



**To: DRM Board of Directors**  
**From: Robin C Murphy**  
**Re: Executive Director Report to the Board**  
**Date: September 21,2022**

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## **1. Development/ Fundraising**

Ashlee Johnson, DRM's new Communications and Development Specialist, started September 1, 2022.

Joan Drebing, Development Manager, resigned. Her last day was September 9,2022

The position of Development Director is posted, please spread the word far and wide.

## **2. Grants**

### **Non-federal Grants**

#### **Blaustein:**

- Request for \$165,000 for two years, FY 23-24 submitted August 2022.

#### **Equal Justice Works Housing Fellowship:**

- Agreement pending, \$63,000 per year for 2 years

#### **Howard County Autism Society:**

- FY 2023 \$5,000

#### **Venable Foundation:**

- Awarded \$20,000 for FY 2022, general operating expenses

### **State Grants:**

#### **Governor's Office of Crime Control and Prevention:**

- **Protection and Advocacy for Crime Victims with Mental Illness** - Renewed for FY 2023 \$18,000, 7/1/2022 – 6/30/2023.
- **VOCA** - Grant of \$166,368 awarded again for FY 2023.

**Maryland Legal Services Corporation (MLSC):**

- FY 2023 Award is \$967,184, a 5% increase from FY 2022.
- MLSC Eviction Prevention Grants, total \$220,624 (from 3 different funding streams)

**Maryland Judiciary:**

- FY 2023, \$34, 086

**Federal Grants**

- Federal Protection and Advocacy Grant, see DRM Proposed FY 2023 Budget
- CDBG (administered by Baltimore City) FY 2023 \$73, 989

**3. Staffing****New Staff****Accountant:** Richard Williams**Intake Specialists:**

Sandy Balan, JD (new position)

Grace Newton, Advocate

**Advocates:**

Caroline Cerilli, DD/Healthcare/VOCA Team

Makayla Stone, Mental Health Team

Julia Nguyen, Rep. Payee Team

**Attorneys:**

Payton Aldridge, DD/Healthcare/VOCA

Lucy Caltagirone, Education Team, Children's Mental Health

Leslie Dickinson, Assistant Managing Attorney, Housing/Community Inclusion Team \*

EM Holcomb, Mental Health Team

Diana Jekki, CDBG Eviction Prevention

Kane Levings, Staff Attorney, Housing/Community Team\*

Claudine Paxton, Managing Attorney, Rep Payee Team\*

Jaime Seaton, Part-time temporary, Education Team

Sam Williamson, DD/Healthcare/VOCA Team

E.V. Yost, Equal Justice Works Fellow, Eviction Prevention  
(new position)

\* denotes existing staff moving to different positions within DRM

### **Departures:**

Emily Galik – University of Pennsylvania Fellowship with  
DD/HealthCare/VOCA Team, ended 9/9/2022

### **4. COVID Specific Office Management Issues**

We are in the process of preparing plans to reopen the office to the public and developing a return to the office plan to include increased options for staff to work remotely. A staff survey was sent out to determine how many days per week staff would like to work remotely, due date 9/9/22. Responses will be compiled and management will determine DRM's office space configuration including how many offices will be shared. Hybrid work agreement requests to be submitted by staff in November, 2023. Hybrid work agreements to be finalized in December. January 1, 2023 office projected to reopen to the public with hybrid work agreements in place.

### **Highlights of Advocacy Work and Accomplishments**

#### **A. DRM Active Litigation**

##### **1. DRM v. Robert L. Green (Civil Action No. 8:21-cv-02959-ELH)**

DRM and Venable were successful in defending the States Motion to Dismiss the case! This law suit was brought by DRM as associational plaintiff with co-counsel from the Venable law firm. DRM claims that individuals with serious mental illness incarcerated in Maryland prisons are unlawfully subject to segregation and discriminated against, in violation of the ADA, Section 504 of the Rehabilitation Act, and constitutional guarantees against cruel and unusual punishment pursuant to the 8th and 14th Amendments to the U.S. Constitution.

On September 1, 2022 the State's Motion to Dismiss Denied with one exception – the claim against the Maryland Department of Public Safety and Correctional Services dismissed.

