



OXFORD HOUSE CALLED “AMAZING” IN DRUG REHABILITATION STUDY

DePaul University released the results of two studies that validate the effectiveness of Oxford House, the most successful drug and alcohol rehabilitation organization in the United States. About the studies, DePaul lead researcher, Leonard Jason, Ph.D. said, “Even we were amazed at the results. These findings suggest tremendous public policy benefits for these types of low cost, residential, non-medical care options for individuals with substance abuse problems.”

The results of the DePaul studies demonstrate that Oxford Houses create significant positive changes in our nation’s drug and alcohol addiction crisis. Oxford House residents have a 65-87% recovery rate without relapse in comparison to disappointingly low recovery rates for addicts involved in recovery efforts other than the Oxford House program. As noted later, the rates vary due to different protocols.

Paul Molloy, founder of Oxford House stated, “Oxford House takes immense pride in DePaul University’s findings. It is wonderful to know that we are the best at what we do – providing a network of hope for drug and alcohol rehabilitation.”

Molloy continued, “These DePaul studies are the most significant behavioral studies ever undertaken in the field of drug and alcohol rehabilitation, *especially* on the aspects of recovery without relapse.”

Paul Molloy is considered a testament to Oxford House’s mission of recovery without relapse and the conviction that these self-help recovery houses work. With a good dose of humility, and the deceptively simple idea of self-help, Molloy rehabilitated himself and thousands of others through the Oxford House program. His vision and political savvy have made Oxford House the unparalleled success it is today.

The growing number of Oxford Houses across the country, in addition to the claimed success rates of the organization, are two factors that prompted DePaul University researcher, Leonard Jason, and his team of Ph.D.s to launch the over four-year longitudinal study on the effectiveness of Oxford Houses.

DePaul University researchers conducted two comprehensive studies on the successes and failures of drug and alcohol rehabilitation. The first study sampled over 900 individuals in 213 Oxford Houses throughout the United States, each house having an average of 8 residents. Follow-up interviews were conducted with study participants at 3-month intervals, tracking their progress in maintaining their sobriety. After monitoring residents for 2 years, it was found an astounding 87% of these 900-plus people remained clean and sober.

The second study consisted of 150 people from Illinois, all of whom were given one choice: rehabilitation or incarceration. Half of the people were randomly assigned to live in Oxford Houses and the other half were told to enter into traditional treatment. Of those who went to traditional treatment, only 31% recovered. Of those who were sent to live in Oxford Houses, 65% were rehabilitated.

Oxford House is a self-help, self-supporting drug free home for recovering drug and alcohol abusers. Oxford Houses assure an alcohol and drug-free living environment with all Houses located in good, safe neighborhoods. There are over 1,400 individual Oxford Houses across the country, including 88 homes in Virginia. Oxford House CEO and alumnus, Paul Molloy, founded the first Oxford House in Silver Spring, Maryland in 1975.

Oxford House, Inc. serves as the umbrella corporation for the national network of Oxford Houses. Its mission is to educate others on the concept of Oxford House and to help replicate more self-run Houses in new areas.

Oxford House: An Association to Meet the National Need

The most natural right of man, after that of acting on his own, is that of combining his efforts with those of his fellows and acting together. Therefore, the right of association seems to me by nature almost as inalienable as individual liberty. ... Better use of association and this powerful instrument of action has been applied to more varied aims in America than anywhere else in the world. ... Finally, associations are formed to combat exclusively moral troubles; intemperance is fought in common.

Alexis De Tocqueville – Part II, Chapter 4, *Democracy in America*, 1835

The National Problem – 2008

More than 25 million Americans are alcoholics and/or drug addicts. In today's world, these individuals not only suffer personal enslavement to addiction but also cause chaos and often violence for family, friends, communities and the nation.

Almost every family knows of a relative or friend afflicted by alcoholism and/or drug addiction. Since 1956 the American Medical Association have recognized both as diseases because one addicted the use of any alcohol or addictive drugs causes compulsive use. Compulsive use causes irrational behavior, self-harm, and heartbreak to loved ones and families and a terrible waste of otherwise good people.

In 2006, about 3.3 million [15%] of those needing treatment received some. Nearly two-thirds of such treatment was limited to self-help groups such as Alcoholics Anonymous. Of the rest receiving treatment, most is either limited outpatient treatment or three to seven days of in-patient detoxification.¹ Of the treated most stay clean or sober for less than a year.

A Pragmatic Solution

There is no known cure for alcoholism or drug addiction except individual behavior change. For the alcoholic and drug addict such behavior change takes opportunity, motivation, time and peer support. Since 1975, Oxford House™ has demonstrated that it effectively provides all four requirements for the alcoholic and/or drug addict to develop comfortable sobriety without relapse.

