

LOGIC MODEL: PEOPLE BUILDERS' HOUSING BEHAVIOR MODIFICATION DIVERGENT PROGRAM

NEED STATEMENT

- In Anne Arundel County, 125 evictions occur every month. (Anne Arundel County)
- Over 300 homeless tenants in Anne Arundel are on any given night. (County Exec. Steuart Pittman, WMAR)
- Many Section 8 properties have high eviction rates. *Example from one Section 8, Annapolis property with 198 units scheduled to run this program in March-April 2024:*
 - 10-25 families go to court every month for the eviction process
 - The property runs a debt of \$60-80k/month because of delinquent rent, and;
 - Over half of the families living in the community (99) are currently at risk of eviction because they are in non-compliance with their lease agreement.
- Tenants who are in danger of eviction often lack an understanding of their lease or the working relationship with the property management, hindering their ability to develop a compliance plan. They also lack experience in household budget planning, housekeeping for compliance, environmental wellness, and tenant rights.
- Property management often fails to develop working relationships with tenants and does not adhere to tenant rights.
- A neutral party is needed to develop a workable tenant compliance plan with the tenant and property management.

ASSUMPTIONS

Property management will be responsible for confirming a space for the program to meet for 6 sessions, identifying tenants who have violations, and inviting them to participate. The property manager will be responsible for ensuring that participants adhere to their plan and work in consultation with People Builders for up to six months after the initial 6-week program. The property manager will also provide a confidentiality release to participants.

Participants will be responsible for their attendance and participation in the program, and a signed confidentiality release for a property manager to release confidential non-compliance data to People Builders. They will also be responsible for implementing their compliance plan, so they will not be evicted.

GOALS

- Tenants who are in danger of eviction will:
 - Gain a practical and thorough knowledge of the Leasing Agreement, compliance, and understanding of tenants' rights.
 - Learn housekeeping skills to ensure their home is in compliance, clean, safe, and cared for
 - Develop a family budget, and manage it with discipline to maintain, grow, and set attainable goals for saving money
 - Develop a working compliance plan and complete it so they will not be evicted
- The property management company will have a reduced rate of tenants in non-compliance and evictions after 6 months.



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INPUTS	ACTIVITIES	OUTPUTS	SHORT-TERM OUTCOMES (OBJECTIVES)	MID-TERM OUTCOMES	LONG-TERM OUTCOMES (IMPACT)
<ul style="list-style-type: none"> • Who: Up to 30 tenants in danger of eviction in one community • Time: 6 Weekly sessions of 2 hours; exit interview; a 3-month and a 6-month follow-up meeting with the property manager and tenants, and up to 25 hours consulting with property management for program set-up, tenant strategies, and follow-up • Staffing: Program director, subject matter expert facilitators, and administrative support • Materials: binders, pens, copying, certificates, name tags • Partners: Property manager and subject matter experts in housecleaning, lease agreements, housing specialist, environmentalism, compliance, financial & budget planning • Funding: \$9,500 for one session 	<p>6 in-person sessions</p> <ul style="list-style-type: none"> • Overview, expectations, lease agreement, and set individual goals. • Understanding the rules of compliance according to the property lease agreement • Effective housekeeping practices • Financial Wellness and budgeting - will create a personal budget • Environmental wellness • Tenant rights <p>Follow-up meeting at 3 months - is the tenant compliant with the plan they created?</p> <p>Follow-up meeting at 6 months - is the tenant still compliant with the plan they created?</p>	<ul style="list-style-type: none"> • Participants complete 6 sessions and receive a certificate for completing the program • Participants develop a plan to become compliant within 3-6 months • The property manager and tenant are communicating about a goal plan 	<p>Tenants at the end of the 6-week session:</p> <ul style="list-style-type: none"> • Have a plan to remedy their non-compliance situation. • Will develop a clear comprehension of their rights, responsibilities, and potential consequences. • Will have a complete understanding of the management company's rights and responsibilities. • Understand the importance of healthy housekeeping practices. • Each participant will create a household budget and feel empowered to overcome barriers to effective money management. • Will be fully knowledgeable about the impact of being credit-wise and credit-worthy, and how it serves as a gateway to financial freedom and self-sufficiency. • Understand how to avoid potential mold issues and how to address them before they create an unhealthy living environment. • Learn how to proactively protect their family from environmental risks, and also understand how to report them 	<p>Tenants at 3-month check-in:</p> <ul style="list-style-type: none"> • Financially responsible - rent is paid on time • Keeping to their budget • Following the rules and being compliant • Reporting issues as they arise to property management • Continued lines of communication with property management 	<p>Tenants at 6-month check-in:</p> <ul style="list-style-type: none"> • Modified behavior with accountability • Fiscally on track • Empower other tenants with lessons learned • Working relationship with the property management team <p>Property Management:</p> <ul style="list-style-type: none"> • Working relationships with tenants who completed the program • Reduced rate of tenants in non-compliance • Reduced rate of evictions

KEY EVALUATION QUESTIONS

Was class participation at 90% or higher?

Did each participant engage and participate in the 6 sessions and follow-up meetings?

How many tenants who complete the program are still at risk for eviction?

Was property management compliant with rules and regulations?

