



The City of
Worcester

2024

LANDLORD

SUM↑IT

A stylized icon consisting of a hand holding a key. The key's shaft is replaced by an upward-pointing arrow, symbolizing growth or an increase in value.

With Support by:



REALTOR®
ASSOCIATION
of Central Massachusetts

Simplifying Subsidies

Central Massachusetts Housing Alliance, Inc.

Open Sky Community Services, Inc.

South Middlesex Opportunity Council, Inc.

Worcester Housing Authority

CMHA Programs

- Subsidy with services
- 97% success rate for households
- CMHA or another agency provides services to clients – landlord has support
- Ability to offer other housing options for clients needing a different model
- Connects households with other services as needed to minimize lease violations (utilities, medical services, budgeting ie trash bags)
- Pay landlord directly our portion until program participation ends or tenancy ends

HomeBase

- Three year subsidy assistance
- One month incentive for landlord
- Serves families with children (parent(s) child or who has custody
- Head of Household hold lease
- No rent limit
 - Family must be able to sustain rent after 3 years
 - CMHA calculates likelihood of family obtaining income to support unit
- Case management/liaison for the landlord
 - Liaison (define) for the landlord
 - Assist entire family in meeting lease expectations
 - Intervenes with behavior issues

Housing Services at CMHA Family Shelters

Each family in our shelter works with a specialized case manager that serves as their advocate for re-housing

➤ Housing Specialist facilitates:

- Rental voucher applications with priority status
- Rental applications for shelter clients
- Economic empowerment resources, education and referrals (e.g., HomeBASE)
- Relationship establishment between landlord and tenant
- Credit repair, budgeting and other financial education

Continuum of Care Subsidy

- Housing Subsidy with services for the tenant
- Rent is determined by comparable rents in the area (can be higher than FMR)
- Serves both families and individuals, mostly individuals
- Services are provided by a service organization for the duration of the subsidy to assist clients in maintaining the conditions on their lease
 - Medical services
 - Budgeting
 - Paying rent
 - Maintaining unit

Property Owner Responsibilities

- Perform Screening of Tenant

- Maintain habitability of unit using NSPIRE standards

- Hold Tenant responsible for lease violations

- Communicate with the service provider
 - Rent payment issues
 - Lease violations

What Questions should a landlord ask

- What services are provided to the tenant and for how long
- What happens if the tenant violates the lease
- What happens if the tenant doesn't pay their portion
- Will I have a primary contact person and when are they available

Why work with Service Providers

- Households are successful in housing
- Incentives for landlords (MRVP, HB)
- Liaison for the landlord to communicate lease violations to the Tenant