In 1988, President Reagan recognized the value of Oxford House and included an incentive in the Anti-Drug Abuse Act of 1988, for alcoholics and/or drug addicts to establish democratically self-run and self-supported recovery homes based on the Oxford House model. [See other side.] Since 1988, Oxford House has expanded from 18 houses located in the Washington, DC area to 1,276 Oxford Houses located in 39 states, Canada and Australia. Each new Oxford House™ came into existence because experienced individuals who understood the Oxford House concept and system of operations helped start the new houses one at a time.

¹ Substance Abuse and Mental Health Services Administration (2007). *Results from the 2005 National Survey on Drug Use and Health: National Findings* (Office of Applied Studies, NSDUH Series H-25, DHHS Publication No. SMA 04-3964) Rockville, MD.

More than 157 trained outreach workers have traveled from Alaska to Australia to teach others in recovery from alcoholism and drug addiction how an Oxford House™ works and to explain why living in an Oxford House™ is the best road for achieving recovery without relapse. The outreach worker is trained by Oxford House World Services for the following tasks:

- ◆ Finding a suitable house to rent
- ◆ Getting a charter from OHI
- ◆ Getting an FEIN number from IRS
- ◆ Recruiting initial residents
- ◆ Teaching residents the system of operations
- ◆ Building mutually supportive chapters
- ◆ Balancing supply of houses to demand
- ◆ Developing linkages to providers
- ◆ Developing employment linkages
- ◆ Documenting success/failure

Oxford House World Services has the sole authority for granting groups charters to establish Oxford Houses. The charter has three specific conditions: (1) the group must be democratically self-run, (2) the group must be financially self-supported, and (3) the group must immediately expel any resident who returns to using drugs or drinking alcohol.

Oxford House World Services – like AA – does not own property or accumulate wealth. Its sole purpose is to help start enough houses to provide all recovering individuals the opportunity to make it. Residents run houses and pay household expenses themselves. Contributions and grants help train outreach workers and provide on-going technical assistance to existing houses. The Oxford House Manual® and the Oxford House Chapter Manual® are the basic texts that lay out the nuts and bolts enabling Oxford House™ to democratically operate from the grassroots up. Download manuals as PDF documents from the Internet at www.oxfordhouse.org.

There is no time limit for living in an Oxford House™ but if a resident returns to using alcohol or drugs he or she is immediately expelled. Fewer than 20% relapse. The average stay in an Oxford House™ is about 11 months and close to 80% achieve long-term sobriety without relapse.² Pass on the good news. The need for many more cost-effective Oxford Houses is great. Funding and partnership with government, faith-based communities, foundations, treatment providers and the criminal justice system can make expansion happen.

² DePaul University NIAAA and NIDA studies 2005.

Oxford House™

Helping alcoholics, drug addicts and those with co-occurring mental illness

Saving Money – Saving Lives The Low-Cost Solution For Long-Term Recovery

WHAT ARE OXFORD HOUSES?

Oxford Houses are self-run, self-supported recovery houses. In September 2018 there are over 2,441 Oxford Houses throughout the United States with over 19,427 recovery beds. Each Oxford House is home to recovering alcoholics, drug addicts and those with co-occurring mental illness. Each house is a rented ordinary single-family house. The residents of each house are the same sex and receive a no-cost charter from Oxford House, Inc. [OHI] – the 501[c][3] national umbrella organization for all Oxford Houses. The charter has three conditions: (1) the group must be democratically self-run following the Oxford House Manual®; (2) the group must be financially self-supporting; and (3) the group must immediately expel any member who returns to using alcohol or illicit drugs.

HOW DOES IT WORK?

Each Oxford House is autonomous. Residents govern themselves, electing House officers (with term limits), holding regular House meetings and following disciplined parliamentary procedures. Residents work and pay their own rent and household expenses. There are no time limits on residency so residents can stay long enough to build comfortable, continuous sobriety. Furthermore, the system encourages the development of leadership skills and self-efficacy. More than 80 percent of Oxford House residents remain clean and sober for the long term despite the fact that many of them come from backgrounds that have included lengthy alcohol and drug use, periods of homelessness, and incarceration. Slowly, but surely, residents learn or relearn values and responsible behavior.

HOW DO WE KNOW IT WORKS?

