

# Hearing Officer Specialist Case Studies

May 2026

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## **CASE STUDY HANDOUT #1 – INFORMAL HEARING DECISION**

### **Your Task**

This was an informal hearing requested by Alma Martin, a participant in the River County Housing Authority (RCHA) HCV program. The purpose of this case study is to understand and weigh the facts of the case and whether the PHA followed all due process.

If you were the hearing officer in this case, what would your decision be, and why?

### **Synopsis of Case**

Alma Marin and her husband, Julian, and their two children have been participants in the HCV program for six years.

The Marin family underwent their annual reexamination, where the family stated and the PHA verified that Alma works in medical billing, and Julian works for a landscaping company. However, three months after their annual reexam, EIV indicated that Julian had been working at a landscape design firm for six months, earning significantly more than the family had indicated on their annual reexam declaration.

The PHA contacted the family to enter into a repayment agreement and received no response. The PHA then issued a termination notice. Alma submitted VAWA form-5382, invoking her protections under VAWA.

The PHA called the landlord to see if Julian was living in the unit and whether there seemed to be bona fide instances of domestic violence. The landlord indicated to the PHA that he had been to the unit last Saturday making a repair, that both Alma and Julian were home, and everything seemed fine.

The PHA determined to proceed with the termination. Alma requested an informal hearing. Julian and Alma attended the informal hearing, and told the PHA they “forgot” to disclose Julian’s new job. They stated that they would be willing to enter into a repayment agreement.



## **CASE STUDY #2 – INFORMAL HEARING DECISION**

### **Your Task**

This was an informal hearing requested by Linda Lee, a participant in the Hilldale Housing Authority (HHA) HCV program. The purpose of this case study is to understand and weigh the facts of the case and whether the PHA followed all due process.

If you were the hearing officer in this case, what would your decision be, and why?

### **Synopsis of Case**

The Informal Hearing was scheduled and held per HCV participant Linda Lee's ("Participant") request, about the Hilldale Housing Authority (HHA) "Notice of Intended Action" and "Right to Request a Fair Hearing" dated 2/17/2026. Participant contested the proposed termination of her HHA Housing Choice Voucher Program (HCVP) assistance.

A Notice of Intended Action to terminate was sent by the HHA on 10/10/2025 for an incident "on or about 8/22/2025", stating that Participant "violated the rules of the rental assistance program and lease by brandishing a knife in front of residents and pulling a knife on a guest which led to an arrest in August 2025. She also failed to cooperate with the terms of the rental assistance program by violating a signed HHA stipulated agreement and has a history of being issued Notices of Intended Action and notices regarding lease violations and disturbances caused at her subsidized unit."

On 10/19/2025 Participant submitted a Request for a Fair Hearing.

On 11/6/2025, Participant submitted a request for a reasonable accommodation, on a Legal Aid form, based on the statement "I did experience a (redacted in the hearing packet); since then I have sought treatment and obtained access (redacted in the hearing packet).

On 11/09/2025, Participant submitted a reasonable accommodation request seeking to have the Notice of Intended Action rescinded based on consideration of her disabilities.

On 1/7/2026, the HHA sent a Request for Reasonable Accommodation Decision denying the requested accommodation.

On 1/13/2026, a Reasonable Accommodation Decision letter was issued and mailed to Participant, denying the reasonable accommodation request to rescind the Notice of Intended Action. The reasons for the request were based on:

- The accommodation would fundamentally alter the nature of the HHA’s operations;
- The accommodation would require lowering of performance or production standards; and
- “Threatening others with a knife constitutes a violent criminal activity under 24 CFR 982.553, which is grounds for termination. While the participant has requested a reasonable accommodation citing mental health issues, HUD guidance clarifies that accommodations are not required when they would pose a direct threat to others, or cannot be implemented safely. As this is not the first such offense, indicating a pattern of dangerous behavior that compromises community safety, the request cannot be implemented safely. HUD guidance emphasizes that Housing Authorities must balance nondiscrimination obligations with their responsibility to protect residents and staff from harm.”

On 1/22/2026, an appeal was requested by Legal Aid on Participant’s behalf.

On 2/5/2026, an Administrative Review was conducted by the HHA to review Participant’s appeal of the denial of the accommodation request. The person conducting the Administrative Review upheld the HHA’s decision to deny the accommodation request.

On 2/17/2026, a Revised Notice of Intended Action was sent to Participant. The revised notice stated that “Linda Lee violated the rules of the rental assistance program and lease by brandishing a knife in front of residents and pulling a knife on a guest which led to an arrest in August 2025. She also failed to cooperate with the terms of the rental assistance program by violating a signed HHA stipulated agreement and has a history of being issued Notices of Intended Action and notices regarding lease violations and disturbances caused at her subsidized unit”.

On 2/20/2026, Participant, represented by Legal Aid Society of San Diego (Legal Aid) requested an informal hearing.

You are the hearing officer for this informal hearing.

# Hilldale Housing Authority Hearing Packet (excerpted)



**HILLDALE HOUSING AUTHORITY**  
**1467 MAIN STREET,**  
**HILLDALE, STATE, ZIP**

Phone: 814-256-7900  
 Fax: 814-878-8900  
 TDD: 800-546-1500

**NOTICE OF INTENDED ACTION AND RIGHT TO REQUEST A FAIR HEARING**

October 10, 2025

Linda Lee  
 1268 Henry Street #34  
 Hilldale, State, Zip

Participant Number: 05593  
 Housing Specialist: Morgan Finch  
 Telephone 814-256-7920

WHY ARE WE SENDING YOU THIS NOTICE?

We are sending you this Notice of Intended Action because on 11/09/2025 we intend to terminate your Housing Choice Voucher (Section 8) eligibility.

