



**NOTICE TO THE PUBLIC**  
**Available for Public Review & Comment**  
**PY2024 Annual Action Plan**  
**July 8, 2024**

The Northern Marianas Housing Corporation (NMHC) announces the availability for public review and comment, the Program Year 2024 Annual Action Plan (AAP).

The AAP is mandated by the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development, for the use of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds received by NMHC. NMHC is the Grantee of these HUD funds. NMHC administers CDBG, HOME, and ESG programs on behalf of the CNMI.

The PY2024 AAP identifies NMHC's proposed use of HUD PY2024 CDBG, HOME, HTF and ESG funds totaling \$1,493,326.89. A detailed list of the proposed projects and activities are shown below.

<b>Community Development Block Grant</b>		<b>Project Sponsor</b>	<b>Project Type</b>	<b>Amount</b>
1	CNMI Community Health Education and Crisis Response Center	Commonwealth Healthcare Corporation	Public Facility	\$ 784,100
2	Planning and Administrative Costs	Northern Marianas Housing Corporation	Planning and Administrative Costs	\$196,025.00
	<b>Total</b>			<b><u>\$980,125.00</u></b>
<b>Emergency Solutions Grant</b>		<b>Project Sponsor</b>	<b>Project Type</b>	<b>Amount</b>
3	Homeless Prevention and Rapid Rehousing Assistance/ Housing Relocation and Stabilization Services	NMHC	Homeless Prevention/ Rapid Rehousing	\$ 68,119.25
4	ESG Administrative Cost	NMHC	Program Administration	\$ 6,090.75
5	Homeless Management Information System (HMIS)	NMHC	HMIS	\$ 7,000.00
	<b>Total</b>			<b><u>\$ 81,210.00</u></b>
<b>HOME Investment Partnership Grant</b>		<b>Project Sponsor</b>	<b>Project Type</b>	<b>Amount</b>
6	HOME Rehabilitation/ Homebuyer New Construction Program	NMHC	Affordable Housing	\$ 339,564.55
7	HOME Administration	NMHC	Program Administration	\$ 68,158.45
	<b>Total</b>			<b><u>\$ 407,723.00</u></b>
<b>Housing Trust Fund</b>		<b>Project Sponsor</b>	<b>Project Type</b>	<b>Amount</b>
8	Acquisition and Rehabilitation of Housing	Konstruk Corp.	Affordable Housing	\$ 24,268.89
				<b><u>\$ 24,268.89</u></b>

The AAP will be available electronically on NMHC's website at [www.nmhcgov.net](http://www.nmhcgov.net). If you would like to obtain a copy or require additional information, please contact Zenie P. Mafnas, Deputy Corporate Director at 234-6866 or by email at [deputydirector@nmhcgov.net](mailto:deputydirector@nmhcgov.net).

NMHC is inviting the public to comment on the proposed AAP. Public Hearings will be held on Saipan, Tinian, and Rota. See detail below:  
 Tuesday, July 23, 2024 at 5:00 pm at the NMHC Main Office Conference Room, Garapan; Wednesday, July 24, 2024, 5:00 p.m. at the Tinian Field Office, San Jose Tinian; and on Thursday, July 25, 2024, 5:00 p.m. at the Rota Field Office, Sinapalo III, Rota.

Any person(s), agency, or organization wishing to comment on the AAP are encouraged to do so by submitting written comments to the NMHC main office at Garapan, Saipan, and/or to the Rota and Tinian Field Offices, no later than 4:30 pm Friday, August 8, 2024. Written comments may also be submitted via facsimile at (670)234-9021 or by submitting via email to [deputydirector@nmhcgov.net](mailto:deputydirector@nmhcgov.net). Comments must be received no later than 4:30 pm Friday, August 8, 2024. Should you require special accommodations, please contact Ms. Mafnas, at the NMHC main office, at 670-234-6866.

Jesse S. Palacios  
 Corporate Director

This ad is paid for by NMHC with HUD CPD funds

# **DRAFT PY 2024 CNMI-NMHC ANNUAL ACTION PLAN**

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

As a statutory requirement by HUD, the Commonwealth of the Northern Marianas Islands is hereby submitting its Third Year Annual Action Plan (Program Year 2024) which covers October 1, 2024 – September 30, 2029. The Plan outlines the planned uses and goals for CDBG, HOME, ESG, HTF and also outlines the goals for Section 8 HCV and the Multifamily Programs. The programs address priority needs and goals for housing, services, and public facilities that serve low- and moderate- income populations. The CNMI Government continues to be the designated recipient of the U.S. Dept. of Housing and Urban Development (HUD) Community Planning and Development grant funds for the islands of Saipan, Tinian, and Rota, all three inhabited islands comprising the CNMI. Governor Arnold I. Palacios, the Responsible Entity of the CNMI, has designated the Northern Marianas Housing Corporation, an autonomous agency of the Government, to administer all HUD-funded programs. Consultations with various agencies were conducted and other state plans were reviewed and referenced in this document. Similar goals and priorities were identified, all of which we share the same vision and that is to improve the quality of life for the citizens of the CNMI through economic development projects which will provide economic opportunities for the low and moderate income population, public facilities which will enhance the community, energy efficient projects which will address the significant utility costs currently facing the CNMI, and recreational facilities, most especially for the elderly and youth to utilize. **See Appendix A:** House Joint Resolution \_\_ (pending), authorizing the CNMI to submit its Annual Action Plan for PY 2024.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

These goals and objectives were identified based on the needs assessment of the community, prior year performance, housing market analysis, and various agency State plans and were indicated in the Program Year 2020-2024 Five Year Consolidated Plan. The goals are:

The CNMI outlined its goals and objectives for the next five years in a table found in SP-45. These goals and objectives were identified based on the needs assessment of the community and various agency State plans. The goals are:

- Job Creation/Retention – Promote employment opportunities for persons with disabilities; Support micro businesses through loans or grants
- Emergency Shelter/Transitional Housing: Typhoon shelters; homeless shelters; Transitional Housing; domestic violence shelters; youth shelters
- Infrastructure Improvements- Streets and sidewalks, water and sewer improvements, utility lines, flood drainage systems
- Public Services – Healthcare; Recreational Programs; Services for senior citizens, public safety services; Substance abuse programs
- Community Enhancement- Operational support of facilities providing services to special needs populations, support the work of organizations that aim to reduce homelessness
- Public Facilities- Recreational facilities, sports facilities, fire stations (fire trucks, ambulances, emergency response equipment), youth centers, community centers
- Sustain Affordable Housing Stock
- Promote Fair housing
- Provide Services to the Homeless Population
- Disaster Recovery

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The CNMI has invested CPD funds which have benefited homeless persons, special needs populations, Section 8 housing residents, and low-and moderate-income individuals and families. The CNMI has injected about \$13M in CDBG funds to support the various CDBG community projects that have benefited the island’s various populations. Over the past 5 years, through the CPD programs, the CNMI has contributed to the rehabilitation of public facilities which encourages community involvement and enhancement, purchase of fire protection and life-saving equipment, increased the fleet of Fire pumper trucks in the CNMI, and provided funding for debris removal on all three islands shortly after Super Typhoon Yutu, which was absolutely critical for CNMI residents, in order to prevent health and safety hazards. In addition to its public facilities and improvement projects, the CNMI has supported organizations providing various community enrichment services that aim to improve the living conditions of families living in impoverished neighborhoods and to provide rapid rehousing and homelessness prevention assistance to families who are literally homeless and at the verge of homelessness. In addition to the island’s public facilities and improvement projects, the CNMI has injected about \$6M of HOME funds to construct affordable housing for eligible homebuyers, acquire and rehabilitate units and placed them back into service as affordable housing for eligible homebuyers, and provide low-interest or deferred loans to assist low-and very-low-income homeowners to rehabilitate their homes and bring their primary residence to local building code standards. Lastly, the CNMI has utilized its Emergency Solutions Grant to provide rapid re-housing and homeless prevention for literally