Filed: U.S. District Court for Maryland (Northern Division), 11/18/2021

## **2. DRM Seeks School records to investigate school district's use of disproportionate removal of students with disabilities.**

DRM, as a P&A, has federal statutory authority to investigate and access records if there is probable cause to suspect abuse and neglect. DRM and Wiley Rein (pro bono co-counsel) filed an access authority lawsuit in federal district court against Prince George's County Public Schools to enforce compliance with DRM's request for the names of students and parent contact information for students with disabilities who received a suspension of 4 days or more. DRM filed a Complaint, a Motion for Preliminary Injunction, and Motion for Summary Judgment. We are waiting on a ruling on the Motion for Summary Judgment.

Filed: U.S. District Court for Maryland (Southern Division), 11/23/21

## **3. DRM Continues to Achieve Benefits for Families and Individuals with Disabilities in Fair Housing.**

DRM continues to pursue full implementation of three fair housing settlements.

***Bailey, et al v. HABC*** is DRM's Consent Decree with the Housing Authority of Baltimore City is co-counseled with the U.S. Department of Justice's Fair Housing and Civil Enforcement Office. In October 2020, the parties to the Decree filed a Notice of Continuing Implementation regarding the *Bailey* Consent Decree in U.S. District Court. The Notice formalized the parties' agreed-upon plans to implement outstanding provisions of the Bailey Consent Decree: 1) HABC has agreed to provide Enhanced Leasing Assistance Program (ELAP) services to Non-Elderly Persons with Disabilities (NEDs) in Rental Assistance Demonstration (RAD)-converted properties; 2) HANC will replace four 3-bedroom Uniform Federal Accessibility Standards (UFAS) units that were demolished in Gilmore Homes; 3) HABC is pursuing a letter of agreement with developers to ensure a 40-year affordability term for two Long Term Affordable (LTA)-NED units at Greenmount

& Chase; and. 4) HABC will create two additional NED LTA units at a site and location to be determined. At the conclusion the Consent Decree, over 110 LTA units will have been created. Finally, as part of HABC's Hollander Ridge redevelopment, HABC is creating 10 one-bedroom units for occupancy by NEDs. To date, HABC has purchased three properties, one of which is available for occupancy; DRM continues to monitor the implementation and enforcement of RAD residents' rights. This is accomplished by reviewing HABC's compliance reports and prioritizing representation of tenants facing eviction in RAD-converted properties. In addition to the above, HABC will replace 67 UFAS units on the original footprint of the Perkins Homes site and an additional 7% of all the units created at the Perkins Somerset Oldtown Mall site will be UFAS units.

DRM continued to monitor implementation of our settlement agreement with the Housing Authority of Prince George's County (HAPGC) in **Ripley, et al v. HAPGC**. To date, HAPGC has created twenty UFAS Public Housing units, thirty Project-Based Vouchers (PBVs) have been committed to UFAS units currently in the development or construction phase, 133 public housing households and 700 voucher households have submitted reasonable accommodation requests, and 59 households have requested funding for reasonable modifications, 22 of whom have received their requested modifications. However, recent meetings w/HAPGC have not been fruitful in resolving outstanding breaches and DRM will be pursuing enforcement options if resolution is not achieved. After DRM learned that HAPGC is planning to convert most of its public housing properties to RAD, DRM began advocacy with HUD to ensure that Special Conditions are placed on HAPGC's RAD conversion that require compliance with existing civil rights settlement agreements. DRM engaged an expert to review HAPGC's PBV program and development activities and prepare an expert report on alternatives that HAPGC could pursue.

DRM, along with co-counsel for the remaining complainant in **BNI, et al. v Baltimore County, MD**, successfully advocated for HUD to send Baltimore County a Notice of Non-Compliance related to the County's failure to implement provisions of the Voluntary Compliance Agreement (VCA) The areas of non-compliance include the County's obligation to create hard units, operation of the Housing Office's Mobility Counseling Program and Modification Fund. Under the VCA, when the County does not comply with the terms of the VCA, it is required to submit an Analysis of Barriers to the implementation of the VCA. DRM and co-counsel provided extensive written comments to the County's Analysis as well as

to the County's Affordable Housing Working Group, highlighting a flawed development process that allows for anyone feeling aggrieved by zoning decisions to contest development approvals. The comments also highlighted the County's failure to prioritize activities that contribute to compliance with the VCA.

