

2017 DCA Summary of Accessibility Laws and Standards Chart

Law / QAP	Fair Housing Amendments Act of 1988 (FHA)	Section 504 of Rehabilitation Act of 1973 (Section 504)	Americans With Disabilities Act of 2010 (ADA)	Georgia Department of Community Affairs (DCA) 5% and 2% Requirements
Applicable Standard	Fair Housing Accessibility Guidelines (FHAG)	Uniform Federal Accessibility Standards (UFAS)	ADA Accessibility Guidelines (ADAAG)	DCA Accessibility Design & Construction Standards (ADCS)
Basic Requirements	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 replacement costs Other Alterations: 5% of the units must be accessible	Applies to the Removal of Barriers at Common Areas and Places of Public Accommodations at Existing Structures	Same as UFAS Standards under Section 504
New Construction	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
Substantial Rehabilitation	Applicable to Post-1991 Properties	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
Moderate Rehabilitation	Applicable to Post-1991 Properties	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
Exceptions	"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.