homelessness households. For the past four years (2011 transition from the emergency shelter grant to the emergency solutions grant), the CNMI has injected about \$675K of ESG monies to homelessness and rapid re-housing services, in addition to implementing the Homeless Management Information System in the CNMI to better track and monitor HESG-assisted families.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The CNMI is required by the U.S. Department of Housing and Urban Development (HUD) to have a detailed Citizen Participation Plan which incorporates the island's policies and procedures for public involvement in the Consolidated Plan process and the use of Community Development Block Grant (CDBG), HOME Investment Partnerships Grant (HOME), and Emergency Solutions Grant (ESG) funds. The CNMI's Citizen Participation Plan is made available to the public. Additionally, regulation requires that this plan both provide for and encourage public participation, emphasizing involvement by low-and moderate-income people, especially those living in low-and moderate-income neighborhoods. According to the CNMI's Citizen Participation Plan, Annual Action and Consolidated Plans must be made available for a total of 30 days for the public to provide comment. In addition, the CNMI provides the general public a fifteen-day notice before informing them of the public hearings to be held on the islands of Saipan, Tinian, and Rota to discuss the Five-Year Consolidated Plan and Annual Action Plan. However, the CNMI availed of the waiver flexibilities granted with regards to the Consolidated Plan requirements, as a result of the COVID-19 pandemic. Please see **Appendix B: Amended Citizen Participation Plan**. Consultations, in preparation for the Consolidated Plan were conducted, to solicit for comments, input, and recommendations on the priorities, goals, and objectives for the next five years. NMHC conducted several, physical meetings with various agencies, individuals, Legislators, the Mayors of all CNMI jurisdictions, and its Board of Directors to accomplish such. In addition, The AAP was made available from July 8, 2022 to August 7, 2024. See public notices- **Appendix C**. The notices for public hearings were published on July 8, 2024, and the hearings were held on July 23, 2024 on Saipan, on July 24, 2024 on Tinian, and July 25, 2025 on Rota. The CNMI also published an advertisement on the island's newspaper of general circulation and also published the Plans on NMHC's website, the Office of the Governor's website, and was made available, upon request.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan. **See Appendix B: CPP**, (comment period ongoing)

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

(comment period ongoing)

## **7. Summary**

(comment period ongoing)

**PR-05 Lead & Responsible Agencies - 91.300(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NORTHERN MARIANA ISLANDS	Community Planning and Development Division
HOME Administrator	NORTHERN MARIANA ISLANDS	Community Planning and Development Division
ESG Administrator	NORTHERN MARIANA ISLANDS	Community Planning and Development Division
	NORTHERN MARIANA ISLANDS	Community Planning and Development Division

**Table 1 – Responsible Agencies**

**Narrative**

The CNMI Government continues to be the designated recipient of the U.S. Department of Housing and Urban Development's (HUD) Community Planning and Development (CPD) grant funds for the CNMI Government. As the Responsible Entity for the CNMI, the Governor has delegated the Northern Marianas Housing Corporation (NMHC), an autonomous agency of the Government, to administer HUD CPD and Section 8/Multifamily Program funds to ensure compliance with program regulations.

**Consolidated Plan Public Contact Information**

Jesse S. Palacios, Corporate Director (Oversees all HUD-funded programs)

Zenie P. Mafnas, Deputy Corporate Director; Tricia B. Tenorio, Planner ; Jacob Muna, Office Manager/Procurement Officer (CDBG, HTF, and HESG Programs)

Christopher Pangelinan, Mortgage and Credit Manager (HOME Program) (HTF Program)

David Chargualaf- Program and Housing Division Manager (Section 8 HCV and Multifamily Programs)

## **AP-10 Consultation - 91.110, 91.300(b); 91.315(l)**

### **1. Introduction**

The CNMI works closely with various public and private agencies to address the needs of low-mod income persons and the special needs populations. Although the CNMI currently does not have a Continuum of Care Program in place, NMHC coordinates the delivery of services with agencies such as the Northern Marianas Protection and Advocacy Systems (NMPASI), Karidat Social Services, Department of Community and Cultural Affairs- Division of Youth Services, Council on Developmental Disabilities, Office of Vocational Rehabilitation, Center for Living Independently, Community Guidance Center, and the Department of Public Health. These agencies respond to the needs of youth, families, and adults. Needs may vary from employment, independent life skills, health and mental health, and financial needs. During the March 2019 CPD Briefing, in preparation of the 2020-2024 Consolidated Plan (this AAP represents the third year of the Consolidated Plan) government and non-profit organizations were invited to attend and were encouraged to provide input verbally, through a comprehensive survey, and an activity, so that NMHC could gather information, as to the type of needs that NMHC could potentially address within the next five years.

#### **Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

The CNMI coordinated with the Mayors of all CNMI jurisdictions, the 22nd CNMI Legislature, the 22<sup>nd</sup> Senate, various government agencies, non-profit organizations, by discussing the various community needs in the community to include those of homeless the persons, non- homeless special needs persons, and public housing residents. Relevant State plans were reviewed to gather information to substantiate the priorities and goals of this Consolidated Plan. Efforts were made to identify the needs of the island's varying population. Information obtained in this Plan was derived from various State Plans, consultation with various groups and agencies, and the U.S. Census Bureau. This Plan will be made available for public review and comment from July 8, 2024 to August 7, 2024. The public is encouraged to submit oral or written comments which must be received the Northern Marianas Housing Corporation no later than 4:30 p.m., August 7, 2024. A public hearing will be held on July 23, 2024, to inform the public about this Plan. NMHC will also solicit for comments at the public hearings.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**



**Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The CNMI publishes notices on all media outlets regarding the availability of funds for the public to participate in the comment process of how should the CNMI allocate its HESG funding; however, no comments are received

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Karidat Social Services
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Although the NMHC currently administers the HESG Program, the NMHC consults with Karidat Social Services on a frequent basis. Karidat Social Services is also engaged in discussing the effective use of Emergency Solutions Grant funds and what particular areas of the program can be improved to ensure that housing stability is achieved by the ESG-assisted household. Karidat Social Services also administers short-term rental assistance, through a DHHS grant, for homeless families who need a temporary place to stay, as they seek for permanent residence. They also provide food vouchers and donated clothing for those in need. In addition, the NMHC case worker is very much involved in the re-evaluation of the households and identifies ways the household can improve their financial status in order to continue living in a safe, sanitary, and decent housing. The increased coordination with Karidat enables NMHC to improve the HESG Program every year and streamline its processes accordingly to better meet the needs of the clients.
2	<b>Agency/Group/Organization</b>	CNMI Department of Labor
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - Local

OMB Control No: 2506-0117 (exp. 09/30/2021)

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NMHC consults with DOL, through the Workforce Investment Agency Division, on the type of programs available for low-mod income individuals, most of whom are participants in the HUD-assisted program. DOL is the only entity in the CNMI that provides training services such as the Individual Training Program, Program of Training Services (client may obtain a certification of completion in a particular field of study, a secondary school diploma or equivalent, or employment). Anticipated outcome of the consultation is in increased success rate in the FSS Program and an increase in the CNMI local workforce.
3	<b>Agency/Group/Organization</b>	Offices of the Mayors of Saipan, Tinian, and Rota
	<b>Agency/Group/Organization Type</b>	Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Community Development

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Mayors of all (3) jurisdictions were consulted and they have demonstrated the need for mainly for public facilities, mainly recreational facilities, and infrastructure upgrades (to become more resilient) on the islands of Saipan, Tinian, and Rota, and just in the recent months, have expressed their thoughts on the need for typhoon shelters, in the times of disasters, and transitional housing for those in need of emergency shelter, as they seek for a permanent place to stay. These types of projects are being sought after to promote the local economy, health and wellness, youth activities, and public safety. Their input allows NMHC to prioritize the type of CPD projects to be funded in the next five years.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>American Red Cross</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-homeless Services - Victims Agency - Emergency Management</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Families with children disaster management</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>As the ARC was very instrumental in providing NMHC critical disaster data shortly after Super Typhoon Yutu, there was frequent discussions with the organization throughout the recovery process to date, on the types of assistance (both at the time of the disaster and for future mitigation) necessary to meet the unmet needs of the community. ARC expressed the need for typhoon shelters, transitional/emergency housing, and most especially, to increase the rental housing stock, as a majority of the population affected by the most recent disasters were renters. Over 50% major or destroyed homes were rental properties. The consultation and coordination, in addition to the data provided by the ARC, enabled NMHC to include concrete information into the ConPlan regarding homeless needs in the CNMI.</p>

