

Private Landlord Toolkit

**Learn how to partner
with private landlords
to increase recovery
residences throughout
the state.**



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WAQRR
Washington Alliance For
Quality Recovery Residences



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WAQRR

Washington Alliance For
Quality Recovery Residences

Recovery isn't an abstract concept. People live out recovery in **real-life** contexts. In recovery homes, we learn to live in **community**, to navigate disagreements, to manage resources, and to set and realize **goals**. Our residences provide **safe** and **supportive** environments where people in recovery live out their recovery day by day.

The primary mission of WAQRR is to promote the establishment, successful management and growth of high quality community based recovery residences in Washington State.

We accomplish this by:

- **Maintaining quality standards** for recovery residences
- **Accrediting** and **publicizing** recovery residences
- **Interfacing** with **neighborhoods, government**, and other agencies.
- **Providing resources** and **training** for residence operators.

Where Recovery Lives.

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Background

SUBSTANCE USE DISORDER (SUD)

Substance use disorder (SUD) is the persistent use of drugs (including alcohol) despite substantial harm and adverse consequences to an individual.¹ Characterized by mental/emotional, physical, and behavioral problems, including chronic guilt, substance use disorders can cause the inability to reduce or stop consuming the substance(s) despite repeated attempts, driving while intoxicated, and physiological withdrawal symptoms.²

Over the past several years, the public and policymakers have become more aware of the devastating effects and costs of substance use disorder or addiction in the United States. There are effective treatment options for substance use disorder. Following treatment, living in a community in sober housing or recovery housing allows for continued time in recovery in a supportive environment. The support of others in recovery is considered a critical component of success.

[Substance Abuse and Mental Health Services Administration \(SAMHSA\)](#) defines recovery as “a process of change through which individuals improve their health and wellness, live a self-directed life, and strive to reach their full potential.”

People can and do recover from addiction and mental health disorders. Four major dimensions that support recovery:

Health: overcoming or managing one’s disease(s) or symptoms and making informed, healthy choices that support physical and emotional well-being.

Home: having a stable and safe place to live.

Purpose: conducting meaningful daily activities and having the independence, income, and resources to participate in society.

Community: having relationships and social networks that provide support, friendship, love, and hope.

RECOVERY HOUSING

Since the 1970s, many people in recovery have established sober housing or “recovery housing,” residential environments that provide people in recovery from substance use disorder a safe, alcohol and drug-free place to live. Recovery housing varied in quality and options for care.

NARR

In 2011, a group of sober housing operators created a code of ethics for recovery homes. They formed the [National Alliance for Recovery Residences \(NARR\)](#) and established a National Standard for recovery residences. This standard defines the levels of care in recovery-oriented housing and services and defines four categories known as “levels of care” or “levels of support.” The NARR Standard guides certifying effective recovery residences and incorporates the social model of recovery with levels of support in the house.

WAQRR

The [Washington Alliance for Quality Recovery Residences \(WAQRR\)](#), founded in 2017, is the Washington affiliate of NARR. WAQRR comprises a network of safe, effective, and high-quality recovery residence providers who provide the housing essential for recovery from substance use disorder. WAQRR’s mission: maintaining quality standards for recovery residences, certifying and publicizing recovery residences, interfacing with neighborhoods, government, and other agencies, and providing resources and training for residence operators.

Washington State passed legislation (Substitute House Bill 1528) in 2019, codified at RCW 71.24.660.³ The legislature found substance use disorder is a disease impacting families and society. A system of care that includes prevention, treatment, and recovery services that support and strengthen affected individuals, families, and the community at large can combat the more significant issue. The legislature determined that access to **quality recovery housing is crucial** for helping **individuals remain in recovery** from substance use disorder **beyond** treatment. Washington State found it beneficial to the community to invest in individuals’ recovery with access to quality recovery housing. Without it, individuals are more likely to relapse, impacting their recovery, families, and communities.

These challenges are compounded by an overall lack of affordable housing nationwide. Recovery is a long-term process and requires a comprehensive approach. This act addresses the quality of recovery housing in the state of Washington by recognizing the potential for fraudulent and unethical recovery housing operators.

Social Model Recovery resource and from NARR

The social model approach⁴ is at the foundation of all recovery residences. The social model guides the domains and principles of accredited recovery environments and helps to define what makes a recovery residence different from some other shared living environments.

Principles of the social model include an emphasis on experiential knowledge gained through recovery experience. Residents draw on their experience as a way to help others. Residents are supporters, both giving and receiving help. The concept of a psychological sense of community, which comes primarily from community psychology, is a similar construct that deals with the feelings of connectedness, group membership, and need for fulfillment that members of a community may have toward other members.

This toolkit assists those in the process of reaching out to and cultivating relationships with landlords about recovery residences. There are four sections highlighted in this toolkit:

Section 1: Approaching Landlords

Section 2: Recruiting and Relationships

Section 3: Working together

Section 4: Resource Appendices

Laying the Groundwork to Approach Landlords

LANDLORD ENGAGEMENT

Landlord engagement means finding, recruiting, working with, and retaining landlords. It requires careful planning and preparation, which takes time. Recovery housing providers should develop a landlord engagement strategy before even recruiting participants into the program. Start the process early on, and be patient. Consider the function a long-term investment that will take time to pay off.

Understanding the Local Context

Begin by gathering information about the local context in which the program will be operating. Consider the unique local assets and opportunities that may benefit the program, and reflect on the challenges and barriers.

Reach Out to Others in the Community

When resources are limited, it helps to find creative ways to work with others and access existing resources and information in the community. Meet with as many local agencies as possible to tell them about recovery residences and discuss potential opportunities to work together.

Develop strong working relationships and partnerships with key agencies. Create protocols together that outline the respective roles each partner will play. Hold regular meetings on an ongoing basis to discuss issues as they arise.

Coordinate with Other Recovery Residence Operators

Landlords may find it confusing to work with multiple recovery residences simultaneously. A coordinated approach to landlord engagement can be beneficial, especially in larger communities with multiple recovery residences.