WHAT ARE THE REASONS FOR TAKING THIS ACTION?

We have reason to believe that on or about 08/22/2025 the following:

Linda Lee violated a federal law, regulation or Hilldale Housing Authority (HHA) Administrative Policy by:

Linda Lee violated the rental assistance program and lease by brandishing a knife in front of residents and pulling a knife on your guest

She failed to cooperate with the terms of the rental assistance program.

WHAT ARE THE LEGAL GROUNDS FOR THIS ACTION?

This action is based on the following federal laws, regulations, and /or Hilldale Housing Authority Administrative Policies:

<b>VIOLATION</b>	<b>REGULATION OR POLICY</b>
Committed Serious Violations of Lease	24 CFR 982.551 (e); 982.552 (c) (1) (i): Section 8 Admin Plan Chapter 12: Notice of Rights & Responsibilities
Drug/Violent Criminal Activity	24 CFR 982.551 (l); 982.552 (c) (1) (i); 982.553 (b): Section 8 Admin Plan Chapter 2, 3, 8, 12, 14, 16: Notice of Rights & Responsibilities
Fail to Cooperate	24 CFR 982.552 (b) (1&2): Section 8 Admin Plan Chapters 3, 12: Notice of Rights & Responsibilities

WHAT CAN YOU DO IF YOU DISAGREE WITH THIS ACTION?

We prefer to resolve this matter without affecting your program participation. If you have information or

documents which will clarify this action, contact Hearing Coordinator, Hilldale Housing Authority, 1467 Main Street, Hilldale, CA, Zip by 10/15/2025 (five calendar days).

Otherwise, you may submit a written request for a fair hearing no later than 11/09/2025, which is thirty (30) calendar days from the date of this notice. Note that HHA is responsible for proving the allegations listed at the hearing through information and evidence we have available.

THE ATTACHED FORM LISTS INSTRUCTIONS ON HOW TO REQUEST A FAIR HEARING

A summary of the regulations concerning the Section 8 program is available at our office upon request.

If you have any questions, please contact your Housing Assistant whose name and number appears at the top of this page, or his/her supervisor, whose name is Mary McBride.

Should you request a hearing by the date shown above, we will send you a letter confirming the date and time of the hearing and additional information you may find helpful.



**HILLDALE HOUSING AUTHORITY**  
**1467 MAIN STREET,**  
**HILLDALE, STATE, ZIP**

Phone: 814-256-7900  
Fax: 814-878-8900  
TDD: 800-546-1500

**NOTICE OF INTENDED ACTION AND RIGHT TO REQUEST A FAIR HEARING**  
October 10, 2025

HOW TO REQUEST A SECTION 8 HEARING

You have the right to request a fair hearing and decision by an impartial hearing officer. You must state why you disagree with our intended action.

Your request for a hearing must be made within 30 calendar days from: 10/10/2025. If you wish to request a fair hearing, please send this page to: Hearing Coordinator, Hilldale Housing Authority, 1467 Main St, Hilldale, State, Zip. If you need any assistance in making this request, contact your Housing Specialist who will help you do so.

If you make your hearing request within 30 calendar days from: 10/10/2025, your Section 8 benefits, if any, will continue at the current level, at least until the hearing decision is rendered.

**Because this is a remote hearing, before the scheduled hearing, the Hilldale Housing Authority (HHA) must be given the opportunity to examine at HHA offices, any family documents that are directly relevant to the hearing. This process is known as ‘Discovery’. These documents must be submitted to the Hearing Coordinator within three (3) work days from the date on the scheduled hearing listed on the Hearing Notification Letter if the family intends to rely on these documents at the hearing. The HHA must be allowed to copy any such documents. If the family does not make the documents available for examination on request of the HHA, the family may not rely on the documents at the hearing.**

WHAT RIGHTS DO I HAVE AT THE HEARING?

A complete list of your rights at a fair hearing will be sent to you upon receipt of your hearing request. You may review the complete Section 8 regulations at our office. Please call for an appointment. This is a summary of your right at fair hearing: (1) the right to be represented by an attorney or any other person of your choice (free legal advice may be available from a variety of local agencies); (2) the right to present any evidence on your behalf, including the right to bring and examine your own witnesses and cross-examine our witnesses; and (3) the right to review the contents of our hearing packet five days before the hearing.

If you request a fair hearing, use the above form and send the entire page. This will assist us in processing your case. If someone other than yourself completes and files the request for a hearing, you must complete a written statement authorizing that person to act as your representative.

**NOTICE OF INTENDED ACTION AND RIGHT TO REQUEST A FAIR HEARING**

October 10, 2025

WHAT HAPPENS AFTER THE HEARING?

Essentially, the procedure is that the hearing officer will promptly make a written decision based upon the evidence presented at the hearing and mail it to you.

This decision will be final unless you seek timely judicial review.

REQUEST FOR A FAIR HEARING

I, Linda Lee, hereby request a fair hearing by an impartial Hearing Officer concerning the Hilldale Housing Authority's intended action regarding my continued eligibility for and/or the amount of my Housing Assistance Payments under the Section 8 program. I disagree with Hilldale Housing Authority's intended action because:

*The allegations are not correct.*

Telephone: 814/670/2230

Email: LLee@gmail.com

Signed: Linda Lee

Date: 10/19/25

## REASONABLE ACCOMMODATION REQUEST

Name of Requester: Linda Lee

1. The person who has a disability requiring a reasonable accommodation is:

- Myself
- A person associated with me (such as a household member/relative/other)

Name of person with disability: Linda Lee

2. I am requesting the following change or changes in a policy, procedure, service or regulation so that my household members, guests, and I can live here as easily as others and enjoy and participate equally in housing.

