as a public record. Please note that Florida has a broad public records law, and that all correspondence to me via email may be subject to disclosure.

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Sent with [MailTrack](#)

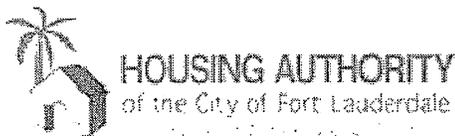
## Anita Flores

---

**From:** Anita Flores  
**Sent:** Thursday, July 14, 2016 11:41 AM  
**To:** 'Terry B.'  
**Subject:** RE: Request to view file.

You may come in on Monday July 18<sup>th</sup> at 9:00 A.M. sharp to request documents and review file documents.

*Respectfully,*



*Anita Flores*  
*Intake Coordinator*  
*Housing Authority of the City of Ft Lauderdale*  
*500 W Sunrise Blvd*  
*Ft Lauderdale, FL 33311*  
*[aflores@hacfl.com](mailto:aflores@hacfl.com)*  
*T: 954-556-4100 Ext. 1107*  
*F: 954-556-4104*

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**From:** Terry B. [REDACTED]  
**Sent:** Wednesday, July 13, 2016 1:36 PM  
**To:** Anita Flores  
**Subject:** Request to view file.

Hello Ms. Flores,

I wanted to view my HACFL file, as well as the documents that will be presented at the review, how soon would I be able to do so and how would I go by doing it?

Terry

## Anita Flores

---

**From:** Anita Flores  
**Sent:** Thursday, July 14, 2016 7:52 AM  
**To:** 'Terry B.'  
**Subject:** RE: Request to view file.

You already have the document that will be presented at the review which is the voucher. This is about an expired voucher. You have a right to copies of anything that you need from your file as long as you give 24 hrs. request for documents however, you have everything that we have because you provided it to us.

*Respectfully,*



*Anita Flores*  
*Intake Coordinator*  
*Housing Authority of the City of Ft Lauderdale*  
*500 W Sunrise Blvd*  
*Ft Lauderdale, FL 33311*  
*[aflores@hacfl.com](mailto:aflores@hacfl.com)*  
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Terry

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

Link: [https://www.dropbox.com/s/a0kyoxed4hgytqc/160719\\_001.mp3?dl=0](https://www.dropbox.com/s/a0kyoxed4hgytqc/160719_001.mp3?dl=0)

1 Timothy Thomas: Good morning. Today's date is July 20<sup>th</sup> of the year 2016.  
2 The time is 9:03 AM. My name is Timothy Thomas. I am the hearing officer and  
3 this is an informal review for Terry Brewer. Okay. The way this will work Mr. Brewer  
4 is that the Housing Authority will present the reason why we're here. Present any  
5 documents, evidence, testimony that they may have. At that time, after they're done, you  
6 can question anything they present or anything they submit and then that will be your  
7 turn to refute the Housing Authority presenting testimony, witnesses or documentation  
8 that you may have. I have 10 business days after to provide a hearing decision. So you  
9 won't be able to have a decision today. In 10 business days I'll will provide a decision to  
10 the Housing Authority for the City of Fort Lauderdale [0:01:00] which will in time, I'll  
11 let you know. I do not work for the Housing Authority of the City of Fort Lauderdale. So  
12 I have no previous knowledge of this event until now. So I'm just learning about it so if  
13 I'm asking a lot of questions during it, I'm trying to understand everything so I can be  
14 able to provide the best decision that I possibly can. My decision is binding and that if  
15 later code of federal regulations or local or state laws. With that being said, the Housing  
16 Authority will introduce themselves and start.  
17 Anita Flores: Good Morning. My name is Anita Flores. I'm the intake coordinator  
18 for the City of Fort Lauderdale Housing Authority. We are here today because Mr.  
19 Brewer on February 18<sup>th</sup> was issued a voucher for 90 days. It began February 18<sup>th</sup> and it  
20 expired on May 17<sup>th</sup>, 2016. On April 15<sup>th</sup>, 2016, Mr. Brewer came into the Housing  
21 Authority with [0:02:00] a handwritten Reasonable Accommodation and was requesting  
22 an extension. At that point, we told him we didn't need a Reasonable Accommodation

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 for an extension because he is considered a disabled family. So that he just needed to  
2 complete the extension form and we would grant the 30 day extension which would take  
3 to a 120 days. So on 4/15 that was done and extended the voucher from the expiration of  
4 5/17 to 6/16 giving him a total of a 120 days. On 6/16 at 8:10 PM, we still had not  
5 received a RFTA so a...

