## 2018 DCA Summary of Accessibility Laws and Standards Chart

<table>
<thead>
<tr>
<th>Law / QAP</th>
<th>Fair Housing Amendments Act of 1988 (FHA)</th>
<th>Section 504 of Rehabilitation Act of 1973 (Section 504)</th>
<th>Americans With Disabilities Act of 2010 (ADA)</th>
<th>Georgia Department of Community Affairs (DCA) 5% and 2% Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicable Standard</strong></td>
<td>Fair Housing Accessibility Guidelines (FHAG)</td>
<td>Uniform Federal Accessibility Standards (UFAS)</td>
<td>ADA Accessibility Guidelines (ADAAG)</td>
<td>DCA Accessibility Design &amp; Construction Standards (ADCS)</td>
</tr>
<tr>
<td><strong>Basic Requirements</strong></td>
<td>1. Accessible building entrance on an accessible route. 2. Accessible and usable public and common use areas. 3. Usable doors. 4. Accessible route into &amp; 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</td>
<td>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 &amp; cost of alteration is 75% or more of replacement costs Other Alterations: 5% of the units must be accessible</td>
<td>Applies to the Removal of Barriers at Common Areas and Places of Public Accommodations at Existing Structures</td>
<td>Same as UFAS Standards under Section 504</td>
</tr>
<tr>
<td><strong>New Construction</strong></td>
<td>HUD programs (incl. HOME)</td>
<td>HUD programs (incl. HOME)</td>
<td>HUD programs (incl. HOME)</td>
<td>HUD programs (incl. HOME)</td>
</tr>
<tr>
<td></td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
</tr>
<tr>
<td></td>
<td>Any combination of HUD &amp; IRS programs</td>
<td>Any combination of HUD &amp; IRS programs</td>
<td>Any combination of HUD &amp; IRS programs</td>
<td>Any combination of HUD &amp; IRS programs</td>
</tr>
<tr>
<td></td>
<td>Bonds</td>
<td>Bonds</td>
<td>Bonds</td>
<td>Bonds</td>
</tr>
<tr>
<td></td>
<td>Market rate</td>
<td>Market rate</td>
<td>Market rate</td>
<td>Market rate</td>
</tr>
<tr>
<td><strong>Substantial Rehabilitation</strong></td>
<td>Applicable to Post-1991 Properties</td>
<td>HUD programs (incl. HOME)</td>
<td>HUD programs (incl. HOME)</td>
<td>HUD programs (incl. HOME)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Any combination of HUD &amp; IRS programs</td>
<td>Any combination of HUD &amp; IRS programs</td>
<td>Any combination of HUD &amp; IRS programs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bonds</td>
<td>Bonds</td>
<td>Bonds</td>
</tr>
<tr>
<td><strong>Moderate Rehabilitation</strong></td>
<td>Applicable to Post-1991 Properties</td>
<td>HUD programs (incl. HOME)</td>
<td>HUD programs (incl. HOME)</td>
<td>HUD programs (incl. HOME)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
<td>IRS Programs (incl Exchange, LIHTC)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Any combination of HUD &amp; IRS programs</td>
<td>Any combination of HUD &amp; IRS programs</td>
<td>Any combination of HUD &amp; IRS programs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bonds</td>
<td>Bonds</td>
<td>Bonds</td>
</tr>
<tr>
<td><strong>Exceptions</strong></td>
<td>&quot;Site or Terrain Impracticality&quot; Test</td>
<td>&quot;Maximum Extent Feasible&quot; Test</td>
<td>&quot;Not Readily Achievable&quot; Test</td>
<td>Waivers for rehabilitation projects will be considered in accordance with the requirements set forth in Section 504.</td>
</tr>
<tr>
<td></td>
<td>Moderate Rehabilitation the only exception to Test Substantial rehabilitation must meet the requirements of new construction</td>
<td>Applies to the Removal of Barriers at Existing Structures</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>