



Cost-Savings Measures in PBCHA's Low Income Public Housing (LIPH) program 2026

Dear Residents,

The Palm Beach County Housing Authority (PBCHA) Low Income Public Housing (LIPH) Program is currently experiencing and at further risk of funding shortfalls that directly impact families receiving rental assistance.

The U.S. Department of Housing and Urban Development (HUD) has provided PBCHA with financial assistance in an effort to assist PBCHA with having at least three (3) months of operating expenses held in reserves. The PBCHA is implementing cost-saving measures to manage funding and ensure that program costs do not exceed the amount of federal funds available to PBCHA for 2026.

The PBCHA will be implementing the following measures:

◊ **Income Reporting/Fraud**

- You must report **all increases** in income **for all household members** within 10 days of the change
- You must report all changes in household composition – increase/decrease in family members. All changes to household composition require PBCHA approval.
- PBCHA will review household information **every 6 months** for families who report **zero income**. All income increases for zero-income families will be processed.
- Will seek termination of assistance, repayment of funds, fines up to 10,000 and/or imprisonment for up to 5 years for failure to report all household income, assets or unauthorized residents.

◊ **Ensuring Correct Unit Size**

- During annual recertification, PBCHA will ensure that the family is in the appropriate sized unit for their family size. Changes in household composition which result in over- or under-housed families will require a transfer to an appropriate size unit if/when one is available.

The PBCHA will continue to review and/or adopt additional cost saving measures to manage 2026 inflation and further shortfalls to include strategies involving public-private partnerships, renovating aging units, implementing energy-efficient upgrades, pursuing Low-Income Housing Tax Credits (LIHTC) and converting to project based vouchers.

It is PBCHA's desire to continue to support as many families as possible through our public housing program. Thank you for your compliance and assistance in making this possible. If you have any questions regarding this notice, additional information may be found on our website at pbchafl.org or by contacting PBCHA PH staff via email, in the management offices, or during in-person walk in hours on Tuesdays and Thursdays at PBCHA's main office.

Palm Beach County Housing Authority
Low Income Public Housing Program



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