

## National Housing Trust Fund

### Housing Trust Fund Certifications

July 2025

---

The applicant certifies that the housing project that receives assistance with HTF funding will comply with all HTF Compliance requirements:

1. Fair Housing Act – see [Housing Discrimination Under the Fair Housing Act](#). Section 504 of the Rehabilitation Act
  - a. For newly constructed housing, a minimum of five percent (5%) of the total dwelling units or at least one unit in a multi-family housing project, whichever is greater, shall be made accessible for persons with mobility impairments. An additional two percent (2%) of the units (but not less than one unit) in such a project shall be accessible for persons with hearing or vision impairments.
  - b. For rehabilitation of existing housing:
    - i. If alterations are undertaken to a housing facility that has 15 or more units and the cost of the alterations is 75% or more of the replacement cost of the completed facility, then five percent of the total dwelling units or at least one unit, whichever is greater, shall be made accessible for persons with mobility impairments. An additional two percent of the units (but not less than one unit) shall be accessible for persons with hearing or vision impairments
    - ii. Alterations to dwelling units in a multi-family housing project (including public housing) shall, to the maximum extent feasible, be made to be readily accessible to and usable by individuals with handicaps. If alterations of single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire dwelling unit shall be made accessible
2. [Americans with Disabilities Act](#)
3. [Architectural Barriers Act](#)
4. Lead-Based paint provisions are noted in 24 CFR part 35 and in [Wisconsin Administrative Code DHS 163](#). For properties originally constructed before 1978:
  - a. HTF recipients will be required to complete an inspection for the existence of lead-based paint.
  - b. If lead-based paint is discovered, the rehabilitation plan must include the removal of the lead-based paint, or a detailed description of how the proposed renovation will comply with the EPA's Renovation, Repair and Painting Program.
  - c. All rehabilitation must comply with HUD's Lead Safe Housing Rule (LSHR) – see [Lead based paint in housing](#).
  - d. Where there are differences in the federal and state requirement the stricter legislation shall prevail.
5. Design and Construction requirements noted in 24 CFR 100.205
6. HTF Environmental Provisions
  - a. HTF housing projects must meet all HTF Environmental Provisions noted in the applicable Environmental Checklists for new construction and rehabilitation at project completion. Prior to closing, DEHCR will require evidence that the applicable

requirements will be met. Projects that cannot meet the applicable property standards and environmental provisions prior to completion will not receive HTF proceeds.

- i. Properties combining HTF with other HUD resources – such as HOME – may be subject to additional environmental reporting requirements as described in 24 CFR Part 50 and Part 58.
  - ii. For a description of the [environmental requirements](#) for HTF-funded properties.
7. Wisconsin Accessibility Code
8. 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.
9. DEHCR will not permit HTF resources to be used in buildings that are located within a 100-year flood plain. Portions of the site may be located in the 100-year flood plain but may not include parking areas or the footprint of the residential units or accessory buildings. All properties receiving HTF resources must comply with the State of Wisconsin Hazard Mitigation Plan, and the requirements outlined in [the HTF Minimum Multi-Family Housing Rehabilitation and New Construction Standards](#).
10. Developments will adhere to the requirements of 24 CFR part 135, which implements section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u). The Section 3 program requires that recipients of National Housing Trust Funds, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low or very low-income residents and for low or very low-income businesses in connection with projects and activities in their communities. The Section 3 report is due semi-annually. Your assigned DEHCR representative will provide you with the required forms. Reports for the period October 1 – March 30 and for the period April 1 – September 30 are due upon DEHCR request.
11. WBE/MBE and Section 3 reports must be submitted on a semi-annual basis. Your assigned DEHCR representative will provide you with the required forms. Reports for the period October 1 – March 30 and for the period April 1 – September 30 are due upon DEHCR request.

**Compliance Certification Signature**

Date Signed: <Select Date>

Name of Development: ||

Applicant Entity: ||

By: (Certifying Signature) \_\_\_\_\_

Its: (Position/Job Title) ||

Print Name: ||

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

Date Signed: <Select Date>

Name of Development: ||

Applicant Entity: ||

By: (Certifying Signature) \_\_\_\_\_

Its: (Position/Job Title) ||

Print Name: ||