6 Timothy Thomas: I'm sorry, what's a RFTA?

7 Anita Flores: The Request for Tenancy Approval, the document for you to give to  
8 the landlord and provide. We still had not received one so and the voucher at that point  
9 was expired so on 6/16, [0:03:00] the voucher expiration notice was printed and was  
10 mailed out the morning of 6/17. However, on 6/17 I received in the afternoon a  
11 Reasonable Accommodation request that had been faxed in by Mr. Brewer at 4:37 on  
12 6/16 so of course, it was in timely, it was of course accepted. I faxed the document to the  
13 landlord, I mean to the doctor and I also sent out a notice to Mr. Brewer advising him that  
14 there was no additional time that could be granted to him at that point because he had  
15 exhausted his 120 days and all these documents are in your pocket. But nonetheless, I  
16 still went ahead and sent it off to the doctor. Even though, I did issued him the notice  
17 letting him know, you know, there was no nexus to grant him an additional extension.  
18 Furthermore, [0:04:00] the request that he turned in because of that voucher expired on  
19 6/16, the Reasonable Accommodation Form when he turned in, he stated that he wanted  
20 the extension to begin July 1<sup>st</sup> which is 14 days after the expiration date of the expired  
21 voucher. So that was also something that was beyond the scope. And, I continued to  
22 have, you know, conversations with Mr. Brewer via email. At one such point, I did

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 request from him to find out was there any additional supporting documents and I could,  
2 you know, for example, admittance or discharge document to show that, you know,  
3 maybe he had hospitalization or something like that at that point so that I could hold back  
4 his date if possible. For the time frame that he could not search, [0:05:00] but he did not  
5 provide any of those documents. I don't know if he has any of those type of documents  
6 here with him today. But, I didn't receive anything at the time that, you know, I asked  
7 him if he has any. And I still continued to send the document nonetheless to the doctor  
8 that he provided. I did submit them to the doctor four times, however the doctor still has  
9 not responded to date. It was submitted to the doctor on 6/-17, 6/30, 7/5 and 7/14.

10 Timothy Thomas: Okay. For your policy of Mr. Brewer have or his healthcare  
11 profession would've provided documentation then the Housing Authority could've  
12 considered.

13 Anita Flores: We should then relook at it and see, you know, is there a nexus  
14 [0:06:00] that we can, you know.

15 Timothy Thomas: Right.

16 Anita Flores: Extend the...

17 Timothy Thomas: For another 30 days.

18 Anita Flores: Right, so that's why I said, well the doctor is not responding, let me  
19 ask him if does he have any documentation that will, you know, help the cause.

20 Timothy Thomas: Exactly.

21 Anita Flores: But, I don't know if he doesn't have any or he has some with him  
22 today?

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Timothy Thomas: Okay.

2 Anita Flores: But we weren't provided any at that time.

3 Timothy Thomas: So you couldn't...

4 Anita Flores: Right, so I couldn't go beyond what the initial decision is. You  
5 know, you have to move forward with the process and if something comes in within, you  
6 know, the time frame that the process is going...

7 Timothy Thomas: Right.

8 Anita Flores: Then another decision can be looked at that time.

9 Timothy Thomas: Right. Okay.

10 Anita Flores: And that's it from the Housing Authority.

11 Timothy Thomas: Okay. Okay. Mr. Brewer, did you hear everything and  
12 understand everything that the Housing Authority just presented?

13 Terry Brewer: Most of it yes.

14 Timothy Thomas: Okay, so I may have a question or two [Crosstalk] it's your  
15 time to ask any questions and your time to give me your side. [0:07:00]

16 Terry Brewer: Great. Pleasure to meet you by the way.

17 Timothy Thomas: Thank you. Sir.

18 Terry Brewer: And good morning to you.

19 Anita Flores: Good morning.

20 Terry Brewer: The submission of the Reasonable Accommodation. That was  
21 dated when?

22 Anita Flores: 6/16.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Terry Brewer: And that was faxed here? You're saying at what time?

2 Anita Flores: We received it at 4:37.

3 Terry Brewer: Okay. And you sent out the expiration to the voucher when?

4 Anita Flores: The voucher expiration went out the next day on the 17<sup>th</sup>. It was  
5 printed on the 16<sup>th</sup> but our faxes come in via email. So even though you're faxing, it's  
6 going into an email. Now, it doesn't come directly to whoever you are sending it to. It  
7 goes to the receptionist.

8 Terry Brewer: No, it's fine. I'm just saying the voucher goes, [0:08:00] the  
9 expiration of the voucher out and excuse me for cutting out, but I just wanted to get that  
10 answer. But the voucher for the expiration comes in, it went out the next day.

11 Anita Flores: It went out the morning.

12 Terry Brewer: That morning, okay. Great. And you received the Reasonable  
13 Accommodation within on the 16<sup>th</sup>.

14 Anita Flores: I received it on the afternoon of the 17<sup>th</sup>.

15 Terry Brewer: On the afternoon of the 17<sup>th</sup>. Okay. And at what timeframe  
16 did you take to before you made the decision to deny the Reasonable  
17 Accommodation?

18 Anita Flores: I received the Reasonable Accommodation, I reviewed the  
19 policy, I reviewed the file and I submitted, I have 14 days from the day I  
20 received a request in which to approve or deny based on policy. [Crosstalk] I did  
21 it the same day that I got it. what time I did it during the day, I don't know.

