



## Good Tenant Training

### Teaching Ex-Offenders How to Rent Successfully

This program is a comprehensive rental education workshop where participants learn practical life skills and gain knowledge relevant to their life experience. Participants put these skills and this knowledge to use in the workshop through engaging activities and dynamic conversations. Ex-offenders attend the 4-hour workshop in two parts. A HUD-certified housing counselor teaches the class and the course content is based on HUD-approved materials. Once participants complete the course they get a certificate endorsed by their HUD-certified counselor. They then have the opportunity to gain further assistance through HUD-approved housing counseling.

### **The program is replicable.**

The challenge that ex-offenders face is not unique to Tennessee. We believe that people all over the country could benefit from this training. We've utilized proven and tested curriculum, integrating it into one workshop, and designed it to be flexible enough that it can be modified to fit regional needs. At the bottom of this page is a link to all of the workshop materials, including PowerPoint Presentations, class activities, and a comprehensive agenda. With these materials, the pathway to replicating this program in your state would be:

- Partner with HUD-certified housing counseling agencies and counselors
- Allow the counselors to make minor modifications to the materials to fit your region
- Partner with state and federal corrections departments and/or nonprofit recovery and ex-offender programs
- Provide the course in a manner and timeframe that would best suite all your partners and participants.

Some additional actions that might increase the program's success:

- Identify a funding source to help alleviate the counseling agency's programming and staffing costs
- Identify a source of funds or grant partner to tie in with the education so that the participants can have a head start in putting their newly learned skills to use.
- Host a luncheon/information meeting for local landlords and pitch the program to them so that they will have an idea of what's involved and be more likely to rent to program participants.



**All the program materials can be downloaded here: [www.thda.org/about-thda/good-tenant-training](http://www.thda.org/about-thda/good-tenant-training)**

*Credit for the content in the curriculum goes to the HUD Office of Housing Counseling, NeighborWorks of America, the Diversified Resource Network, and Tennessee Housing Development Agency.*