When agencies work together, they combine and maximize resources and eliminate redundancies. Developing a streamlined, community-wide approach can increase efficiency and improve the level of service provided to landlords. When agencies coordinate, they can give the landlords consistent, professional, and sustainable service.

A coordinated approach may involve:

- Sharing one or more Housing Coordinator staff positions among multiple recovery residences.
- Standardized levels of service across multiple programs
- Community-wide training and capacity-building events
- Regular inter-agency meetings to discuss local issues and challenging cases
- A shared mitigation fund
- A coordinated assessment process

How to Educate Landlords about Recovery Residences.

WHO ELSE CAN PLAY A CRITICAL ROLE IN LANDLORD ENGAGEMENT?

Housing providers need support in developing a landlord engagement strategy. The municipal (or regional) government body plays an essential supporting role. Other community organizations, such as a local community advisory board, community entity, and coalitions to end homelessness, can also contribute significantly. Communities need a backbone organization that adopts an asset-based community development approach to “lead from the side” and makes sure that everyone comes together to determine the best ways to move forward on common issues.

The city or community agencies can help with landlord engagement by:

- Incentivizing property tax breaks, lower processing fees, and fast-tracking housing proposals to landlords and property developers who agree to rent units to WAQRR residences
- Regulating property standards, ensuring high-quality housing is maintained city-wide, regularly inspecting rooming houses, and actively targeting “slumlords.”
- Making sure elected officials know about the program and can deliver a consistent message at the many community events they attend, lending their credibility to the cause.
- Serving as a system planner; developing a service map that tracks a typical user through the system to identify any gaps, inefficiencies, or tensions in the design, as well as assets and strengths; and producing a landscape map or model.
- Developing proposals to apply for additional funding
- Conducting research and identifying best practices used in other communities
- Providing database support
- Building community capacity by offering training and workshops to staff in the sector
- Conducting needs assessments: success measurement, program evaluation, and fidelity assessments
- Helping facilitate events for landlords, such as forums or information events
- Hosting media events to promote the program and raise awareness.
- Offering recognition to landlords who participate in the program, creating an annual award, and presenting it to an excellent landlord
- Providing public endorsement of the program

CONDUCT A LANDLORD SURVEY

Identify strengths, challenges, and opportunities by asking landlords in the community to participate in a survey. Gathering more information about local landlords’ needs and wants will help develop a targeted landlord engagement strategy.



Recruiting and Cultivating Relationships with Landlords

This section will teach you how to:

- **Identify landlords for your program**
- **The types of landlords to target,**
- **The types of assurances landlords are looking for and**
- **How to stay in their “good graces.”**

Using the experiences of organizations around the country providing housing search assistance for hard-to-place individuals, the [HUD](#)⁵ came up with the following tips for engaging landlords.

Landlord Advisory Group: Establish a landlord advisory group in your community. Not only will this be an excellent way to get to know some of the landlords in your community, but it will also be a way for you to introduce them to your program.

Use the group to discuss landlords’ fears about accepting your clients and what it would take to get them to **change their minds**. Ask them for suggestions concerning the best way to recruit

landlords. As they become more familiar with your organization, they may also be willing to help **promote your program**, introduce you to other landlords, and/or **serve as references**.

Attend meetings of your local landlord organization.

Many communities have a landlord organization or rental housing association to help keep landlords informed of their **rights and responsibilities**. Contact your local organization and ask if you can **attend a meeting** and make a short presentation on your program. Be sure to bring some brochures or other **marketing materials** to leave behind. You may also want to bring one of your residents (i.e., one of your **“success stories”**) so that they can explain the impact that the program has had on their life.

Marketing Materials: A website is essential to have. Handouts that describe you and your services are vital to the success of your recovery home. Please see kateshousefoundation.org as an example. The website is your first impression of your housing program and is necessary for pleasantly presenting your recovery residences.

Landlords of different size

Targeting “**medium-sized**” landlords may offer the most excellent chance at success. Landlords with few units (1-4 units) may be more risk-averse than landlords with more units, mainly if they are residents. Additionally, they will not have as much difficulty addressing turnover and quickly filling vacancies because they only have a few units.

In contrast, **large property management** firms have more units making it easier to absorb the cost of vacancies. Large property management firms also typically have strict screening policies, and the individuals that work in the rental office have less autonomy to make decisions on a case-by-case basis. However, you should work with landlords of small buildings or large property management firms, mainly if they are interested in working with your program. Recruiting landlords and building relationships takes time and energy. Some housing search agencies have found that the most significant return on investment comes from **independent landlords** of medium-sized buildings.

We find that many landlords are **sympathetic** to recovery residences because they have someone they know or care about who has struggled with substance use. Contact your local Chamber of Commerce or landlord organization to see if they can help identify landlords according to the number of units owned/managed.

Divide and conquer.

If you are located in a large city and have more than one housing advocate on staff, consider assigning staff to specific neighborhoods or regions, allowing them to focus their efforts and get to know particular communities (and landlords within those neighborhoods). Dividing responsibilities based on geography leads to collaboration and teamwork among advocates. They must rely on one another for information and leads. Landlords may prefer having one primary contact instead of getting repeated calls from other staff within the same organization.

Screen your clients appropriately.

The long-term success of your organization depends on your ability to maintain a good reputation. One problem tenant - or one instance where you do not follow up as promised - will probably discourage a landlord from working with your program again. As a result, it is critical that your agency properly screens clients. Make sure that your clients are, in fact, “housing ready” and have the ability to maintain their housing. Clients with severe barriers (e.g., alcohol or substance abuse problems, severe debt, and no employment/income) may require transitional housing in preparation for permanent housing.

Think like a salesperson.

As a recovery housing advocate, you must “sell” your program and clients to landlords. Emphasize the benefits landlords receive from partnering with you. [See the Landlord Benefits Checklist for ideas.](#)

If landlords are concerned about the risks involved with renting to your clients, remind them that they take a chance with any tenant but that your program mediates those risks. Explain services to the participant and that staff will be available if any problems arise. Finally, appeal to the human/emotional side of landlords. Express your client’s hard work overcoming their rocky past to improve their circumstances. Landlords may be able to relate to your clients better than you realize. Remember, most people know someone - a relative, friend, or coworker - who has struggled with alcohol or drugs, mental illness, a sudden health crisis, an unexpected layoff, or domestic abuse. These are the same issues with which your clients struggle. Remind landlords that they have the opportunity to improve the quality of life for others.

