

Oklahoma Housing Finance Agency

National Housing Trust Fund

Chapter 18 / Section 504 Requirements

The Section 504 regulations impose program accessibility requirements for Housing Trust Fund activity.

RENTAL

Under Section 504, a multifamily housing project is defined as a project containing five or more dwelling units. A project is defined as the whole of one or more residential structures and related common spaces (such as parking lots) which are covered by a single contract, or designated as a whole for processing purposes, whether or not all the units are located in the same building, or on a common site.

In accordance with this definition, five single family homes covered by a single contract or a single building with five units each constitute a multifamily housing project.

For new construction or acquisition / rehab of rental projects, a minimum of five percent of the dwelling units in a project (but not fewer than one unit) must be accessible to individuals with mobility impairments in accordance with the Uniform Federal Accessibility Standards (UFAS). UFAS is the standard that applies to facilities that are designed, built, or altered with Federal funds. An additional two percent of the dwelling units (but not fewer than one unit) must be accessible to individuals with hearing or vision impairments.

Additional Resources:

- CPD 00-9 – Accessibility Notice: Section 504 of the Rehabilitation Act of 1973 and The Fair Housing Act and their applicability to housing programs funded by the HOME Investment Partnerships Program and the Community Development Block Grant Program
- CPD 03-13 – Accessibility Notice: Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Act and Their Applicability to Housing Programs Funded by HOME and CDBG (Extends CPD Notice 00-9)
- HOMEfires Vol. 1 No. 5 – What are the Section 504 requirements for handicapped accessibility to federally assisted housing activities and programs in general, and the HOME Program in specific?
- Promoting Fair and Accessible Housing Opportunities in HOME Projects
- Uniform Federal Accessibility Standards (UFAS)

Note: These are HOME CPD notices. Due to a lack of guidance, OHFA can only provide these.