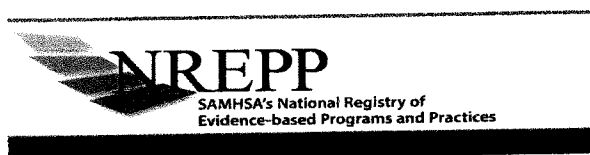
Evidence-based research has demonstrated that the Oxford House program works. Oxford House, Inc. and the residents of Oxford Houses value transparency and welcome research into the program. Supported by grants by NIAAA and NIDA for the study of recovery, DePaul University in Chicago and other academic researchers have found remarkable recovery success from Oxford House living. Their findings prompted SAMSHA to list Oxford House™ on the National Registry of Evidence-based Programs and Practices [NREPP]. In November 2016, the U.S. Surgeon General's Report, Facing Addiction in America, highlighted the effectiveness of Oxford Houses.

HOW DO NEW OXFORD HOUSES GET STARTED?

In AA, it's said that all that's needed to start a new AA meeting is two recovering people with resentments and a coffee pot. Starting an Oxford House™ is a little more complicated, but, all it takes is a few recovering people, the support of those who understand the system, and minimal financing. Most new Oxford Houses are started with the help of Oxford House outreach workers (all of whom are recovering individuals who have lived in an Oxford House) and a start-up loan to the new House that the residents pay back over a couple of years. Once started, Oxford Houses are autonomous and run themselves with very little monitoring. Most Oxford Houses belong to Oxford House chapters. Oxford House residents' participation at state workshops and at the annual Oxford House World Convention helps to assure quality control. These get-togethers also foster community building and education.

WHAT IS NEEDED TO GET MORE OXFORD HOUSES?

The major barrier to the creation of more Oxford Houses is the lack of start-up funding. As noted on the chart on the back page, the most Oxford Houses exist in states where the state (or a locality) contracts with Oxford House to provide funding for outreach workers and establish a start-up loan fund. Foundations, treatment providers and drug courts also provide funding. Because of the structure of the program, the cost per bed is much, much lower than for traditional programs and recovery without relapse more likely. In today's budget-strapped environment and need to lower health care costs, Oxford Houses provide quality control and the low-cost way to improve recovery outcomes.



OXFORD HOUSES BY STATE

The chart below shows Oxford Houses and Oxford House beds by state as of the end of August 2018. It also notes whether or not Oxford House receives any financial support to help start and maintain Oxford Houses in a state.

- The most Oxford Houses exist in states where the state supports a start-up loan fund and outreach support. Washington, North Carolina, Texas and Oregon are home to the most Oxford Houses and each of these states provides start-up loan funds and support for OH-trained outreach workers who start new Oxford Houses and assist existing Oxford Houses. Agreements with 23 states and localities in FY 2017 totaled about \$7.2 million. Oxford House also received voluntary contributions of over \$540,000 in FY 2017 from individual Oxford Houses.
- Both start-up loans and outreach support are critical for expansion. National expansion was fostered by 1988 Anti-Drug Abuse Act enacted by the 100th Congress at the end of the Reagan Administration. That Act required states to establish \$100,000 start-up loan funds to make \$4,000 start-up loans to groups of six or more recovering individuals to rent a house and use the Oxford House model. The loan fund requirement has since become discretionary but some states still provide the funds. Oxford House residents themselves pay back the loans (usually \$4-6,000) over two years. Minimal support for on-site outreach and loans makes all the difference.

Alabama	7	51	State
Alaska	4	43	None
Arizona	0	0	None
Arkansas	4	36	None
California	7	52	None
Colorado	47	356	Daniels/State
Connecticut	8	73	None
Delaware	65	524	State
Florida	1	8	None
Georgia	1	8	None
Hawaii	40	332	State
Idaho	3	22	None
Illinois	50	366	State
Indiana	0	0	None
Iowa	7	55	None
Kansas	112	950	State
Kentucky	38	271	State
Louisiana	119	878	State
Maine	10	87	None
Maryland	51	406	State
Massachusetts	9	85	None
Michigan	3	24	Private
Minnesota	1	8	None
Mississippi	18	125	None
Missouri	40	329	Grant
[Continued in next column]			

Montana	0	0	None
Nebraska	45	336	State
Nevada	2	20	None
New Hampshire	1	6	None
New Jersey	144	1159	State
New Mexico	18	136	State
New York	29	264	Private
North Carolina	258	1992	State
North Dakota	0	0	None
Ohio	2	15	None
Oklahoma	110	973	State
Oregon	189	1549	State
Pennsylvania	39	294	Counties
Rhode Island	0	0	None
South Carolina	59	421	State
South Dakota	0	0	None
Tennessee	78	559	State
Texas	270	2094	State
Utah	7	75	None
Vermont	2	18	None
Virginia	137	1116	State
Washington	279	2350	State
W. Virginia	27	204	State
Wisconsin	27	204	County
Wyoming	2	14	None
DC	33	290	State

Visit the Oxford House website: www.oxfordhouse.org

Oxford House World Services • 1010 Wayne Avenue, Suite 300, Silver Spring, Maryland • Telephone 301-587-2916



What is
Oxford House?