Rescission of Notice of Intended Action

3. I need this reasonable accommodation because:

Housing stability is important to my health and maintaining mental well being. I refute the allegations made in the Notice of Intended Action. I did experience a [REDACTED], since then I have sought treatment and obtained access to [REDACTED].

Federal and state law require that a housing provider reasonably accommodate tenants, occupants and applicants who have disabilities. **Please respond in writing within ten working days.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Requestor

Address: 1268 Henry Street #34, Hilldale, State, Zip

Phone: (814) 670-2230

Email: [ILee@gmail.com](mailto:ILee@gmail.com)

Fair Housing Center of the Legal Aid Society of Hilldale, State  
110 South Main Street  
Hilldale, State

**DISABILITY VERIFICATION**

TO: Hilldale Housing Authority (Morgan Finch)

RE: Name of Requestor: Linda Lee

Address: 1268 Henry Street #34, Hilldale, State, Zip

**As an individual with the knowledge necessary to make a determination, I am able to verify that:**

Linda Lee  
**qualifies as an individual with a disability and that the following accommodation(s) and/or modification(s) are consistent with his/her/their disability related needs.**

**Accommodation/Modification:**

Rescission of Notice of Intended Action  
Continue Section 8 voucher

**Expected duration of disability:** Indefinite and ongoing

**List major life activities that are limited by the disability:** Difficulty navigating

Stressful or changing environment, mental health is dependent on stable  
environment. Ms. Lee has taken steps to address her mental health needs  
and prevent mental health crisis.

**Susan Kachinsky, FNP**  
**3544 18<sup>th</sup> Ave South**  
**Hilldale State Zip**  
**(814)244-0582**

*Susan Kachinsky*  
Signature of Verifier

3544 18<sup>th</sup> Ave South, Hilldale State Zip

Address

11/17/26

Date

Fair Housing Center of the Legal Aid Society of Hilldale, State  
110 South Main Street  
Hilldale, State



**HILLDALE HOUSING AUTHORITY**  
**1467 MAIN STREET,**  
**HILLDALE, STATE, ZIP**

Phone: 814-256-7900  
 Fax: 814-878-8900  
 TDD: 800-546-1500

**REQUEST FOR REASONABLE ACCOMMODATION DECISION**

January 7, 2026

Linda Lee  
 1268 Henry Street #34  
 Hilldale, State, Zip

We have received and carefully reviewed your accommodation request for:  
A Waiver of Administrative Program Violations and have the Notice of Intended Action (NIA) issued rescinded.

Your request for a Reasonable Accommodation has been:  **Approved**     **Disapproved**      
**Canceled**

If approved, the following accommodation will be made to make the program accessible: (e.g. policy waived/revised or services provided).

If disapproved or canceled, the reason is checked below:

- The verification did not confirm a disability as defined under Section 504 of the Rehabilitation Act
- There is no disability-related need (nexus) for the accommodation to remove barrier(s) to housing
- The accommodation will result in an undue financial and administrative burden for the PHA
- The accommodation would fundamentally alter the nature of the Housing Authority's operations
- The medical documentation provided was inadequate to substantiate need
- The accommodation would require lowering of performance or production standards
- The accommodation must be for the person with the disability, not another household member

Other (Please specify):

Threatening others with a knife constitutes violent criminal activity under 24 CFR § 982.553, which is grounds for termination. While the participant has requested a reasonable accommodation citing mental health issues, HUD guidance clarifies that accommodations are not required when they would pose a direct threat to others, or cannot be implemented safely. As this is not the first such offence, indicating a pattern of dangerous behavior that compromises community safety, the request cannot be implemented safely. HUD guidance emphasizes that Housing Authorities must balance nondiscrimination obligations with their responsibility to protect residents and staff from harm.

If you have any questions regarding this decision, please contact your assigned Housing Specialist, Morgan Finch, at (814) 256-7920 or mfinch@hha.org.

If you believe that the denial of the accommodation was not done in accordance with Federal regulations and HHA policy, you may request a fair hearing within thirty (30) business days of this notice.

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LEGAL AID SOCIETY OF HILLDALE  
MIA ABDAL, ESQ., SBN 285211  
110 South Main Street  
Hilldale State Zip  
Telephone: (814) 585-0300  
  
Attorney for Defendant,  
LINDA LEE  
  
**SUPERIOR COURT OF THE STATE OF** [REDACTED]  
  
[REDACTED] )  
TRUSTEE OF THE [REDACTED] )  
FAMILY TRUST )  
Plaintiff, )  
  
vs )  
LINDA LEE )  
Defendant )

**-EXTENSION OF MASKING**  
**-COURT RETAIN JURISDICTION**  
**PURSUANT TO CCP 644.6**  
  
**LIMITED CIVIL CASE**  
  
**STIPULATED JUDGMENT FOR**  
**DISMISSAL AND ORDER**  
**Judge: Hon. Emily K. Frampton**

**IT IS HEREBY STIPULATED**, by and between the parties hereto, Plaintiff, [REDACTED], TRUSTEE OF THE [REDACTED] FAMILY TRUST AGREEMENT, by and through his attorney, ANGELO MORRIS, ESQ, of TORRES, MORRIS, & HARRIS LLP and Defendant, LINDA LEE, by and through her attorney, MIA ABDAL, ESQ, of LEGAL AID SOCIETY OF HILLDALE, INC. that disposition of the above-entitled matter be as follows:

- 1 Defendant shall remain in possession of the premises known as xxx (the "Premises") subject to the terms and conditions below.
  - 2 The rental agreement remains in full force and effect, subject to the terms and conditions below.
  - 3 Defendant waives any and all rights to a noticed motion and a right to a hearing on the entry of judgment pursuant to this stipulation, except to enforce the terms of this stipulation.
  - 4 The parties agree to dismiss the case without prejudice, subject to reopening as described above and paragraph 5 below.
  - 5 As a material condition of the settlement agreement, and for a period of 18 months following the date that this Stipulated Dismissal is signed by the parties, Defendant agrees as follows:
    - a. Defendant agrees not to brandish any weapon(s) at the subject premises.
    - b. Defendant agrees not to violate State Penal Code Section 417
    - c. Defendant agrees she shall not use the Premises for any unlawful purposes, under federal, state, or local law, violate any law or ordinance, or commit a nuisance on or about the Premises.
- This paragraph shall expire 18 months from the date this Stipulated Dismissal is signed by the parties.