22 Terry Brewer: Just I'm, I'm not sure if you ... you have to bear with me.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Anita Flores: Okay.

2 Terry Brewer: Because sometimes if you go too much into it [0:09:00],

3 literally I'll forget what you said in the beginning.

4 Anita Flores: Okay.

5 Terry Brewer: So I'm saying what time ...

6 Anita Flores: Sorry I got lost ...

7 Terry Brewer: Excuse me if I was ... I'll find it. I'm so sorry.

8 Timothy Thomas: It's all right.

9 Terry Brewer: I'm saying when was I rejected the Reasonable  
10 Accommodation.

11 Anita Flores: The notice was sent the same day that the Reasonable  
12 Accommodation was received. So I received it at the afternoon, I rejected at the  
13 afternoon. The same day.

14 Terry Brewer: Okay. And why was my Reasonable Accommodation  
15 rejected?

16 Anita Flores: As I stated in the letter that I sent you, it was rejected  
17 because there was no nexus, you had already been granted the Reasonable  
18 Accommodation when you were granted the 30 day extension that brought you to  
19 a 120 days.

20 Terry Brewer: Okay. And, and what's no nexus?

21 Anita Flores: Nexus meaning where is the correlation between what you're  
22 requesting [0:10:00] and what transpired for you to meet that request.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Terry Brewer: And whose going to determine the nexus?

2 Anita Flores: We determine the nexus by whatever you provide to us.

3 Terry Brewer: Okay. And how else do you do that?

4 Anita Flores: That's the only way to do that. You have to be able to provide that  
5 information.

6 Terry Brewer: Okay. So I give you a Reasonable Accommodation and what  
7 do you do? How do you process that?

8 Anita Flores: I look at everything that you've provided to us, I look at any  
9 we spoke to you in between anytime you have vouch to put anything in between  
10 and I look at the determination based on that. When I looked, there was no time  
11 that you had turned in ... the previous. You came in on the 15<sup>th</sup> of April and  
12 you said I do need the extension, we did grant the extension at that point up to  
13 120 days. These are the things that have to be looked at for a voucher extension.

14 Terry Brewer: I got you but not as thought process. I just need, maybe you can  
15 answer it short for me because I cannot do, I'm not going to remember what you said  
16 at the beginning [0:11:00]. You, how do you process a Reasonable Accommodation?

17 Anita Flores: You process it by looking at the documentation provided versus the  
18 request.

19 Terry Brewer: Okay. And the documentation that I provided you requesting  
20 a Reasonable Accommodation said what?

21 Anita Flores: It said that you needed an extension to your voucher 14 days  
22 later than the expiration of the voucher.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Terry Brewer: That's fine but it said I needed it 14 days later, can you  
2 read the entire thing?

3 Anita Flores: Due to challenges from my disability, I had been unable to  
4 find suitable housing. I will, I am well beyond stress or overwhelmed with this  
5 process. I'm requesting that one, extension on voucher. Two, the stress has I think  
6 that's created, the letter is topped off with, I think it's created. I need [0:12:00]  
7 for a time to breath an emotional recovery for, therefore I am requesting the  
8 voucher starts on July 1<sup>st</sup>, 2016.

9 Terry Brewer: Okay. So I said due to what now?

10 Anita Flores: You said due to emotional stress recovery.

11 Terry Brewer: And what was the beginning of it?

12 Anita Flores: You're overwhelmed with the process.

13 Terry Brewer: The beginning of the, the entire phrase, that what I typed.

14 Anita Flores: Due to challenges with your disability.

15 Terry Brewer: Okay. So what you did was is that it is my understanding is  
16 that you took the Reasonable Accommodation, you made your decision before you  
17 faxed it out and before you received anything ... [Crosstalk]

18 Anita Flores: I've faxed it on the same day.

19 Terry Brewer: Let me finish the question [Crosstalk] let me finish my  
20 question please if you can. What you did was you took the Reasonable  
21 Accommodation and you saw it, you viewed it all three pages. That second page is  
22 what? [0:13:00] What's on the second page of it?

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Anita Flores: That is for the doctor to complete.

2 Terry Brewer: And what's the page?

3 Anita Flores: That is for the doctor to complete.

4 Terry Brewer: What's the third page? [Crosstalk] Okay. What's the first page  
5 then? That's actually the second page and not...

6 Anita Flores: This is the first page.

7 Terry Brewer: Okay. So that first page is to the doctor.

8 Anita Flores: This is your release that allows us to pin it to the doctor.

9 Terry Brewer: Okay, all right. So you saw the doctor information,  
10 everything was completed, was it not that I needed to complete out on that  
11 Reasonable Accommodation form? Okay. And so what you did was you saw the  
12 Reasonable Accommodation, you also sent me a letter of denial for the  
13 Reasonable Accommodation, am I correct? Because of?

