

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	PHA Name: <u>Boone County Public Housing Agency</u> PHA Code: <u>MO198</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>592</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: Boone County Public Housing Agency's 5 year plan, effective 10/2/2026 until 9/30/2031 is available at 807B N. Providence Rd, Columbia MO 65203. Boone County Public Housing Agency's Administrative Plan, and Annual Plan, effective 10/1/2026 through 9/30/2027 is also available at the aforementioned address and on our the Agency website at www.cmca.us. ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below) <table border="1"> <thead> <tr> <th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
B.	Plan Elements.										
B.1	Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N										

	☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☒ ☐ Operation and Management. ☐ ☒ Informal Review and Hearing Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s): Statement of Housing Needs and Strategy for Addressing Housing Needs. Single family homes developed with a gift of equity were promoted to program participants. CMCA is currently in the development stage of 14 additional town homes that will also be promoted to program participants. Operation and Management. Taylor Williams as Family & Community Services Assistant Director, overseeing all HCV elements and implementation of self-sufficiency programs. Marshaye Devereaux, HCV Program Coordinator, overseeing all HCV day-to-day operations including digitization maintenance, initial hearing requests, termination reviews, eligibility support, and more. Tonya Mangels as Housing Services Specialist, overseeing all HCV processing elements; hired 12/1/2025. Seth Dunkerson, HCV Inspection Housing Representative, overseeing all HCV inspection elements as well as wait list maintenance and program compliance.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☒ ☐ Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan. Project-Based Vouchers The project-basing of vouchers is consistent with the goals and strategies outlined in the PHA Plan by: Supporting the development and preservation of affordable housing in areas with limited low-income housing options. Promoting housing stability and expanding access to services in smaller, underserved communities. Encouraging community revitalization and providing housing opportunities for low-income families, the elderly, and persons with disabilities. Ensuring long-term affordability while leveraging partnerships with local developers and service providers. All PBV allocations will be carried out in compliance with HUD regulations under 24 CFR Part 983, and the Boone County Public Housing Agency. Site selection will follow a transparent and competitive process. The limited scope of PBV activity in Mexico and Brunswick aligns with the PHA's capacity and strategy to expand housing choice responsibly while remaining consistent with the agency's mission and regulatory authority.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. PHA Goal: Boone County Public Housing Agency (BCPHA) dba Mid-Missouri Public Housing Agency (MMPHA)'s goal is to increase the availability of decent safe and affordable housing over the next five years through maximum issuance of vouchers that will be supported by the funding. PHA Goal: To obtain a high performing SEMAP score PHA Goal: To increase available housing by implementing the Project Based Voucher program. • Finalizing housing development application for Fulton, MO and Mexico, MO (pending approval of

	Mexico Housing Authority jurisdictional authorization in one of their developments) • Proposals to include award of Low-Income Housing Tax Credit to be determined November 2026 PHA Goal: To increase the allotment of vouchers for Mainstream, Foster Youth to Independence, and VASH voucher programs. • Implemented internal operation shifts to increase utilization rate for awarded vouchers for VASH, FYI, and Mainstream programs. • Connect with more COC agencies as well as open our wait list to increase voucher utilization rate across the various voucher programs. PHA Goal: Promote and expand programs providing supportive and economic resources • Implementing the Whole Family Approach, starting with households graduating from the program, or have children, in Cole and Callaway County to start. Whole Family Approach provides participant-led, personalized, coaching support for family stability, employment security, leadership opportunities in their communities, connecting with other resources such as our Financial Opportunity Center services working to improve credit and reduce debt, Weatherization to structurally improve home efficiency, etc, resulting in the self-sufficiency of the household. • Highlighting participants graduation from the HCV program with recognition to the PHA's board. • Encouraging further education about the program's level of assistance to promote graduation and self-sufficient/self-directed livelihoods including landlord/owner orientations and recruitment efforts. • Improving digitization of records and digital access to the voucher program(s) via program software to increase program access, increase participant satisfaction, and increase processing efficiency within the program as a whole. PHA Goal: Promote and encourage homeownership • Continued development of a plan for Family Self-Sufficiency programming in preparation to apply for new vouchers when the program is open for new applicants. The self-sufficiency program lends itself to CMCA's strengths-based family approach holistically collaborating with families to move them from poverty to self-reliance. • Single family homes developed with a gift of equity were promoted to program participants
B.4	B.4 Capital Improvements. - Not Applicable
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ N/A ☐ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

	Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations</i> <i>Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *MO198-Boone County Public Housing Agency Form HUD-50075-HCV (Form ID - 9752)*
printed by Taylor Williams in HUD Secure Systems/Public Housing Portal at 07/24/2026 01:30PM EST

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Taylor Williams, the FCS Assistant Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal year 2026 of the MO198 - Boone County Public Housing Agency is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

Callaway, Cole, Cooper, Howard, Moniteau, & Osage counties

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Boone County Public Housing Agency's 5-year plan includes developing a Family Self-Sufficiency program, or similar programming, focused on a Whole Family Approach, in preparation to apply for new vouchers as they become available. This plan will also support self-sufficiency by other means until that time. This program, or these programs, would aid families in overcoming barriers preventing homeownership. This is consistent with the State Consolidated plan findings that shares the same standard objective to help provide decent affordable housing, suitable living environments, and economic opportunities. They are met through the outcomes availability, accessibility, affordability, and sustainability. Further supporting the need for Boone County Public Housing Agency to implement self-sufficiency programs and providing safe, habitable, and affordable housing in all jurisdiction's.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802).

Name of Authorized Official: Taylor Williams	Title: FCS Assistant Director
Signature: <u>Taylor Williams</u>	Date: July 24, 2026

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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