

**5-Year PHA Plan  
(for All PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 02/29/2016

**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, and informs 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- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

**A. PHA Information.**

A.1 PHA Name: Noblesville Housing Authority PHA Code: IN080

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020  
 PHA Plan Submission Type:  5-Year Plan Submission  Revised 5-Year Plan Submission

**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 on 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. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

A copy of the PHA Plan is available for public review and inspection at the NHA administrative office located at 320 Kings Lane, Noblesville, Indiana; or may be provided electronically upon request.

All participants were mailed letters on 9/23/2019 notifying them of the availability of the Plan and inviting them to participate on the Resident Advisory Board. All Resident Advisory Board members were provided copies of the PHA Plan.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Noblesville Housing Authority is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>See Exhibit B-2</p>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Exhibit B-3</p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See Exhibit B.4</p>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See Exhibit B.5</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Any comments received by 11/12/2019 will be included in an amendment to the 5-Year Plan.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>

# Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

---

## A. PHA Information 24 CFR §903.23(4)(e)

A.1 Include the full PHA Name, PHA Code, , PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

## B. 5-Year Plan.

B.1 **Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR §903.6(a)(1))

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR §903.6(b)(2))

B.4 **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

B.5 **Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

### B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.17(a), 24 CFR §903.19)

---

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 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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. 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 Act 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.

---

## **Exhibit B-2**

**Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.**

The Noblesville Housing Authority's goals and objectives include:

**Goal 1: Maximize use of Housing Choice Voucher allocation to provide housing assistance to low income families.**

Objectives: a) Obtain High Performer status through the Section Eight Management Assessment Program (SEMAP). b) Apply for new Housing Choice Vouchers if available. c) Improve reports to monitor and project voucher utilization. d) Continuously improve administration of program to improve efficiency of new applicant intake. e) Ensure integrity of program by enforcing terminations and repayment requirements for non-compliant participants.

**Goal 2: Expand Housing Choice throughout Hamilton County.**

Objectives: a) Conduct annual landlord outreach events to recruit additional participating owners. b) Participate in community collaboration to identify and provide additional affordable housing opportunities.

**Goal 3: Maintain and improve data integrity and collection.**

Objectives: a) Review information technology systems and security on those systems using best practices at least annually. b) Research online and paperless solutions for required documents and processes. c) Continuously improve processes to improve efficiency and accuracy.

**Goal 4: Ensure Equal Housing Opportunity in housing**

Objectives: a) Provide training materials to all participants regarding fair housing rights and resources to report any discrimination. B) Provide annual fair housing training to local government officials, participating owners and landlords, and the general public.

## Exhibit B-3

**Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.**

### **Prior 5-Year Goals and Progress:**

- **Expand the supply of assisted housing by applying for additional rental vouchers, maximum allowed.**  
Vouchers have increased by 4.
- **Improve the quality of assisted housing by improving rental voucher management, in any area that the SEMAP score was not maximized.**  
Voucher management software implemented in 2018 to improve voucher management. Information is reported in the SEMAP report to indicate NHA is meeting Indicator 7 Expanding Housing Choice. Information regarding deconcentration is distributed at all briefings resulting in SEMAP score bonus points.
- **Increase assisted housing choices: Provide rental voucher mobility counseling during all briefing of participants. Increase rental voucher payment standards annually.**  
Rental voucher mobility counseling is provided during all briefings.  
Rental voucher payment standards are updated annually, using 110% of the HUD published Fair Market Rents.
- **Provide an improved living environment: Partner with area housing providers to increase the supply of shelter and/or transitional housing.**  
NHA participates with the Region 8 Coordinating Council to End Homelessness. NHA provided technical assistance and CDBG funding through Hamilton County Commissioners to Family Promise of Hamilton County, an agency that provides housing assistance and supportive services for families experiencing homelessness. NHA provided CDBG funding through Hamilton County to HAND, Inc. for a 10 unit affordable housing development, including 2 units for survivors of domestic violence. NHA provided letters of support and collaborative meetings were held to assist development of more affordable housing.
- **Promote self-sufficiency: attract supportive services to increase independence for the elderly or families with disabilities.**  
Supportive service referrals are made to all participants at briefings.
- **Update the Housing Choice Voucher Administrative Plan to include changes due to the HUD implementation of 2014 appropriations act.**  
PHA Administrative Plan was updated to include 2014 Implementation Act changes.
- **Ensure Equal Opportunity in Housing for all Americans: Ensure equal opportunity and affirmatively further fair housing; undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability by providing annual fair housing training to participating owners/managers; make available at the Main administrative office of the housing authority and during all briefing of rental voucher participants, HUD's fair housing booklet along with the housing discrimination complaint form.**  
NHA has conducted Annual Fair Housing trainings and outreach.  
Fair Housing training materials and discrimination complaint forms are provided to participants at all application briefings.

Fair Housing posters are displayed in the NHA main office, and Fair Housing brochures are provided to area agencies and in the NHA main office.