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8 If Plaintiff alleges that Defendant has breached paragraph 5, Plaintiff shall give notice of any alleged violation to Defendant's counsel. Any notice of alleged violation(s) shall state the date(S), nature of, and witnesses to any alleged violation(s). After (7) seven days of the Defendant receiving that notice Plaintiff may apply, ex parte, for the Court to set an evidentiary hearing exclusively regarding any alleged violation of paragraph 5. If Defendant is found to have violated a provision set forth in paragraph 5, a Write of Possession may issue immediately thereon in favor of the Plaintiff.

9 Because this stipulation contains mutual and offsetting benefits, there is no prevailing party.

10 Subject to Defendant's compliance herewith, if a prospective landlord, or any agency serving landlords, inquires about Defendant as prospective tenant, Plaintiff shall provide a neutral or better reference about Defendant's tenancy by which Plaintiff and its agents will only confirm the date Defendant moved into the Premises, the date Defendant moved out of the Premises, and the contract rent amount. Plaintiff has not, and will not, report this action to any credit or landlord-reporting agency, except in the even a judgment is entered due to Defendant's default.

14 The Defendant acknowledges that as of the date this stipulation is signed, there are no outstanding reasonable accommodation requests pending with Plaintiff.

**SO STIPULATED:**

Dated: 12/15/2025

By: Linda Lee  
Linda Lee

**APPROVED AS TO FORM:**

Dated: 12/15/25

LEGAL AID SOCIETY OF HILLDATE, INC.

By: Mia Abdul  
Mia Abdul

**ORDER**

**IT IS ORDERED, ADJUDGED, AND DECREED** that the stipulation of the parties is the judgment of the Court. The Court shall retain jurisdiction to enforce the terms of the stipulation pursuant to Code of Civil Procedures section 664.6

Dated: \_\_\_\_\_  
Judge/Commissioner of the Superior Court

Documentation of Past History:



**HILLDALE HOUSING AUTHORITY**  
**1467 MAIN STREET,**  
**HILLDALE, STATE, ZIP**

Phone: 814-256-7900  
Fax: 814-878-8900  
TDD: 800-546-1500

October 18, 2012

Linda Lee  
1268 Henry Street #34  
Hilldale, State, Zip

Dear Participant:

An appointment has been scheduled for you to come into the office on **Wednesday, October 23, 2012 at 10:30 a.m.** This meeting is regarding the citation you received on May 6, 2012 for Battery. Please bring any information that you have regarding the incident and court appearance in June, 2012.

The Hilldale Housing Authority would like to resolve this matter, if possible, without affecting your participation in the Section 8 program. Failure to attend this appointment may result in the issuance of a termination notice. All adult household **members must be present at the appointment.**

Parking is available under the building and will be validated since you have an appointment. If you need to reschedule for another date and/or time contact me prior to the scheduled appointment.

If you have any questions, please contact me at 814-256-7923 ext 87.

Sincerely,

A handwritten signature in blue ink that reads "Mary Hurley".

Mary Hurley  
Program Integrity Coordinator

cc: File

**STIPULATED AGREEMENT**

I, **Page Carman** acknowledge that I have met with a HHA staff person regarding my March 4, 2009 arrest and subsequent conviction on May 22, 2009 for "maliciously and willfully disturbing another person by loud and unreasonable noise" PC 415(2). I acknowledge that as a result of the incident, my Landlord issued me a 30-Day Notice of Termination of Tenancy on March 10, 2009.

I acknowledge that I failed to adhere to the HHA Voucher program regulations by not abiding by the Lease and House Rules. I admit that I have caused disturbances to my neighbors and I understand that any future lease or program violations may result in actions taken to terminate my rental assistance.

As a participant on the Section 8 Rental Assistance Program, I understand that I have the responsibility and requirement to follow all of the family obligations listed on the 'Notice of Rights and Responsibilities' form.

**The HHA has considered the case of Page Carman and landlord name etc etc** decided to enter into a Stipulated Agreement under the following conditions:

I understand that my family must not commit any serious or repeated violations of the lease.

I have read and understand the Family Obligations of the HHA and will abide by them.

I have read the above conditions and agree to comply with the program rules and regulations as outlined in the 'Notice of Rights and Responsibilities'. I understand that if I violate **any** program rules or regulations, my assistance may be terminated and no other stipulated agreements will be offered.

This agreement is binding and will remain a part of my Section 8 file.

Telephone: 814/670/2230

Email: LLee@gmail.com

Signed: Linda Lee

Date: 6/11/09

OFFICE OF THE CITY ATTORNEY  
CITY OF HILLDALE

May 26, 2009

CRIMINAL DIVISION  
1200 Main Street  
Hilldale STATE ZIP

*People v. Linda Lee, Case Number M07Z67t5*

Dear Julius Smith:

The Office of the Hilldale City Attorney received a law enforcement report indicating that you were the victim of a crime committed on March 4, 2009 by Linda Lee. A complaint was filed in this case and the Defendant has been convicted of PC4 I 5(2).