5	<b>Agency/Group/Organization</b>	Department of Public Health-Community Guidance Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Health Agency Child Welfare Agency Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NMHC consulted with the Community Guidance Center (CGC), a Division of the Department of Public Health, and have discussed about potential collaboration with NMHC and about funding assistance for the Systems of Care Program administered by CGC. Systems of Care is a coordinated network of community-based services and supports that is organized to meet the challenges of children and youth with serious mental health needs and their families. The consultation and coordination will help NMHC identify various needs amongst its system of care network and help us prepare for a Continuum of Care implementation, if approved by HUD.
6	<b>Agency/Group/Organization</b>	CNMI Office of Planning and Development
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>OPD played a critical role in the development of the Consolidated Plan. The office was created to institute an interagency framework within which OPD can support the collection of data to achieve its missions and mandates. The OPD also maintains a data library for the continual storage and collection of public information needed or utilized during the planning process. OPD drafted the Comprehensive Economic Development Strategy for the CNMI and have created the Planning and Development Advisory Council to fulfill the project prioritization, planning, and data centralization mandates of Public Law 20-20. With the lack of recent data in the CNMI, OPD was able to assist in providing citizen-centric reports, updated census surveys, and other strategic plans to assist in various sections of the Consolidated Plan.</p>
7	<p><b>Agency/Group/Organization</b></p>	<p>Office of the Governor-Council on Developmental Disabilities</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Persons with Disabilities Other government - Local</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>NMHC mainly consults with the Developmental Disabilities Council, a branch under the Office of the Governor. The DD Council's mission is to promote the independence, productivity, integration, and inclusion of those with developmental disabilities into the community, many, of which qualify for HUD-assistance. DD Council and other social service providers have expressed the need for independent living centers on the islands of Tinian and Rota, just as the CDBG-funded Independent Living Center on Saipan (funded by CDBG). Other needs include job training and recreational programs for persons with disabilities. The coordination with DD Council and the data provided by the agency allows NMHC to demonstrate the need for such programs in the CNMI through the Consolidated Plan Annual Action Plan</p>

**Identify any Agency Types not consulted and provide rationale for not consulting**

The CNMI did not prohibit any agency types from participating in the development of this Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Marianas Housing Corporation	The CNMI currently does not have a CoC in place; however, we have used other CoCs as a guidance to initiate the implementation of a CoC in the CNMI.
FY 2021 State Plan - most recent Plan posted	Department of Community and Cultural Affairs	The goals of the State Plan include the continued support of activities designed to assist low-income families and individuals, homeless families and individuals, and elderly low-income individuals and families.
CNMI’s Unified State Plan for PY 2022-2023	Department of Labor-Workforce Investment Agency	The goals of the State Plan are the continuous improvement of job, education and training services through collaborative partnerships with government agencies, private businesses, and CNMI workers to fully recognize the importance of education, training, and economic development, and in turn, help the low-income family and individual become self-sufficient.
CNMI Four Year State Plan on Aging (2020-2023)	CNMI Office on Aging	The goals of the State Plan address the needs of islands’ elderly population to include public facilities and improvements, housing, and services to such populations.
Northern Marianas Office of Vocational Rehabilitation portion of the CNM’s Unified State Plan	Office of Vocational Rehabilitation	The goals of the State Plan address the special needs of persons with disabilities who are seeking employment to achieve independence and self-sufficiency.



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
CNMI Council on Developmental Disabilities Five Year State Plan 2022-2026	CNMI Council on Developmental Disabilities	The goals of the Strategic Plan address the housing and supportive service needs of persons with disabilities.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

**AP-12 Participation - 91.115, 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The CNMI coordinated with the Mayors of all CNMI jurisdictions, the 22nd CNMI Legislature, the 22<sup>nd</sup> Senate, various government agencies, non-profit organizations, by discussing the various community needs in the community to include those of homeless the persons, non- homeless special needs persons, and public housing residents. Relevant State plans were reviewed to gather information to substantiate the priorities and goals of this Consolidated Plan. Efforts were made to identify the needs of the island’s varying population. Information obtained in this Plan was derived from various State Plans, consultation with various groups and agencies, and the U.S. Census Bureau. The Plan was made available from July 8, 2024 to August 7, 2024. The public is encouraged to submit oral or written comments which must be received the Northern Marianas Housing Corporation no later than 4:30 p.m., August 7, 2024. See public notices- **Appendix C** . The notices for public hearings were published on July 8, 2024, and the hearings were held on July 23, 2024. The CNMI also published an advertisement on the island’s newspaper of general circulation and also published the Plans on NMHC’s website, the Office of the Governor’s website, and was made available, upon request.

**Citizen Participation Outreach- Pending**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Hearing					
2	Internet Outreach					
3	Newspaper Ad					

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### **AP-15 Expected Resources – 91.320(c)(1,2)**

#### **Introduction**

This Action Plan year, the CNMI received \$980,125, in CDBG funds, \$407,723 in HOME funds, \$81,210 in ESG funds, and \$24,268.89 in HTF funds. In the next program year, the CNMI prioritizes planning and administrative activities and public facilities. HOME funds will be utilized for homeowner rehabilitation, while PY residual funds will be used for new construction and acquisition, and ESG funds will focus on the continuation of providing homeless prevention and rapid re-housing, housing relocation and stabilization services, and administration. HTF funds will continue to be utilized for the acquisition and/or rehab of a housing unit to be converted to rental housing for extremely low income households.

PY 2020.

Program Income (anticipated) CDBG of \$20,735 and HOME of \$329,732. The Expected amount available below is rounded to the nearest cent, as the column does not accept cents. In the HTF allocation, the actual allocation is \$24,268.89

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	980,125	43,847	0	1,023,972	0	For the PY24 Action Plan year, CDBG funds will be used for public facilities, public services (from prior year funding) and program administration and planning.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	407,723	255,569	0	663,292	0	PY 2024 HOME funds will be for homeowner rehab and new construction and program administration and planning.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	81,210	0	0	81,210	0	At least 60% of ESG funding will be allocated to rapid re- housing activities while 40% of ESG funding will be used for homelessness prevention activities (calculated after percentages have been set aside for program administration (7.5%) and HMIS. NMHC will focus on assisting the literally homeless households, since it's a rapidly growing problem in the CNMI.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	24,269	0	0	\$24,269	0	HTF funds will be used for reconstruction and/or rehabilitation of a housing unit to be converted for rental housing for a household at 30% or below AMI

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

There is no matching requirement for the HUD-funded programs above for the CNMI.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Specifically referring to the community development needs that will be addressed through the CDBG program, NMHC has only funded projects on publicly owned land or property, since more than 90% of CDBG projects, since the inception of the grant, has been public facilities. In all cases, before the submission of CDBG proposals, NMHC requests for a land designation from the Department of Public Lands to the proponent of the project. It is most likely that HUD-funded projects are located in the Village Homestead areas (HOME) and in the Public Facilities and Other areas (CDBG). As with other housing needs, section-8 assisted units are owned by private landlords, LIHTC projects' properties are owned by private companies, and HOME-assisted units are owned by private owners. Please see tables below which provides information on public land use and other land uses (Date extracted from the CNMI Department of Public Lands' Land Use Plan updated in 2019): In addition to the tables below, the Northern Islands is 13, 307, hectares, and 100% of the island is public land. Saipan, with a total of 11,913, 49% is private land, 51% is public land. Tinian, with a total of 10,177 hectares, 10% is private land, 90% is public land. Rota, with a total of 8,693 hectares, 28% is private land and 72% is public land.