QUESTIONS AND ANSWERS ABOUT OXFORD HOUSE

Q. What is the philosophy behind Oxford House™?

The philosophy behind Oxford House™ is three-fold: [1] self-help is the bedrock of recovery, [2] disciplined democracy is key to living together successfully, and [3] self-support builds sobriety comfortable enough to avoid relapse.

Q. How did Oxford House™ get started?

In 1975, a tight budget in Montgomery County, Maryland led to a decision to close one of the four county-run halfway houses. The thirteen men living in the halfway house to be closed rented the building and decided to run it themselves. They immediately decided to change the halfway house rule that limited stays to six months because they had witnessed that when a person was required to leave because the time was up they almost always relapsed within thirty days of leaving. That was an important change because recovering individuals take different lengths of time to become comfortable enough in sobriety to avoid relapse.

Q. Who manages an Oxford House™?

Oxford Houses are democratically self-run by the residents themselves. They elect officers to serve for terms of six months. They are similar to a college fraternity or sorority or a small New England town. Officers have fixed terms of office to avoid bossism or corruption of egalitarian democracy.

Q. What is the role of outreach workers? Do they manage an individual Oxford House™?

Oxford House, Inc. employs outreach workers primarily to assist in the expansion of Oxford House™ and some states provide grants to Oxford House, Inc. to support outreach activities. Outreach workers do NOT manage Oxford Houses. All Oxford Houses are self-run by the residents themselves. Outreach workers work primarily with new houses, helping them get organized, teaching them the system of operations, and serving as resource persons. All Oxford House, Inc. outreach workers are in recovery and all have lived in an Oxford House™. They have a good understanding of how the system works and can be very helpful to Houses that seek their assistance.

Q. How long can someone live in an Oxford House™?

A recovering individual can live in an Oxford House™ for as long as he or she does not drink alcohol, does not use drugs, and pays an equal share of the house expenses. The average stay is about a year, but many residents stay three, four, or more years. There is no pressure on anyone in good standing to leave.

Q. Why are Oxford Houses™ self-run?

Oxford Houses™ are self-run because: (1) this permits individuals in recovery to learn responsibility, and (2) the lower cost associated with self-run housing permits extensive replication of houses. Because the houses are self-run and self-supported, it is easier to expand capacity to meet demand rather than requiring individuals to leave in order to make room for newcomers. When demand exceeds the supply of beds, it is traditional in Oxford House™ for several existing residents to find another house to rent and expand capacity.

Q. How difficult is it to find houses to rent?

It is no more difficult than for an ordinary family to find a house to rent. Each Oxford House™ is an ordinary single-family house with at least two bathrooms and four or more bedrooms. Most, if not all, of the bedrooms should be large enough for two twin beds. Newcomers in particular should have roommate. This discourages isolation and helps the newcomer to get the full benefit of recovering individuals helping each other to become comfortable enough in sobriety to avoid relapse.

Q. Don't zoning laws limit where a group of unrelated individuals can rent a house?

Fortunately, the 1988 Amendments to the Federal Fair Housing Act prohibit discrimination against handicap individuals covered by the Act including individuals recovering from alcoholism and/or drug addiction. Local governments are required to make a reasonable accommodation in their zoning laws to enable covered individuals to effectively deal with their disability.

Q. Are recovering alcoholics, drug addicts and those with co-occurring mental illness really covered under the law?

Yes, because alcoholism, drug addiction and mental illness are handicapping conditions. Oxford House, Inc. litigated the issue and in 1995 the United States Supreme Court considered the issue in *City of Edmonds, WA v. Oxford House, Inc. et al.* 514 US 725 (1995). In that case the Court found that alcoholics and drug addicts met the definition of 'handicap' within the meaning the law and therefore are a protected class requiring that local governments make a reasonable accommodation in zoning laws restricting groups of unrelated persons to live together. Since then, courts have found that the same protection applies with respect to fire safety standards and rates charged property owners for property insurance coverage. In fact, Oxford Houses™ must be treated the same as ordinary family homes.

Q. How can one get into an Oxford House™?

Any recovering alcoholic or drug addict can apply to get into any Oxford House™ by filling out an application and being interviewed by the existing members of an Oxford House™. The application is then considered by the membership of the House and, if there is a vacancy and if 80% of the members approve, the applicant is accepted and moves in. If an applicant does not get voted into one house, he or she should try another house in the area. The Oxford House™ website contains information about "How to Apply" to live in an Oxford House.

