

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
---	---	--

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p><b>PHA Name:</b> <u>Northern Marianas Housing Corporation</u> <b>PHA Code:</b> <u>TQ901</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>374</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2026-2030</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>Location for NMHC 5-Year Plan Public Review and Inspection</b></p> <ul style="list-style-type: none"> <li>Northern Marianas Housing Corporation (NMHC), Main Office, Bldg 1097, Micro Beach Road Garapan, Saipan</li> <li>NMHC Field Office, San Jose Village, Tinian</li> <li>NMHC Field Office, Songsong Village, Rota</li> <li>NMHC Website: <a href="http://www.nmhcgov.net">www.nmhcgov.net</a></li> <li>NMHC Facebook Page</li> </ul> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>Providing efficient and responsive delivery of housing, mortgage and community development programs to the people of the Commonwealth;</p> <p>Affording fair and equal opportunity to housing programs and services for all, with special emphasis to very-low, low and moderate income individuals, elderly and persons with disabilities;</p> <p>Increasing and implementing home ownership programs with houses that is safe, decent, sanitary and affordable; Encouraging and promoting economic independence, self-sufficiency and upward mobility for families; and</p> <p>Implementing programs to address the growing and future needs and cost effective viability of the communities in the Commonwealth.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p><b>Goal No. 1:</b> To achieve and maintain Section Eight Management Assessment Program (SEMAP) high performer PHA designation and final score of 100% every year. <b>Objective:</b> To increase staff performance through quality control and evaluation based on the SEMAP review. Supervisory periodic monitoring for effectiveness of all SEMAP indicators. <b>Action:</b> Perform Quality Control and review of HCVP tenant records and SEMAP indicator files; Monitor staff performance on monthly or quarterly based on QC reviews.</p> <p><b>Goal No. 2:</b> Ensure Equal Opportunity and Affirmatively Furthering Fair Housing <b>Objective:</b> To undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, marital status, Violence Against Women Act (VAWA) and disability by conducting annual outreach. <b>Action:</b> Conduct annual Fair Housing outreach to landlord, tenant and interested individuals to prevent housing discrimination and to be treated fairly. Provide reliable information for tenants, voucher holders and landlords on NMHC website, social media pages regarding fair housing. Provide staff with Fair Housing ongoing training opportunities.</p> <p><b>Goal No. 3:</b> Increase Assisted Housing Choices <b>Objective:</b> To conduct public outreach and build relationship with other partnering agencies, landlords, non-profit organization and other businesses to partner to increase option for low-income residents. <b>Action:</b> To conduct annual Landlord Briefing Seminar with partnering agencies for all landlords. The briefing will include overall Section 8 Voucher Program, benefits of partnering with Section 8, landlord responsibilities &amp; requirements to meet the standard of safe, decent and sanitary units and introduction to NSPIRE.</p> <p><b>Goal No. 4:</b> Enroll New participants in the Family Self-Sufficiency (FSS) Program <b>Object:</b> Attract supportive services to residents to improve assistance in life skills (e.g. career development, money management, resident rights and responsibilities, communication, parenting, etc.). Increase the number and percentage of employed persons in assisted families. <b>Action:</b> Conduct outreach seminar/workshop on an annual basis regarding the FSS program and to enroll new and interested participants. To encourage participants to gain education, training and employment with the assistance of the Program Coordinating Committee.</p>

<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>Goal No. 1:</b> To increase new landlord participation in the S8HCVP so that more eligible families have other available resources to choose from.  <b>Progress:</b> During the last 5 years NMHC has seen increases in new landlord participation in the S8HCVP. During the pandemic in 2020-2022 the landlords have seen that the housing assistance payments were consistent without any delays and new landlords registering with NMHC.</p> <p><b>Goal No. 2:</b> Provide more voucher issuance to families from the waiting list and to minimize the wait time.  <b>Progress:</b> In October 2021, NMHC had 500 applicants on the waiting list. NMHC managed to conduct purging on the waitlist, enforced program requirements objectively and consistently on families such as terminating program participants for repeated or serious violations and/or program HUD requirements. As of May 2025, a total of 146 remains on the waiting list.</p> <p><b>Goal No. 3:</b> To achieve and maintain a Section Eight Management Assessment Program (SEMAP) high Performer PHA designation and final score of 100% every Fiscal Year.  <b>Progress:</b> NMHC maintained a high performer from 2021-2024. FY 2022- High100%; FY 2023 – High 93%; FY 2024 – High 96%</p> <p><b>Goal No. 4:</b> Promote the Family Self-Sufficiency (FSS) Program  <b>Progress:</b> NMHC graduated a total of 17 FSS participants from 2021-2025 and a total of \$2074,646.50 of Escrow funds have been paid out. Some graduates are currently self-sufficient and are no long in the program.</p>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>NMHC had adopted the Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking which included two local organizations to be contacted in case a VAWA incident occurs. Further, participants are given notices by NMHC to report any VAWA incidents. Also, if any HCV VAWA victim reports to NMHC, staff and management will take the utmost precaution to assist the family for their safety. Outreach regarding VAWA is also further discussed during voucher briefings.</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>NMHC requires approval from the Board of Directors for any significant amendments or modification to the 5-Year Plan and the Administrative Plan. Upon approval, NMHC will then submit to HUD the amendments or modifications.</p>
<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.4</b></p>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.  (c)</p>

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1**

**Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

<p><b>Fair Housing Goal:</b></p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p><b>Goal:</b> New Voucher Recipient - Tenant Fair Housing briefing</p> <p><b>Strategies:</b> To conduct tenant briefings for all new voucher recipients on the topic of Fair Housing</p> <p><b>Outcome:</b> Tenants will be become aware if they are being discriminated against based on their race, color, national origin, religion, sex, familial status or disability. Provide Fair Housing information and materials to tenants and the contact person who will receive complaints on Fair Housing matters.</p>
<p><b>Fair Housing Goal:</b></p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p><b>Goal:</b> Landlord Briefing – Fair Housing</p> <p><b>Strategy:</b> To conduct Fair Housing briefings to all registered and interested landlords</p> <p><b>Outcome:</b> Landlords will be informed of the Fair Housing Act and how comply with it. Furthermore, outreach materials will be provided to landlords for their reference.</p>
<p><b>Fair Housing Goal:</b></p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p>

## Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

### B. Plan Elements.

**B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

### C. Other Document and/or Certification Requirements.

**C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

#### C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

#### C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

#### C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

### D. Affirmatively Furthering Fair Housing.

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

---

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.