

NORTHERN MARIANAS HOUSING CORPORATION



CITIZEN CENTRIC REPORT FISCAL YEAR 2025

PAGE 1	MISSION & INFORMATION
PAGE 2-4	PERFORMANCE
PAGE 5	FINANCES
PAGE 6	CHALLENGES & OPPORTUNITIES



GOVERNANCE

NMHC MANAGEMENT

Zenie (Jeannie) P. Mafnas,
Corporate Director

Jesse S. Palacios,
Deputy Corporate Director

Michelle Z. Gibson,
Chief Financial Officer

Board of Directors

Merced “Marcie” M.
Tomokane,
Chairwoman (Saipan)

Eric J. Reyes,
Vice Chairman (Tinian)

Vinney Atalig-Hocog,
Treasurer (Rota)

Vina Saures-Ayuyu,
Director (Saipan)

Vacant,
Director (Saipan)

Mission Statement

NMHC is committed to providing efficient and responsive delivery of housing, mortgage and community development programs to the people of the Commonwealth; 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; increasing and implementing home ownership programs with houses that are safe, decent, sanitary and affordable; encouraging and promoting economic independence, self-sufficiency and upward mobility for families; and implementing programs to address the growing and future needs and economic viability of the communities in the Commonwealth.

Overview

Pursuant to the Governor’s Executive Order 2020–21, NMHC is no longer a subsidiary corporation of CDA effective September 24, 2021. Since the separation of CDA, a new set of Board of Directors was established. NMHC was established to develop and administer residential housing for very low, low, and medium income households in the CNMI, and provide subsidized low-interest loans for construction and rehabilitation of such housing. The primary purpose and functions of NMHC are to administer direct loans to qualified individuals for housing construction; participate as guarantor or trustee in housing loan programs; develop and manage rental housing; construct and/or administer other Federal and local residential and housing projects; and participate in programs subsidized by HUD. NMHC serves the low and moderate-income population on Saipan, Tinian, and Rota, by providing safe, decent, sanitary, affordable housing; and, community facilities through its housing and community development programs.

Goals

Expand the supply and improve quality of assisted housing; ensure equal opportunity and improve fair housing; improve family self-sufficiency; expand community development and home ownership opportunities.

Selected Demographics

Low Income Housing Tax Credits: IRS annual tax credits of \$3,455,000 (CY 2025), \$3,360,000 (CY 2024), \$3,185,000 (CY 2023), \$2,975,000 (CY 2022), \$3,245,625 (CY 2021), and \$3,217,500 (CY 2020) were made available to developers of affordable rental housing projects in the CNMI.

NMHC provides loans for low-cost housing from both federal and local funding sources. Outstanding loans for all programs totaled \$7,748,854 as of FY 2024.

In FY 2025, NMHC provided HUD Housing Rental assistance totaling \$6,912,407 which included \$1,625,847 for 118 housing rental units for very low-income householder; \$4,086,550 distributed in monthly rental supplements to 354 families through the Housing Choice Voucher Program and \$1,200,010 to 92 families for the Emergency Housing Voucher Program.

Lastly, NMHC administers Community Development Block Grant used in improving public facilities. NMHC distributed payments for the related construction projects and other expenses totaling \$980,125 (FY 2024), \$980,125 (FY 2023), \$980,125 (FY 2022), and \$970,416 (FY 2021).



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PERFORMANCE

Community Development Block Grant - Disaster Recovery (CDBG-DR) Program

The U.S. Department of Housing and Urban Development (HUD) allocated \$254,324,000 in CDBG-DR funds to the Commonwealth of the Northern Mariana Islands (CNMI). HUD had approved the CNMI's CDBG-DR Action Plan on October 14, 2020 and has executed the Grant Agreements on November 24, 2020 starting the six-year clock.

CDBG-DR Housing

During FY 2025, for the islands of Saipan, Tinian, and Rota, the NMHC conditionally approved 34 additional housing grant applications under the CDBG-DR Homebuyer/New Construction Program, bringing the total to 197 conditional approvals to date. For the CDBG-DR Homeowner Rehabilitation and Reconstruction Program, 37 additional housing grant applications have been conditionally approved, making a total of 116 conditional approvals thus far.

In terms of physical progress, 255 housing projects have broken ground. This includes the completion of 118 Homebuyer/New Construction housing projects and 54 Homeowner Rehabilitation and Reconstruction housing projects. Additionally, there are currently 83 housing projects under construction, all in various phases of construction.

