

## National Housing Trust Fund

Housing Trust Fund Certifications

May 2020



### Application Certification

The Undersigned hereby acknowledges and certifies to Wisconsin Housing and Economic Development Authority (WHEDA), individually, and on behalf of the Applicant and the Development as part of this application for National Housing Trust Funds (HTF) for the \_\_\_\_\_ (the Development) (this Application) as follows:

1. The Development Team is familiar with the National Housing Trust Fund and the related rules and regulations, and the rules and requirements of WHEDA (the Requirements) with regard to the HTF, agrees to be bound by the HTF Requirements and is in compliance with the HTF and the Requirements.
2. The information contained in this Application, including all statements and certifications attached hereto, is true and correct and has been prepared with due diligence. The Development Team has an affirmative duty to notify WHEDA with regard to any changes regarding this Application or the Development. The Development Team knows of no facts or circumstances that would threaten or adversely affect the Development and cause the information in this Application to be incorrect or misleading.
3. WHEDA is subject to Chapter 19 of the [Wisconsin Statutes](#) (the Open Records Law). The Development Team hereby consents to disclosure of this Application and related documentation pursuant to the Open Records Law.
4. The Development Team agrees to indemnify and hold harmless WHEDA, its members, officers, employees and agents, from and against any and all claims, suits, damages, costs and expenses arising out of WHEDA's review of and decision with regard to this Application or WHEDA's disclosure of any information pursuant to the Open Records Law. WHEDA makes no representations regarding compliance with applicable regulations or the effect of those regulations on a particular applicant. WHEDA review of this Application and related documentation is for its own purposes.
5. Misleading information or representations contained in this Application may result in a revocation of the National Housing Trust Fund award, notification to the U.S. Department of Housing and Urban Development, and prohibition from participation in the National Housing Trust Fund program.
6. The execution and delivery of this Application and this document is duly authorized and binding on the Development Team.
7. If requested by WHEDA, the applicant/owner agrees to provide accurate, good faith estimates of permanent and/or temporary (construction) jobs to be created or actually created as a result of the Development.

**Signature Page to Application Certifications:**

Date \_\_\_\_\_  
Name of Development: \_\_\_\_\_  
Applicant Entity: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

If there is a Co-Developer, complete the items below:

Date \_\_\_\_\_  
Name of Development: \_\_\_\_\_  
Applicant Entity: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**Compliance Certifications:**

The applicant certifies that the housing assisted with HTF will comply with all HTF Compliance requirements noted in item VI of the Request for Applications:

1. Fair Housing Act – see [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp](https://www.hud.gov/program_offices/fair_housing_equal_opp)
2. Section 504 of the Rehabilitation Act
3. Americans with Disabilities Act – see <https://www.ada.gov/>
4. Architectural Barriers Act – see <https://www.access-board.gov/the-board/laws/architectural-barriers-act-aba>
5. Lead-Based paint provisions noted in 24 CFR part 35.
  - a. All rehabilitation must comply with HUD’s Lead Safe Housing Rule (LSHR) – see [https://www.hud.gov/program\\_offices/healthy\\_homes/enforcement/lshr](https://www.hud.gov/program_offices/healthy_homes/enforcement/lshr)
6. Design and Construction requirements noted in 24 CFR 100.205
7. HTF Environmental Provisions – see <https://www.hudexchange.info/resources/documents/Notice-CPD-16-14-Requirements-for-HTF-Environmental-Provisions.pdf>
8. Wisconsin Accessibility Code
9. State statues, local zoning requirements, and all state and local building codes, including the standards for multifamily dwellings established in Administrative Code sections SPS 361-365.
10. The State of Wisconsin Hazard Mitigation Plan, the 2009 edition of the International Building Code® and the International Existing Building Code®. The Hazard Mitigation plan can be found at [http://emergencymanagement.wi.gov/mitigation/state\\_plan.asp](http://emergencymanagement.wi.gov/mitigation/state_plan.asp).