**Discussion**

none



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvement	2021	2024	Non-Housing Community Development	Saipan Tinian Rota	Non-Housing Community Development	CDBG: \$980,125	Other: 1 Other
2	Job Creation/Retention	2022	2024	Non-Homeless Special Needs Non-Housing Community Development	Saipan Tinian Rota	Non-Housing Community Development	CDBG: \$980,125	Other: 1 Other
3	Public Services	2021	2024	Non-Housing Community Development Special Needs population	Saipan Tinian Rota	Non-Housing Community Development	CDBG: \$980,125	Other: 1 Other

4	Sustain Affordable Housing Stock	2020	2024	Affordable Housing Non-Homeless Special Needs Special Needs population	Saipan Tinian Rota	Affordable Housing	HOME: \$407,723 HTF: \$24,269	Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 3 Household Housing Unit: 2 Units (to supplement previous years' funding)
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Expand Housing Stock	2020	2024	Affordable Housing Non-Homeless Special Needs Special Needs population	Saipan Tinian Rota	Affordable Housing	HOME: \$407,723 HTF: \$24,269	Homeowner Housing Added: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
6	Emergency Shelter/Transitional Housing	2022	2024	Affordable Housing Homeless	Saipan Tinian Rota	Non-Housing Community Development	CDBG: \$980,125	Other: 1 Other
7	Public Facilities and Improvements	2020	2024	Non-Housing Community Development	Saipan Tinian Rota	Non-Housing Community Development	CDBG: \$980,125	Other: 2 Other
8	Promote Fair Housing	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Special Needs population	Saipan Tinian Rota	Non-Housing Community Development Homelessness Affordable Housing	CDBG: \$980,125	Other: 1 Other

9	Community Enhancement	2020	2024	Homeless Non-Housing Community Development	Saipan Tinian Rota	Non-Housing Community Development Homelessness	CDBG: \$980,125	Other: 3 Other
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Provide Services to the Homeless	2020	2024	Homeless	Saipan Tinian	Homelessness	ESG: \$80,406	Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted Homelessness Prevention: 2 Persons Assisted
11	Disaster Recovery	2021	2024	Affordable Housing Homeless Non-Housing Community Development	Saipan Tinian Rota	Affordable Housing	CDBG-DR: \$113,362,000	Rental units constructed: 13 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 8 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	<b>Goal Name</b>	Infrastructure Improvement
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>● Construct infrastructure to support housing</li> <li>● Improve infrastructure to support housing</li> <li>● To improve infrastructure to strengthened resilience to mitigate potential disaster damage</li> </ul> <p>*Figure below represents anticipated # of projects per year from PY 2021-2024</p>
2	<b>Goal Name</b>	Job Creation/Retention
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>● Promote employment opportunities for persons with disabilities</li> <li>● Support micro-businesses with loans or grants</li> </ul> <p>*Figure below represents the # of projects per year STARTING PY 2022 - 2024</p>
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>To support projects particularly related to healthcare, recreational programs, service for senior citizens, substance abuse programs, and fire and emergency medical services</p> <p>*figure below represents the # of projects per year</p>
4	<b>Goal Name</b>	Sustain Affordable Housing Stock
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>● Assist very low- and low-income homeowners to sustain the physical and economic life to their homes, to meet current building code standards, and/or modify to ADA standards</li> <li>● Support any HUD-financing program that sustains the affordable housing stock in the CNMI</li> </ul> <p>*NMHC inputted the annual HOME allocation, program income and PY resources in the "funding allocated" section below. For next year alone, however, NMHC anticipates to fund at least (4) rehab and/or reconstruction projects with HOME and HTF funds</p>

5	<b>Goal Name</b>	Expand Housing Stock
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>● Support any HUD financing program that expands the stock of affordable housing in the CNMI.</li> <li>● Assist very low and low income first time home-owners to construct or acquire a safe, affordable home</li> </ul> <p>*NMHC inputted the annual HOME allocation, program income and PY resources in the "funding allocated" section below. For next year alone, however, NMHC anticipates to fund at least (4) new construction and/or acquisition projects with HOME funds</p>
6	<b>Goal Name</b>	Emergency Shelter/Transitional Housing
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>● Support financing of transitional housing to provide temporary housing for homeless individuals, including those who are transitioning from drug rehabilitation centers and prison</li> <li>● Support financing the construction of an emergency shelter to provide temporary housing for those who are seeking shelter from a disaster or who find themselves temporary homeless</li> </ul> <p>*Figure below represents the # of projects per year starting PY 2022 and in PY 2024</p>
7	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	<p>To acquire, construct, or rehabilitate facilities for low-moderate income communities and special needs populations</p> <ul style="list-style-type: none"> <li>● Sports and Recreational Facilities</li> <li>● Community Centers</li> <li>● Facilities that improve services to the general public</li> <li>● Youth Centers</li> <li>● Community Centers</li> </ul> <p>*Figure below represents the # of projects per year</p>

8	<b>Goal Name</b>	Promote Fair Housing
	<b>Goal Description</b>	Identify and address barriers to fair housing *Figure below represents the # of workshops to be held each year to identify and address the barriers to fair housing
9	<b>Goal Name</b>	Community Enhancement
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>● Operational support of facilities providing services to special needs population</li> <li>● Support the work of organizations that aim to reduce homelessness</li> </ul> *Figure below represents the # of projects per year
10	<b>Goal Name</b>	Provide Services to the Homeless
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>● Provide Operations Support for programs serving homeless persons, disabled persons, and those with special needs.</li> <li>● Support programs addressing poverty for income eligible individuals, specifically those who are homeless or at- risk of homelessness</li> </ul>
11	<b>Goal Name</b>	Disaster Recovery
	<b>Goal Description</b>	<p>To allocate CDBG-DR funding to Housing, Infrastructure and Economic Development to ensure added resiliency in future, potential disasters.</p> <p>"Funding allocated" below is left blank, since funds will come from the CDBG-DR Program in the amount of \$243,946,000. For the purpose of this goal, NMHC included all other details in this section of the Action Plan. The figure in "other" below represents the anticipated# of infrastructure projects per year. All other figures are merely estimates.</p>



## PR-25 Allocation Priorities – 91.320(d)

Introduction:

### Funding Allocation Priorities

Program	Jurisdiction		
CDBG	100%- Saipan		
HOME	CNMI wide- Saipan, Tinian, and Rota		
HOPWA	n/a		
ESG	100%- Saipan		

Table 7 – Funding Allocation Priorities

### Reason for Allocation Priorities

**How will the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan?**

Through the CDBG Program, the distribution of funds will address the need to construct and/or rehabilitate public facilities to improve services to the general public. The HESG and HTF programs the need for rental assistance for low and extremely low income families in the CNMI which addresses the goal of alleviating homelessness in the CNMI. The HOME Program will provide homeownership opportunities and address the goals of sustaining the increasing the affordable housing stock in the CNMI.

### **AP-30 Methods of Distribution – 91.320(d)&(k)**

Introduction: CDBG and HTF Projects are selected by a committee who reviews the project proposals and evaluates the projects based on a set criterion. Projects who receive the highest points will be selected. In the HESG and HTF Programs (after construction is completed and), households are selected based on a first come, first serve basis and are assessed thoroughly. Households who meet eligibility will be assisted through the HESG and HTF rental programs. As with the HOME Program, assistance is based on a first come, first serve basis. Households who meet eligibility criteria will be assisted through the program. All program requirements must be adhered to, inclusive of submitting the proper documentation to avail of assistance.

#### **Distribution Methods**

## AP-35 Projects – (Optional)

### Introduction:

In the table below, you will find the selected projects for Program Year 2023, based on an evaluation conducted by the CDBG Selection committee, comprised of the Planner, (3) managers, and (2) Board members (BOD member from Tinian could not attend due to an unforeseen circumstance) on June 29, 2022. Based on a set criterion (CDBG Program), the projects were evaluated and selected based on a point system (20% is automatically set-aside for planning and administrative costs): In addition to the CDBG Program, information on the HOME Program and ESG Program activities are listed below.

*1 PY 2024 CDBG Planning and Administrative Costs*

*2 CNMI Health Education and Crisis Response Center*

*3 PY 2024 HOME Planning and Administrative Costs*

*4 Homeowner Investment Partnership (Homeowner Rehabilitation)*

*5 Homeowner Investment Partnership (New Construction)*

*6 HESG24 Commonwealth of the Northern Mariana Islands*

*7 CNMI PY 2024 Housing Trust Fund: Rehabilitation of 1-2 Housing Units for Conversion To a Rental Unit*

### Table 9 – Project Information

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The CNMI does not allocate investments based solely on geographical location. The greatest, beneficial impact is considered when evaluating project proposals. Since the CNMI's population is smaller than most island territories, projects will impact the CNMI community entirely. Although projects are situated in specific villages, residents from other areas of the island will utilize the project as well. Due to the islands' land mass (Saipan, Tinian, and Rota), each municipality's residents are in close proximity to recreational facilities, public services, and public facilities, in general. It is understood that the low-mod percentage of the project beneficiaries should be more than 51%. A needs' assessment is also conducted during the project evaluation process. Activities are targeted for geographic service areas where the need is greatest and where the maximum impact will be. In addition, CDBG-DR's allocation priorities are for Housing, Infrastructure and Economic Development. The total amount of funds available for the

