



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

September 2026

This document responds to questions not addressed in [the 2026 Livable Communities Notice of Funding Availability \(NOFA\) for development projects](#). If you have questions about the Livable Communities grants, please contact a [Program Coordinator](#).

If my project includes affordable homeownership units for households earning 80% AMI or less, which of the two following outcomes should I select?

- ☐ Build housing that is 100% affordable OR the income of residents in all units in the project averages to an affordability band needed in the city.
- ☐ Create new affordable homeownership opportunities for households earning 80% of the area median income (AMI) or less.

Select "Create new affordable homeownership opportunities for households earning 80% of the Area Median Income (AMI) or less." The first outcome only applies to rental housing.

Will the Met Council structure a Livable Communities grant as a loan?

No. All Livable Communities grants go to the grantee as a grant. The grantee (city, county, development authority) may choose to deploy the grant as a loan to a development project to increase the basis for the Low Income Housing Tax Credit program. See the [Livable Communities Grant Administration Guide](#) for more details, including reporting and repayment requirements. Development teams connect with the public sponsor (grantee) to discuss options.

Is there a maturity date on committed funds and a closing date for Livable Communities Development grants?

The grant term for Development grants is three years, with the possibility for a two-year extension. Grantees can start their scope of work after the Metropolitan Council has approved the award and submit expenses for reimbursement as outlined in the [Livable Communities Grant Administration Guide](#).

Is a project that has already started construction eligible for a grant?

Yes. We understand that projects and budgets can change after construction starts. Projects must have a funding gap to be eligible for a grant.

Can a project still claim a housing outcome if the housing component is under construction?

Yes. If there is still a funding gap to complete the overall project, the project is eligible. By claiming a housing outcome, the grantee is committing to maintaining the affordability outlined in the grant application for 15 years.

If my project is not requesting cleanup funding, but my project will involve environmental cleanup, can I still claim the “Environmental cleanup in Environmental Justice areas” outcome?

Yes. Applicants who are not requesting funding for environmental cleanup may claim the “Environmental cleanup in Environmental Justice areas” outcome in their application if the project site is in an [Environmental Justice area](#) and if they provide documentation that the project site has environmental contamination.

What is required of the City to adopt a fair housing policy prior to resubmitting an application as an eligibility requirement?

To be eligible to apply for a Livable Communities grant, a [participating city](#) must have adopted a Fair Housing Policy. Applicants seeking information about adopting a Fair Housing Policy can reference [guidelines](#), [best practices](#), and a [sample policy](#).

Applicants may also contact [Olivia Boerschinger](#) for technical assistance with developing or adopting a Fair Housing Policy.