Q. What if there is not an Oxford House™ in the area or there are no vacancies in any Oxford House™ in the region?

Any group of recovering individuals can start a new Oxford House. All they need to do is to find a house to rent in the name of the group, and apply to Oxford House, Inc., for a temporary charter. The house must be able to accommodate at least six residents. There is no charge for an Oxford House™ charter but residents must agree to adhere to the charter conditions.

Q. What is an Oxford House™ Charter?

An Oxford House™ Charter gives a group of six or more recovering individuals the right to call itself an Oxford House™ and to use the Oxford House™ system of operations set forth in the Oxford House Manual®, forms and other publications. There is no charge for the charter but it has three conditions: [1] the group must be democratically self-run following the procedures of the Oxford House Manual®, [2] the group must be financially self-supporting and pay all its own bills, and [3] the group must

immediately expel any resident who returns to using alcohol or illicit drugs. The Charter is granted on a temporary basis for the first six months to ensure that a new group understands and practices the 40-year old standard system of operations. Once a group has demonstrated that it understands and practices the standard system of operations, it is granted a Permanent Charter, which has the same three basic conditions – democratically self-run, self-supported and requiring the expulsion of any resident who relapses.

Q. Is there any financial aid available to start a new Oxford House™?

Yes, some states have in place a revolving loan fund that can make loans to cover the group's first month's rent and security deposit (up to \$4,000) for a house in a good neighborhood. If a group gets a start-up loan from the fund, the group must repay the loan within two years in 24 installments. Check the Single State Director list at the Oxford House website: www.oxfordhouse.org under "Links/State Gov" to get a telephone number or an email address for your state's substance abuse office and ask them if a loan fund is available. If it is not available, groups can pool resources to come up with the first month's rent and security deposit on a house or find a local source such as a church, foundation, business or treatment provider for a start-up loan. Historically, all kinds of funding sources have helped to start new Oxford Houses. The first Oxford House™ was started because a member of AA loaned the men \$750 for the first month's rent. Repayment of the loans replenishes the loan fund and makes loans to start future houses possible.

Q. Can an Oxford House™ be started without a loan from the state?

Yes, the prospective residents of the House can find a suitable house, rent it, put up the security deposit and pay the first month's rent themselves. Oxford House, Inc. consideration of a Charter application is not dependent on a state revolving loan fund as the source of the financing.

Q. Can both men and women live in the same Oxford House™?

No. Experience has shown that Oxford Houses work for both men and women, but not in the same house.

Q. What is the "ideal" number of individuals to assure a well-run self-run, self-supported recovery house?

Experience has shown that houses with 8 to 15 members work very well. Oxford House, Inc. will not charter a house with fewer than six individuals because experience has shown that it takes at least six individuals to form an effective group. Generally, the average number of residents in an Oxford House is about 8.2. It varies a little depending on the particular houses in the national network of Oxford Houses. It is always good to have several rooms in a house that can accommodate two individuals because loneliness, isolation and self-pity can lead a newcomer to relapse. Having a roommate is a good way to learn re-socialization and avoid the loneliness and isolation that can lead to relapse.

Q. How much sobriety or clean time is needed before an individual can be accepted into an Oxford House™?

There is no specific amount of sobriety needed. Generally, an individual comes into an Oxford House following a 28-day rehabilitation program or at least 5 to 10-day detoxification program. Also many come into an Oxford House after working a 12-Step program and finding that their living conditions are making it very difficult to maintain recovery. Even married individuals in recovery sometime find that the space provided by one of the partners living in an Oxford House helps both partners to adjust to living life without one or both using booze or addictive mood-changing drugs.

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Q. Do studies show that many Oxford House™ residents have co-occurring mental illness?

Yes. A longitudinal study tested 897 Oxford House™ residents [604 men/293 women] using *Addiction Severity Index* and calculated the *Psychiatric Severity Index* [PSI] to identify residents with moderate or severe co-occurring disorders. The results showed that both those with severe and moderate PSI indications did well in staying clean and sober, avoiding hospitalization and functioning well over time. It also showed that about half of the sample tested positive on PSI with half of those having severe co-occurring disorders. [*American Journal of Community Psychology* 42 (2008) 143-153]. In layman's terms, those taking medication for co-occurring disorders learned to take the right amount of medication at the right time to control the co-occurring disorder and to also become comfortable enough in sobriety to avoid relapse. By living in a supportive living environment, those with co-occurring mental illness developed the habit of proper medication and sober living.