The law entitles you to receive restitution for your out of pocket expenses incurred as a result of the Defendant's criminal act. Out of pocket expenses may include medical expenses, property damage expenses, loss due to theft, and similar costs associated with the crime. The law does not allow you to obtain payment for emotional or mental pain and suffering.

If you have Incurred out of pocket expenses and are seeking restitution, please provide copies of any receipts, Invoices or other documentation supporting your claim and a clear indication of the total amount sought. When doing so, please reference the case number listed above. These documents may be mailed to the address above, hand delivered, or faxed to our office at f you have incurred expenses but do not have documentation, please submit a brief statement explaining why a receipt or invoice cannot be provided. If you have any questions, please contact [REDACTED] the Victim Services Coordinator.

Once we have received your documentation, the case will be heard in court. If the Defendant does not agree to pay the amount requested, a restitution hearing may be scheduled. You will be notified if your attendance at the hearing is required.

Sincerely yours,

[REDACTED] City Attorney

By

[REDACTED]

April 18, 2009

RE: Linda Lee  
1268 Henry Street #34  
Hilldale, State, Zip

APR 23 2009

After careful consideration based entirely on your assurances about this incident from yourself and your Dr, I will cancel the 30-day Notice to vacate.

I expect a peaceful environment in which all tenants will live harmoniously.

If you agree to this please sign below and tum in a copy to your worker at the Housing Authority.

Regards,

Exhibit



Agreed: Linda Lee

Date: 4/23/09



**HILLDALE HOUSING AUTHORITY**  
**1467 MAIN STREET,**  
**HILLDALE, STATE, ZIP**

Phone: 814-256-7900  
 Fax: 814-878-8900  
 TDD: 800-546-1500

**NOTICE OF INTENDED ACTION AND RIGHT TO REQUEST A FAIR HEARING**

June 26, 2018

Linda Lee  
 1268 Henry Street #34  
 Hilldale, State, Zip

Participant Number: 05593  
 Housing Specialist: Cindy Zamora  
 Telephone 814-256-7920

WHY ARE WE SENDING YOU THIS NOTICE?

We are sending you this Notice of Intended Action because on 7/26/2018 we intend to terminate your Housing Choice Voucher (Section 8) eligibility.

WHAT ARE THE REASONS FOR TAKING THIS ACTION?

We have reason to believe that on or about 06/10/2018 the following:

**Linda Lee violated a federal law, regulation or Hilldale Housing Authority (HHA) Administrative Policy by: violating the lease as stated on the Notice to Perform Covenant or Quit issued by the owner on June 12, 2016. You have created disturbances, broke the resident manager’s window and have been detailed by the Hilldale Police Department.**

WHAT ARE THE LEGAL GROUNDS FOR THIS ACTION?

This action is based on the following federal laws, regulations, and /or Hilldale Housing Authority Administrative Policies:

<b>VIOLATION</b>	<b>REGULATION OR POLICY</b>
Committed Serious Violations of Lease	24 CFR 982.551 (e); 982.552 (c) (1) (i): Section 8 Admin Plan Chapter 12: Notice of Rights & Responsibilities
Drug/Violent Criminal Activity	24 CFR 982.551 (l); 982.552 (c) (1) (i); 982.553 (b): Section 8 Admin Plan Chapter 2, 3, 8, 12, 14, 16: Notice of Rights & Responsibilities

WHAT CAN YOU DO IF YOU DISAGREE WITH THIS ACTION?

We prefer to resolve this matter without affecting your program participation. If you have information or documents which will clarify this action, contact Hearing Coordinator, Hilldale Housing Authority, 1467 Main Street, Hilldale, CA, Zip by 10/15/2025 (five calendar days). Otherwise, you may submit a written request for a fair hearing no later than 11/09/2025, which is thirty (30) calendar days from the date of this notice. Note that HHA is responsible for proving the allegations listed at the hearing through information and evidence we have available.

THE ATTACHED FORM LISTS INSTRUCTIONS ON HOW TO REQUEST A FAIR HEARING

A summary of the regulations concerning the Section 8 program is available at our office upon request. If you have any questions, please contact your Housing Assistant whose name and number appears at the top of this page, or his/her supervisor, whose name is Mary McBride.

Should you request a hearing by the date shown above, we will send you a letter confirming the date and time of the hearing and additional information you may find helpful.

The HHA's authority to terminate is based on the following HUD regulations, HHA policies, and the housing choice voucher:

## HUD REGULATIONS

### **24 CFR 982.551- Obligations of Participant.**

(e) *Violation of lease.* The family may not commit any serious or repeated violation of the lease.

(1) *Crime by household members.* The members of the household may not engage in drug-related criminal activity or violent criminal activity or other criminal activity that threatens the health, safety, or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.

### **24 CFR 982.552-PHA denial or termination of assistance for the family.**

(b) *Requirement to deny admission or terminate assistance.*

(2) The PHA must terminate program assistance for a family evicted from housing assisted under the program for serious violation of the lease.

(c) *Authority to deny admission or terminate assistance* —

(1) *Grounds for denial or termination of assistance.* The PHA may at any time deny program assistance for an applicant, or terminate program assistance for a participant, for any of the following grounds:

(i) If the family violates any family obligations under the program.

**24 CFR 982.553(a)(2)(ii)(A)(4)** -Other criminal activity which may threaten the health or safety of the owner, property management staff, or persons performing a contract administration function or responsibility on behalf of the PHA (including a PHA employee or a PHA contractor, subcontractor or agent).

**24 CFR 982.553 (b)(2):** The PHA must establish standards that allow the PHA to terminate assistance under the program for a family if the PHA determines that any household member has violated the family's obligation under § 982.551 not to engage in violent criminal activity.

