

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: 03/31/2024
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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, 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. The 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																																		
	<p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e. 2019-2023): _____ PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p>A copy of the PHA Plan is available for public review and inspection at the NHA administrative office located at 320 Kings Lane, Noblesville, IN. The document is also available electronically upon request. All participants were mailed letters on 8/12/2024 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.</p>																																				
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)																																					
<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <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		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>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.</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.2	<p>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.</p> <p>See Exhibit B-2</p>
B.3	<p>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.</p> <p>See Exhibit B-3</p>
B.4	<p>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.</p> <p>See Exhibit B-4</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. 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>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input 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>
C.3	<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>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

PHAs are instructed not to complete this section at this time.

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.

- 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))
- 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)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have 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(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...". Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 1.64 hours per year per response or 8.2 hours per response every five years, 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) Maintain High Performer status through the Section Eight Management Assessment Program (SEMAP), and begin reporting census tract information in the voucher management software to be able to meet Indicator 7 Expanding Housing Choice bonus points.
- 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.
- f) Consider future opportunities to participate in the Housing Choice Voucher Self Sufficiency Program, Move to Work Program, and the Section 8 Homeownership program

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:

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).

NHA has scored highly with the Section Eight Management Assessment Program (SEMAP).

NHA will seek to begin reporting census tract identification numbers in the voucher management software system to be able to report that NHA is meeting Indicator 7 Expanding Housing Choice. Although NHA has educated all new participants about the importance and advantages of poverty deconcentration during briefings, the technology to identify Census Tract numbers has not yet been implemented to be able to submit the required data to receive possible SEMAP score bonus points.

b) Apply for new Housing Choice Vouchers if available.

Since 2019, Noblesville Housing Authority has increased the number of vouchers available from 189 to a total of 212 vouchers.

NHA will continue to respond to Notices of Funding Opportunities to increase the number of vouchers. In addition, NHA will also continue conversations with HUD and other federal officials to advocate for the need and capacity to administer additional Housing Choice Vouchers.

c) Improve reports to monitor and project voucher utilization.

NHA utilizes improved internal spreadsheets to monitor progress on voucher issuance, moves, wait list selections, income targeting, and utilization. In addition, NHA participates regularly with HUD staff to utilize voucher utilization and funding projections.

d) Continuously improve administration of program to improve efficiency of new applicant intake.

NHA staff practice continuous improvements of the Housing Choice Voucher program. Some examples of recent significant improvements include making forms available on the NHA website, and providing a secure online portal for applicants and participants to submit documents and update information.

e) Ensure integrity of program by enforcing terminations and repayment requirements for non-compliant participants.

NHA has continued to enforce repayment requirements for non-compliant participants, and enforced terminations for non-compliant participants when appropriate.

Goal 2: Expand Housing Choice throughout Hamilton County.

Objectives:

a) Conduct annual landlord outreach events to recruit additional participating owners.

NHA has conducted annual landlord outreach events, and improved landlord training materials to try to educate owners about the advantages of participating in the Housing Choice Voucher program.

b) Participate in community collaboration to identify and provide additional affordable housing opportunities.

NHA is very involved with community collaboration to identify and provide additional affordable housing opportunities. Examples include providing support and funding recommendations for the development of Pebble Village Townhomes (60 units), Cumberland Cottages (11 units), Plum Prairie (4 units), and Stony Creek Townhomes (39 units). NHA is a founding member of the Hamilton County Housing Collaborative. As part of this collaboration, barriers to affordable housing were identified and prioritized. Conversations have begun regarding how current development regulations within each of the Hamilton County communities have created barriers. Additionally, we are currently in the process of assisting Hamilton County with the creation of a Housing Land Trust.

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.

NHA staff have had periodic training regarding internet security. NHA requires the use of encryption to submit documents containing PII to other housing authorities. NHA requires applicants and participants to utilize a secure portal to submit any documents containing PII.

b) Research online and paperless solutions for required documents and processes.

NHA has researched online and paperless solutions for required documents and processes. However, NHA is utilizing the agency website for some required documents and processes, however, we have not made any progress to use less paper. That will continue to be a goal.

c) Continuously improve processes to improve efficiency and accuracy.

NHA continuously improves 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.

Training materials are provided to all participants regarding fair housing rights and resources to report any discrimination. Referral information is also provided to anybody who contacts the

NHA office in person, by telephone, or by email seeking referral information about affordable housing and other community resources.

b) Provide annual fair housing training to local government officials, participating owners and landlords, and the general public.

NHA has provided annual fair housing training to local government officials, participating owners and landlords, and the general public.

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 222 participants on August 12, 2024. The letter informed them of the availability of the 5 Year PHA Plan and the significant changes to the Housing Choice Voucher Administrative Plan. In addition, NHA invited twelve participants to join the Resident Advisory Board (RAB). All RAB members were mailed copies of the 5 Year PHA Plan.

Resident Advisory Board (RAB) Comments:

Add any comments here before submitting to HUD.

A public hearing will be held at the Noblesville Housing Authority office on September 26, 2024, and a presentation of the 5 Year PHA Plan and the Housing Choice Voucher Administrative Plan will be made.