

**Ohio Department of Development**  
Community Development Division  
Office of Housing and Community Partnerships  
77 South High Street, Columbus, Ohio 43216  
Telephone Number: (614) 466-2285  
Fax Number: (614) 752-4575

**NOTICE: OHCP 03-01**

**SUBJECT:** Housing Construction Activities Funded with OHCP-Administered Funds and Subject to Section 504

**ISSUED:** February 3, 2003

**DISTRIBUTED TO:** Office of Housing and Community Partnerships Award Recipients and Their Affiliates

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## **POLICY**

The following Office of Housing and Community Partnerships (OHCP) policy clarifies the provisions of **24 Code of Federal Regulations (CFR) Part 8 --Nondiscrimination Based on Handicap in Federally Assisted Programs and Activities of the U.S. Department of Housing and Urban Development.**

In part, 24 CFR 8.22 states:

*... a minimum of five percent of the total dwelling units or at least one unit... shall be made accessible for persons with mobility impairments... An additional two percent of units (but no less than one unit) in such a project shall be accessible for persons with hearing or vision impairments.*

When implementing a single site or scattered site housing activity with OHCP-administered funds, 24 CFR Part 8.22 shall apply in the following instances:

- for a new housing construction activity, consisting of five units or more; and
- for a major alteration activity, consisting of 15 units or more, as outlined in 24 CFR 8.23 (major alteration is defined as rehabilitation that is greater or equal to 75 percent of the replacement costs).

The exception to the above-listed requirement is when a new construction or a major alteration housing activity is client based. The definition of client based for this requirement means that:

- the client is identified prior to the start of construction;
- the property exists or is placed in the client's name;
- the construction contracts are agreements between the client and the contractor; and
- any mortgages to be placed on the property, including construction loans, are placed in the client's name.

NOTE: Other requirements outlined in 24 CFR Part 8 may also apply to a particular housing activity.

## **COMMENTARY**

**OHCP Notice 03-01** provides OHCP award recipients with guidance regarding nondiscrimination based on handicap in housing projects funded through OHCP-administered programs.