



Cost-Savings Measures in PBCHAS's Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) Programs 2026

Dear Voucher Holders:

Congress funds the HCV program annually through the appropriations act. HUD obligates this funding to the PBCHA based on a calendar year. Nationally, the HCV program has navigated historic levels of funding shortfalls, which is when a housing authority is projected to have insufficient funds to support all HCV participant families. The PBCHA faced a funding shortfall in 2025 and is projected for continued shortfall in its HCV and Mainstream programs for 2026. As such, HUD has required the PBCHA to implement cost-saving measures to reduce costs.

The measures will have varying degrees of effect on applicants, participant families and landlords of PBCHA's HCV programs. The PBCHA will be implementing the following measures:

◇ Voucher Issuance:

- No new vouchers will be issued to new applicants, other than VASH (Veterans Affairs Supportive Housing) and FYI (Foster Youth to Independence).
- Ensure voucher size is correct based on the lower of the voucher size for which family is eligible or actual unit size leased.

◇ Payment/Subsidy Standards:

- For tenant-based vouchers, decreases in payment standards will apply immediately for all new admissions and movers
- Decreases in payment standards will apply beginning January 1, 2027 for all other tenant-based participants if the family remains in place
- PBCHA will resume subsidy standards based on at least one bedroom or living/sleeping area for each two persons
- Upon changes in voucher size due to changes in family composition or PBCHA's subsidy standard, new voucher size will be used to determine payment standard immediately or no later than the family's next reexamination

◇ Income Reporting/Fraud

- You must report **all increases** in income **for all household members**
- PBCHA will review household information **every 6 months** for families who report **zero income**



- Will seek termination of assistance, repayment of funds, voucher downgrades, fines up to 10,000 and/or imprisonment for up to 5 years for failure to report all household income, assets or unauthorized residents.

◇ **Moving/Portability (Moving to Another Housing Authority):**

- PBCHA will **not absorb** incoming ports;
- Will deny ports to higher cost jurisdictions if port out agencies will not absorb
- Will deny voluntary moves to higher costs units within Palm Beach County

◇ **Project-Based Voucher (PBV) Families**

- PBCHA will continue filling vacancies in PBV units at Quiet Waters, Westgate Apartments, Lake Worth Towers, Covenant Villas and New South Bay Villas.
- Will deny request for tenant-based vouchers until funding is available
- IF PBCHA determines that a family is occupying the wrong-size unit for any reason, the PBCHA will offer the family continued housing assistance in another unit.

The PBCHA is implementing these measures to address financial shortfalls. As a last resort, the PBCHA may terminate assistance for families assisted with tenant-based vouchers in accordance with HUD requirements and its Administrative Plan, if the PBCHA determines that funding is insufficient to support continued assistance to families in the program.

It is the PBCHA's desire to continue to support as many families as possible through our HCV and PBV programs. 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 pbchaf1.org or by contacting PBCHA HCV staff via email or during in-person walk in hours on Tuesdays and Thursdays.