- **In support of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) the housing authority refers child and adult victims of domestic violence, dating violence, sexual assault, or stalking to the area providers for a variety of services including but not limited to counseling, obtain or maintain housing, prevention of domestic violence and legal services.**

NHA distributes information regarding VAWA protection at all applicant briefings and annual reexaminations. NHA also includes information about VAWA in all notices of denial of assistance. NHA provides referrals to the local agencies Prevail and Alternatives.

## **Exhibit B-4**

**Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.**

NHA will continue to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking through the implementation of our VAWA policy as described in Chapter 16 Part IX of our HCV Administrative Plan. This policy includes that the NHA will be in compliance with all legal requirements of VAWA; ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by the NHA; and provide needed emergency transfers to such victims.

NHA provides all applicants with information about VAWA at the time they request an application for housing assistance, as part of the written briefing packet, and at the time the family is admitted to the program. NHA also includes information about VAWA in all notices of denial of assistance. NHA will provide all participants with information about VAWA at the time of annual reexamination.

NHA will post the following information regarding VAWA in its offices and on its Website. It will also make the information readily available to anyone who requests it.

- A summary of the rights and protections provided by VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault, or stalking
- The definitions of domestic violence, dating violence, sexual assault, and stalking provided in VAWA
- An explanation of the documentation that the PHA may require from an individual who claims the protections provided by VAWA
- A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking
- A statement of the PHA's obligation to keep confidential any information that it receives from a victim unless (a) the PHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information
- The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or
- 1-800-787-3224 (TTY)
- Contact information for local victim advocacy groups or service providers.

When discussing VAWA with the victim, NHA will take reasonable precautions to ensure privacy for the applicant or participant.

**Exhibit B.5.**

**Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.**

A modification or change to the PHA Plan will be considered a “significant amendment” or a “substantial deviation / modification” if the modification significantly changes the mission of the PHA as stated in section B.1 above.



## **Exhibit B.6.**

### **Resident Advisory Board (RAB) Comments.**

Noblesville Housing Authority mailed letters to all 217 participants on September 23, 2019. The letter informed them of the availability of the 5 Year PHA Plan and invited them to participate on the Resident Advisory Board. As a result of the letter, seven participants joined the Resident Advisory Board (RAB). All RAB members were mailed copies of the 5 Year PHA Plan.

The letter also invited all participants to participate in an online survey to express opinions about the program. A link to the online survey was provided with the letter along with a QR code that conveniently links to the online survey. The survey was designed to solicit information about the general satisfaction of the program, to make sure participants are aware of the Violence Against Women Act (VAWA), portability, and to ask if participants have contingency plans for paying rent if federal funds became unavailable.

Of the seven (7) responses that were received as of 10/16/2019:

5 were aware of VAWA and 2 were not aware.

6 do not have a contingency plan to pay their rent, and 1 does have a contingency plan.

The following comments were received:

- I wasn't aware of VAWA- I am a victim of Sexual Assault when I was younger... (content removed due to confidentiality) However, I choose to look at myself as a survivor. Thank You
- I am very thankful for housing assistance!
- I would like to have help with water/sewer bills which averages about \$30.00 per month.

A public hearing will be held at the Noblesville Housing Authority office on November 12, 2019, and a presentation of the 5 Year PHA Plan will be made. Any comments received by 11/12/2019 will be included in an amendment to the 5-Year Plan.

PUBLISHER'S AFFIDAVIT

State of Indiana        )  
                                  ) ss:  
Hamilton County        )

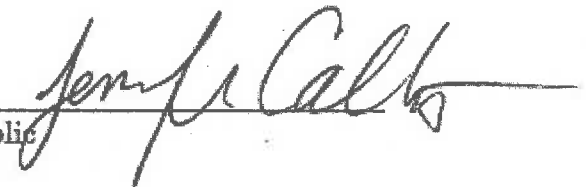
Personally appeared before me, a notary public in and for said county and state, the undersigned Tim Timmons who, being duly sworn, says that he is Publisher of **The Times** newspaper of general circulation printed and published in the English language in the city of **Noblesville** in state and county afore-said, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time(s), the date(s) of publication being as follows:

**9/25/2019**



---

Subscribed and sworn to before me this **25** day of **September, 2019**.

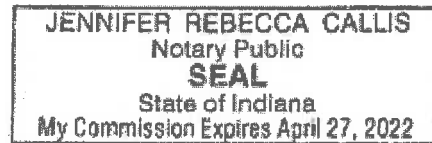


---

Notary Public

My commission expires: **04/27/2022**  
**Jennifer Rebecca Callis**  
**Resident of Montgomery County**

Publisher's Fee: **\$22.70**



**Cause #**

**TICKET: TL15770**

**PUBLIC NOTICE**

The Noblesville Housing Authority (NHA) has prepared a Five-Year Public Housing Authority Plan for 2020-2024 (PHA Plan). The PHA Plan describes the mission of the housing authority and the long range goals and objective for achieving its mission of the subsequent 5 years. The Plan will be submitted to the U.S. Department of Housing and Urban Development.

