

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	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	<p>PHA Name: <u>Dallas County Public Housing Agency-OACAC</u> PHA Code: <u>MO216</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>616</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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.</p> <p>How the public can access this PHA Plan: The public can access the Annual Plan electronically on the OACAC Housing website and/or by requesting the plan be emailed to anyone. Paper copies are accessible at the OACAC Housing office in Springfield, MO and at the local CSBG Outreach Centers that OACAC administrates.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" data-bbox="197 1682 1466 1749"> <thead> <tr> <th data-bbox="197 1682 491 1749">Participating PHAs</th> <th data-bbox="497 1682 619 1749">PHA Code</th> <th data-bbox="625 1682 909 1749">Program(s) in the Consortia</th> <th data-bbox="916 1682 1219 1749">Program(s) not in the Consortia</th> <th data-bbox="1225 1682 1466 1749">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					
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B.	Plan Elements.										
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p>										

- 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):

Financial Resources.

This PHA is currently in shortfall and following all shortfall team requirements such as not issuing new vouchers.

Rent Determination.

The PHA has set payment standards equal to 2026 FMRs for all bedroom sizes in and all counties except Dade 1 bedroom at 102%, Lawrence 1-3 bedrooms at 101%, Polk 1 bedroom at 101%, Stone 1 bedroom at 106% and 3 bedroom at 102% and Taney 1 bedroom at 101% of the FMR. The payment standards are set to reduce the rent burden for current participants and to help with utilizing new participants' voucher.

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.

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.

When funding is available, apply for additional rental vouchers to serve the growing waiting list in the ten-county region. Leverage private or other public funds to create additional housing opportunities. We continue to partner with Missouri Dept. of Mental Health to be the processing center for 2 Shelter Plus Care grants in our service area. Achieve 100% utilization of HUD Section 8 Housing Choice Voucher Budget Authority to assist the maximum number of households authorized under the HUD ACC which is now 616 units. Continue to administer HUD Shelter Plus Care voucher program funded by Missouri Department of Mental Health. Ongoing partnership. Strive for 100% score on the HUD Section 8 Management Assessment Program (SEMAP). Our PHA achieved a 100% score for our FY2025. We always strive to keep our High Performer status. Maintain high customer satisfaction through timely processing of tenant applications and Housing Assistance Payments Contracts with owners. Our PHA meets in person for all appointments unless due to disability reasonable accommodation requests or proof of extended illness. Keep the Housing section of the OACAC website updated with information of interest to both tenants and property owners. Maintain supervisor Quality Control measures to maximize program performance and reduce processing errors. We maintain checks and balances in the flow of daily work. The supervisor does random checks to ensure the quality of the program. Continue aggressive housing quality enforcement. We have 1 primary inspector with 3 others who are trained in HQS inspection. The primary inspector is trained and certified in the NSPIRE inspection regulations. The supervisor performs quality control inspections of randomly selected units to ensure criteria is applied correctly. Continue aggressive enforcement of Family and Owner responsibilities. We monitor EIV reports to ensure families are correctly reporting income. We offer a repayment agreement if we find unreported income that resulted in over payment of HAP. Refer families to supportive services to increase employability, access to employment and to

	<p>other resources to improve quality of life and level of self-reliance. We partner with our local county OACAC centers and other county organizations for quick referrals of families to programs. Continue to participate in local housing collaborative initiatives to improve access to housing opportunities for low income households. We have entered memorandums of agreement with both Continuums in our jurisdiction to partner with other programs. Continue outreach to property owners to secure ongoing participation in all tenant-based housing voucher programs. We offer program information to new and existing property owners on the OACAC website at www.oac.ac. The request for owner participation is made at any community meetings we attend and on social media. In person meetings are conducted personally with new owners/landlords and group engagement meetings with our local county OACAC centers. Continue to provide consumer information on affordable housing opportunities in the ten-county region. We updated our list of prospective properties/owners we provide in our briefing packet. We provide a list in office and at the local county OACAC offices of landlords and properties available for housing participants and others. Continue to provide all services in compliance with Fair Housing Law and to affirmatively further access to housing regardless of race, color, religion, national origin, sex, familial status, or disability. We provide Your Rights under Fair Housing in booklet form and for those coming on our program, we show a video of Your Rights under Fair Housing.</p>
<p>B.4</p>	<p>B.4 Capital Improvements. - Not Applicable</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(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.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>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.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
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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: *MO216-Dallas County Public Housing Agency-OACAC Form HUD-50075-HCV (Form ID - 7726) printed by CHRISTY FIELDS in HUD Secure Systems/Public Housing Portal at 02/11/2026 04:30PM EST*