Q. Are there Oxford Houses™ set up for special populations?

There are some Oxford Houses™ for special populations. For example, around sixty Oxford Houses for Women accept women with children and a few Oxford houses accept men with children. There are also Oxford Houses that accept only recovering individuals who are gay. There are also houses that accept only deaf individuals. In one study comparing deaf individuals who lived in a house exclusive for deaf individuals and deaf individuals integrated into Oxford Houses™ with hearing residents, both cohorts did well. [See peer reviewed article "Oxford House: Deaf-Affirmative Support for Substance Abuse Recovery," Volume 151, No. 4, 2006 *American Annals of the Deaf*]

There are also Oxford Houses dedicated to Native Americans and there are Native Americans living in ordinary Oxford Houses™. While there have been no comparative Native American studies, those integrated into ordinary houses appear to do better than those in specialty houses.

An article in the Chicago Tribune featured several Latino houses in Chicago. The Oxford House Manual® and related forms have been translated into Spanish. Currently there are research studies on whether exclusively-Latino houses provide equal or better outcomes than integration of Latinos into ordinary Oxford Houses.

Q. Do Oxford Houses™ serve veterans?

Yes. At any given time there are about 3,000 Oxford House™ residents who have served in the military. During the course of a year, more than 5,000 veterans will live in the national network of Oxford Houses™. Some houses are made up of all veterans but, more typically, veterans are integrated into the normal Oxford House™ population.

Q. How many individuals lived in an Oxford House™ during 2015?

During 2015, over 32,000 individuals lived in an Oxford House™ for some or part of the year and most (about 80 percent) remained clean and sober.

Q. How many times has the average Oxford House™ resident previously been through residential treatment?

Oxford House residents have been through prior treatment an average a little over three times. About a quarter of residents enter an Oxford House after going through treatment once.

Q. How many residents have served jail time?

76% of Oxford House residents have served jail time. The average length of jail time is about one year with a range of few days to more than ten years. This is understandable since as many as 80% of the current jail and prison population are alcoholics and drug addicts. Oxford Houses seem to stop the recycling in and out of jail or treatment facilities.

Q. What is needed to expand the number of Oxford Houses™?

Development of statewide networks of Oxford Houses™ requires funding for: [1] a small start-up revolving loan fund, and [2] on-site technical assistance to teach residents the Oxford House™ system of operations. States can use some of their federal block grant funding to establish recovery home revolving loan funds and such funds must follow the requirements of 42 USC 300x-25 – the amended recovery home provision of the 1988 Anti-Drug Abuse Act. Block grant or other state funding can be used to contract with Oxford House, Inc. to provide trained and supervised outreach workers [field technicians] to find suitable houses to rent, recruit suitable residents and to teach those residents the system of operations. Each outreach worker costs Oxford House, Inc. about \$80,000 a year [average salary \$35,000, health insurance about \$7,000, FICA \$2,700 and \$35,000 expenses – car, phone, supplies, lodging]. The outreach worker also helps keep existing houses on track by helping to organize chapters, workshops and state associations. In Washington State, six outreach workers monitor 263 Oxford Houses™ and help develop new houses each year.

Q. Has Oxford House™ gone worldwide?

Yes, there are Oxford Houses™ in Canada, Australia, England and Ghana. Alcoholism and drug addiction are international problems and Oxford Houses can provide recovering individuals the opportunity to become comfortable enough in sobriety to avoid relapse.

Q. How do I contact Oxford House, Inc. for more information?

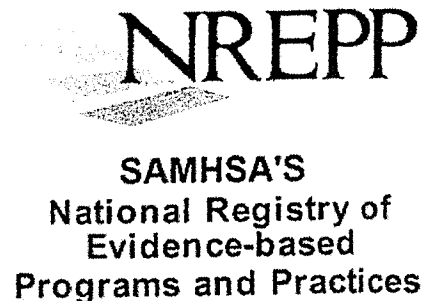
Website: www.oxfordhouse.org

Email: info@oxfordhouse.org

Telephone: 301-587-2916

Mailing Address:

Oxford House World Services
1010 Wayne Avenue, Suite 300
Silver Spring, Maryland 20910



September 25, 2020

Re: Oxford House Inc. / Friends of Recovery - Kansas

To: Past, Present, Future Oxford House Inc. / FORA rental partners

I first learned of Oxford House from Rob Elsey, the President and Founding Member of *In the Name of Grace* non-profit that partners with Oxford House Inc in Eastern Jackson County, Missouri. During one meeting mid-2019, Rob and I got to talking about where the property market was headed. We got on the topic of when to buy and what else I was buying. He then explained the Oxford House rental partner program to me.

I have been / am addicted to money. And it has been painful for me and my family at times when greed overtook me with very narrow blinders on continuing to dig deeper holes.

Thankfully, I had a strong support network, have learned lessons, and have a thriving real estate business encompassing flips, SFRs and apartment buildings. I still work on my addiction daily, attend therapy sessions myself, with my wife, and also my daughters. I stay on "The Path".