14 Anita Flores: Because it did not meet the nexus for anything that you  
15 submitted at that time. That is why the process continued via submitting it to the  
16 doctor.

17 Terry Brewer: Okay. The nexus is the?

18 Anita Flores: We address the expiration of the voucher portion of it. Your  
19 disability, your mental disability or your [0:14:00] physical disability part, I can't  
20 address that, that's why I still submit it to the doctor. I denied based on the  
21 extension of the voucher. I could not grant that extension. This is why I said to  
22 you do you have any other documentation and I submitted it.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Terry Brewer: Objection, you're going further. Ma'am, please do not do  
2 that for me please, I'm just begging you. I got you. Because the more you say  
3 stuff is that you overwhelm me and I'm not able to think again past that process.  
4 If you can just answer those questions, I'm not trying to have an argument or  
5 anything. It overwhelms me literally where I just get confused and I have to ask  
6 the question all over again. I'm asking you that again please. So the Reasonable  
7 Accommodation as far as that you're saying that you did nothing to it before you  
8 sent the voucher, I mean you rejected my Reasonable Accommodation as you  
9 faxed that out to the doctor as well.

10 Anita Flores: Yeah.

11 Terry Brewer: Okay. So in the proper protocol for Reasonable  
12 Accommodation, you are [0:15:00] to literally give the Reasonable Accommodation.  
13 You are to decide that there is no nexus and then you are to send the rejection  
14 now? You decide that there's no nexus?

15 Anita Flores: It depends on what's being requested.

16 Terry Brewer: Okay. You are to decide that there is no nexus?

17 Anita Flores: It depends on what's being requested.

18 Terry Brewer: Okay. In essence, I'm asking you why did you not wait  
19 because how many days do you have to wait before you can accept or deny a  
20 Reasonable Accommodation?

21 Anita Flores: You have 14 days to respond.

22 Terry Brewer: How many days do you have?

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Anita Flores: We have 14 days to respond.

2 Terry Brewer: You don't have 10 business days?

3 Anita Flores: No. We have 14 days to respond.

4 Terry Brewer: So you have 14 days to respond but you immediately denied  
5 my Reasonable Accommodation.

6 Anita Flores: Yes.

7 Terry Brewer: Okay.

8 Anita Flores: I immediately denied a portion of your Reasonable  
9 Accommodation.

10 Terry Brewer: No, no, no, you denied, you ... not the portion, there is no  
11 portion. When you sent the letter, you denied the reasonable [0:16:00]  
12 accommodation and it's totality period. There was not within that, within that letter,  
13 did you say it was a portion within the letter that you sent me. [Crosstalk]

14 Anita Flores: I've identified in the letter that it was in reference to the  
15 expiration of the voucher.

16 Terry Brewer: By the way in that letter, what else did you sent me  
17 ma'am?

18 Anita Flores: I've sent you the policy for the expiration of the voucher.

19 Terry Brewer: Can you please tell me the policy?

20 Anita Flores: Right here, it gives you a policy on extension and here, it gives  
21 you the policy on expiration. This is what I attached to what [Crosstalk]...

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Terry Brewer: And you showed me the policy, great. And so question on  
2 that first policy page there. Is that the entire policy?

3 Anita Flores: Yes.

4 Terry Brewer: And where is that policy from?

5 Anita Flores: It's from chapter five.

6 Terry Brewer: Of?

7 Anita Flores: Of the Housing Authority on admin plan, the Housing  
8 Authority policies that we follow.

9 Terry Brewer: Is that the copy verbatim of the policy?

10 Anita Flores: Yes. [0:17:00] This directly from the policy.

11 Terry Brewer: That is not and if you look at the second page. Look at the  
12 second page. The bottom of the stamp there, look at the bottom of the stamps  
13 where it said, it talked about the office of, it talks about the, what? Is that the  
14 attorney or something like that that did it?

15 Anita Flores: This is Manhattan Associates.

16 Terry Brewer: Right. That's sort of that was here, that would be the  
17 original policy. What I'm saying that that paper has nothing to do with anything  
18 that's in your office at all period whatsoever?

19 Anita Flores: What do you mean it has nothing to do with what's in the  
20 ...

21 Terry Brewer: It is not the, it is not the reasonable, it's not the original  
22 documentation, the policy that has been approved by the commission?

## 160719\_001, Timothy Thomas, Anita Flores, Terry Brewer

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1 Anita Flores: Yes, it is.