Northern Mariana Islands is \$243,946,000 of which \$195,157,000 (80 percent) must be utilized in the HUD Most Impacted Areas of Saipan and Tinian. Overall, a minimum of 70 percent of the CDBG-DR funds excluding administrative dollars must benefit the low- and moderate-income populations on the island.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	PY 2024 CDBG Planning and Administrative Costs
	<b>Target Area</b>	Saipan Tinian Rota
	<b>Goals Supported</b>	Infrastructure Improvement Job Creation/Retention Public Services Emergency Shelter/Transitional Housing Public Facilities and Improvements Promote Fair Housing Community Enhancement Provide Services to the Homeless
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$196,025
	<b>Description</b>	The figure in the goal outcome indicator represents the total number of residents on all three islands that will benefit from the CDBG program. The NMHC will use planning and admin funds to develop community planning and development activities that will benefit Saipan, Tinian, and Rota residents, with a total population of 45,761 of which about 69.6% are low-mod income. Estimated CDBG funding: \$196,025; Eligible activity under 24 CFR570.206(a)(1); National Objective: LMA 24 CFR Part 570.208(a)(1)(i);
	<b>Target Date</b>	12/1/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CNMI wide- Saipan, Tinian, and Rota with a population of 45,761; CDBG admin funds will maintained at the NMHC Central Office in Garapan, Saipan
	<b>Location Description</b>	CNMI-wide- Saipan, Tinian, and Rota with a population of 45,761; CDBG admin funds will be maintained at the NMHC Central Office in Garapan, Saipan.
	<b>Planned Activities</b>	CDBG planning and admin costs
2	<b>Project Name</b>	CNMI Health Education and Crisis Response Center
	<b>Target Area</b>	Saipan
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$784,100
	<b>Description</b>	The Commonwealth Healthcare Corporation submitted a proposal for the rehabilitation and combination of two existing structures located in Navy Hill, Saipan. The project will allow the Commonwealth Healthcare Corporation to establish a service site for community members to access preventive and mental health programs and services. The programs and services include: Nutrition Education, Nicotine Cessation, Diabetes Self-Management Education, Group Prenatal Care, Early Childhood Developmental Screenings, Vaccinations, Community Training or Workshops, Primary Care Visits and Preventive Screening, Suicide Prevention, and Behavioral Health Crisis Response. Eligibility citation: Part 570.201(c). The project meets Goal #7: To acquire, construct or rehabilitate public facilities for low-mod income communities and special needs populations. CDBG Funding: \$784,100; National Objective: LMA 24 CFR Part 570.208(a)(1)(i)
	<b>Target Date</b>	02/01/24

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit the entire CNMI, as the CHCC is the only Hospital in the CNMI. The project location will be on Saipan, its immediate service area, with a population of 41,927 of which 30,090 or 71.8% are low-mod income.
<b>Location Description</b>	Navy Hill, Saipan
<b>Planned Activities</b>	To combine and rehabilitate two existing structures to develop a single unit to establish as service site where community members can have improved access to preventive and mental health services and programs.

<b>3</b>	<b>Project Name</b>	PY 2024 HOME Planning and Administrative Costs
	<b>Target Area</b>	Saipan Tinian Rota
	<b>Goals Supported</b>	Sustain Affordable Housing Stock Expand Housing Stock Promote Fair Housing Community Enhancement
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$61,158.45
	<b>Description</b>	HOME Planning and administrative costs for PY 2023; In the annual goals supported, all goals related to the HOME program was checked, as administrative costs will be incurred in planning for projects related to the HOME goals. HOME admin funded amount:(15% of PY 202 Allocation) \$61,158.55 + \$38,335.34 (15% of expected HOME PI)= \$99,49.79; Eligible activity under 24 CFR 92.207(a)(1)
	<b>Target Date</b>	12/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The figure below represents the estimated number of households (rehab and new construction) that will be assisted through the HOME Program. As such, admin costs will be incurred in planning for HOME projects (approximately 6 households every year).
	<b>Location Description</b>	CNMI wide
	<b>Planned Activities</b>	HOME administrative and planning costs
<b>4</b>	<b>Project Name</b>	Homeowner Investment Partnership (Homeowner Rehabilitation)
	<b>Target Area</b>	Saipan Tinian Rota
	<b>Goals Supported</b>	Sustain Affordable Housing Stock Promote Fair Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$239,268
	<b>Description</b>	The HOME program will provide assistance for the rehabilitation of low-mod income housing units of eligible applicants. HOME eligibility for new construction/rehabilitation/administrative costs citation: 92.205(a)(1). The figure below represents the number of units to be assisted annually; however, more than (2) units (up to 4 units) could be funded, depending on the funding amount and the amount of the loan to be disbursed. Program income will be used towards HOME-eligible activities. HOME funded amount: \$96,564.55+ \$127,784.47 (50% of PI) = \$223,349.02; Project meets goal #4- To sustain the affordable housing stock
	<b>Target Date</b>	1/30/2025



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To assist up to 3 households in Year 2 of the Consolidated Plan. NMHC will determine, depending on funding availability, the number of homes to be constructed or purchased with HOME funds (using PY funding)
	<b>Location Description</b>	CNMI wide
	<b>Planned Activities</b>	Homeowner rehabilitation
5	<b>Project Name</b>	Homeowner Investment Partnership Program (New Construction)
	<b>Target Area</b>	Saipan Tinian Rota
	<b>Goals Supported</b>	Expand Affordable Housing Stock Promote Fair Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$390,137.38
	<b>Description</b>	The HOME program will provide assistance for the rehabilitation of low-mod income housing units of eligible applicants. HOME eligibility for new construction/rehabilitation/administrative costs citation: 92.205(a)(1). The figure below represents the number of units to be assisted annually; however, more than (1) units (up to 2 units) could be funded, depending on the funding amount and the amount of the loan to be disbursed. Program income will be used towards HOME-eligible activities. HOME funded amount: \$250,000+ \$127,784.47 (50% of PI) = \$377,784.47; Project meets goal #5- To expand the affordable housing stock
	<b>Target Date</b>	01/30/25

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To assist up to 3 households in Year 2 of the Consolidated Plan. NMHC will determine, depending on funding availability, the number of homes to be constructed or purchased with HOME funds (using PY funding)
	<b>Location Description</b>	CNMI wide
	<b>Planned Activities</b>	New construction for first time homeowners
6	<b>Project Name</b>	HESG24 Commonwealth of the Northern Mariana Islands
	<b>Target Area</b>	Saipan
	<b>Goals Supported</b>	Community Enhancement Provide Services to the Homeless
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$81,210
	<b>Description</b>	<p>As designated by the CNMI, NMHC will be conducting housing relocation and stabilization services for rapid re-housing and homelessness prevention assistance for eligible households. The CNMI plans to assist about (6) households on an annual basis, based on the funding allocation. The figures (in the goal outcome indicator) below represent the number of households to be assisted with rapid rehousing funds and homelessness prevention funds. In order for the households to be assisted, planning and admin costs will be incurred. Allocation breakdown is as follows: \$25,239.75 (housing relocation and stabilization services); \$8,000 (HMIS); Planning and Admin- \$6,090.75 (allocated to NMHC); \$25,127.70(rapid re-housing assistance) and \$16,751.80 (homelessness prevention assistance). The total allocation breakdown equates to \$81,210 (ESG funded amount. Project meets goal #10- To provide services to the homeless.</p> <p>Eligibility Citation: 24 CFR 576.106,107,108.</p>

	<b>Target Date</b>	03/01/25
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	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 households assisted with rapid rehousing funds 2 households assisted with homelessness prevention funds
	<b>Location Description</b>	Assistance will be provided to families who qualify for ESG. With the help of the case manager, the applicant will select a unit (owned by a private landlord). The units will be scattered within Saipan, therefore, there is no particular address where activities will be undertaken. NMHC's main office is located in Garapan, Saipan.
	<b>Planned Activities</b>	To provide rapid rehousing and homelessness prevention services which includes 10 months' rental assistance, security and utility deposit, and 10 months' utility allowance for households who qualify for the assistance. In addition, funds will be used for the HMIS, planning and admin, and housing relocation and stabilization services.
7	<b>Project Name</b>	Alternate Project- TBD
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

8	<b>Project Name</b>	CNMI Housing Trust Fund: Rehabilitation of (1) NMHC Foreclosed Unit
	<b>Target Area</b>	Saipan
	<b>Goals Supported</b>	Sustain Affordable Housing Stock
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HTF: \$76,533
	<b>Description</b>	Eligibility Citation 24 CFR 93.200(a)(1) -eligible activity of rehabilitation of affordable rental housing and affordable housing. The CNMI will use the funds to administer the HTF Program through a nonprofit organization on the island of Saipan. HTF funds will be used to add funds to the current rehabilitation of units to be used for rental housing. The HTF Program will benefit a total of (1) household with an income of 30% or less of area median income. HTF project allocation: \$24,268.89. Figure below represents the # of rental housing to be rehabilitated. Project meets goal #4 - To sustain affordable housing stock
	<b>Target Date</b>	3/1/25
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will be used to convert (1) NMHC foreclosed unit to rental housing for (1)extremely low-income family (<30% AMI)
	<b>Location Description</b>	Saipan
	<b>Planned Activities</b>	Rehabilitation of (1) a housing unit to convert into rental housing- to add to the current rehabilitation of units being performed by the current contractor also using PY HTF funds

**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds? – The CNMI will not apply for a Section 108 loan.**

**Available Grant Amounts**

**Acceptance process of applications**

**AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?** – The CNMI will not be carrying out revitalization strategies.