My personal investment mission statement is "I provide housing to those that have made a decision to improve their life". I have worked with other programs in the past and Oxford was a natural extension to provide housing for individuals that have fallen off "The Path", made a decision to improve themselves, and just needed a place to lay their head to get their bearings.

It isn't the money; it is the process.

From a business perspective, Oxford Rental Partners enjoy slightly higher returns for single-family residences (first SFRs I purchased after 15 years of investing because of 100% vacancy issues), better care of the home by the Oxford family living there (cleanest rental houses I've been in), and longer-term leases all played a positive factor.

However, the relationships I've established, the network of individuals that will offer help expecting nothing in return, and the ability to share this experience with my 3 young daughters to do the right thing in life - always - weighs far more heavily than a few extra dollars each month.

I have emotionally benefitted more than anything else by partnering with Oxford / FORA. I've directly seen the benefits of having a "Housing First" approach. Most importantly, this then affords the residents to decide everyday to stay on "The Path" they have laid out before them.

I would be delighted to speak with anybody about FORA / Oxford House Inc.

To your success on "The Path",

A handwritten signature in black ink, appearing to read 'G. Huebner'.

Greg W. Huebner

Chief Investment Officer, Athenalux Capital Group LLC and associated entities

Managing Partner for Boulder Creek Investments LLC and associated entities

Managing Partner for GA Investments LLC and associated entities

Director, Integrity Contracting LLC

Founding Member of the weekly meetup KC Multifamily Capital (found on Facebook)

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Landlords

The Legal and Policy Reasons Underlying Oxford House Group Leases

In 1988, Congress established the requirements that every State in the country establish a revolving fund to help start houses based on the Oxford House model (P.L. 100-690). Since that time, Oxford House, Inc., has organized a national headquarters to help individuals throughout the United States open Oxford Houses. The purpose of this paper is to assist new groups, landlords, rental agents and local officials understand how Oxford House leases residential single family houses in good neighborhoods.

In 1975, Oxford House leases were pathfinders in the landlord-tenant arena. Today, they have become the norm for the thirty-nine states and two hundred-nineteen cities in which Oxford House operates. The leases are exactly the same as a lease to a single family but with certain important distinctions.

Who Signs the Lease

The signatory of the lease is the individual Oxford House; for example, Oxford House - Main Street. The effect of this commitment by the group to the landlord is important because of the nature of Oxford House and the application of local landlord-tenant laws.

Oxford House works because an individual resident who returns to using alcohol or drugs—in or outside of the house—must be immediately expelled from the house. If the individual is a signatory to the lease the immediate eviction becomes difficult, if not impossible, because of local landlord-tenant rights. In many jurisdictions it takes up to ninety days to evict a tenant even for non-payment of rent. Since no individual is a signatory to a Oxford House lease, the relapsing individual who is being evicted has no legal rights to delay his or her departure. There is no way to accomplish this result without the signature on the lease being in the name of the particular Oxford House group.

The landlord gets additional benefit from this type of agreement. The landlord deals with duly constituted officers of the group and can expect accountability for all matters concerning the occupancy. Individuals come and go, but officers will always be duly authorized to act for the group. Moreover, the landlord does not have to worry about the accountability of particular individuals. He or she is dealing with an established organization that, of necessity, takes pride in preservation of its good name and reputation.

Who is Responsible

The particular group house is responsible to the landlord. An important part of why Oxford House has been so successful is that accountability and responsibility is placed on the recovering individuals themselves. As a group they behave responsibly and out of the "group responsibility" individuals develop a new responsible lifestyle free of alcohol and drug use.

Oxford House, Inc., plays an important part in making certain that individual groups behave responsibly through the use of the "Charter" mechanism. Each individual group is given an Oxford House Charter which makes it a part of the network of Oxford House recovery houses. That charter carries with it certain privileges; for example, the individual house is (1) brought under the tax exempt status of Oxford House, Inc. (2) given support and education about the operation of self-run, self-supported recovery houses, (3) provided assistance in filling vacancies and enforcing sobriety and financial responsibility and (4) monitored to assure quality control. It becomes important to every house that it keep its charter.

Oxford House, Inc., monitors the activities of each house in a number of ways. It has on-site support by dedicated members of Alcoholics Anonymous and Narcotics Anonymous. Individuals active in those programs have the Oxford House toll-free telephone number and call Oxford House headquarters if a particular house is not strictly carrying out its responsibilities under its charter. Getting sober and staying sober is serious business for these recovering individuals and their dedication to helping others achieve sobriety is unsurpassed.

Oxford House, Inc., keeps in touch with the members of each house on a regular basis. This involves weekly reports, periodic phone calls and the maintenance of continuous contact to keep track of vacancies and assure financial responsibility. It also enforces the Oxford House system of operations.