2 Terry Brewer: Where is the Stamp at the bottom of it?

3 Anita Flores: It doesn't have to stamped at the bottom, every page is not  
4 stamped at the bottom.

5 Terry Brewer: Every page is stamped in the bottom.

6 Anita Flores: Every page is not stamped at the bottom.

7 Terry Brewer: Okay, ma'am [0:18:00]. I've been on your website. [Crosstalk]  
8 please do not cut me off. You're more professional than I am. So allow me to  
9 speak and then you can just reply off of it as I allowed you to and I said  
10 nothing to interrupt you. I went on your website, I pulled off the administrative  
11 pin in and just so you know, I love this. I am so in love with this from the  
12 beginning when I got accepted the housing grant, the thing. It probably took me  
13 a year or so. I'm so excited I've already started looking at places. I've looked at  
14 everything I could look at and everything and I read your policy which is about  
15 536 pages. At the bottom of each page it has a stamp on it. I am saying that  
16 page there is not a part of the policy and there are additional lines that are  
17 missing from that particular page and there's one word that's missing out of that.  
18 [0:19:00] Which is the 30 days, it'll say automatically, there's automatically is not  
19 in that policy and there's three additional pages. I can either probably go online  
20 and pull it off for you but that's not the original one because I really like to see  
21 the original one.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Anita Flores: Okay. Every year, the Housing Authority updates their policy.  
2 Effective February 1<sup>st</sup> of 2016, our policy for vouchers was updated. This is the  
3 policy that was approved by the board. The original policy said 60 days. This one  
4 says 90 because that's the change that was made ...

5 Terry Brewer: I'm not talking about 90-60, no. And that's not, look I'm  
6 going to say this one more time and I'm, I'm really going to say this very nicely  
7 is that that is not by no means the original policy. Yes, you are correct about the  
8 90-60 that that is the difference but when it comes down [0:20:00] to the  
9 additional 100, when you go out to the lounge in 20 days, ma'am look at this,  
10 okay. Go ahead, turn it on, go ahead ...

11 Timothy Thomas: I want to see, I'm trying to catch ... what are you  
12 disputing and what and explain the stamp cards?

13 Terry Brewer: The HACFL will automatically, that's what in your policy,  
14 the word is automatically is within the original policy. On top of it, there is a  
15 second page, this. And the second page is not attached to that. And the second  
16 page has three more additional lines. One of those lines is that if you request for  
17 an additional extension, a person must bring in a medical appointment from a  
18 doctor, have some type of documentation and it has two other different rules to  
19 that. And that is not your policy, that is downloaded from your online, that's  
20 downloaded online. That's all from your online, not only off of your online  
21 because you guys require to have that in your [0:21:00] front office. I went to  
22 your front office a long time ago and then I had to go again to make sure that

## 160719\_001, Timothy Thomas, Anita Flores, Terry Brewer

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1 that was the same policy as it was displayed in the office in the administrative  
2 office. That is not in the administrative book. That is not in the administrative  
3 book online.

4 Anita Flores: I don't know when you ...

5 Terry Brewer: I just said it.

6 Anita Flores: But I'm saying I don't know where you picked that up. This  
7 was changed February 1<sup>st</sup> of 2016.

8 Terry Brewer: I just said it. I just said it.

9 Timothy Thomas: Where did you, where did you get it in?

10 Terry Brewer: I just went online, just downloaded again just yesterday, I  
11 download ...

12 Anita Flores: I don't know if they updated the system though.

13 Terry Brewer: Ma'am, it says 2016, it says 2016. It's fine. I will let you  
14 know, it's 2016, we can take the time out now and go right over and I can show  
15 you, it says 2016. Now, only 2016. When you download the document, I can  
16 take you straight to the page if you allow me that.

17 Timothy Thomas: Okay. Before you do that, you just, you were saying that  
18 you didn't get the entire true policy?

19 Terry Brewer: I'm saying [0:22:00] ...

20 Timothy Thomas: You're saying the letter is not referring to the policy  
21 that's...

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Terry Brewer: I'm saying, I'm saying that I did not get the true entire  
2 policy.

3 Timothy Thomas: Okay.

4 Terry Brewer: I'm saying that she did not go by the true entire policy to  
5 say that that was the only thing that she was able to do because the policy  
6 allows you more circumstances that you're able to make all your decision on your  
7 own to say, "Okay, this person has a medical documentation, let me first hear  
8 back from his doctor nevertheless that is actually within, there's no way in the  
9 world that you would have a Reasonable Accommodation formed in front of you  
10 and you've never sent me a denial first before you hear back from my doctor  
11 before you're able to make a sound decision to where you approve or deny the  
12 Reasonable Accommodation?

13 No. I would really like to see the original too as well because I'm ...  
14 within everything I have in all consideration, if that documentation is nowhere  
15 else [0:23:00], that is a forged document believe it or not.

16 Anita Flores: Excuse me.

17 Terry Brewer: It is.

18 Timothy Thomas: Hold on Mr. Brewer, let's do this. Do you have a printed  
19 copy of the [Crosstalk] ...

20 Anita Flores: They didn't print out another. You know what they did, they  
21 didn't ...

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Timothy Thomas: Let's go on hold for a second while she grabs that and  
2 then you can show the difference.

