

Trueblood Global Leasing program

Global leasing, previously known as “master leasing”, is a strategy that many communities are using to address the affordable housing crisis. The approach involves local governments, agencies, or nonprofit organizations leasing units from an owner and then subleasing individual units or property to unhoused residents. By providing flexible, tailored housing options for individuals and families, global leasing presents a promising solution for addressing housing inequities.

A global lease gives a behavioral health agency the right to control and sublease the property units for the length of the lease. Agencies have the right to manage the tenants, while the owner or property management company retains the legal title of the property. Allowing agencies to hold the lease rather than an individual allows for more flexibility in removing barriers and stigma that may come with a person’s income level or previous eviction status.

Overview

The Health Care Authority (HCA) is in the process of reaching out to potential behavioral health agencies to contract for this program, while seeking to collaborate with property owners and property management entities. HCA will contract with two behavioral health agencies to provide global leased housing in two of the Settlement Agreement Phased regions in fiscal year (FY) 25.

Eligibility requirements

The Trueblood Global Leasing program is a newer program that was originally designed to reduce barriers to accessing housing for people with behavioral health conditions. During FY25, the program was redesigned to provide global leased housing to Trueblood class members who were exiting the Forensic Housing and Recovery through Peer Services (HARPS) program without another housing resource.

Budget for SFY25

Per Engrossed Substitute Senate Bill (ESSB) 5696, the Supplemental Operating Budget also set forth through proviso that HCA will aid in “the creation of

a Master Leasing Toolkit and Master Leasing Incentive Program to expand Master Leasing opportunities to people with housing instability and with particular focus on Trueblood Class Members.” The Global Leasing Toolkit was completed in June 2023.

HCA is the funding source for the Global Leasing programs in the Trueblood phased regions. HCA will fund various behavioral health agencies throughout Washington to enter into global leasing agreements with property owners and/or property management service providers in their service area.

\$274,000 of the general fund—state appropriation for fiscal year 2025 was provided solely to create a global leasing incentive program.

Partners

HCA establishes and maintains the master leasing incentive program. HCA staff will provide technical assistance, funding, and oversight of globally leased projects that are the result of collaboration between state licensed private, non-profit mental health agencies, landlords, and/or properties managers.

For more information

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