**State's Process and Criteria for approving local government revitalization strategies**

## **AP-50 Geographic Distribution – 91.320(f)**

### **Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed**

The CPD entitlement grants will be allocated to the islands of Saipan, Tinian, and Rota.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Saipan	0
Tinian	0
Rota	100

**Table 10 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The CPD entitlement grants will be allocated to the islands of Saipan, and Tinian. CDBG: Target areas are the islands of Saipan and Tinian, as the CDBG selection committee, based on a criterion, selected (3) projects to be located on the island of Rota. ESG: Target area for ESG assistance is on the island of Saipan, as a large number of literally homeless and at risk of homelessness families reside on Saipan, the most populated island of the CNMI jurisdiction. HOME: HOME funds are targeted on all three islands as the need for affordable housing assistance to achieve homeownership or rehabilitate existing homes is clearly evident; however, because of the significantly larger population in Saipan, if not all, most of the HOME funds are targeted on the island of Saipan, as trend analysis reflects. Low-income data for all three islands can be found in the below section "rationale for the priorities for allocating investments geographically."

#### **Discussion**



## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

#### Introduction:

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	3
Special-Needs	0
Total	9

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	6
The Production of New Units	2
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	9

Table 12 - One Year Goals for Affordable Housing by Support Type

#### Discussion:

The CNMI proposes to provide rental assistance to approximately 6 households for this Action Plan year through the Emergency Solutions Grant Homeless Prevention and Rapid Re-Housing program. Additionally, the CNMI proposes to utilize HOME funds to rehabilitate the homes of low-and moderate-income homeowners to bring these units up to building code with energy efficient fixtures or accessibility features as a goal to stabilize or sustain the stock of housing. This Plan year, the CNMI does not anticipate acquiring any existing units to rehabilitate or convert for use of providing affordable housing or community facilities.

## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction:**

### **Actions planned during the next year to address the needs to public housing**

NMHC has set the following objectives to address the needs of public housing:

- Explore opportunities to leverage funds to create additional housing opportunities;
- Seek additional rental vouchers;
- Increase leasing-up activities;
- Maintain high occupancy rates by decreasing the number of vacant units;
- Continue renovation and modernization efforts for all existing units;
- Increase enforcement efforts;
- Promote Self-Sufficiency and asset development of assisted household;
- Ensure equal opportunity for all persons in need of housing assistance; and

Achieve a HUD “high performer” rating under the Section 8 Management Assessment Program (SEMAP)

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

NMHC staff under the Asset Management Division and Field Offices continue to conduct outreach efforts to residents/tenants under the Section 8 Housing Assistance Payment Program – New Construction – so as to inquire about, encourage, and promote resident/tenant participation. NMHC is looking at options to assess, expand, and improve its current outreach efforts so as to promote resident/tenant participation.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Northern Marianas Housing Corporation (NMHC) is the Public Housing Agency (PHA) in the CNMI and is not designated as “troubled”.

### **Discussion:**

The CNMI currently does not receive HOPWA funds. To address the above sections pertaining to the subpopulations, NMHC established partnerships with the following agencies: Department of Fire and Emergency Management Services, Department of Public Safety, the judiciary system (Family Court), Karidat Social Services, Office of Vocational Rehabilitation, Council on Developmental Disabilities, Department of Community and Cultural Affairs, and the Community Guidance Center to accomplish the

following: address the increasing homeless problem in the CNMI, involvement in the PIT survey, and hopefully, successfully implement a COC in the CNMI. Currently, the CNMI does not have programs for individuals being discharged from publicly funded institutions and systems of care, as traditionally, the families of such individuals take them in and provide assistance in any way possible. The DYS Shelter provides housing for runaway youth, neglected and abused youth, and youth who are victims of domestic violence (and therefore are homeless due to their situations). The Guma Espersansa Shelter provides housing to women and children who are victims of domestic violence. For the subpopulations transitioning of these shelters, as mentioned, traditionally, the families of such individuals take them in and provide assistance in any way possible. For those formerly homeless and assisted through the ESG Program, NMHC's case managers, ensures that the households (most of whom are special needs household) do not revert back to homelessness by proactively evaluating the families and provides them with resources/programs they can avail of to sustain their housing status. Due to its limited organizational capacity, NMHC, along with its private and public partners, are focusing on the general homeless population by conducting the point in time survey, as the first step. As time progresses, NMHC will work with its partners to expand its programs to assist specific subpopulations. As with the special needs' populations, NMHC provides assistance through the HOME Program and ensures that CDBG- assisted projects can also accommodate the special needs population.

## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

The CNMI does not have a CoC in place to address the homeless situation. However, the CNMI plans to submit the second CoC grant application in September 2021, and if granted CoC funding, will be implementing a CoC program. Homelessness has been rapidly growing in the recent years which prompted the CNMI to shift from funding shelter operations to rapid re-housing and homelessness prevention activities since 2011. Through the PIT count conducted in January 2020, a total of 302 households, comprising 1,307 persons were found to be homeless or at risk of homelessness . However, there continues to be a significant demand for housing assistance due to the recent disasters that made landfall in 2015 and 2018, sudden loss of jobs, overcrowding in homes, exorbitant costs of utilities, substandard housing, etc. There is no specific program specifically targeting veterans, and currently, there are no transitional or supportive housing programs in the CNMI. The NMHC, through the Section 8 Programs and ESG, is the only agency in the CNMI that provides housing assistance for more than a month's time. There are about 700+ households on the waiting list.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Allocate ESG funding to support the non-profit organizations who will be conducting case management for literally homeless and at risk of homelessness households; Support the work of non-profit organizations and the public sector providing assistance to very low and low-income individuals and special needs populations; Support the revitalization of programs implemented by the Transitional Living Center who offer services to those who are likely to become homeless after being discharged from a publicly funded institution and the Independent Living Center who offer life skill training to a special needs population; Continue in the planning phase to conduct a point in time survey (PY 2020) to gather more accurate information on homeless households in the CNMI, and once the data is gathered, apply for a CoC grant in order to meet the homeless needs in the CNMI .

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

**As a goal in the next five years, plans to** Support financing of transitional housing to provide temporary housing for homeless individuals, including those who are transitioning from drug rehabilitation centers and prison and support financing the construction of an emergency shelter to provide temporary housing for those who are seeking shelter from a disaster or who find themselves temporary homeless. NMHC hopes to build one or both types of projects starting PY 2023. (emergency shelter or transitional

housing facilities or both)

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

All the actions above address this section.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

All the actions above address this section.

## **Discussion**

The CNMI currently does not receive HOPWA funds. To address the above sections pertaining to the subpopulations, NMHC established partnerships with the following agencies: Department of Fire and Emergency Management Services, Department of Public Safety, the judiciary system (Family Court), Karidat Social Services, Office of Vocational Rehabilitation, Council on Developmental Disabilities, Department of Community and Cultural Affairs, and the Community Guidance Center to accomplish the following: address the increasing homeless problem in the CNMI, involvement in the PIT survey, and hopefully, successfully implement a COC in the CNMI. Currently, the CNMI does not have programs for individuals being discharged from publicly funded institutions and systems of care, as traditionally, the families of such individuals take them in and provide assistance in any way possible. The DYS Shelter provides housing for runaway youth, neglected and abused youth, and youth who are victims of domestic violence (and therefore are homeless due to their situations). The Guma Espersansa Shelter provides housing to women and children who are victims of domestic violence. For the subpopulations transitioning of these shelters, as mentioned, traditionally, the families of such individuals take them in and provide assistance in any way possible. For those formerly homeless and assisted through the ESG Program, NMHC's case managers, ensures that the households (most of whom are special needs household) do not revert back to homelessness by proactively evaluating the families and provides them with resources/programs they can avail of to sustain their housing status. Due to its limited

organizational capacity, NMHC, along with its private and public partners, are focusing on the general homeless population by conducting the point in time survey, as the first step. As time progresses, NMHC will work with its partners to expand its programs to assist specific subpopulations. As with the special needs' populations, NMHC provides assistance through the HOME Program and ensures that CDBG-assisted projects can also accommodate the special needs population.