3 Terry Brewer: Let me just go on my watch.

4 Timothy Thomas: Okay, here. Do that, do that. Mr. Brewer, if you see a  
5 different Housing Authority [Crosstalk], she just, she just wants to observe.

6 Terry Brewer: That's great.

7 Timothy Thomas: So I didn't want to stop the hearing while it was going  
8 but that's why she's here, just to observe.

9 Terry Brewer: Nice to meet you.

10 Female Speaker: I'll do about [indiscernible 0:23:37] figure out how to get  
11 out.

12 [Nonessential Discussion][0:23:40- 0:27:23]

13 Timothy Thomas: All right, Ms. Flores is back and we can get back started.

14 Anita Flores: So this is the changes that we were given. Okay? And then  
15 [crosstalk] page 14 ...

16 Terry Brewer: It regards to the extension and voucher time.

17 Timothy Thomas: I would like to get first noted, the bottom stamp of that  
18 page, that's the same stamp of what I'm talking about, what you have learned  
19 online?

20 Terry Brewer: What I've learned online [crosstalk] ... [0:28:00]

21 Timothy Thomas: Okay.

22 Terry Brewer: Okay.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Anita Flores: All right, so where we got this from, I got it from the  
2 changes that they emailed us, okay? This portion of it, we got from the book. This  
3 part was part of the changes. So if you look on page eight, I think it's page eight  
4 of the changes that we worked here then they struck out, this is it as it  
5 was emailed to us of the changes they were going to make ...

6 Terry Brewer: Okay.

7 Anita Flores: And you see how they struck out automatically, that's what  
8 he's referring to. It's part of the old policy that they changed.

9 Timothy Thomas: Okay. So the letter that you sent Mr. Brewer.

10 Anita Flores: It had the changes that they made to the policy. I sent him  
11 the changes that they made and I sent him ...

12 Timothy Thomas: Were the changes already approved by your board?

13 Anita Flores: It was already [0:29:00] approved on 2-11 but we did not  
14 have, we only got these last week because what we had was the electronic copy.  
15 So we got the actual books last week. That's why when he said that like we  
16 didn't get one then I said yes because we got the actual printout last week  
17 because we do everything electronic. So they gave us the updates electronic not  
18 hard copy.

19 Timothy Thomas: Okay.

20 Anita Flores: So our director decided to still get hard copy I guess because  
21 of situations like this.

22 Timothy Thomas: But the letter?

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Anita Flores: So the letter had the changes that we were giving plus the  
2 portion of the admin that had not changed which was page 516.

3 Timothy Thomas: Page 516, okay. Go ahead, what do you need?

4 Terry Brewer: When you, when you say situations like this, what are you  
5 saying?

6 Anita Flores: Situations where clients want to see the hard copy book  
7 [0:30:00].

8 Terry Brewer: It is, it is federal, federal law, excuse me let me finish. It is  
9 federal law and regulations for that book to be in the front office at all times,  
10 not in situation like this. There is no this situation. I mean just finish that first of  
11 all. Second of all, the policy as it is online that it is voted by the commission,  
12 that is a thing you should've gone by with me because that is still my right until  
13 it is changed, until it is changed. If it's not changed, well you guys have gone  
14 by technically, if you could, if it has not been officially changed publicly wise, I  
15 can't go by that policy.

16 You can't tell me a difference in the policy beyond that. Please change  
17 that to the second page. Turn that to the second page, to the next page over,  
18 okay. We're going from 514 to 515, okay? Those additional lines, would you  
19 mind reading those lines for me?

20 Timothy Thomas: I'll read them off the record. We're starting.

21 Terry Brewer: End of stamp right there.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Timothy Thomas: Any request for an additional extension must include the  
2 [0:31:00] reasons for an additional extension is necessary. The HACFL will require  
3 the family to provide documentation to support the request, that's it.

4 Anita Flores: Okay.

5 Timothy Thomas: Okay.

6 Anita Flores: Which, I actually formed the fifth.

7 Terry Brewer: Formed the what?

8 Anita Flores: Which I actually formed the fifth documentation to support  
9 the request.

10 Terry Brewer: On the fifth of when? Let's, Let's pause just for a minute.  
11 I'm going back to the beginning of I sent you a Reasonable Accommodation.  
12 With that Reasonable Accommodation I sent you information to contact my  
13 doctor.

14 Anita Flores: And we did.

15 Terry Brewer: With that Reasonable Accommodation, I sent you permission  
16 to contact my doctor which would then be enough if my doctor responded to  
17 you, that which is that would that not?

18 Anita Flores: It would.

19 Terry Brewer: Okay.

20 Anita Flores: But your doctor didn't respond which is why I reached out to  
21 you ...

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Terry Brewer: Ma'am because, because when you sent it to my doctor, you  
2 have already put denied on the form. Denied was on the form already. So when  
3 my doctor got it, you had already denied my Reasonable Accommodation before  
4 you heard anything back from him [0:32:00], before he can write anything on the  
5 form.