Be honest.

Be clear and forthright with landlords regarding whom you are housing, but emphasize that your clients are working hard to change their lives and that your program supports their growth and development. Never hide the facts from your

landlord because they will find out, and violating your lease may damage your organization's reputation. Additionally, encourage your clients to think about why they had the problems and what they are doing differently to prevent the issues from happening again. Some landlords have said that they are more willing to give someone a second chance if the person takes responsibility for their actions and can demonstrate that they have changed.

Be strategic about your placements.

Consider placing your higher-risk clients with landlords with fewer units. One problem situation can be enough to deter a landlord from working with your program again, and you do not want to damage relationships with your largest customers (i.e., landlords with the most units).

Remain neutral.

Remember that landlords are your customers, too. If a problem arises between your client and their landlord, you must remain neutral and work to resolve the issue efficiently and effectively. If landlords view you as a tenant advocate (as opposed to an intermediary), they may be less willing to work with you. On the other hand, it's okay to have expectations of landlords. Your clients have the right to expect services equal to those provided to other residents (e.g., routine maintenance, prompt repairs, courteous service), and it's vital to ensure landlords follow through on their responsibilities.

Practice patience.

Relationships take time to build. Continue to nurture relationships regardless of whether a landlord initially expresses interest or not. A landlord may "come around" over time after getting to know your organization and your housing advocates personally. In addition, word gets around, so developing successful relationships with some landlords may help you expand your network and build relationships with other landlords. Consider using participating landlords as references. And

remember, housing markets naturally fluctuate, and landlords may change their minds if they have units sitting vacant for very long. Housing advocates from one organization indicated that once vacancy rates in their community began to rise, they had landlords calling them!

Call them up.

It's time to reach out to a landlord and get started. It is okay if you are unsure how to start the conversation or don't know what to say when approaching a landlord about a potential relationship. Try this script in your discussion. Call up a landlord whose property fits what you are looking for and just say this:

*I am a **housing provider** working with **veterans**, people who **need housing** and **people in recovery**. We can provide **above-average rent** for your home. I have had experience for x number of years and follow the national standards for recovery residences.*



If your speaking to a corporate landlord, offer **above their asking rent** and **provide commercial insurance**.

If your speaking to an individual landlords, offer **above-average rent** and offer to provide **repairs and maintenance** to a specific **dollar limit**.

If your speaking to a BH-ASO and other nonprofit organizations, offer a home tour and explain what a Level II MAT home entails.

Tips for selecting the right neighborhood

WAQRR accredited recovery residence operators are responsible for collecting the informational tips in this section. These are just generalizations from what these operators found works best when selecting a new location for a recovery residence.

Keep in mind some houses with Home Owner's Associations are not ideal places for recovery residences, and most have strict rules to keep recovery residences from their neighborhoods.



OTHER THINGS TO CONSIDER:

- Public Transportation within one mile. Has a high transit score on Redfin or Zillow (over 50)
- Walking distance to the grocery store
- Educational institutions, including technical schools
- Within a 30-minute drive of your home or office or your property manager's office
- Single-family home is ideal.
- One story with a central kitchen and dining room
- Two stories in some parts of the country (If two levels: Kitchen on one floor; Kitchenette on one floor. You can add.)
- Balcony if a two-story home
- Multiple bathrooms (two to three is ideal)
- Unfinished basements are easy to modify for more bedrooms.
- Family rooms can be sectioned off
- Off-street parking
- Garage or shed for storing belongings. Decreasing clutter in the house makes it easier for people to live in the community.
- Uber or bus to clinics or medical care
- Fenced backyard (Visual block)
- Corner lot or a lot of area between adjacent homes
- Good egress. Windows must be large enough for a person to crawl out. Double-paned windows for energy efficiency
- Patio for group activities
- Garden area. Many people like to garden, and it provides a getaway space.
- Second Family rooms are great for group activities (seats 10).
- Water-efficient appliances. You may have to change out.
- Handrails near stairs are sturdy.



Working together: Standardized Policies and Procedures, Contract Language, and Funding Opportunities

With the high cost of real estate in the US, it is difficult for people interested in starting recovery housing to purchase a home for this purpose. Rental homes are perfect for recovery housing and cost-efficient. When approaching a landlord about a rental, you are, unfortunately, carrying the reputation of recovery homes that may not be good neighbors. Landlords are concerned that a shared recovery home will result in property damage, nonpayment of rent, criminal activity, frequent police calls, and unhappy neighbors. For these reasons, a housing provider desiring to lease a home to use as a recovery home must overcome the reputation of other recovery homes.

Landlords typically screen applicants carefully to minimize their risk. In communities with low vacancy rates, landlords rent to people with high credit ratings, with a positive rental history and jobs. As a provider working with persons with substance use disorder, however, your clients will often be the ones landlords are trying to screen out.

Individuals that possess multiple barriers have a challenging time finding housing. Many communities have found that when an agency is

willing to act as an intermediary (providing support to the tenant and conflict resolution assistance), the landlords accept high-risk tenants. However, to ensure that landlords will continue to work with your clients, you must respond quickly to landlord requests for help and follow through with the services you have promised.

Establishing Good Relationships

Establishing good relationships with landlords can have many benefits. Landlords may hold apartments for your clients, waive application fees, or agree to lock in rent payments for good tenants. Positive relationships with landlords can be the key that makes or breaks your program.

To prepare for **upcoming inspections** during **accreditation** and recertification **site visits** download the WAQRR [Housing Inspection Checklist](#).

Housing and Recovery through Peer Services (HARPS) program

In 2014, the Legislature directed the Department of Social and Health Services (DSHS) to integrate substance use disorder treatment purchasing primarily with managed care contracts administered by behavioral health organizations (BHOs) by April 1, 2016. BHOs developed the means to serve the needs of people with mental health or substance abuse disorders residing within the boundaries of their regional service area. As part of this effort, the Legislature funded three supportive housing pilot projects (North Sound BHO, Greater Columbia BHO, Great Rivers BHO) to:

- Assist individuals' transition from institutional settings into permanent supportive housing
- Provide the basis for supportive housing services, and
- Provide integration opportunities between substance use treatment services and BHOs.

