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**Medical Letter — Reasonable Accommodation Request**

**Date:** 5/21/26
**To:** Building Management / Landlord
**Re:** Formal Request for Reasonable Accommodation and Modification
**Patient:** Michael Alfred

**To Whom It May Concern,**

I am a physician and am writing in my professional capacity on behalf of my patient, **Michael Alfred**, a current resident of your building who relies on a wheelchair for all mobility. This letter constitutes a formal request for reasonableaccommodations and structural modifications as required under applicable federal, state, and local law.

**I. CLINICAL BACKGROUND**

Mr. Alfred is a wheelchair-dependent individual with documented disability and mobility impairment secondary to paraplegia and also has rotator cuff tendinopathy which significantly limits his upper extremity strength and function and ability to propel his wheelchair for long distances without pain. Mr. Alfred will require transition to a **power wheelchair within approximately 60 to 90 days** from the date of this letter. A standard power wheelchair weighs approximately **250 pounds** and cannot be manually lifted or carried. This transition is not elective — it is medically necessary to preserve Mr. Alfred's safety, independence, and physical health.

**II. DOCUMENTED BUILDING ACCESS INCIDENT**

It has been brought to my attention, and confirmed by a formal police report, that the building's elevator was non-operational for an extended period, leaving Mr. Alfred completely unable to enter or exit the building independently. He has ultimately required assistance from law enforcement on multiple occasions, and has had to be physically carried to his home. I am deeply concerned that such an event could recur. **Once Mr. Alfred is in a power wheelchair, any recurrence would render him entirely stranded with no means of manual assistance.**

**III. APARTMENT DOOR MEASUREMENTS — CURRENT vs. REQUIRED**

A minimum doorway width of **32 inches** is the accepted accessibility standard for wheelchair users. The following measurements have been recorded in Mr. Alfred's unit, all of which fall below this standard:

| Doorway Location | Current Width | Required Width |
|---|---|---|
| Living room to bedroom | 29 inches | 32 inches minimum |
| Front entrance to kitchen | 30 inches | 32 inches minimum |
| Bedroom door | 30 inches | 32 inches minimum |
| Bathroom door | 23 inches | 32 inches minimum (most urgent) |

The bathroom door, at only **23 inches**, poses an immediate threat to Mr. Alfred's health, hygiene, dignity, and safety. It is my professional recommendation that this door be widened to a minimum of 32 inches as an urgent priority.

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## IV. FORMAL MEDICAL RECOMMENDATIONS

Based on my evaluation and treatment of Mr. Alfred, I am formally recommending the following:

**1. Installation of a Building Entry Ramp** A ramp must be installed from the building lobby to the elevator to provide Mr. Alfred unobstructed, independent access. Upon his transition to a power wheelchair the current four-step entry will be completely inaccessible without a ramp.

**2. Full Elevator Repair or Replacement** The elevator must be reliably maintained and, if necessary, replaced. Mr. Alfred, as the only wheelchair-dependent resident on his side of the building, faces disproportionate and serious harm from any elevator outage. The documented incident demonstrates the current elevator's failure to meet basic reliability standards for a disabled resident.

**3. Widening of the Bathroom Door** The bathroom door must be widened to a minimum of 32 inches. At 23 inches, it currently prevents Mr. Alfred from accessing the bathroom with his wheelchair, constituting a fundamental deprivation of a basic necessity.

## V. LEGAL BASIS FOR THESE REQUESTS

These requests are grounded in the following federal, state, and city laws:

**Fair Housing Act (FHA), 42 U.S.C. § 3604(f)(3)(B)** — Requires housing providers to permit reasonable modifications to premises when necessary for a person with a disability to fully enjoy the dwelling. The FHA explicitly prohibits refusal to permit reasonable modifications to existing premises if such modifications are necessary to afford the individual full enjoyment of the premises.

**Americans with Disabilities Act (ADA), Title III, 42 U.S.C. § 12182** — Requires property owners to ensure accessibility features such as ramps, wide doorways, and accessible pathways, and mandates compliance with ADA standards to prevent discrimination and provide equal access.

**Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794** — Under Section 504, housing providers are required to provide and pay for structural modifications as reasonable accommodations, capturing both policy changes and physical structural alterations.

**New York State Human Rights Law (NYSHRL), N.Y. Exec. Law § 296(18)** — The NYSHRL provides more comprehensive coverage of people with disabilities than the FHA, and prohibits housing providers from imposing different conditions or denying accommodations based on disability.

**New York City Human Rights Law (NYCHRL), N.Y.C. Admin. Code § 8-107(5)** — Under this law, refusing to provide a reasonable accommodation for a person with a disability can be an unlawful violation, and the law can require the landlord to pay for the accommodation if it does not constitute undue hardship. This includes structural changes such as building a ramp at the main entrance or widening a bathroom door.

**Regarding elevator outages specifically**, the NYC Human Rights Law entitles a wheelchair-using tenant affected by an elevator outage to request a reasonable accommodation, which may include relocation, rent abatement, delivery of services, or other relief.

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**VI. REQUEST FOR PROMPT ACTION**

Given the urgency of Mr. Alfred's medical situation and his imminent transition to a power wheelchair, I respectfully but firmly request that building management respond to these accommodation requests **in writing within 10 business days** and commit to a remediation timeline that addresses all items identified above.

Failure to comply with these requests may constitute a violation of the Fair Housing Act, the ADA, the New York State Human Rights Law, and the New York City Human Rights Law, and may expose the building's ownership to enforcement action by the NYC Commission on Human Rights, the NYS Division of Human Rights, and/or the U.S. Department of Housing and Urban Development (HUD).

I am available to provide additional clinical documentation, speak with building representatives, or consult with legal counsel as needed. Please do not hesitate to contact me directly at Luoro@rutgers.edu.

Thank you for your prompt attention to this matter.

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