6 Anita Flores: I didn't write in your doctor's portion of the form. Where I  
7 wrote is in the office ... and it says accommodation was granted on the 4/15.

8 Terry Brewer: And what is that say right there?

9 Anita Flores: Exactly because the accommodation was already ...

10 Terry Brewer: Ma'am, what does that say right there?

11 Anita Flores: It says denied.

12 Terry Brewer: It says denied.

13 Anita Flores: Accommodation was granted on 4-15.

14 Terry Brewer: So if that's what the doctor is getting ...

15 Anita Flores: Then the doctor completes his portion and he ...

16 Terry Brewer: He can't complete the portion that's already done. You've  
17 already made your decision.

18 Anita Flores: He filled out this portion. This is our portion of the form.

19 Brewer: Your portion of the form is the ...

20 Anita Flores: This is our portion of the form. This is his portion of the  
21 form and if he had question, he had our contact information to reach out through  
22 us.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Terry Brewer: Okay. Are you serious? First of all, please don't give it like  
2 this again. Don't answer rough. Let me just say this and I'll be [crosstalk] let me  
3 just say this and I'll leave this alone. No because you're getting defensive. The  
4 bottom line is this. If you send out a Reasonable Accommodation [0:33:00]. You  
5 have to give a professional doctor time to respond to your Reasonable  
6 Accommodation. When you write the ending bottom of it where it says denied,  
7 that is the final decision or, or someone can interpret that, it is their final,  
8 they've already denied

9 it. That can be interpreted. And you're saying that, well that professional  
10 who has so many patients can take out the time to call you all just to make sure  
11 if they're reading correctly or not?

12

13 Anita Flores: If they had a question on how to fill out the form.

14 Terry Brewer: There is no question on how you fill out the form.

15 Anita Flores: Which is why we sent it to him for a time.

16 Terry Brewer: He didn't have a question, what he have was my letter of  
17 denial. I showed him my letter of denial and he saw the same thing that was ...

18 Anita Flores: We don't sent a letter of denial to the, to the doctor.

19 Terry Brewer: Listen to me and your, your listening skills are not there. I  
20 said I showed him my letter of denial. I showed him my letter. Meaning I have  
21 problem with my doctor. In that recent timeframe [0:34:00]. I showed him my  
22 letter of denial. He received the fax, there were fax that he received, it was

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 already denied per his say which is here. An affidavit from Dr. Barber [crosstalk]

2 ...

3 Timothy Thomas: Are you entering this into the record?

4 Terry Brewer: Yes I am. Okay. We have a Mr. Brewer, it's ACB-1690  
5 affidavit of, of Dr. Steven Barber. It was signed July 19, 2016. Notarized and  
6 Steven Barber beside the, before this is subscribed, the person who appealed this  
7 date, that's Steven Barber who being duly sworn state ... I'll make this affidavit  
8 based on my personal knowledge and my own freewill. I attest and declare the  
9 truthfulness and accuracy of the statements contained here and my education  
10 profile consists of a Doctor of Psychology [0:35:00], a Master's of Psychology and  
11 Master's of Education and Master of Science. My license clinical psychologist in  
12 the state of Florida. I've been private practice since August of 2004. I have been  
13 Mr. Brewer's treating psychologist. It's February 13, 2006. Mr. Brewer advised in  
14 or around June 2016, he would be requesting a Reasonable Accommodation  
15 concerning his housing voucher and sought such my consent to provide a Housing  
16 Authority of the City of Fort Lauderdale. My contact information for verification  
17 purposes only. I consent it to the release of my contact information to HACFL  
18 for verification purposes only. In spite of the given consent, I did not receive a  
19 third party disability verification form from HACFL before the decision was made  
20 to deny Mr. Terry Brewer's request for a Reasonable Accommodation on June 17,  
21 2016. However, the verification form I received already indicated that Mr.  
22 Brewer's request was already denied [0:36:00].

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 Timothy Thomas: Okay. I would like to have a copy of that too as well  
2 before ...

3 Terry Brewer: I leave that. You can have the original something.

4 Timothy Thomas: Mr. Brewer had entered an affidavit from Dr. Brewer,  
5 Dr. Barber, I'm sorry.

6 Terry Brewer: When you go into, since you brought the book, can you  
7 show me, give me the chapter where it talked about going through the Reasonable  
8 Accommodation?

9 [Nonessential Discussion][0:36:48-0:37:41]

10 Timothy Thomas: Okay. We're referring to that. I'm in chapter three page  
11 331, removal of the family member's name from the application and also in  
12 regards to a Reasonable Accommodations.

13 Terry Brewer: And where does it tell you how to [0:38:00] process a  
14 Reasonable Accommodation?

15 Anita Flores: How to process a Reasonable Accommodation word for word  
16 of data, you have to go based off on what the accommodation is for and take  
17 steps based on that.