## **B. Systemic Advocacy without Litigation**

### **DRM Increases Accessibility of Charm TV For Baltimoreans Who Are D/Deaf and Hard-Of-Hearing**

Last summer, DRM staff began working with a Baltimore City citizen who is hard-of-hearing and an active follower of all levels of politics who was extremely frustrated with Baltimore City government's inaccessible virtual meetings, which the City broadcasts live on a streaming platform called Charm TV. In August 2021, DRM sent a letter to Baltimore City Mayor Brandon Scott highlighting our concerns that d/Deaf and hard-of-hearing citizens were being denied meaningful participation in the City's programs, and stressing the City's obligation to make all programs and services accessible. After multiple meetings between DRM, our client, the City and the provision of technical assistance and advocacy from the Maryland Governor's Office of the Deaf and Hard of Hearing, the City agreed to use American Sign Language (ASL) interpreters to interpret at public addresses and to provide Communication Access Realtime Translation (CART) captioning, where a captioner uses a special phonetic keyboard or stenography methods to produce an accurate translation that is then broadcast to recipients' screen, laptop, or other device. The City advised DRM that all equipment was delivered, and CART is up and running for government meetings on Charm TV. The mayor's office also developed a Frequently Asked Questions document and internal resource guide on accessible meetings. DRM's advocacy has the potential to impact the population of over 117,100 individuals who are hard of hearing or deaf in at least one ear in Baltimore City.<sup>1</sup>

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<sup>1</sup> [http://www.hopkinsmedicine.org/news/media/releases/one\\_in\\_five\\_americans\\_has\\_hearing\\_loss](http://www.hopkinsmedicine.org/news/media/releases/one_in_five_americans_has_hearing_loss).

## **Mental Health Team**

- **Sexual Abuse Prevention and Response in State Facilities**

The Team continues to investigate and monitor the state hospitals' implementation of the reporting, prevention and response requirements of the recently enacted state regulations that memorialize DRM's DOE settlement agreement. The team is looking into whether the facilities are calling the appropriate law enforcement entities, whether treatment teams are updating patient's protection plans and whether patients are receiving the appropriate trauma informed care. DRM has yet to receive the annual DOE report and is advocating for the release.

- **DRM Challenges Overly Restricted Visitation in Facilities**

DRM is investigating the failure of state hospitals to offer adequate in-person visitation to patients and their families, despite the fact that there have been few to no COVID outbreaks in facilities. It appears that the hospitals are adopting criteria for restricting visitation that are much stricter than that recommended by the CDC. As a result, patients may not see their families or loved ones for months at a time. Maryland has not updated the visitation policy since March 2021, even with increased vaccination status in the community, as well as CMS provided updated guidance mandating, relaxing visitation restrictions.

- **Mental Health Parity**

DRM is working with coalitions to ensure that individuals have access to behavioral health needs in the same way that they have access to somatic care.

- **Lack of Access to Individual Therapy in State Hospitals (Perkins)**

DRM is exploring why patients at State Hospitals, particularly Perkins, are not having their therapeutic needs met by individual therapy, even when requested. Patients on Maximum security units do not get therapy, and there is a long wait list for therapy in other units.

Education Team

## **Education Team**

- **DRM's Advocacy Resulted in System Wide Reforms in Large School District with Record of Disproportionate Removal of Students with Disabilities**

DRM, as a partner in the Maryland Suspension Representation Project, negotiated systemic reforms in Prince George's County Public Schools (PGCPS) policies. In September 2021 MSRP identified a troubling pattern that PGCPS was using a zero-tolerance discipline approach and automatically referring students for an extended suspension or expulsion for certain offense types (MD law requires an individualized, fact-specific approach). When representing a PGCPS student referred for expulsion DRM found evidence of this zero-tolerance approach in an illegal behavior contract used in the student's expulsion. MSRP, with DRM taking the lead, requested in writing that PGCPS CEO reform the district's zero tolerance approach to discipline and included client summaries to substantiate its concerns. As a result, PGCPS agreed to staff trainings and systemic changes in their suspension procedures.

- **DRM Successfully Challenged Public School Systems Use of Virtual Learning to Remove Student with Disabilities**

DRM is concerned that public school systems use "virtual learning" as a means to exclude students from school, a practice unique to the pandemic. In one matter, DRM filed an expedited due process complaint with the Office of Administrative Hearings on behalf of "Camden" to challenge his removal from school to virtual learning. In a resolution session with Baltimore County Public School System (BPS) DRM negotiated an agreement and settled the case. The settlement agreement, provided for Camden's immediate return to in-person school and compensatory services for the time he was on virtual learning. Camden's compensatory education services award in the form of tutoring in academic areas that DRM previously negotiated on his behalf due to regression during distance learning was also rolled into the settlement agreement. Finally, the school system agreed to provide training for the special education staff connected to the case on the procedures for disciplinary removals and awarded DRM attorney's fees.