In 2016, the Legislature allocated an additional \$2 million from the state general funds and \$762,000 of the federal block grant to provide for supportive housing services and bridge subsidies for four more BHOs: King County, Pierce/Optum, Spokane and Salish.

In 2017, the Legislature allocated an additional \$2,762,000 for another HARPS team that will be located in the Thurston-Mason BHO. Each team consists of three FTEs (a MHP professional and two certified peer counselors). Total team annual costs: \$190,440.

Housing bridge subsidies are estimated at \$500 per person for three months across all the eight sites. Each region is allocated funds for bridge subsidies. The 'bridge' subsidy may be used for application fees, security deposits, utilities assistance, and rent.

Housing and Essential Needs (HEN) Referral Program

The Housing and Essential Needs (HEN) Referral program provides access to essential needs items and potential housing assistance for low-income adults who are unable to work for at least 90 days due to a physical or mental incapacity and are ineligible for Aged, Blind, or Disabled (ABD) cash assistance. Eligibility for HEN housing assistance is determined by the Department of Commerce through a network of homeless and homeless prevention service providers.

Graduated Reentry Program (GRE)

The Department of Corrections (DOC) has been providing a graduated reentry process from incarceration to the community since the passage of [SHB 2638 – Graduated Reentry \(GRE\)\(pdf\)](#)⁶ in 2018.

The goals of GRE are to provide opportunities for incarcerated individuals to build skills through the delivery of treatment, programs, work, education, or participation in cognitive-behavioral interventions, while in a partial confinement setting. Positive support systems such as family, mentors, and community engagement are significant factors needed in supporting one's transition from incarceration. We recognize that individuals transitioning from a correctional facility are more successful when they have community support or resources before, during, and after their release. We have a dedicated team of corrections professionals across the state to serve our incarcerated and reentering populations.

Program Structure

One of the primary goals of the GRE is to support individuals in reentry plans to their communities. An essential factor in a successful transition is establishing a structure for the individual. Although

individuals must get advance approval for activities in the community, we strive to build a collaborative relationship so participants can sustain positive habits moving forward. We believe this focus provides the chance for exchanging information to include needs, wants, and achievements in moving forward with life after prison.

Below are examples of some of the expectations individuals have to be aware of:

- Report to and be available to their assigned corrections specialist as directed.
- Abide by the electronic monitoring schedule as agreed upon by their corrections specialist.
- Ensure the device is worn and charged as required.
- Participate in programming and treatments as determined by the Department and continue with any mental health, substance abuse or other therapies and programs previously assigned.
- Verify all activities while in the community.

OTHER FUNDING OPPORTUNITIES

The following links are either federal programs or useful information on how to receive grants:

- Washington State Department of Commerce Recovery Residence Grants: [Recovery Residences - Washington State Department of Commerce](#)⁷
- A helpful resource is: [How to Get a Government Grant](#)⁸
- COVID Funding for Housing: [COVID-19 Recovery Clearinghouse](#)⁹
- Department of Justice Funding Opportunities: USDOJ. FBI: [Funding Opportunities](#)¹⁰
- Finding Rental Assistance in Every State: [Consumer Finance](#)¹¹
- The Herron Project: [Scholarships for residents](#)¹²
- Financial Assistance for Treatment [americanaddictioncenters.org](#)¹³
- Federal Grant Programs: [GRANTS.GOV](#)

Recovery residence referral mandate - RCW 71.24.660

Substitute House Bill 1528, passed by the State Legislature in 2019 created RCW 71.24.660. Starting January 1, 2023, service providers will need to refer qualified individuals to recovery housing on the HCA Recovery Home Registry.

If you are a provider that has connections with a recovery home that is not included in the registry, please contact the Washington Alliance for Quality Recovery Residences with contact information, so they can reach out and potentially start the process of becoming included on the registry.

You can contact them via email at info@waqrr.org.



Challenges in Rural Communities

Community consultations and meetings are held as part of the process for beginning a new housing development. Proponents and opponents of the development are given the opportunity to speak. While politicians do consider these comments, increasingly, there is recognition that it is **necessary** to **solve SUD** through the **social model of recovery** and that the developments should be spread throughout a **community** rather than isolated in one area.

- Lack of screening
- Stigma, lack of privacy
- Health inequity
- Treatment options, treatment center options, mental health support
- Medication for sustained recovery
- Workforce/Financial resources
- Leadership
- Lack of substance-free spaces or activities

Recovery is enhanced in an environment that is:

- Recovery is viewed positively
- People are welcomed instead of indoctrinated, where there is a sense of belonging, hope, connectedness, purpose
- Residents are taught to practice recovery principles in every life/living situation that arises in the home
- “Ask vs. Tell / Requests vs. Demands”
- Owners, Operators, and Peer Staff Manage the environment, not the people
- Environment is free of the following:
 - Alcohol, drugs, violence, bullying, slurs or innuendo, sexual conduct, stealing, gambling

NIMBY: “NOT IN MY BACK YARD”

NIMBY, an acronym for “Not In My Backyard,” describes the phenomenon in which residents of a neighbourhood designate a new development (e.g. shelter, affordable housing, recovery housing) or change in occupancy of an existing development as inappropriate or unwanted for their local area.

Not In My Back Yard is an attempt to keep the symptoms of substance use disorders out of the community. The fear that this residence, organization, and the people seeking recovery and recovery services will negatively affect the quality of the neighborhood, its homes, and families.

- The media sensationalizes and stigmatizes a symptom
- Politicians have used the symptom as a political cudgel to present themselves as “tough on crime”
- Laws have been created to treat a symptom
- With the creation of Law’s, the symptoms of addiction have been criminalized
- With criminalization, the human being with a SUD is marginalized as a criminal
- Jails, Prisons and other institutions have been “misused” and expanded to treat a symptom of a condition they were never equipped to handle

What or Who is not wanted in the backyard?

