

# Summary of Accessibility Laws and Standards

	<b>Fair Housing Amendments Act of (FHA)</b>	<b>Section 504 of Rehabilitation Act of (Section 504)</b>	<b>Americans With Disabilities Act of 1990 (ADA)</b>	<b>Georgia Department of Community (DCA) 5% and 2% Requirements</b>
<b>Applicable Standard</b>	Fair Housing Accessibility Guidelines	Uniform Federal Accessibility Standards	ADA Accessibility Guidelines (ADAAG)	DCA Accessibility Design & Construction Standards (ADCS)
<b>Basic Requirements</b>	1. Accessible building entrance on an accessible route. 2. Accessible and usable public and common use areas. 3. Usable doors. 4. Accessible route into & through the dwelling unit. 5. Environmental controls in accessible locations. 6. Reinforced walls for grab bars. 7. Usable kitchens and bathrooms. If more than 4 units in a building	New Construction: 5% and 2% accessibility if project contains 5 or more units  Substantial Rehabilitation: Must meet new construction standards if project consists of 15 or more units & cost of alteration is 75% or more of Other Alterations: 5% of the units must be	Applies to the Removal of Barriers at Common Areas and Places of Public Accommodations at Existing Structures	Same as UFAS Standards under Section 504
<b>New Construction</b>	HUD programs (incl. HOME) IRS Programs (incl Exchange, LIHTC) Any combination of HUD & IRS programs  Bonds Market rate	HUD programs (incl. HOME) Any combination of HUD & IRS programs	HUD programs (incl. HOME) IRS Programs (incl Exchange, LIHTC) Any combination of HUD & IRS programs  Bonds Market rate	HUD programs (incl. HOME) IRS Programs (incl Exchange, LIHTC) Any combination of HUD & IRS programs  Bonds
<b>Substantial Rehabilitation</b>	Applicable to Post-1991 Properties  Bonds Market rate	HUD programs (incl. HOME) Any combination of HUD & IRS programs	HUD programs (incl. HOME) IRS Programs (incl Exchange, LIHTC) Any combination of HUD & IRS programs  Bonds	Applicable to Post-1991 Properties  IRS Programs (incl Exchange, LIHTC) Any combination of HUD & IRS programs  Bonds
<b>Moderate Rehabilitation</b>	Applicable to Post-1991 Properties  Bonds Market rate	HUD programs (incl. HOME) Any combination of HUD & IRS programs	HUD programs (incl. HOME) IRS Programs (incl Exchange, LIHTC) Any combination of HUD & IRS programs  Bonds	HUD programs (incl. HOME) IRS Programs (incl Exchange, LIHTC) Any combination of HUD & IRS programs  Bonds
<b>Exceptions</b>	"Site or Terrain Impracticality" Test	"Maximum Extent Feasible" Test Moderate Rehabilitation the only exception to Test Substantial rehabilitation must meet the requirements of new construction	"Not Readily Achievable" Test  Applies to the Removal of Barriers at Existing Structures	Waivers for rehabilitation projects will be considered in accordance with the requirements set forth in Section 504.