## **DD/Healthcare/VOCA team**

- **DRM Investigation Reveals Abusive Use of Punishment at Facilities**

DRM VOCA staff conducted an in-person monitoring visit at two state residential facilities for people with intellectual and developmental disabilities (I/DD): Potomac Center and the Secure Evaluation and Therapeutic Treatment (SETT) program. The visit afforded an opportunity for DRM VOCA staff to tour the Potomac Center and SETT facilities, observe staff interactions and meet with multiple residents. DRM staff discovered a disturbing trend at the SETT of imposing arbitrary restrictions as punishment. Staff confirmed that when a resident is written up with an Internal Report for an infraction, they are further punished with restriction of outdoor and fresh air activities. The Potomac Center has also begun a new facility wide behavior modification program. Although facility administration assures DRM that the program has individualized components and expectations, it was made very clear that the consequences for all on certain “levels” was restriction of community engagement activities. This is particularly significant given that all residents have been confined to the campus grounds since March 2020. Continuation of institutional isolation as direct consequence in a level system presents possible violation of individual rights. DRM intends to raise this and other concerns noted during the monitoring visit with Potomac Center and SETT administration. Approximately 100 people with disabilities are impacted by this work.

- **DRM Challenges Overly Restrictive Visitation Policies**

DRM’s DD/HC/VOCA unit alongside our Mental Health team started to work together on Maryland’s state residential centers and psychiatric hospitals failing to update their visitation policies to allow residents adequate time to visit with their friends and family. Many of the hospitals have prohibited visitation altogether and when it has been permitted, there have been few visitation timeslots available, residents are not allowed to touch or hug their visitors, and vaccination status is not considered in their policies. Both the state guidance and each individual facility’s policies contravene the Center for Medicare and Medicaid (CMS) guidance on visitation in these facilities. Together, after the Department of Disabilities was unable to secure a meeting with Department of

Health regarding our concerns, DRM staff sent a written request to the Department of Health asking for a meeting and outlining our legal concerns with their refusal to update their visitation policies for these facilities. We even noted that the Department issued updated guidance for nursing facilities—affording residents in nursing facilities widespread access to visitation. Nonetheless, people in state residential visitations continue to be denied fundamental access to their families and friends, further reinforcing their marginalization and segregation from the rest of society. The Department responded to our request by once again refusing to meet with us and update their visitation policy. Our legal team is now in discussions on how to move forward. This impacts approximately 1000 people with disabilities across the state.

- **DRM Leads Statewide Presentations About Supported Decision Making**

DRM continues to spearhead Maryland's Cross-Disability Supported Decision-Making (SDM) Coalition. Supported decision-making is an alternative to guardianship that help protect a person's right to self-determination by recognizing that simply because a person relies on another or a team of people to make decisions does not mean that they need a guardian. DRM continues to chair Maryland's SDM Coalition and during this quarter, the Coalition debriefed on the successful passage of our supported decision-making legislation and began drafting informational resources, including fact sheets about the law. DRM staff continues to lead and guide this work and has presented across the state to diverse stakeholders on supported decision-making this quarter. Approximately 100,000 people are impacted by this work.

- **DRM Partnership with Judiciary**

DRM continues to participate in the Judiciary's Guardianship and Vulnerable Adult Workgroup and recently asked to participate in a Judiciary Workgroup that will investigate and propose changes to Maryland's Model Rule of Professional Conduct on Clients with Diminished Capacity. DRM staff is using this opportunity to advocate for people with disabilities to be more meaningfully consulted in legal proceedings and safeguard their right to self-determination and dignity of risk. The Workgroup drafted language that improves the existing rule to ensure people with disabilities under guardianship have a right to counsel in termination proceedings, that attorneys provide reasonable accommodations, and that

people with disabilities use of supported decision-making is recognized. The workgroup received feedback from the American Bar Association on the language and finalized that language and the proposed changes were sent to the Rules Committee to be voted on. DRM staff was invited to represent the workgroup at the Rules Committee's meeting to discuss these changes alongside Judiciary staff. The meeting is scheduled for next quarter. Approximately 100,000 people are impacted by this work.