The opposition to recovery housing is usually based on the assumed characteristics of the population that will be living in the development. Common arguments are that there will be increases in crime, drug use, thefts, violence and that property taxes will decrease. The benefits for the residents of the development are often ignored.

Rural Recovery Pillars

Save Lives

Establish programs that save lives to immediately advance community well-being and build support for creating a system of care

Engage Community

Empower the community to create an ecosystem of recovery through shared understanding and leadership

Expand Access to Treatment

Meet patients where they are already presenting for care and engage them in treatment, making sure the human connection to the system of care is never broken.

Screen for and Prevent SUD

Make behavioral health screening routine during health care encounters to identify and support people at risk for SUD and normalize discussion about mental health and SUD.

Support Recovery

Provide programs that assist with social determinants of health. Provide opportunities for people in recovery to find healthy activities to enjoy apart from settings associated with past substance use and risky behaviors.

What drives Drug Dealing and Crime?

When it comes to increases in crime, drug use, theft and violence there are a few common factors. Addiction, alcoholism, drugs of misuse and substance use disorder. Since recovery residence have strict quality control standards there is no need to worry about alcohol, drug use and crime.

Overcoming Challenges in Rural Communities

NIMBYism exists everywhere, but in a rural setting, it can be more concentrated and intense due to the intimate nature of these communities. Following best practice guidelines can help your project avoid/minimize or successfully cope with NIMBY issues.

Planning for possible NIMBY issues when starting your path down the development of rural recovery housing. Utilizing the tools, you learn in the next few pages will help your project navigate these issues effectively.

The US Department of Justice, Civil Rights Division has "[The Americans with Disabilities Act and the Opioid Crisis: Combating Discrimination Against People in Treatment or Recovery](#)."¹⁴ This act prohibits discrimination against people in recovery from OUD and are not engaging in illegal drug use. The protection extends to those who are taking legally prescribed medication to treat their OUD. This Act can be referenced when planning for NIMBY and residents will be allowed to use OUD meds while living in the residence.

TIPS FOR SUCCESS

Prepare Early

Because familiarity is associated with improved outcomes, recovery house owners, operators, and their allies are to organize formal interaction with community members, neighbors, local and state officials, and the recovery service providers in the area. The outcome depends on what you do before NIMBYism kicks in as it does after.

Identify your key messages, repeat them often, and use a wide range of media to get your message out. Request and help local journalists to write a series of in-depth articles based on interviews with people in recovery. When your project is announced later, readers will be far more likely to endorse it, and the reporter will be less likely to misinform or polarize.

Address Legitimate Concerns

You need to respond earnestly to all concerns. The opposition that persists can then be characterized as inappropriate, arbitrary, or capricious. Explain the [WAQRR Standards](#) and the Social Model of Recovery. "The recovery home facilitators, structure and guidelines are in place to minimize any resident inappropriate behavior but, if a resident is inappropriate, please tell us!"

Recruit Allies and Stress Public Safety

Local knowledge is the key to success, so honor and defer to local stakeholders (Recovery Advocates). They are your only way of thoroughly understanding the community's unique culture, history and people. Also be sure to include members of the local recovery community who would be willing to share their lived experience in recovery. (Persons in recovery, their family members and loved ones.)

Proactively explain how you'll be a responsible owner and good neighbor because of the structure provided within the residence and the accountability required for the residents to remain in the home. Counter accusations of drug dealing, violence and crime by showing how the social model and resident accountability will make the facility the least likely place in town to find those things.

Start Now

Begin as soon as possible to identify and bring together the community leaders who can mobilize support onboard. While your at it, identify potential opponents. Everyone likes to being recognized and understood, and knowing their values, beliefs, and goals can pay off in unexpected ways. Well-known and well-trusted leaders must be the official "face" of your development to prevent allegations that outsiders are manipulating and profiting from locals.



Organize

Enlist your allies to form an official NIMBY Committee. They are best equipped to keep the lines of communication open and anticipate local concerns; ask the committee to:

1. Build a case as to how the community can support the project.
2. Develop and manage a community engagement strategy that involves locals in the planning process.
3. Identify and enlist community partners to address all concerns raised by residents.
4. Create and maintain a favorable profile in the community.

Anticipate and Showcase Successes

It's easy to be an armchair quarterback; much harder to anticipate barriers and prepare to meet them. It's clear that the more prepared you are, the fewer surprises you'll run into later.

Document positive outcomes with facts and data, but remember that video and personal testimonials from residents and local-officials – police officers,

mayors, judges, and health officials – are even more powerful.

Public meetings

It's easier for moderators to maintain an environment of mutual respect on Zoom. Public meetings are another story, especially if someone is there to hijack the mic and intimidate participants. Publish clear rules in advance and take steps to ensure they will be adhered to.

Take the High Road

Like recovery itself, the creation of Recovery Housing is a "process." Though detractors may strike you as irrational, treat them with respect. It can help to know their position as well as they do, even if you disagree.

Being immersed in a NIMBY controversy can be confusing, frustrating, infuriating, and depressing. But it's still an opportunity to build awareness, understanding, and support. Living to fight another day is not the worst outcome, especially if you learn from it.

Address the Elephant in the Room

"I suspect, Mr./Mrs. _____ that you believe strongly in discipline, responsibility, and accountability. But there's none of that when you live on the streets or couch-surf with others who use drugs. Wouldn't it be better if they were in a structured environment where they have to answer to peers who can't be fooled? Wouldn't that kind of accountability be better than the current permissiveness that expends taxpayer dollars on endless emergency room visits and jail stays?"

The last tip for success when dealing with landlords in rural communities is to: **let it go**. Remember that a respectful draw can be a victory. Even if you didn't 't get what you came for, participants saw that you were professional, principled, polite, and level-headed—someone they know they can work with when the bell sounds for the next round.

Contact Landlord Form

Landlord Information Template. Using this form will allow your agency to collect information about landlords in your community as well as the type of housing that is available. It is important to note, however, that many communities either have or are in the process of creating a housing inventory database. If you live in one of these communities, there are probably forms and procedures in place for collecting information and populating the database.

