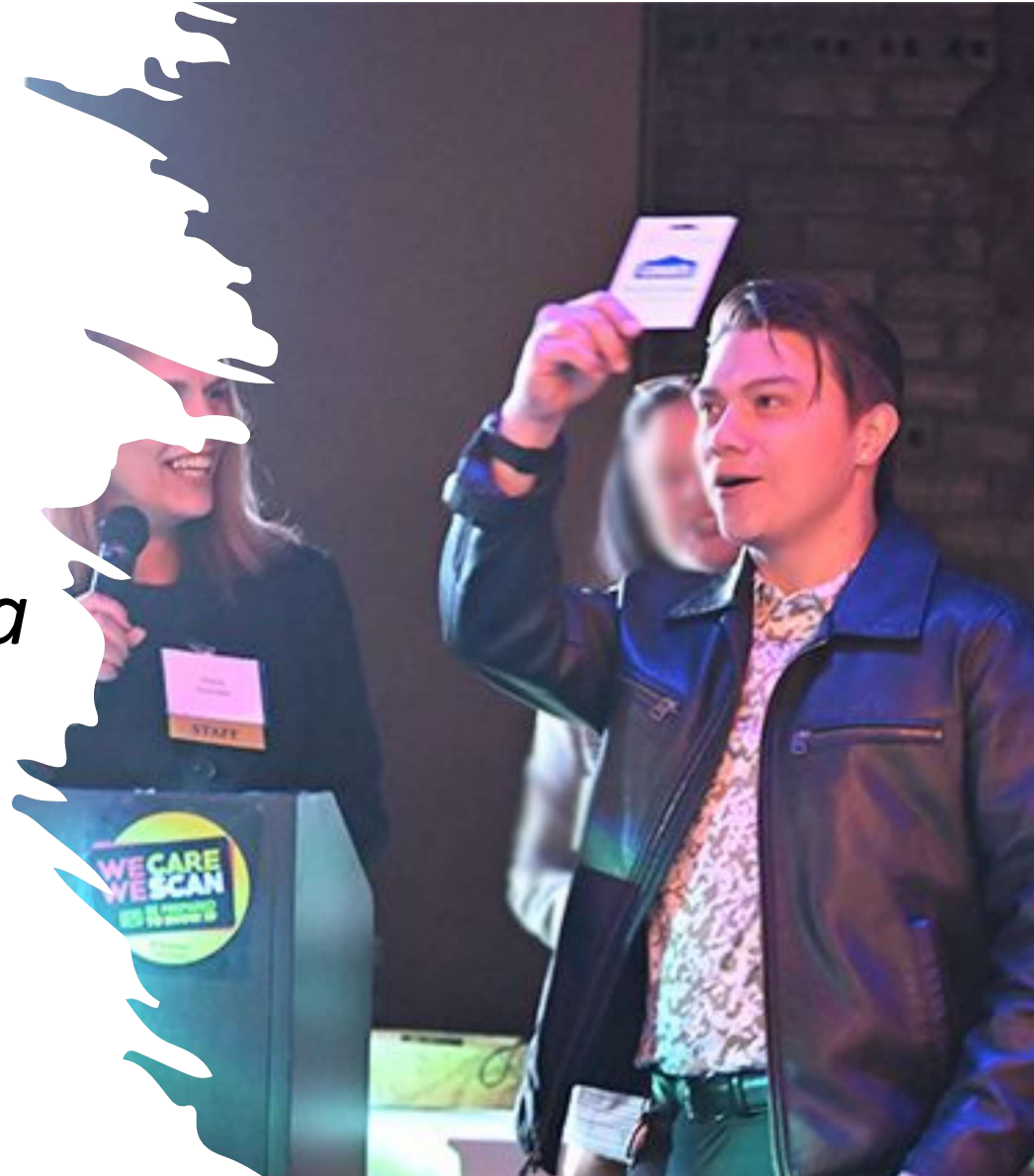




# UNLOCKING OPPORTUNITY

## *Why Section 8 Housing is a Winner for Landlords*

*Alex Corrales, Chief Executive Officer  
Diane Chandler, Vice President, Leased Housing  
Saturday, January 10, 2026*