## HHA Administrative Plan

Cited appropriately

## Voucher Family Obligations

Cited appropriately

## Section 8 HCV Participant's Case (excerpted)

excerpted

1 LEGAL AID SOCIETY OF HILLDALE  
MIA ABDAL, ESQ., SBN 285211  
2 110 South Main Street  
Hilldale State Zip  
3 Telephone: (814) 585-0300

4 Authorized Representative for Linda Lee

**SUPERIOR COURT OF THE STATE OF** [REDACTED]

6 IN RE THE MATTER OF )

**POSITION STATEMENT OF  
LINDA LEE RE REASONABLE  
ACCOMMODATION REQUEST**

7 HILLDATE HOUSING )  
AUTHORITY

DATE: April 6, 2026

TIME: 10:00 AM

8 And )

PLACE: Hilldale Housing Authority

9 LINDA LEE )  
\_\_\_\_\_ )

10 Linda Lee ("Ms. Lee") has been a participant of the Housing Choice Voucher Section 8  
Program since October 4, 2007. She is currently residing by herself at 1268 Henry  
Street #34 Hilldale State Zip. Ms. Lee struggled with disabilities since she was a child.  
11 As a teenager she was institutionalized from ages 15-17 in a state hospital. She was  
diagnosed with emotional issues, depression and autism. In her late 20's she was  
diagnosed with bipolar and prescribed medication for treatment. Later, Ms. Lee was  
12 diagnosed with post traumatic syndrome disorder (PTSD) stemming from sexual abuse  
and neglect she suffered as a child. For over 40 years, she has been prescribed various  
medications to treat her various disabilities.

13 At times, Ms. Lee has been unable to receive medication for her disabilities due to lack  
of access to medical providers, insurance issues and delays. For example, she could not  
14 receive mental health support services for several months during the beginning of the  
Covid-10 Pandemic.

15 In December 2020, Ms. Lees name came up on a waiting list for counseling. Ms. Lee  
received support from a psychiatrist. During this time, she felt supported and received  
necessary treatment. Unfortunately, in 2023 Ms. Lee's psychiatrist left the practice. She  
eventually was reassigned to a family practice in 2024, where she continued some  
16 treatment.

17 On December 1, 2023, Ms. Lee was attacked by a neighbor at the complex where she  
current resides. She was grabbed by the wrist and pushed forcefully into a door. Ms.  
Lee later experienced dizzy spells and sought medical treatment. She was diagnosed  
with vertigo that her doctors believed was caused by her head hitting the door and  
18 dislodging the crystals in her ears. Ms. Page obtained a restraining order against the  
neighbor and he was later evicted.

19 In 2025, Ms. Lee’s doctors were concerned that her blood sugar was extremely high.  
Unfortunately these conditions were side effects of the medication she was taking for  
her mental health conditions. Ms. Lee was prescribed new medication to treat her high  
20 blood sugar, and stopped taking her medications for her mental health conditions due to  
the negative side effectives, and sought out a new psychiatrist. It took several months  
for Ms. Lee to find a new psychiatrist.

21 In July 2025, Ms. Lee did not have a medical provider for her mental health conditions  
and could not get the medications she needed. She was not sleeping well and noticed  
increases in her social anxiety. As a result, from April 2025 to August 22, 2025, she was  
22 not receiving her necessary medication for her mental health conditions.

### NOTICE OF INTENDED ACTION

23 On October 10, 2025, the Hilldale Housing Authority (“HHA”) sent Ms. Lee a Notice  
of Intended Action to terminate her from the Section 8 Housing Voucher Program for  
allegedly violating the “rental assistance program by brandishing a knife in front of  
24 residents and pulling a knife on your guests. She failed to cooperate with the terms of  
the rental assistance program”.

25 On August 22, 2025, Ms. Lee left her apartment at approximately 7:00 AM, having not  
slept the night before. She was under the impression that her service dog was missing  
and went out the front gate looking for her dog. At the time, she was very confused  
because of lack of access to her medication and psychiatric care. She left her keys  
26 inside the apartment and could not get back into the complex. While outside looking for  
her service dog, she saw her neighbor Bob Reynolds on the sidewalk. Mr. Reynolds and  
other neighbors from his block walked Ms. Lee back to her apartment. After re-entering  
27 her unit, Ms. Lee was not aware that anyone had accompanied her inside the unit. When  
standing in her kitchen with her back to the unit, she heard something at the front door  
and saw the shadow of a person. Ms. Lee became fearful for her safety and picked up a  
kitchen knife. The next thing Ms. Lee remembers is being at the hospital. Ms. Lee was  
28 hospitalized pursuant to Section 5150 after this incident.

29 In October 2025, she started seeing a new psychiatrist, Dr. Edward Williams. According  
to Dr. Williams, Ms. Lee is currently engaged in ongoing psychiatric treatment under  
his care and is adherent to her prescribed medication regimen. In addition, since  
October 7, 2025, Senior IMPACT started to conduct weekly in-home visits with Ms.  
30 Lee, and she could call Senior Impact at any time if needed. Section Impact is an  
“outpatient management program that offers intensive care management and behavioral  
health services to adults sixty and older in the Hilldale County area”. Senior Impact  
31 provides Ms. Lee with “support with housing, transportation assistance, peer support,  
and mental health counseling”. In addition, Senior Impact can provide her with  
assistance with her medications if she runs out.