FIRST NAME

CELL PHONE

OFFICE PHONE

FAX NUMBER

WHO SHOULD CONTACT THE LANDLORD (CASE
MANAGER OR CLIENT)?

POSSIBLE BEDS: ☐ 1-6 ☐ 7-12 ☐ 12+

MONTHLY RENT

DATE AVAILABLE

LAST NAME

EMAIL

MAILING ADDRESS

PHYSICAL ADDRESS OF PROPERTY

NOTES

| APPLIANCES | CIRCLE Y/N | AMENITIES | CIRCLE Y/N |
|-------------------|------------|------------------|------------|
| LAUNDRY | Y N | GOOD NBRHD. | Y N |
| REFRIGERATOR | Y N | CLOSE TO BUSLINE | Y N |
| OVEN | Y N | DRIVEWAY | Y N |
| STOVE TOP | Y N | STREET PARKING | Y N |
| DISHWASHER | Y N | PRIVATE | Y N |
| MICROWAVE | Y N | ADA | Y N |
| FIRE EXTINGUISHER | Y N | YARD | Y N |
| SMOKE DETECTOR | Y N | POOL | Y N |
| CENTRAL AIR | Y N | HEATING | Y N |
| FIREPLACE | Y N | COOLING | Y N |

Landlord-Tenant-Case Manager Communication Agreement

This communication agreement can be used to promote open communication between the landlord, tenant, and case manager/housing advocate and to address problems before they become irreparable.

About this tool: This communication agreement should be filled out and signed by the tenant and then provided to the landlord to promote open communication between the landlord, tenant, and case manager. The form can easily be modified, but includes those issues most frequently cited by landlords as “red flags.” The important thing is to identify and address problems before they become irreparable. Note that before this agreement is used, you may want to have your client sign an information release authorization form.

Dear [NAME OF LANDLORD]:

My goal is to pay my rent on time, follow the provisions of my lease, keep my residence in good condition, and get along with my neighbors. I am working with a program that will help me do this, but I need your help. I am asking you to inform both my case manager and me if any of the following occur. You can fill out the form and send it to the addresses below or contact us by telephone. We appreciate your cooperation.

____ Landlord has not received full rent by the 3rd day of the month.

____ Landlord has received a noise complaint for tenant

____ Landlord has significant concerns about the condition of the tenant's unit. (Examples: Landlord has seen damage or received complaints about bad smells ie: garbage.)

____ Landlord thinks someone is living in the tenant's unit who is not named on the lease.

____ Landlord thinks someone in the tenant's unit may be doing something illegal.

____ The behavior of someone living in or visiting the tenant's unit is a nuisance.

____ Landlord has seen something that is a violation of the lease.

Other:

To contact me via mail (address):

To contact me via phone (number):

Feel free to contact my house manager _____ by phone at _____.

Thank you for your cooperation!

(Signature of Tenant)

(Date)

(Signature of Caseworker)

(Date)

DISCLAIMER

The information provided by WAQRR ("we," "us" or "our") in the following sample documents is for general informational purposes only. All information is provided in good faith, however we make no representation or warranty of any kind, express or implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any information in the sample documents.

Under no circumstance shall we have any liability to you for any loss or damage of any kind incurred as a result of the use of the sample document or reliance on any information provided in this toolkit. Your use of this document and your reliance on any information in the toolkit is solely at your own risk.

Download Sample Lease

<https://www.waqrr.org/sampledocuments-test/Download/20Sample520lease>

BY THIS AGREEMENT, made and entered into on 03/12/2022 between INSERT LEESORS LAGAL NAME HERE herein referred to as Lessor and INSERT LEASSEE'S LEGAL NAME HERE, herein referred to as Lessee. Lessor leases to Lessee the premises situated at ENETR STREET ADDRESS HERE for a term of TYPE NUMBER (__) years to commence on April 1st, 20__ and to end on March 31st, 20__ at 11:59PM.

- Rent.** From April 1st, 20__ through March 31st 20__, Lessee agrees to pay, without demand to Lessor as rent for the demised premises, the sum of Three Thousand Three Hundred Fifty Dollars and Zero Cents (\$3,350.00) per month. From April 1st, 20__ through March 31st, 20__ Lessee agrees to pay, without demand to Lessor as rent for the demised premises the sum of Three Thousand Five Hundred Fifty Dollars and Zero Cents (\$3,550.00) per month. This will be paid in advance on the 5th of each calendar month beginning April 1st, 20__ at such place as the Lessor may designate. Rent paid after the 5th will constitute a \$50 late fee.
- Security Deposit.** A non-refundable deposit for \$500.00 shall be deposited with Lessor.
- Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
- Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single-family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by the Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family residence in accordance with the concept and system of a recovery residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities, affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of the lease.
- Number of Occupants.** Lessee agrees that the demise premises shall be occupied by no more than six (6) persons consisting of eight (6) members without the written consent of the Lessors. Such individuals must be in a bona fide RECOVERY RESIDENCE.
- Condition of Premises.** Lessee stipulates that he has examined the demised premises, including

the grounds and all building and improvements, and that they are, at the time of the lease, in good order, repair, and a safe, clean, and tenantable condition.