## **AP-75 Barriers to affordable housing – 91.320(i)**

### **Introduction:**

In the MA40 section, the barriers to affordable housing were identified. The three barriers were as follows: Minimum Wage and Employment, construction costs, and Challenges Faced by Persons with Disabilities.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### **Discussion:**

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

Obstacles to meeting underserved needs are funding (annual CPD programs) and organizational capacity.

### **Actions planned to address obstacles to meeting underserved needs**

(Organizational Capacity) In the next year, NMHC will still maintain the FSS Program Coordinating Committee which serves as the advisory board for NMHC's FSS program. It shall assist in securing commitments of public and private resources for the operation of the FSS program and responsible for assisting with the development and implementation of the program. The PCC shall meet quarterly and may conduct business on an as-needed basis via email or telephone conferences. Membership in the PCC shall be drawn from a variety of agencies and individuals, which includes but is not limited to: human services agencies, state and local government, the community college, financial institutions, private business sectors, job training service providers, non-profit service providers, Section 8 resident, and NMHC Program and Housing Staff members and the FSS Program Coordinator. The closer link to the types of said agencies will enable us to work together and build organizational capacity, so that at the time a CoC is established in the CNMI, there would be sufficient staffing and resources to run a successful program, therefore, NMHC would be able to meet the needs of the underserved population such as the disabled, homeless, and elderly. (Funding) The allocation to the Section 8 and CPD programs are determined at the federal level. To possibly increase funding, as there is program income generated in the CDBG Program, program income generated from those projects will be used towards CDBG • eligible activities such as supportive services (public services), leveraging Section 8 funds to enhance Multifamily units (rehabilitation of housing units), and construction or rehabilitation of a shelter which serves households who are considered homeless (public facilities).

### **Actions planned to foster and maintain affordable housing**

HOME funds are utilized for the development and rehabilitation of affordable housing, as well as services such as homebuyer education and first-time homebuyer assistance to foster and maintain affordable housing in the CNMI. In the next year, NMHC will continue to administer the HOME Program and rehabilitate up to (3) homes. PY funding will be used for new construction and acquisition.

### **Actions planned to reduce lead-based paint hazards**

EPA/HUD/Consumer Project Safety Commission lead hazard information pamphlet, or an Reapproved equivalent<sup>134</sup> Disclosure • property owners must provide purchasers and lessees with available information or knowledge regarding the presence of lead based paint and lead based paint hazards



prior

to selling or leasing a residence ¾ Notice of Land Hazard Evaluation or Presumption • occupants, owners, and purchasers must be notified of the results of any lead hazard evaluation work or the presumption of lead based paint or lead hazards.

1. Notice of Lead Hazard Reduction Activity • Occupants, owners, and purchasers must be notified of results of any lead hazard reduction work.

1. Lead Hazard Reduction • methods described include paint stabilization, interim controls, standard treatments, and abatement.

As in all other HUD-assisted programs implemented in the CNMI, NMHC will follow the same lead-based paint procedures by providing information on the hazards of lead-based paint to the tenant during orientation, provide brochures and materials on lead-based paint to the tenant, and have an NMHC-certified inspector conduct an inspection of the HTF-funded unit and complete a HUD Form 52580, to ensure that there is no potential lead hazard. If a hazard is identified, NMHC will mitigate the problem. By following these procedures in the HTF Program, there is a reduction in lead-based paint hazards not only in HUD-assisted units but total units in the CNMI

### **Actions planned to reduce the number of poverty-level families**

1. Collaborate with the Department of Labor, the Community Development Institute of the Northern Marianas College, the Northern Marianas Trades Institute who offer education and employment training to develop plans that will assist families who live below poverty level, most of which NMHC serves through the Section 8 Program. Assist up to (25) households, the target number of families, to be admitted into the FSS Program.
2. Collaborate with the Independent Living Center who offer life skills training to the disabled population, most of which NMHC serves through the HOME loan and Section 8 Program. Assist up to (5) HUD assisted households every year.
3. Collaborate with the Department of Community and Cultural Affairs FSS Program to enroll up to (5) families who are currently in the Section 8 FSS Program into the Economic Opportunity for Self-sufficiency Program to obtain on the job training.
4. Maintain the Emergency Solutions Grant Program and assist up to (6) families with temporary financial assistance. The Subgrantee will also offer information on specific resources for employment, training, and education and offer guidance on certain matters such as budgeting, energy conservation in the home, etc.

5. Work proactively with current Section 8 households and admit up to (25) families into the FSS Program, so they are able to gain self-sufficiency, and in turn, be able to maintain housing stability, obtain education and/or employment, and get out of poverty. In addition, by providing rental housing to an extremely-low income household and working with the family to achieve self-sufficiency and maintain affordable housing, NMHC is reducing the number of poverty-level families in the CNMI.

### **Actions planned to develop institutional structure**

NMHC's management and Board of Directors are performed to improve processes in the programs. In addition, management of CPD funded Subrecipients are performed to ensure that the activities of the ConPlan through each Annual Action Plan year are carried out accordingly and remains compliant with HUD regulations. In the coming year, primary areas for institutional strengthening will include:

- 1) More proactive involvement in various government and non-profit committees (such as the Developmental Disability Council, Headstart Committee, Housing Task Force, etc. ) to enhance social services to clients (inclusive of NMHC's clients)
  
- 2) Continuously work with the Governor, Lt. Governor, Legislature, and the Mayors of Saipan, Tinian, and Rota to identify community planning and development needs
  
- 3) Continuously work with the Family Self Sufficiency Committee which is comprised of agencies such as the Office of Vocational Rehabilitation, Northern Marianas College, Protection and Advocacy groups, Department of Labor, and Karidat Social Services to successfully enroll families who wish to gain self-sufficiency and exit out of the Section 8 Program

In addition, one of the goals mentioned above in developing institutional structure is for the NMHC to continuously work with the Administration and the Mayors of Saipan, Tinian, and Rota to identify community planning and development and housing needs. One of the housing unmet needs is the availability of affordable, rental housing units in the CNMI. Due to the devastation of Super Typhoon Yutu in October 2018 and the significant number of families whose homes were destroyed and most of those families seeking rental units, it has been a challenge to identify available and affordable rental

units in the CNMI for the past year. Because of this, NMHC has work collaboratively with government and non-profit agencies, took the lead in the Housing Task Force and continue to work with other agencies to ensure that unmet housing needs are met. The CNMI continues to be committed to enhancing and improving the institutional structure supporting the administration of the CNMI's Annual Action Plan.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The NMHC continues to coordinate with various social service providers such as Karidat Social Services, Department of Labor • Workforce Investment Agency, Northern Marianas College's Community Development Institute, Mental Health Planning Council, Council on Developmental Disabilities, Office of Vocational Rehabilitation, Northern Marianas Protection and Advocacy Systems Inc., etc. to ensure that housing, health, and social service activities are part of the island wide strategy to end homelessness , improve housing stability and job retention for families and individuals. The NMHC also newly implemented the Family Self-Sufficiency Program which links HCVP tenants to various community programs. The NHMHC aims to enroll about 25 families into the program within the next year.

In addition, a goal of NMHC (mentioned above) in enhancing coordination is to continuously collaborate with various social service providers such as Karidat Social Services, Department of Labor, the Mental Health Planning Council, Office of Vocational Rehabilitation, etc. to ensure that housing, health, and social service activities are part of the island wide strategy to end homelessness, and improve housing stability and job retention for families and individuals.