32 On November 19, 2025, Ms. Lee requested a reasonable accommodation tor escind the  
Notice of Intended Action with an accompanying medical verification. In December  
2025, Ms. Lee resolved her unlawful detainer lawsuit with a Stipulated Judgment for  
33 Dismissal, in which the Plaintiff (Ms. Lee’s Landlord), allowed Ms. Lee to remain at  
the Premises. HHA denied Ms. Lee’s request for reasonable accommodation on January  
34 13, 2026. On January 14, 2026, the Stipulation that resolved Ms. Lee’s unlawful  
detrainer matter was sent to HHA.

35

36 On January 22, 2026, HHA gave Ms. Lee and her Legal Aid representative, for the first  
time, evidence regarding allegations of past acts that contributed to the HHA decision to  
deny Ms. Lee’s request for reasonable accommodation. Ms. Lee renewed her request for  
reasonable accommodation on January 22 and 23<sup>rd</sup>, 2026. On January 27, 2026, two (2)  
37 days before Ms. Lee’s scheduled hearing, HHA stated that it would conduct an  
“Administrative Review” to reconsider the denial of Ms. Lee’s reasonable  
accommodation request.

38 On February 5, 2026, Ms. Lee’s accommodation request was again denied in a Notice  
of Decision. On February 17, 2026, HHA issued Ms. Lee a revised Notice of Intended  
Action, adding o the allegations that Ms. Lee “has a history of being issued Notices of  
Intended Action and notices regarding lease violations and disturbances causes at her  
39 subsidized housing unit”. A hearing was scheduled for March 12, 2026. The hearing  
was then continued to April 6, 2026.

40 **HHA SHOULD GRANT MS. LEE’S REASONABLE ACCOMMODATION**

41 The HUD/DOJ Joint Statement on Reasonable Accommodations under the Fair  
Housing Acti, May 17, 2004, states:

42 When a housing provider refuses a requested accommodation because it is not  
reasonable, the provider should **discuss with the requestor whether there is  
an alternative accommodation** that would effectively address the requestor’s  
disability-related needs without a fundamental alteration to the provider’s  
operations.

43 The provider must grant a reasonable accommodation request if it would  
effectively meet the requestor’s disability-related needs and is reasonable. The  
44 goal is an “interactive process”.

45 HHA seeks to terminate Ms. Lee’s Housing Choice Voucher after an utter failure to  
participate in the interactive process with Ms. Lee. As

46 The HUD/DOJ Joint Statement guides housing authorities through considerations of  
“direct threat” (Question #5, page 4).

47 A determination that an individual poses a direct threat must rely on an individualized  
assessment that is based on reliable objective evidence (*e.g.*, current conduct, or a recent  
history of overt acts). The assessment must consider: (1) the nature, duration, and severity  
of the risk of injury; (2) the probability that injury will actually occur; and (3) whether  
there are any reasonable accommodations that will eliminate the direct threat.  
48 Consequently, in evaluating a recent history of overt acts, a provider must take into  
account whether the individual has received intervening treatment or medication that has  
eliminated the direct threat (*i.e.*, a significant risk of substantial harm). In such a situation,  
the provider may request that the individual document how the circumstances have  
49 changed so that he no longer poses a direct threat. A provider may also obtain satisfactory  
assurances that the individual will not pose a direct threat during the tenancy.

50 Ms. Lee has provided several credible verifications documenting intervening treatment  
and medication. She is now under the ongoing care of a psychiatrist and other treatment  
and support systems, thereby eliminating the anticipation of direct and imminent threat.

51 The HHA’s decision to terminated based an Ms. Lee exhibiting a “pattern of dangerous  
behavior that compromises community safety” was based on incidents that allegedly

52 occurred in 2009, four years later in 2012, and six years later in 2018, then seven years  
later in 2025. This does not constitute a consistent pattern of dangerous behavior. In  
53 addition, many of these alleged incidents were accompanied by hospitalizations and  
interventions by doctors.

54 Further, the allegation that Ms. Lee’s request for reasonable accommodation “cannot be  
implemented safely” contradicts the Stipulation that was reached between Ms. Lee and  
her landlord in the eviction based based on the August 22, 2025 incident. Ms. Lee and  
55 her landlord reached an agreement that Ms. Lee would be permitted to stay at the  
premises. The stipulation provides an eighteen (18) month probationary period during  
which if Ms. Lee violates specific terms related to community safety, the landlord can  
56 institute legal proceedings that can lead to the termination of Ms. Lee’s tenancy in the  
same eviction case. Ms. Lee’s landlord, due to their constant presence managing the  
property, is in a position to accurately assess if Ms. Lee is a threat to residents in her  
building. Further, the stipulation itself implements safeguards to protect the community  
should any similar incident occur again.

57 **HHA SHOULD EXERCISE DISCRETION TO ALLOW MS. LEE TO**  
**CONTINUE TO PARTICIPATE IN THE SECTION 8 PROGRAM AS MS. LEE**  
**TOOK ACTION IN SELF-DEFENSE**

58 HHA accuses Ms. Lee of “brandishing a knife” against other residents. Under the State  
Penal Code Section xxx, when such an action is done in self-defense, it is not a crime.  
Here, Ms. Lee reached for a knife in self-defense. Ms. Lee was not the aggressor in the  
59 situation, rather she only grabbed a weapon because she felt threatened. This is  
reasonable given she did not know a male had entered her unit, her history of PTSD,  
and her confused state due to her mental health conditions.

31 **Respectfully submitted**

DATED: 04/01/2026

32 LEGAL AID SOCIETY OF HILLDATE, INC.

33 By: *Susana Ramirez*  
34 Susana Ramirez, Esq. for Ms. Linda Lee



## Hilldale Hospital

Hilldale Community Hospital  
4077 Fifth Ave  
Hilldale State Zip  
Tel 814-370-5000

Date: 09/05/2025

To Whom it May Concern:

This is to verify that Linda Lee/DOB 10/4/63 was admitted to Hilldale Community Hospital on 8/22/2025 and discharged today.