7. **Assignment and Subletting.** Without Lessor's prior written consent, Lessee shall not assign this Lease, or sublet or grant any concession or license to use premises or any part thereof. Consent by Lessor to one assignment, subletting, concession, or license. An assignment, subletting, concession, or license without prior written permission of Lessor, or an assignment or subletting by operation of law, shall be void and shall, a Lessor's option to terminate this lease.
8. **Alterations and Improvements.** Lessee shall make no alterations to the building on the demised premises or construct any building or make other improvements on the Premises without Lessor's prior written consent. All alterations, changes, and modifications built, created, or placed on the demised premises by Lessee, except for fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.
9. **Damage to Premises.** Suppose the demised premises or any part thereof, shall be partially damaged by for another casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor. In that case, the premises shall be prompt, repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises shall be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end. The rent shall be prorated up to the time of the damage.
10. **Dangerous Materials.** Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company. Furthermore, the lessee agrees to not use any open flame of any kind on premises including but not limited to candles, incense, etc.
11. **Utilities.** Lessee shall be responsible for arranging for and paying for all utility services required on the premises.
12. **Right of Inspection.** Lessor and his agents shall have the right at all reasonable times and giving 24 hours' notice during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.
13. **Maintenance and Repair.** Lessee and his agents shall have the right at all reasonable times and appurtenances in a good and sanitary condition and repair during the term of this lease and any renewal thereof and pay for any repair due to their negligence. Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean, keep the electric bells in order; support the walks free from dirt and debris; and shall make all required repairs to plumbing, range, heating, apparatus and electric and gas fixtures whenever damage to it shall have resulted from Lessee's misuse, waste, or neglect or that of his employee, family, agent or visitor. Major maintenance and repair of the leased premises, not due to lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor shall be the responsibility of the Lessor or

his assigns. Major expenditures shall include any expenditure for plumbing, electric or appliances needing repair not caused by the Lessee's neglect, misuse, or waste. Lessee agrees that no signs shall be placed, or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.

14. **Animals.** Lessee shall keep NO domestic or other animals on or about the leased premises visiting or otherwise at any time.
15. **Display of Signs/Sale of Premises.** During the last 30 days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants and may sell premises with 90 days of notice to Lessee. Upon the purchase of premises by another individual or entity this lease shall become void 90 days following the transfer of title to the demised premises.
16. **Subordination of Lease.** This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.
17. **Holdover by Lessee.** Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, this agreement automatically converts over to a month-to-month tenancy agreement between Lessor and Lessee which shall be subject to all the terms and conditions thereof but shall be terminated on thirty (30) days' written notice served by Lessor or Lessee on the other party.
18. **Surrender of Premises.** Upon notice of nonrenewal of lease terms, Lessee shall quit and surrender the premises hereby demised in as good a state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.
19. **Default.** If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons there from. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 10 days of receipt of such notice, Lessee has corrected the default or breach or has taken reasonable action likely to affect such correction within a reasonable time.
20. **Abandonment.** If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at his option enter the demised premises by any means without being liable for any prosecution thereof, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and at Lessor's option hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following

abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

- 21. Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the landlord and the Lessee identified herein, and all covenants are to be construed as conditions of this lease.
- 22. Smoking.** There shall be NO smoking and NO vaping within the confines of the demised premises

IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.

Lessor: _____

Lessee: _____

X _____

X _____

Date _____

Date _____



WAQRR
Washington Alliance For
Quality Recovery Residences

Washington State
Health Care Authority

I would like to express my sincere gratitude to everyone who contributed to the writing of the Private Landlord Toolkit prepared by the Washington Alliance for Quality Recovery Residences. Your dedication and hard work in creating this valuable resource is greatly appreciated.

The toolkit is an invaluable resource for those working in the field of behavioral health, providing practical guidance and support for improving the quality of recovery residences in our community. It will no doubt have a positive impact on the lives of countless individuals seeking support in recovery.

Thank you for your commitment to improving the mental health and well-being of our community. Your efforts are truly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Bliss", with a stylized flourish at the end.

Jason Bliss

- 1 **Substance use disorder** (SUD) is the persistent use of drugs (including alcohol) despite substantial harm and adverse consequences as a result of their use. SAMHSA.gov.
- 2 Diagnostic and statistical manual of mental disorders (5th ed.). Arlington, VA: American Psychiatric Association. 2013. ISBN 978-0-89042-554-1. OCLC 830807378.
- 3 "RCW 41.05.760." Washington State Legislature, apps.leg.wa.gov/rcw/default.aspx?cite=41.05.760. Recovery residences—Referrals by licensed or certified service providers. Beginning January 1, 2023, a licensed or certified service provider may not refer a client who is appropriate for housing in a recovery residence, to support the client's recovery from a substance use disorder, to a recovery residence that is not included in the registry of approved recovery residences maintained by the authority under **RCW 41.05.760**. This section does not otherwise limit the discharge or referral options available for a person in recovery from a substance use disorder to any other appropriate placements or services.
- 4 Douglas L. Polcin, Rachael A. Korcha, Jason Bond, Gantt Galloway, Sober living houses for alcohol and drug dependence: 18-Month outcomes, *Journal of Substance Abuse Treatment*, Volume 38, Issue 4, 2010, Pages 356-365, ISSN 0740-5472, <https://doi.org/10.1016/j.jsat.2010.02.003>. Abstract: Objective: A major challenge facing many individuals attempting to abstain from substances is finding a stable living environment that supports sustained recovery. Sober living houses (SLHs) are alcohol- and drug-free living environments that support abstinence by emphasizing involvement in 12-step groups and **social support for recovery**. Among a number of advantages, they are financially self-sustaining and residents can stay as long as they wish. Although SLHs can be used as housing referrals after inpatient treatment, while clients attend outpatient treatment, after incarceration, or as an alternative to treatment, they have been understudied and underutilized. Method: To describe outcomes of SLH residents, we interviewed 245 individuals within 1 week of entering SLHs and at 6-, 12-, and 18-month follow-up. Eighty-nine percent completed at least one follow-up interview. Outcomes included the Addiction Severity Index (ASI), Brief Symptom Inventory (BSI), and measures of alcohol and drug use. Covariates included demographic characteristics, 12-step involvement, and substance use in the social network. Results: Regardless of referral source, improvements were noted on ASI scales (alcohol, drug, and employment), psychiatric severity on the BSI, arrests, and alcohol and drug use. Substance use in the social network predicted nearly all outcome measures. Involvement in 12-step groups predicted fewer arrests and lower alcohol and drug use. Conclusion: Residents of SLHs made improvements in a variety of areas. Additional studies should use randomized designs to establish causal effects of SLHs. Results support the importance of key components of the recovery model used by SLHs: (a) involvement in 12-step groups and (b) developing social support systems with fewer alcohol and drug users.
- 5 "Tips for Working with Landlords." HousingSearchTool, hudexchange.info/resources/housingsearchtool/?housingsearchtoolaction=public:main.tips-for-working-with-landlords. The article provides tips for working with landlords when searching for housing. It suggests making a list of housing needs and budget, researching potential landlords, asking for references, inspecting the unit before signing a lease, and understanding the terms and conditions of the lease agreement. The article also advises being respectful and professional when communicating with landlords and discussing any concerns or issues that may arise during the tenancy.
- 6 "Substitute House Bill 2638." Washington State Legislature, apps.leg.wa.gov/billinfo/summary.aspx?bill=2638&year=2021..
- 7 Washington State Department of Commerce. Smith, Jamie. "RRE Application Instructions-SFY 2023." Washington State Office of Minority and Women's Business Enterprises, omwbe.wa.gov/sites/default/files/bids/RRE%20Application%20Instructions-SFY%202023.pdf.
- 8 The only way to get a **government grant** to operate a halfway house is to be recognized by the Internal Revenue Service (IRS) as a 501(c)(3) nonprofit faith-based or community-based organization (FBO or CBO). FBOs are loosely defined by the federal government as "connected with an organized faith community." CBOs are "small neighborhood non-profit organizations that are located in the same zip code as the people they serve." You can download the 501(c)(3) application at the IRS website. Even with non-profit status, there are limited resources and plenty of rules to navigate. Boykin, George. "How to Get a Government Grant for a Halfway House." Bizfluent, 8 Nov. 2018, bizfluent.com/how-5009413-government-grant-halfway-house.html. Accessed 3 Feb. 2023, 10:11 a.m.
- 9 In a major victory for America's counties, the State and Local Coronavirus Fiscal Recovery Funds legislation, part of the American Rescue Plan Act, became law on March 11. The law, which NACo helped to develop and strongly advocated to pass, includes \$65.1 billion in direct, flexible aid for every county, parish and borough in America. We have secured significant resources to strengthen our communities by investing in small businesses and nonprofits, vaccine distribution, public health and safety, human services, especially for those suffering from domestic violence, mental illnesses and substance use disorders, and much-needed infrastructure, including access to broadband. The **NACo COVID-19 Recovery Clearinghouse** features critical resources for counties, including allocation estimations, examples of county programs using federal coronavirus relief funds, the latest news and more. "COVID-19 Recovery Clearinghouse." National Association of Counties, naco.org/covid-19-recovery-clearinghouse. Accessed 3 Feb. 2023.
- 10 Faith-based and other community organizations are eligible to apply for **Department of Justice grants** or con-