A copy of the PHA Plan is available for public review and inspection at the NHA administrative office located at 320 Kings Lane, Noblesville, Indiana; or may be provided electronically upon request. Comments are encouraged and may be submitted to the Noblesville Housing Authority, 320 Kings Lane, Noblesville, IN 46060; hand delivered to the Noblesville Housing Authority; faxed to 317-774-0079; or emailed to [ajacobsen.nha@gmail.com](mailto:ajacobsen.nha@gmail.com) no later than 12:00 p.m. ET on November 12, 2019.

A Public Hearing is scheduled for November 12, 2019 at 3:00 PM ET at the Noblesville Housing Authority office, 320 Kings Lane, Noblesville, Indiana. All interested persons may appear and provide comment to the PHA 2020-2024 Five-Year Plan.

The Noblesville Housing Authority adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to services, programs, and activities. If you require special accommodations to participate in this public hearing please contact the Noblesville Housing Authority at (317) 773-5110, extension 5, at least 72 hours prior to the public hearing to allow NHA time to provide the requested services.

NHA is an equal opportunity employer and housing provider serving Hamilton County.

Aimee Jacobsen, Executive Director.

*TL15770 9/25 1t hspaxlp*

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the    5-Year and/or    Annual PHA Plan for the PHA fiscal year beginning 01/2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


Noblesville Housing Authority  
 PHA Name

IN080  
 PHA Number/HA Code

         Annual PHA Plan for Fiscal Year 20        

x 5-Year PHA Plan for Fiscal Years 2020 - 2024

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official <b>Kyle Moser</b>	Title <b>President, Board of Commissioners</b>
Signature 	Date <b>9/24/19</b>

**Certification of Compliance with  
PHA Plans and Related Regulations  
(Small PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plans and Related Regulations  
including Civil Rights and PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 01/2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
  - 903.7a Housing Needs
  - 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
  - 903.7c Financial Resources
  - 903.7d Rent Determination Policies
  - 903.7h Demolition and Disposition
  - 903.7k Homeownership Programs
  - 903.7r Additional Information
    - A. Progress in meeting 5-year mission and goals
    - B. Criteria for substantial deviation and significant amendments
    - C. Other information requested by HUD
      - 1. Resident Advisory Board consultation process
      - 2. Membership of Resident Advisory Board
      - 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
  6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
  7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
  8. For a PHA Plan that includes a policy for site based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
  17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
  19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Noblesville Housing Authority  
 PHA Name

IN080  
 PHA Number/HA Code

x 5-Year PHA Plan for Fiscal Years 2020 - 2024

Annual PHA Plan for Fiscal Year 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official  
 Kyle Moser

Title President, Board of Commissioners

Signature 

Date  
 9/24/19

**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 2/29/2016

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

I, Aimee Jacobsen, the Hamilton County CDBG Administrator  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Noblesville Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the


Hamilton County, Indiana  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

NHA's 5-Year Plan provides housing choice vouchers to provide access to affordable and safe housing for low and extremely low income residents. NHA continues to expand the supply of assisted housing via public/private partnerships that develop new housing, rehabilitate existing structures, and utilize Project-Based Vouchers. NHA provides training and outreach to ensure fair housing and equal opportunity requirements are followed.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Aimee Jacobsen	Title Hamilton County CDBG Administrator
Signature 	Date 9/23/2019



**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Noblesville Housing Authority  
\_\_\_\_\_  
PHA Name

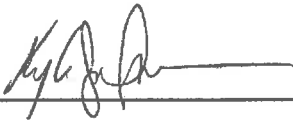
IN080  
\_\_\_\_\_  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Kyle Moser

Signature



Title

President, Board of Commissioners

Date

9/24/19

RESOLUTION NO. 2019-02

A RESOLUTION TO ADOPT  
PHA FIVE-YEAR PLAN

**WHEREAS**, the Noblesville Housing Authority (NHA) has developed the PHA Plan for Fiscal Years 2020 – 2024 in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and subsequently related notices the U.S. Department of Housing and Urban Development (HUD) has issued; and

**WHEREAS**, the PHA Plan consists of two sections, a Five Year Plan for Fiscal Years 2020 – 2024 and Annual Plan; and

**WHEREAS**, the Housing and Economic Recovery Act (HERA), Title VII, Small Public Housing Authorities Paperwork Reduction Act exempts Noblesville Housing Authority from the annual plan requirement; and


**WHEREAS**, the PHA Plan also contain Civil Rights Certifications included in the PHA Plan Certifications required by HUD;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NOBLESVILLE HOUSING AUTHORITY THAT:**


The Five Year PHA Plan for Fiscal Years 2020 – 2024 is hereby adopted and the Chairman of Noblesville Housing Authority or their designee is authorized to sign the required certifications for submission.

**DONE** at Noblesville, Indiana this 24<sup>th</sup> day of September 2019.

**NOBLESVILLE HOUSING AUTHORITY**

  
\_\_\_\_\_  
Kyle Moser, Chairman.

**ATTEST:**

  
\_\_\_\_\_  
Aimee Jacobsen, Secretary.