Sincerely,

Sara Fillmore, LCSW

**DISABILITY VERIFICATION**

TO: Hilldale Housing Authority (Morgan Finch)

RE: Name of Requestor: Linda Lee

Address: 1268 Henry Street #34, Hilldale, State, Zip

**As an individual with the knowledge necessary to make a determination, I am able to verify that:**

Linda Lee  
**qualifies as an individual with a disability and that the following accommodation(s) and/or modification(s) are consistent with his/her/their disability related needs.**

**Accommodation/Modification:**

Rescission of Notice of Intended Action  
Continue Section 8 voucher

**Expected duration of disability:** Indefinite and ongoing

**List major life activities that are limited by the disability:** Difficulty navigating

Stressful or changing environment, mental health is dependent on stable  
environment. Ms. Lee has taken steps to address her mental health needs  
and prevent mental health crisis.

**Susan Kachinsky, FNP**  
**3544 18<sup>th</sup> Ave South**  
**Hilldale State Zip**  
**(814)244-0582**

*Susan Kachinsky*  
Signature of Verifier

3544 18<sup>th</sup> Ave South, Hilldale State Zip

Address

11/17/26

Date

Fair Housing Center of the Legal Aid Society of Hilldale, State  
110 South Main Street  
Hilldale, State



**Family Health Center of Hilldale**

810 Gateway Center Way, Hilldale State ZIP  
Tel 814-278-3478 Fax 814-278-5689

*"Exceptional in every way"*

Date: 02/05/2026

MR: 622570

Re: Linda Lee

To Whom it May Concern:

I am writing to provide documentation regarding the psychiatric care of my patient, who is currently under my treatment for mental health conditions.

This patient carries diagnoses of Bipolar Disorder, Post-Traumatic Stress Disorder (PTSD) and Autism Spectrum Disorder. They are currently engaged in ongoing psychiatric treatment under my care and are adherent with their prescribed medication regimen. Medication adherence is defined as the degree to which a person's behavior corresponds with agreed recommendations from their healthcare provider, and this patient has demonstrated consistent compliance with their treatment plan.

At this time, the patient's mood is stable. They are not currently experiencing symptoms of mania, hypomania, or major depression, and their psychiatric symptoms are well-controlled with their current treatment regimen. The patient continues to attend regular follow-up appointments and demonstrates commitment to their ongoing psychiatric care.

I will continue to monitor their progress and adjust treatment as clinically indicated.

Sincerely,

Psychiatry





**Hilldale Police Dept  
Arrest/Juvenile Contact Report**

Event No: #25099031532 Case No. 25033252  
 Primary Victim: City of Hilldale Disposition: Arrest

**ARREST REPORT**  
 **JUVENILE CONTACT REPORT**      **WARRANT:**    **LOCAL**       **OUT**

**General Case Information**

**Primary Charges: 5150 WI DISORDER 72 HR OBSERVATION**

Location, City State Zip      Occurred On:  
**1268 HENRY ST #34, HILLDALE STATE      08/22/2025 7:19:00 (Friday)**  
**ZIP**

Jurisdiction:      Beat      Cell Source:  
**Hillcrest – Hilldale      811      ANI/ALI**

**Victims**

Offense Description:      Level:      Completed?      Courts  
**5150 WI DISORDER 72 HR OBSERVATION**            **YES**

Weapons/Force      Gang Related      Target:      Entry:      Domestic Violence:  
                                  **NO**                          **NO**

**ARRESTEE/S**

**Arrestee #1**

Name:      City Residence      Interpreter? Language  
**Lee, Linda      R - Resident**

**ARREST INFORMATION**

Arrest Type:      LE Disposition      Type:      Citation No:  
**O – Probable Cause Arrest – New Case      1 – 849(b)(5) Mental/Medical transport      3 - Other**

Arrested For:  
**5150 – WI – MENTAL DISORDER 72 HR OBSERVATION**

Date and Time:      Arrest Location, City, State, Zip  
**8/22/2025 7:50:00      1268 HENRY ST, HILLDALE STATE ZIP**

Hilldale Police Dept  
Arrest/Juvenile Contact Report



Event No: #25099031532 Case No. 25033252  
Primary Victim: City of Hilldale Disposition: Arrest

On 8/22/25, at 719 hours, I responded to a radio call of a female neighbor that was speaking incoherently and pointed a knife towards other neighbors, at 1268 Henry Street, Hilldale, State Zip.

Background:

Linda Lee [REDACTED] has been placed on [REDACTED] holds before for danger to others.

Investigation:

I arrived on scene and met with reporting party [REDACTED] who told me her neighbor that lives at 1268 Henry Street #34 was running through the street looking for her dog. The female was later identified as Linda Lee, via Hilldale Photo, [REDACTED] assisted Lee with catching her dog, but noticed Lee was speaking incoherently [REDACTED] and two other male neighbors escorted Lee back to her apartment. When the neighbors asked if Lee needed any help she said, "yes" and grabbed a large kitchen knife. The neighbors backed out of the apartment and left the complex.

Five minutes later Lee was walking through the street rambling.

Officers located the female a block away from her home rocking back and forth in the alley.

Lee was making incoherent statements and had trouble answering simple questions.

Lee made an unsolicited statement that she felt "scared, and did not know what was real or fake".

Based on the Lee's statements, confusion of reality and that she armed herself with a knife, I determined she was a danger to others. I transported Lee to [REDACTED] where she could be treated by m[REDACTED] health professional.

Lee's apartment was secured and Lee agreed to let her neighbors take care of her dog. Lee was left in the custody of hospital staff.

BWC/GOM