



# RESPONSES TO QUESTIONS RELATED TO APPLYING FOR A LIVABLE COMMUNITIES GRANT FOR DEVELOPMENT PROJECTS

March 2026

This document responds to questions not addressed in [the 2026 Livable Communities Notice of Funding Availability for development projects](#). Another update will be published around April 1, 2026, under the [Funding Availability header](#). If you have questions about the Livable Communities grants, please contact a [Program Coordinator](#).

## Are there any geographic limits to how much funding can be awarded to a certain city or community designation?

Yes. There are specific geographic limits for development projects, including projects seeking environmental site investigation, early-stage, acquisition, and construction-stage funding.

- If the amount of funding requested for **environmental site investigation and cleanup outcomes** exceeds the funding available, no more than 75% of the funding can be awarded to the cities of Minneapolis and Saint Paul (Minn. Stat. §473.252).
- If the amount of funding requested for **Early Stage Development: Pre-Development; Construction Stage Development: Homeownership; Construction Stage Development: Rental, Mixed-Use, Commercial outcomes** exceeds the funding available and there are enough eligible applications, no more than 40% of funding can be awarded to the cities of Minneapolis and Saint Paul.

Additionally, no more than 50% of available funds from any funding account will be awarded to any one city in any one funding round (Minn. Stat. §473.252).

## Capacity building is listed as an eligible activity. What does that mean?

Examples of eligible capacity building costs include:

- Development navigation consulting: A less experienced developer hires a more experienced developer as a consultant to coach them through the development process.
- Developer administrative costs: The developer can request that up to 10% of the total award be used to reimburse their administrative costs directly related to the project. This amount cannot be used to cover any city application fee or management fee.

## I already own the project site/property. Can I request reimbursement of the acquisition costs?

Maybe. It depends on when you acquired the site/property. If you acquired the site/property within 2 years of your Livable Communities application due date, the cost is eligible. For example, if you applied for a grant in the first funding round of 2026, in which applications are due April 15, acquisition is an eligible cost if you acquired the property after April 15, 2024. If you plan to acquire the site/property after receiving an award, acquisition is an eligible expense during the three-year grant term.

**My project received a grant before 2026, before the Livable Communities Reapplication Policy was in effect. Is my project still eligible to apply for another Livable Communities grant?**

Yes. The reapplication policy will not be applied retroactively to projects. The reapplication policy applies to all grants made in 2026 and forward.

**I am a developer and would like to apply for a grant for a homeownership project in Minneapolis. Who do I contact to see if the city will sponsor my application?**

Minneapolis-based homeownership projects should contact the Minneapolis Homes team ([MplsHomes@minneapolismn.gov](mailto:MplsHomes@minneapolismn.gov)) to inquire if the city will sponsor the project's application to the Livable Communities program. The City of Minneapolis has separate pre-application processes for [environmental site investigation and cleanup projects](#) and [multi-family construction projects](#).

**The Affordability Limits listed on the Met Council website are still for 2025. When will the limits be updated, and which will be used for the grant?**

The Met Council publishes [affordability limits](#) based on data from the U.S. Department of Housing and Urban Development (HUD). HUD notified the Met Council that the release of this data has been delayed. For the purposes of evaluating the Livable Communities applications submitted by April 15, 2026, the Met Council will use the 2025 limits, [as currently published](#).