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**RE: ADA/FHA Accommodation Request and Notice of Urgent Health Risk – Unit #2145**

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**From** The Bowery - Kodi Walker <kowalker@weinsteinproperties.com>

**Date** Mon 6/30/2025 5:42 PM

**To** Copeland, Katie <K.M.COPELAND@tcu.edu>

**[EXTERNAL EMAIL WARNING]** DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe.

Hi Katie –

I want to start by emphasizing that your health and safety are always our top priority. We take this matter very seriously, and I want to personally assure you that our team is trained to follow all EPA guidelines when performing repairs of this nature. The work we're prepared to carry out is aligned with these standards to ensure everything is handled safely and effectively.

I want to confirm that there is no active leak detected in your home, and all necessary repairs have already been completed. Our team has conducted a thorough assessment, and moisture readings confirm that the area is dry. With no signs of water present, there is no risk of continued mold growth at this time.

City's Codes and Compliance department recently stopped by and informed us that they had visited your home. While we have not yet received an official report, they have requested that the necessary repairs be completed timely. With that in mind, we would like to schedule the repair work for tomorrow to resolve this quickly and minimize any disruption to your routine. This includes, but is not limited to, the replacement of baseboards and effected areas of sheetrock. The work is limited in scope, non-invasive, and can be completed within a day with minimal to no disruption to your daily routine. However, if you would prefer for us to complete the work while you are away from the home for your own peace of mind, we are more than happy to coordinate a time that works better for you.

As mentioned, the scope of the work is limited, non-invasive, and will be completed within a day. Based on our assessment, there is no need for you to vacate the home or arrange for hotel accommodations. At this time, we are not able to accommodate requests for relocation or hotel reimbursement. However, if you feel that remaining in the home during this process is not comfortable for you, we completely understand and want to support you. We're happy to offer the option to transfer to another unit or to end your lease early without penalty.

Since you reported this issue, it is important that we demonstrate our responsiveness and complete the necessary repairs.

Please feel free to reach out with any questions or concerns!

Thank you,



**Kodi Walker | Property Manager**

The Bowery at Southside Apartments

220 East Broadway Ave. | Fort Worth, TX 76104

Call or Text **833.887.1948**

[WEBSITE](#) | [RESIDENT SERVICES](#)

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**From:** Copeland, Katie <K.M.COPELAND@tcu.edu>

**Sent:** Monday, June 30, 2025 2:09 PM

**To:** The Bowery - Kodi Walker <kowalker@weinsteinproperties.com>  
**Cc:** Lile Benaicha <lbenacha@weinsteinproperties.com>; wp@weinsteinproperties.com  
**Subject:** ADA/FHA Accommodation Request and Notice of Urgent Health Risk – Unit #2145  
**Importance:** High

**Caution:** This is an EXTERNAL EMAIL - Be cautious of clicking links and opening attachments.

If you suspect that this is a phishing email, report this to IT by entering a computer help ticket.

Dear Ms. Walker,

This message constitutes a formal request for reasonable accommodation under the Americans with Disabilities Act (ADA), the Fair Housing Act, and related Texas laws.

I understand from Fort Worth Code Compliance that you claim I am not cooperating with remediation. That statement is demonstrably false. I have repeatedly offered access and expressed willingness to allow remediation, as documented in our ongoing correspondence. My sole concern has been ensuring the work is conducted **legally, safely, and by licensed professionals**, as required under Texas law.

As you are aware, I have multiple serious health conditions—including immunological, neurological, and vascular disabilities—that substantially impair major life activities and render me particularly vulnerable to environmental triggers such as mold toxins. These are documented by my treating physicians and home health providers.

Despite repeated notice—including my March 5 email—you and your team assured me the issue had been addressed. However, a licensed mold assessor has now confirmed the presence of **Stachybotrys**, **Chaetomium**, and **extensive moisture damage**, concluding that my unit is “**unfit for human occupancy**.” My symptoms—vision loss, chronic inflammation, nosebleeds, respiratory issues, cognitive dysfunction, severe fatigue, and burning eyes—have worsened significantly since your staff began removing baseboards and “inspecting” the unit without containment or proper licensure.

**(See Texas Occupations Code Sec. 1958.101(a): A person may not engage in (1) mold assessment or (2) mold remediation unless licensed to do so.)**

I am also attaching the **State Farm denial letter**, which confirms that **displacement costs are not covered**, contrary to your suggestion that I consult my renter’s insurance.

## **Reasonable Accommodation Request:**

Under federal and state disability laws, I am requesting:

1. **Temporary relocation for at least 14 days** to The Nobleman Hotel (availability confirmed)
2. **Boarding for my two service animals** at Doggie Diggs next door during this time (\$85/night)
3. **Licensed mold remediation** in compliance with Texas Occupations Code Sec. 1958.101

This temporary relocation is a **reasonable accommodation directly tied to my disability**, and is **medically necessary** based on both physician input and the professional mold report. It would also allow your team full access for remediation without exposing me to further medical harm.

I am open to other creative solutions—hotel, extended stay, or temporary alternative unit—but I **cannot safely remain** in an environment now confirmed to be hazardous to my health.

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### **Please confirm by 6:00 PM today that:**

1. This accommodation request is approved
2. No further demolition or unlicensed work will occur
3. Arrangements for The Nobleman and Doggie Diggs are being made immediately

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I remain willing to fully cooperate with remediation—**so long as it is legal, licensed, and does not further endanger my health**. I hope this matter can be resolved cooperatively, without need for additional regulatory enforcement or litigation.

Sincerely,  
Kathryn Copeland  
405 Crawford Street, Apt. 2145  
Fort Worth, TX 76104  
(817) 789-8498

### **Attachments:**

- BioTex Mold Report (6/18/25)
- State Farm Denial Letter
- March 5 Mold Notice Email
- Texas Occupations Code Sec. 1958