



UNLOCKING OPPORTUNITY

*Why Section 8 Housing is a
Winner for Landlords*

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Who Are We?

- *Second-largest Public Housing Authority (PHA) in New England*
- *Mission driven*
- *Largest landlord in City of Worcester serving elderly, disabled, and families*
- *3,000 public housing units*
- *Approximately 4,000 mobile and fixed vouchers*
- *25 properties*
- *Almost 1,500 landlords*
- *State & federal sites*
- *Public Housing & Section 8*

Providing Housing, Building Futures

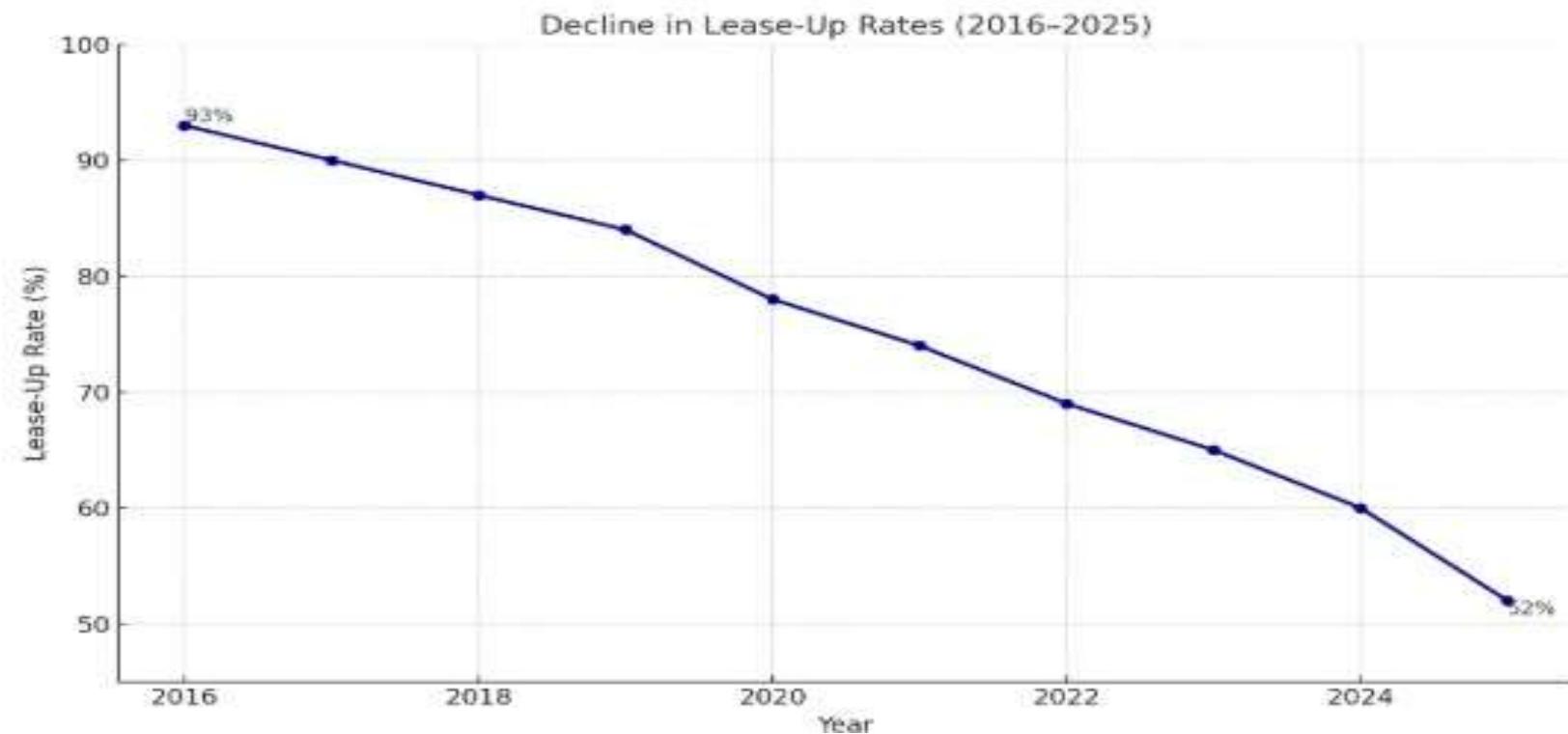
The mission of the Worcester Housing Authority is to enhance the Worcester community by creating and sustaining decent, safe, and affordable housing that champions stability and self-sufficiency for our residents

In a Nutshell: WHA's Section 8 Program

- *The difference between Public Housing and Section 8*
- *Roughly 10,000 participants in 58 towns across Central Mass*
- *Almost 1,500 landlords*
- *4,000-plus mobile and fixed vouchers*
- *WHA generally has 100-150 participants with voucher in hand searching for a home to rent*



Challenges We Face



WHY?

The Elephant in the Room. Lack of Affordable Housing

Other Barriers & Challenges

- *Supply vs. demand*
- *Wait Lists*
- *Lease-up percentage*
- *Fewer lease-ups in Worcester*
- *Expired vouchers*
- *New housing development, not enough affordable units*
- *Not enough landlords participating*





Finding Solutions



Affordable Housing Development

Finding Solutions

- **2016:** Just over 1,000 landlords
- **2025:** Approximately 1,500 landlords
- Positive growth
- We need YOU!



Landlord Partnerships



What's In It For Me?

*Why You Should rent to
Section 8 tenants*





- *Guaranteed monthly rent—Tenant voucher covers 30%, WHA pays the rest*
- *Direct deposit*
- *Pre-screened applicants*



Market Rate Renter vs Section 8 Renter

Market Rate Renter

Period: 11/25 - 3/26

Rent: \$2,500

Net Income: \$2,500

Section 8 Renter

11/25 – 3/26

\$1,800

\$5,400

*Vacancy Time Reduced with Section 8 Renters



PAYMENT STANDARDS FY 2026



**EFFECTIVE: November 1, 2025 for all
New Lease-ups/Movers &
January 1, 2026 for all Annual Recertifications**

BEDROOM SIZE	FY 2026 Fair Market Rent*	PAYMENT STANDARDS
SRO	\$1191	\$1191
0	\$1588	\$1588
1	\$1599	\$1599
2	\$2056	\$2056
3	\$2548	\$2548
4	\$2825	\$2825
5	\$3249	\$3249
6	\$3673	\$3673

ATTENTION:

***Fair Market Rents/Payment Standards include ALL utilities (Heat, Hot Water, Cooking & Electric). Contract Rents without utilities should be lower to consider the tenant payment of the utilities.**

Landlord Benefits

- ✓ Potential Lease Violations
 - Support by Public Safety Department investigator
 - Investigation/lease enforcement

- ✓ Legal Assistance
 - Support from WHA attorneys
 - General questions on tenancy matters, including housing court process

- ✓ Self-Sufficiency Program
 - Available to all participants
 - Assists with increasing income, reducing debt, financial literacy

- ✓ Landlord Portal
 - Online platform for communicating with WHA

- ✓ Property Inspection Support
 - Inspections scheduled in timely fashion
 - Education on how to pass your inspection—the first time!



Landlord Appreciation Night





**Join Our Team and
Partner with Us!**





Q & A

Call WHA to Learn More and Join Today!

508-635-3148

Thank You!