### **Housing/Community Inclusion Team**

- **DRM Advocacy Protected Renters with Disabilities from Improper Rent Increases**

DRM continues to advocate for thousands of low-income households residing in former public housing privatized under the Rental Assistance Demonstration program (RAD). DRM learned that a RAD complex covered by the *Bailey* Supplemental Consent Decree was charging a minimum rent to tenants, which is not permitted pursuant to the terms of the *Bailey* Supplemental Consent Decree. DRM wrote to the subsidized housing complex's attorney and explained the illegality of charging a minimum rent to tenants. The development cooperated in redressing this non-compliant action and credited twenty-six resident ledgers based on the overcharge, and issued refunds to fourteen other resident households.

- **DRM Advocates for Maryland Commission on Civil Rights (MCCR) To Enforce Maryland's Statute Prohibiting Housing Discrimination Based on Source of Income:**

DRM successfully negotiated for Baltimore City to provide over \$450,000 for enhanced leasing assistance for households that have accepted Choice Mobility Vouchers to move from Rental Assistance Demonstrations (RAD) converted properties. However, when one of our clients tried to use her Mobility Voucher to rent a private apartment, her prospective landlord rejected her because she could not demonstrate that she was receiving at least three times the amount of rent in monthly income. The client had filed a complaint pro se with the Maryland Commission on Civil Rights (MCCR)—the State agency responsible for enforcing Maryland fair housing law-- at the suggestion of the Baltimore Fair Housing Action Center (FHAC). MCCR was interpreting the Maryland's statute

prohibiting discrimination in housing based on source of income as allowing landlords to require three times the amount of market rent for Housing Choice Voucher (HCV) participants. DRM and FHAC met with MCCR to discuss the matter. DRM explained that since renters with vouchers are only responsible for their portion of rent, that this practice had the effect of nullifying the intent of our source of income discrimination statute. MCCR appeared to agree with FHAC and DRM's position.

### **C. Individual Case Success Highlights**

- **DRM Asserts Authority to Investigate Springfield Hospital Death**

DRM received a Report of Death for "Percy", a 66-year-old patient at Springfield Hospital Center, indicating that the Automated External Defibrillator (AED) machine at the facility was not functioning properly and "didn't drive shock." DRM decided to conduct a death investigation for potential abuse or neglect and requested records related to Percy's death. Counsel for the Maryland Department of Health (MDH) initially refused to provide the records because DRM had not provided a letter certifying probable cause to suspect abuse or neglect. MDH agreed to provide the records after DRM asserted that since our organization received a complaint related to Percy's death certification of probable cause was not necessary for us to access records in this case.

- **DRM Stops Neglect and Improves Life of Adult with Autism**

Moses is a 51-year-old man with autism who receives residential services through a DDA funded community residential provider. His sister contacted DRM to request assistance regarding her brother's unsatisfactory care in his group home. She expressed serious concerns about Moses' health and well-being, and described her observations of the impact of social isolation and medical neglect, as well as his overall physical decline. DRM's advocacy efforts included an immediate response to Moses' medical needs, petitioning for a change in his Coordinator of Community Support (CCS), participating in team meetings, and ultimately, successfully securing a new provider in accordance with Moses' wishes. Moses is now in a new group home supported by a different provider of community residential services. He receives appropriate medical treatment. He is happier, healing and gaining strength.

- **DRM Obtains \$24,000 to Cover Compensatory Education Services for Student with Multiple Disabilities**

DRM represented Richard a student with multiple disabilities, including a traumatic brain injury, who attends a separate special education school in Baltimore County. DRM negotiated a compensatory services agreement for this long-time DRM client who was about to age out of the school system. Richard was one of the students included in DRM's class compensatory services complaint to MSDE in March, 2021, but he accrued an additional entitlement to compensatory services for ongoing violations. We resolved the matter with an agreement that Baltimore County Public School System (BCPS) would provide Richard and his family with \$24,000 (the equivalent of more than 600 hours of service) to be used for educationally-related services or items.

- **DRM Obtains Over 70 Hours of Compensatory Educational Services for Student**

Devon's parent contacted DRM because he was struggling with virtual learning and his parent was interested in pursuing an alternative to virtual instruction that would allow Devon to access his education until he was able to return to the school building. Disability Rights Maryland agreed to advocate for appropriate services for Devon and to ensure that his rights, including the right to seek compensatory education, were preserved.

