



U.S. Dept. of Housing and Urban Development

Minneapolis Field Office
920 Second Avenue South Suite 1300
Minneapolis, Minnesota 55402-4012
<http://www.hud.gov/local/min/minhome.html>

MEMORANDUM: Minneapolis Multifamily HUB Lenders

SUBJECT: Circular 04-05; Ambulatory Travel Distances in FHA Multifamily Projects, Revision #1

DATE: October 22, 2004

This circular revises our position regarding ambulatory travel distance limits in multifamily projects with elevators, as referenced in Circular 04-01.

- **In multi-family housing developments where an accessible route is required, the maximum distance between elevator(s) and the farthest apartment's entry shall not exceed 250 feet.**
- **In developments designed specifically for the disabled or frail elderly (including all applications under Sections 202, 811 and 232), these distances may not exceed 150 feet.**

Where special circumstances emerge (e.g., site constraints, undue financial burdens, etc.), and the above referenced distances must be exceeded, then the developer, design architect, appraiser, or lender must submit the justification/explanation in writing, and provide this office with sufficient documentation that the distance involved will not adversely affect occupancy or cause undue burden on prospective residents.

Questions relating to this circular's application to specific projects should be directed to Said Motamed at (612) 370-3051 x2266.