### **Discussion:**

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.320(k)(1,2,3)**

#### **Introduction:**

#### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The CNMI does not intend to utilize other forms of investment. For this action plan year, funds are being utilized to provide eligible activities identified in Section 92.205. NMHC will continue to administer the HOME Program for eligible and qualified homeowners to rehabilitate, construct, and provide for the purchase or acquisition and repair of homes. The agency will continue to uphold its mission statement to provide the very low to low-income families with homes that are decent, safe, sanitary, and affordable. The maximum assistance amount cannot exceed the HUD HOME maximum per-unit subsidy limit. For a Homeowner rehab activity, NMHC will assess the house and the proposed rehab to determine that when completed the after-rehab value of the house will not exceed the HOME 95% value limits for the CNMI as published by HUD; the home value limits, or 95% of the median area purchase price is also applicable for HOME Homebuyer activities. NMHC will examine the sources and uses of funds for the project and determine that the costs are reasonable and that NMHC is not investing any more HOME funds, alone or in combination with other governmental assistance, than is necessary.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The latest update and amendments to the HOME policies and procedures ensures the deletion of the *Resale* provisions and leaves the Recapture as the main form to be used moving forward. An excerpt from the HOME Homebuyer policies and procedures on recapture:

*§ 100-100.1-315*

*(a) Recapture. NMHC will ensure that it recoups all or a portion of the HOME loan assistance*

*provided to the homebuyer(s), if the housing unit ceases to be the principal residence of the homebuyer(s) for the duration of the period of affordability. All subsidy amounts (in the form of loans) that directly benefited the property owner (i.e., through down payment and/or closing cost assistance, deferred payment loans, interest rate buy-downs, property discount, etc.) are also subject to recapture. Recapture is capped at what is available out of net proceeds. Net proceeds are defined as the sales price less superior non-HOME debt (if any) fewer closing costs.*

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Foreclosure. NMHC may use its right of first refusal, as set forth in the loan documents, written agreement with homebuyer, and restrictive deed or land covenant, to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. Foreclosure triggers the HOME resale or recapture agreement enforceable through the restrictive deed or land covenant

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The CNMI does not intend to use HOME funds to refinance existing debt of any kind as an option but, on a case-by-case basis, may use the funds where it is deemed necessary to preserve affordability and as long as it justifies the HOME Program's intended purpose.

Additional Narrative: The CNMI gives preferences to a segment of the low-income population by categorizing them into target groups as first priority, second priority, third priority, and fourth priority. For instance, for the Homeowner Rehab, the classification of such groups are as follows:

1. First Priority: Elderly or disabled families with income between 0%- 30% of the area median income. This target group is eligible for grant assistance. Elderly or disabled household applicants may receive 100% grant assistance. A combination of non-interest loan and grant assistance may be provided to very low-income non-elderly or non-disabled applicants whose income falls between 0%-20% provided that the first half of the assistance will be in the form of a non-interest-bearing loan and the next half will be in the form of a grant.

2. Second Priority: Very low-income families with limited financial resources whose income fall between 20.1%-30% of the HUD income limits; a fixed rate of one percent shall apply throughout the term of the loan.
3. Third Priority: Low-income families with limited financial resources whose income fall between 30.1%-50% of the HUD income limits; a fixed rate of two percent shall apply throughout the term of the loan.
4. Fourth Priority: Low-income families with limited financial resources whose income fall between 50.1% to 80.0% of the HUD income limits; a fixed rate of three percent shall apply throughout the term of the loan.

**See Appendix D- HOME Policies and Procedures**

### **Emergency Solutions Grant (ESG) Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

See Appendix E: Written Standards for HESG

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CNMI CoC was established in May 2016; however, the CNMI does not have a centralized or coordinated assessment system. All referrals for housing assistance from other organizations are transmitted to NMHC for assistance.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The NMHC will publish a Notice in the newspapers soliciting proposals from both the government and non-profit organizations. The Notice is publicized for a period of (30) days, and during that time period, (3) public hearings are held (one from each CNMI jurisdiction) to meet with agencies who may be interested proponents. Once the proposals are submitted, the evaluation committee comprised of (8) members ((3) of which are Board of Directors from each jurisdiction) select a proposal based on the following:

- The applicant's history of providing effective shelter or prevention services to the homeless, and of successfully operating performance-based grant-funded programs
- The applicant's effective coordination with organizations in their local "continuum of care", to



- address identified gaps in services for the homeless and improve outcomes for participants
- The applicant's ability to transition street or unsheltered homeless participants or shelter residents to permanent housing, and/or prevent homelessness for families and individuals who are at risk of homelessness.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The NMHC is in the process of evaluating current (or future) householders assisted through ESG. The following factors are considered in selecting a homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services under ESG:

- 1) Mental capacity / ability to make sound decisions
  - 2) Capability (will be determined through re-evaluations conducted by Subgrantee) to maintain housing stability after assistance
  - 3) Compliance with the program regulations during the individual's assistance period
5. Describe performance standards for evaluating ESG.

The following performance standards are as follows: reduction in the number of homeless household (homelessness prevention) and the reduction in the number of homeless households, both sheltered and unsheltered (rapid re-housing). Also, general performance standards will include: unduplicated number of persons or households assisted from emergency shelters / streets into permanent housing and the unduplicated number of persons or households prevented from becoming homeless.

**Housing Trust Fund (HTF)  
Reference 24 CFR  
91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

n/a

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

1) Non-profit organization

2) Has the capacity and experience to administer the program

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

NMHC will identify and designate a non-profit organization to administer the HTF Program. Because of the lack of non-profit organizations in the CNMI, NMHC will potentially designate Karidat Social Services to administer the program because of 1) readiness and timeliness (30 points) 2) financially feasible project (25 points) 3) developer experience and financial capacity (25 points) 4) Consolidated Plan priorities (10 points) 5) Capacity to Administer a program (10 points)

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

1) readiness and timeliness (30 points) 2) financially feasible project (25 points) 3) developer

experience and financial capacity (25 points) 4) Consolidated Plan priorities (10 points) 5) Capacity to Administer a

program (10 points)

d. Describe the grantee’s required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Due to the availability of HTF funds, NMHC will concentrate the total amount on the island of Saipan which has the largest population in the CNMI. Should the amount of availability of HTF funds increase in upcoming program years, NMHC may distribute HTF funds to include Tinian and Rota.

e. Describe the grantee’s required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

A total point of 50 points out of 100 points must be reached in order for an applicant to be recommended for funding.

f. Describe the grantee’s required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

To ensure consistency that HTF assisted rental units are affordable to ELI families, NMHC will establish maximum rent limitations or HTF rents based on the HCVP payments standards (PS). FY 2023 Payment Standard will remain at 110% of HUD's published FY 2023 Final Fair Market Rent by unit bedrooms for the Pacific Islands.

U.S. DEPARTMENT OF HUD STATE: NORTHERN MARIANA ISL		----- 2023 HOUSING TRUST FUND PROGRAM RENTS -----					
PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Northern Mariana Islands							
HOUSING TRUST FUND RENT	275	295	353	409	456	503	551
For Information Only:							
30% RENT LIMIT	275	295	353	409	456	503	551
POVERTY GUIDELINE RENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

NMHC will keep the property in compliance with NMHC and HTF guidelines for the minimum affordability period of (30) years plus any additional extended use, if selected.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

HTF funds will used to address high priorities identified in the CNMI Consolidated Plan such as **Affordable Housing** for ELI households earning 30% or less of the Area Median Income.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

If the rehabilitation costs of the HTF assisted unit exceeds the maximum per unit subsidy, the NMHC may provide supplemental funding (non-federal funds) to complete the rehabilitation work.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

**6. Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

**7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.** Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low-Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The HOME maximum per unit subsidy limits will be adopted by the HTF Program. The following table reflects the maximum per unit subsidy limits by bedroom size for housing assisted with HTF within the CNMI, for PY 2023:

(pending)

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

All projects funded through the HTF Program must follow NMHC's HOME Rehabilitation Standards for Single Family Housing New/Rehabilitation. Properties must meet local housing habitability standards or quality standards, including the 2018 International Building Code. See Appendix F: HOME Rehabilitation Standards.

**9. Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

n/a

**10. HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

The CNMI will limit beneficiaries of HTF-assisted properties to households under the NMHC Housing Choice Voucher Program Waiting List who meet the extremely low-income requirement.

**12. Refinancing of Existing Debt.** Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum

level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

n/a

**Discussion:**

The NMHC will identify and designate a non-profit organization to administer the HTF Program. HTF funds will be used to rehabilitate (1) unit under NMHC's housing stock of foreclosed units, to be converted to affordable rental housing; thereby increasing the number of rental housing units that are affordable to households earning 30% or less of the AMI. Tenant eligibility certifications at the time of occupancy and annual recertifications will be determined through the NMHC Program and Housing Division (PHD), which administers the HUD Section 8 HCVP.