Disability Rights Maryland filed a complaint with the Maryland State Department of Education (MSDE) on behalf of Devon and other similarly situated students on May 7, 2021. MSDE issued a Letter of Findings on September 3, 2021 and ordered no remedy on Devon's behalf. Disability Rights Maryland filed a request for reconsideration on September 17, 2021, but MSDE declined to reconsider its decision. Disability Rights Maryland also attended several IEP meetings to advocate for Devon to receive his services in an alternative format until he could return to in person learning. Ultimately, Devon was found eligible for home and hospital services that would be provided in person in the home until he could safely return to a school building. Devon has now safely transitioned back to a school building and is receiving all his specially designed instruction and related services in the school building. Because home and hospital services were not consistently provided to Devon, Disability Rights Maryland also advocated following his return to school for compensatory services to make up for the

missed home and hospital services. The district has calculated missed services and has agreed to provide those services to Devon as compensatory education. As of yesterday, April 21, 2022, Devon should receive 4.5 hours of speech therapy, and 69.5 hours of academic instruction

- **DRM Prevents Expulsion of Middle School Student Survivor of Sex Trafficking So She Can Walk at Her Graduation**

Daniella, a thirteen-year old Baltimore County Public Schools (BCPS) eighth grade student with an IEP for Other Health Impairment to address her Attention Deficit Hyperactivity Disorder (ADHD) was also diagnosed with post-traumatic stress disorder, anxiety and depression. She experienced significant trauma as she was the victim of illegal sex trafficking during the period of school closures due to the COVID-19 pandemic. She was removed from her family and placed in foster care for a period of time. Daniella's mother, who Daniella was recently reunified with, called DRM to request assistance when Daniella was referred for expulsion in June 2022 at the end of this school year. She was referred for expulsion because she arrived to school allegedly under the influence of marijuana. Daniella was very upset about the pending expulsion because she would not be able to walk and attend graduation activities with her class if she was expelled.

DRM quickly became involved and represented Daniella at the expulsion hearing before the Superintendent's designee. DRM successfully argued that the "offense" of "under the influence of a controlled dangerous substance" did not meet the high legal standard required for expulsion (which is that the student would present an imminent threat of serious harm to other students or staff if returned to school) and that BCPS did not follow the legal requirements of the Individuals with Disabilities Education Act when it failed to timely develop a Behavior Intervention Plan to support Daniella at school. Lastly, DRM argued that BCPS should make a referral for substance abuse treatment rather than punitively removing Daniella from school. The Superintendent's designee denied the request for expulsion and immediately returned Daniella to school, which allowed her to graduate with her eighth-grade class the following day, a happy occasion for her. DRM continues to represent Daniella and has requested an IEP meeting on her behalf to revise the IEP and request a smaller and more supportive school placement.

- **DRM Obtains Services for Meaningful Community Inclusion**

Mike is a long-time client of DRM, who we previously assisted in getting compensatory education services and funding, had transitioned to a new community residential service provider after a period of isolation and regression. Due to Mike's significant behavioral needs, DRM monitored the transition to ensure that Mike received appropriate behavior supports, adequate community integration opportunities, and was able to adjust well to his new environment. We advocated for increased support for Mike during this transition and addressed barriers to the transition including from the landlord from whom Mike's provider rents his apartment. Due to DRM's advocacy, Mike is now well settled with his new provider and has increased and frequent opportunities for community integration. He previously refused to go outside, and so this is monumental progress for this young man!

- **DRM's Representation Leads to Secure, Permanent Housing**

DRM's representation of the family of Jorge in a breach of lease case in the Circuit Court of Howard County resulted in his family obtaining secure, permanent housing. Jorge is a 17-year old with severe emotional, developmental, and mental health disabilities. During COVID he was disconnected from school services because he could not meaningfully access virtual learning. He also became disconnected from his disability support services and began engaging in behaviors that resulted in his parents' landlord issuing a notice of lease termination. The landlord was in the process of redeveloping the property, which entailed relocating families so that they could demolish and rebuild the development.

DRM counseled the family about their legal options and right to relocate to another development pursuant to the landlord's relocation plan; however, the landlord insisted on pursuing the eviction. The landlord initially determined that the family was ineligible for relocation services under the Uniform Relocation Act (URA), but DRM was successful in advocating for the family to receive relocation services and benefits. The family successfully relocated to another property owned by the landlord that accommodated Jorge's disabilities, preserving the family's access to permanent affordable housing. Since the family relocated prior to trial, DRM filed a motion to dismiss the Breach of Lease complaint. The

landlord conceded the points, and the family is now securely and permanently housed.

**End of Report**