18 Terry Brewer: Okay. I'll say this to you as well, that one is so detailed  
19 that it will tell you everything but how to pass gas pretty much and if it doesn't  
20 tell you how to pass gas, what it would do it that it refers you to the federal  
21 online state, the federal registrar that you, there's no misinterpretation of anything  
22 that this says, if this doesn't say it then your guidebook will say it that the

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 voucher guidebook will say it. If the voucher guidebook doesn't say it then the  
2 ... federal regulations are going to say it. If none of those say it then you are to  
3 go to the other thing where it says Reasonable Accommodation which was a  
4 letter that was sent out on May, May 4<sup>th</sup>, 2004, 2006 that talks, tells you  
5 verbatim of how to deal with [0:39:00] a Reasonable Accommodation especially  
6 with the person that is disabled. When you read my letter and you specifically  
7 highlighted the part of can you pull the Reasonable Accommodation out? What  
8 part do you have like, can you read it again?

9 Anita Flores: Therefore I'm requesting the voucher starts on July 5<sup>th</sup>.

10 Terry Brewer: Right. You're highlighting a part of something that I'm  
11 requesting that's technical. It was the technicality is what I'm saying. The bottom  
12 line is that I'm requesting a Reasonable Accommodation to my disability because  
13 I am stressed out. Stressed! which the nexus is you want me to search for  
14 something and I'm stressed out. You have no degree to even put together what a  
15 nexus is medically to even make a conclusion to send me a denial of my  
16 Reasonable Accommodation which is my right given to me by law that you  
17 should follow. You have no right to do that. [0:40:00]. Other than that I'm almost  
18 done. I, I ... you all a job. The problem is I've read this up and down. There is  
19 a whole process that you have to follow verbatim. I just didn't bring the whole  
20 law case in here so I could pull everything up like I'm damn padlock or  
21 something. Everything is here. There's a process to fill out or to follow for  
22 Reasonable Accommodation that you did not. You're not to get your own opinion

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 to say that I felt that I would just send this Reasonable Accommodation out and  
2 if the doctor does send something like he will. You have to wait on the medical  
3 doctor because you're not one nor you're deciding position. Do you know that  
4 Social Security Disability, do you know that if I have a treatment position and  
5 they have 10 position that says I'm not disabled, do you know in their regulations  
6 that my treating, my treating position rules everything? [0:41:00] He supersedes all  
7 that stuff. If my treating physician gives his opinion that supersedes Social Security  
8 Disability. He doesn't count enough to get your opinion first before you send a  
9 denial to me of my Reasonable Accommodation due to my stress, really, because  
10 I have a 91 year old grandmother who you all are making me share a room with  
11 who then I had to go back and not trust what you showed me but I have to go  
12 back to see that you guys were able to give me two rooms and not one because  
13 half of my problem is searching for one bedroom with a 91 year old and you  
14 got a 37 year old as if he don't have no company come over, really? No. So  
15 I'm done, you do whatever you wish to do but I'm telling you at the end of the  
16 day, correct this. Your correction there, you shouldn't have never given me, you  
17 shouldn't have denied me at first. You should've waited until my doctor had gotten  
18 back to you first and then you should have made a [0:42:00] phone call to me. It  
19 says it here and then it says if you feel the only way that you don't make a  
20 Reasonable Accommodation, is that if it's an undue financial, it's too, it's too  
21 financially costly for us to make this accommodation for you Mr. Brewer or it  
22 changes our admin – it changed the whole fundamental thing of our

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1 administration of how we run or how we rule things. If those two things are not  
2 there, you must provide me a Reasonable Accommodation. Period. That's what it  
3 says. Law must, that's it. So while I'm here, while you're stressing me out more,  
4 I don't know. I had to get an attorney or a friend or whatever attorney who had  
5 to do all this kind of stuff, my nerves are already wrecked and you all pull me  
6 on something because you cannot wait on a professional first to tell you Mr.  
7 Brewer has very good thing of it. And as far as acting before any admittance or  
8 whatever kind of stuff, that stuff that has medical information on or that  
9 shouldn't even be [0:43:00] suggested for me to even present any medical forms  
10 to you.

11 Timothy Thomas: Anything else Mr. Brewer?

12 Terry Brewer I just want it on the record literally that I will be filing a  
13 discrimination claim because of my denial of Reasonable Accommodation off bet,  
14 before anything else was done.

15 Timothy Thomas: All right, Housing Authority, anything else?

16 Anita Flores: No.

17 Timothy Thomas: No? Okay. Okay. With that, we're going to come to  
18 conclusion in regards to Mr. Brewer's informal [0:44:00] review. Again Mr.  
19 Brewer, remember I'm providing the decision today, I have 10 days to provide a  
20 decision. I brought by the decision to the Housing Authority which will in return,  
21 we'll give you a copy of the decision. And that will conclude Terry Brewer's  
22 Informal review. And the time is 9:48.

**160719\_001, Timothy Thomas, Anita Flores, Terry Brewer**

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1

[0:44:25]