

Trueblood Global Leasing Program

The Trueblood v. DSHS lawsuit challenged unconstitutional delays in competency evaluation and restoration services for people detained in city and county jails. The Trueblood Contempt Settlement Agreement establishes a plan for providing services to those involved in the criminal court system and for providing treatment to people when needed so they are less likely to become involved in the criminal court system. The Trueblood Settlement Agreement includes a plan for phasing in programs and services:

- **Phase 1** [2019-2021]: Pierce, Southwest, and Spokane regions including Pierce, Clark, Skamania, Klickitat, Spokane, Ferry, Stevens, Adams, Lincoln, and Pend Oreille counties.
- **Phase 2** [2021-2023]: King region/county
- **Phase 3** [2023-2025]: Thurston, Mason, and Salish regions including Thurston, Mason, Clallam, Kitsap, and Jefferson counties.

Program overview

Global leasing, previously known as “master leasing,” is a strategy that many communities use 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 a person allows for more flexibility in removing barriers and stigma that may come with a person’s income level or previous eviction status.

The Health Care Authority is 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 25.

Eligibility requirements

The Trueblood Global Leasing program is a newer program 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 program without another housing resource.

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.

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Budget for state fiscal year (SFY) 2025

Substitute Senate Bill (ESSB) 5696, the Supplemental Operating Budget included funding for “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 state’s general fund for fiscal year 2025 was provided to create a global leasing incentive program.

For more information

- For more information, contact Michaela Jones at michaela.jones@hca.wa.gov | (360) 725-5948
- For more information about Trueblood, or to be added to the Listserv, email truebloodtaskforce@dshs.wa.gov