Date \_\_\_\_\_

Name of Development: \_\_\_\_\_

Applicant Entity: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Print Name: \_\_\_\_\_

If there is a Co-Developer, complete the items below:

Date \_\_\_\_\_

Name of Development: \_\_\_\_\_

Applicant Entity: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Certification of Eligible Activities:**

The applicant certifies that the Housing Trust Fund proceeds will be used only for the following eligible activities as noted in item IX of the Request for Applications and as required in 24 CFR 93.200:

- Real property acquisition
- Site improvements and development hard costs
- Related soft costs
- Demolition
- Financing costs
- Relocation assistance

The applicant certifies that the project submitted for funding includes one of the following:

- Creation of permanent rental housing
- Preservation of permanent rental housing

Date \_\_\_\_\_

Name of Development: \_\_\_\_\_

Applicant Entity: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Print Name: \_\_\_\_\_

If there is a Co-Developer, complete the items below:

Date \_\_\_\_\_

Name of Development: \_\_\_\_\_

Applicant Entity: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Print Name: \_\_\_\_\_

## Property Standards Certification – New Construction

The applicant certifies that the housing assisted with Housing Trust Funds will comply with all requirements noted in Section VII of the Request for Applications:

Newly-constructed properties must contain the following features:

1. Lever-style handles on all interior doors
2. Bath/kitchen faucets being replaced or initially installed must be single-lever type
3. Non-skid tub/shower pattern covering 75% of tub/shower floor
4. All walls within 36" of toilet and in tub/shower area shall have 3/4" plywood behind drywall to provide sufficient support for grab bars or other assist devices
5. Bathtub/shower stalls with offset controls
6. Low-profile thresholds – 1/4" maximum vertical height or 1/2" maximum beveled at 1:2 are required between ALL interior common areas and in all dwelling unit openings when floor transition height differs
7. Broadband infrastructure defined in 24 CFR 5.100 as: cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure, including wireless infrastructure, that is capable of providing access to Internet connections in individual housing units, and that meets the definition of "advanced telecommunications capability" determined by the Federal Communications Commission under section 706 of the [Telecommunications Act of 1996\(47 U.S.C. 1302\)](#).
  - a) This requirement may be waived if the location of the project makes this infeasible, the cost of installation would result in undue financial burden. If any of the waivers apply, please provide a certification as to the specific exception and explanation of applicability

**Signature Page to Property Standards Certification – New Construction:**

Date \_\_\_\_\_  
Name of Development: \_\_\_\_\_  
Applicant Entity: \_\_\_\_\_  
  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

If there is a Co-Developer, complete the items below:

Date \_\_\_\_\_  
Name of Development: \_\_\_\_\_  
Applicant Entity: \_\_\_\_\_  
  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Date \_\_\_\_\_  
Name of Development: \_\_\_\_\_  
Project Architect: \_\_\_\_\_  
  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

## Property Standards Certification – Rehabilitation of Existing Rental Housing

1. All HTF properties will be required to comply with Exhibit A – Wisconsin HTF Rehabilitation Standards.
2. All HTF properties are required to provide broadband infrastructure
  - a. Broadband infrastructure is defined in 24 CFR 5.100 as: cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure, including wireless infrastructure, that is capable of providing access to Internet connections in individual housing units, and that meets the definition of “advanced telecommunications capability” determined by the Federal Communications Commission under section 706 of the Telecommunications Act of 1996(47 U.S.C. 1302).
  - b. This requirement may be waived if the location of the project makes this infeasible, the cost of installation would result in undue financial burden, or the structure of the housing makes installation infeasible. If any of the waivers apply, please provide a certification as to the specific exception and explanation of applicability
3. The request for HTF resources will include a Scope of Work describing all rehabilitation to be completed. If the rehabilitation Scope of Work does not result in a useful life that is commensurate with the project’s affordability period, the operating budget must show appropriate replacement reserve deposits for their future replacement when needed.
4. All rehabilitation proposals must comply with Wisconsin Administrative Code Chapter SPS 366 for Existing Buildings, which incorporates the 2009 edition of the International Building Code®, the International Energy Conservation Code®, the International Mechanical Code®, the International Fuel Gas Code® and the International Existing Building Code®. Chapter SPS 366 can be found at Admin Code SPS 366 and <http://codes.iccsafe.org/I-Codes.html>.
5. WHEDA will not permit the permanent displacement of residents in properties receiving HTF resources. Temporary relocation of existing residents must comply with the federal Uniform Relocation Act.

**Signature Page to Property Standards Certification – Rehabilitation of Existing Rental Housing:**

Date \_\_\_\_\_  
Name of Development: \_\_\_\_\_  
Applicant Entity: \_\_\_\_\_  
  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

If there is a Co-Developer, complete the items below:

Date \_\_\_\_\_  
Name of Development: \_\_\_\_\_  
Applicant Entity: \_\_\_\_\_  
  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Date \_\_\_\_\_  
Name of Development: \_\_\_\_\_  
Project Architect: \_\_\_\_\_  
  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Print Name: \_\_\_\_\_