Oxford House, Inc., does not guarantee payments of rent. That would defeat the whole principle of establishing a system that teaches recovering individuals themselves to be responsible.

However, it does the next best thing by utilizing and enforcing its charter concept. Unlike the normal group house situation, for which there is no assurance of quality control, the Oxford House concept provides the landlord with the assurance of a dedicated partner in making certain that every Oxford House in the country is run in a responsible manner.

Zoning

Oxford Houses are considered single family residences for purposes of zoning. This has always been true in practice and since March 12, 1989, the effective date of the 1988 Amendments to the Federal Fair Housing Act, it has been a matter of law. Those amendments make it unlawful for any jurisdiction to discriminate against congregate living for the disabled. Recovering alcoholics and drug addicts are within the scope of the term "disabled". Therefore, Oxford Houses are not subject to zoning laws regulating the number of unrelated individuals who may live in a single family dwelling. An Oxford House is not a treatment facility. It is simply an alcohol and drug free living environment which provides and opportunity for recovering individuals to live as a family unit focused on the need to change their individual lifestyle to one absolutely free of alcohol and drug use.

Oxford House, Inc., will legally defend any claim of zoning violation made by localities still unfamiliar with the Federal Fair Housing Act.



**For the
potential
investor**

I would be delighted to speak with anybody about FORA / Oxford House Inc.

To your success on "The Path",

A handwritten signature in black ink, appearing to be 'G. Huebner', written in a cursive style.

Greg W. Huebner

Chief Investment Officer, Athenalux Capital Group LLC and associated entities

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**SAI PROPERTIES, LLC
P.O. BOX 23732
OVERLAND PARK, KS 66283**

February 7, 2019

To Whom it May Concern,

I am a property manager in the Kansas City area. I have had the pleasure of renting to Oxford House for the past 5 years. In my opinion, from a rental property perspective, a group of Oxford Men or Women are perhaps the best tenants you can ever have and here are the reasons why:

1. Never miss a rent payment. This is one concern you will not have if you own or lease/rent an Oxford House
2. Maintenance of property. Each Oxford House I have had the pleasure of working with have always maintained the property with great respect and pride. I have yet to walk into an Oxford house that was not clean and tidy. Additionally, the lawn and grounds are always properly maintained.
3. Always Occupied. As an owner or property manager, you never have to worry about issues such as vacancy loss, utilities not on, damage during vacancy periods
4. Giving back to the community. There is a great need for community members to re-assimilate back into a normal routine. The Oxford House concept provides this exact opportunity for individuals to re-establish their lives in a safe and friendly, structured drug/alcohol free environment.

Please do not hesitate to contact me should you have any questions or concerns regarding leasing/renting an Oxford House.

Jay
saipropertiesllc@gmail.com
913-940-7153

Dear potential Oxford House owner,

This is to serve as a reference for Oxford House. I currently own 2 men's Oxford Houses. I am an Alumni of Oxford House for 22 years now. Which means, that they gave me a place to recover during my transformation process from drugs and alcohol 22 years ago. I am also a relator, which means that I work with investors, landlords, and home owners, every day for the last 14 years. What do I find most attractive about this investment?

- The beds turnover, the house never does
- The lease can be long term reducing turnover expenses
- Rent is always on time
- Rent is a little more than market value
- I put a home warranty on each house and the house calls in their own repairs
- Home maintenance can be put on the chore list i.e. change Hvac filters, landscaping including mowing and watering the yard.
- Tenants are cleaner than most renters, they have to do chores weekly
- They are managed by each other, I never have to step in and manage situations
- Lastly, I am helping people have a second chance at life!

Please feel free to contact me personally if you have and questions or concerns, I will be glad to help.

Sincerely,

Diana Scott

Keller Williams City View

210-724-1325

ddscott@kw.com

ddscott2006@yahoo.com

To Whom it May Concern:

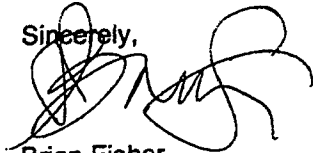
I have leased a home in Irmo, SC, to Oxford House, Inc. since August 2015 with excellent results.

Our involvement is limited to repair concerns, as they are completely self-regulating. In other words, we don't have to bother with who is actually staying there . . . we don't have to find tenants . . . they do! We simply receive our rent check.

The timeliness of their monthly rent payment has been outstanding, the house is clean and well kept and the residents are respectful of their neighbors.

Please feel free to call me at 803.422.9585 with any questions or to discuss and concerns you may have.

Sincerely,

A handwritten signature in black ink, appearing to be "Brian Fisher", written over the word "Sincerely,".

Brian Fisher
Landlord, Oxford House Tiqvah