tracts from the Bureau of Prisons, the Office of Community Oriented Policing Services, the Office of Justice Programs, the Civil Rights Division, and the Office on Violence Against Women. The Department of Justice, through the Office of Justice Programs and the Office on Violence Against Women, also awards formula and block grants to state governments. State governments may then award sub-grants to faith-based and community organizations, among other types of eligible applicants. A directory of state government contacts for formula and block grant programs is available on the State Administering Agencies web page. Please contact us if you have any questions. "Federal Bureau of Investigation Funding Opportunities." U.S. Department of Justice, justice.gov/archive/fbci/fundopp.html. Accessed 3 Feb. 2023, 10:15 a.m.

11 If you're looking for **help with housing costs**, you're not alone. State and local organizations are distributing money to help landlords and renters struggling to keep up with rent and other bills. Many programs take applications from both landlords and renters. "Find Help with Rent and Utilities." Consumer Financial Protection Bureau, consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/renter-protections/find-help-with-rent-and-utilities. Accessed 3 Feb. 2023, 10:16 a.m.

12 **Herren Project** offers sober housing scholarships and recovery coaching mentors to positively support steps towards living a substance-free life. Recovery scholarship opportunities are available to those in treatment nationwide to provide financial and emotional support for those motivated to continue to heal their lives after treatment. Approved candidates are given a chance to get back on their feet and transition into their new sober life in a safe and successful way without the immediate financial burden of paying rent right after treatment. Our goal is to support and empower individuals as they transition out of drug or alcohol addiction treatment and into recovery to help them establish a new, healthy lifestyle. "Recovery Scholarships." The Herren Project, herrenproject.org/recovery-scholarships. Accessed 3 Feb. 2023.

13 **Government Funding for Drug and Alcohol Rehabilitation:** Many people in the United States would benefit from professional help for their substance abuse issues. However, the perceived cost of addiction rehab can keep some people from seeking out the treatment they need. It is completely normal to need help paying for drug rehab and, luckily, there are a variety of options that can help cover the cost of treatment. Insurance coverage and grants for rehab centers are just some of the options people have if they are struggling with substance abuse issues and need treatment. Some forms of financial assistance for substance abuse treatment include: State-funded substance abuse programs and state-funded detox addiction treatment programs, Substance Abuse and Mental Health Services Administration (SAMHSA) grants, Medicare and Medicaid, U.S. Department of Veterans Affairs, The Affordable Care Act (ACA). Wagener, Dan M.A. "Public Assistance for Substance Abuse Treatment." American Addiction Centers, americanaddictioncenters.org/rehab-guide/public-assistance, updated 13 Sep. 2022. Accessed 3 Feb. 2023, 10:23 a.m.

14 **The Americans with Disabilities Act and the Opioid Crisis:** Combating Discrimination Against People in Treatment or Recovery. The opioid crisis poses an extraordinary challenge to communities throughout our country. The Department of Justice (the Department) has responded with a comprehensive approach prioritizing prevention, enforcement, and treatment. This includes enforcing the Americans with Disabilities Act (ADA), which prohibits discrimination against people in recovery from opioid use disorder (OUD) who are not engaging in illegal drug use, including those who are taking legally-prescribed medication to treat their OUD. This guidance document provides information about how the ADA can protect individuals with OUD from discrimination—an important part of combating the opioid epidemic across American communities. While this document focuses on individuals with OUD, the legal principles discussed also apply to individuals with other types of substance use disorders. U.S. Department of Health and Human Services. "Guidance on Opioid Use Disorder and Pain Management." April 5, 2022. archive.ada.gov/opioid_guidance.pdf. Accessed 3 Feb. 2023, 10:25 a.m.