# 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*

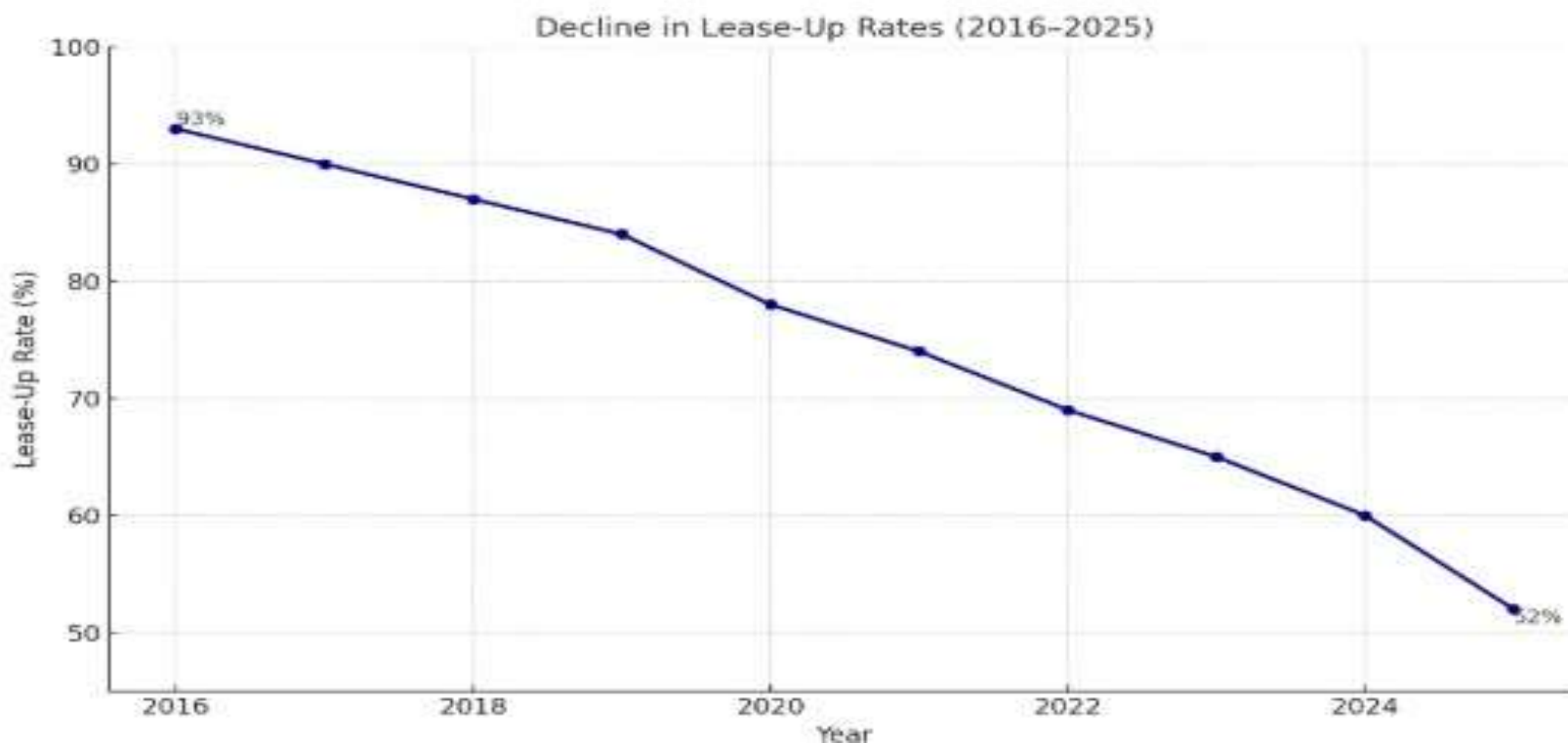
# In a Nutshell: WHA's Section 8 Program



- *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

	<u>Market Rate Renter</u>	<u>Section 8 Renter</u>
Period:	11/25 - 3/26	11/25 – 3/26
Rent:	\$2,500	\$1,800
<b><i>Net Income:</i></b>	<b><i>\$2,500</i></b>	<b><i>\$5,400</i></b>

\*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**

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

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# 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!**