Under the Affordable Rental Housing Development Program, there are 2 approved under the Gap Filler-LITHC Program, including a 56-unit apartment complex project that was completed at the end of 2024, and the other being a 48-unit apartment complex that is tentatively scheduled to close and break ground during the first quarter of Fiscal Year 2026. There are currently 8 conditionally approved applications under the "1 to 4 Units Program" including 5 that have received their Commitment Letters, 4 of which have closed and are currently under construction. For the "5-Plus Units Program", a total of 4 multi-unit projects have been conditionally approved including 3 that are finalizing their submission of pre-construction documents, and 1 that is ready to close and is tentatively scheduled to begin construction during the first month of Fiscal Year 2026.

NMHC's efforts in FY 2025 reflect a robust and multi-faceted approach to housing recovery and development. From individual homeownership support to large-scale rental housing initiatives, the corporation is steadily transforming the housing landscape of the Northern Mariana Islands. With dozens of projects completed and many more underway, the momentum heading into FY 2026 promises continued progress toward disaster-resilient, inclusive, and affordable housing for all.

CDBG DR Infrastructure

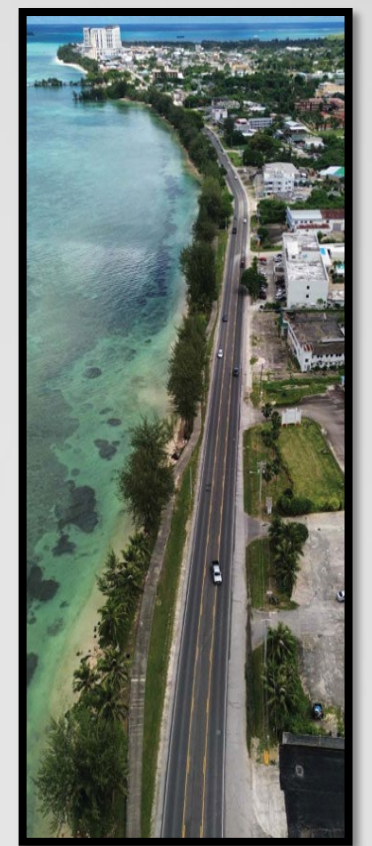
In FY2025 NMHC CDBG-DR Projects Division continued to work with all eligible infrastructure projects consisting of Road Repairs, Utilities, and Public Facilities. To date, NMHC along with our implementing partners, completed 9 Infrastructure projects, and is monitoring 7 on-going projects. There are 2 projects that are in the Procurement phase and 2 projects in the application and design phase.

CDBG-DR Infrastructure Projects Completed:

- Beach Road Phase III & IV road improvement, Saipan.
- CHCC Substance Abuse and Recovery Center rehab project, Saipan.
- CHCC Transitional Living Center rehab project, Saipan.
- CUC Power Poles Reimbursement for Typhoon Yutu, Saipan and Tinian.
- Tinian Elementary School Phase II.
- Tinian Elementary School Phase I.
- Route 206 Road and Drainage Improvement, Tinian.
- Ghilis Street and Apengagh Avenue Road & Drainage Improvement, Saipan.
- Oleai Sewer Line Replacement, Apengagh Ave, Saipan.



Tinian Elementary School rehab Phase II



Beach Road Phase III & IV

CDBG-DR Housing Construction

To date and FY 2025, NMHC CDBG DR Projects Division monitored the construction of 255 total homes and processed the completion and handover of 172 homes. A total of 83 homes is currently under construction.



1 Bedroom New Construction



4 Bedroom New Construction

Economic Revitalization Program - Workforce Development Training Scholarship Program (WDTSP)

In September 2021, the Northern Marianas Housing Corporation (NMHC), in partnership with the Northern Marianas Technical Institute (NMTech), launched the Workforce Development Training Scholarship Program (WDTSP) to support students pursuing construction-related courses. The program was allocated a total budget of \$1.6 million under the CDBG-DR Program in an effort to assist unemployed and underemployed residents in finding employment by providing job training in skill areas related to recovery-related industries such as construction.

As of September 16, 2025, the scholarship program has provided financial assistance to 199 students, with \$572,230 in drawdown funds utilized to date. For the 2025 Fall Semester, NMTech received a total of 30 new applications and approved 26 students for the WDTSP scholarship. Recruitment efforts have included participation in High School Career Days, Middle School Campus Tours, and Job Fairs. In addition, on January 10, 2025, NMTech celebrated the graduation of 12 participants from the Department of Corrections (DOC) Outreach Program, each earning a Carpentry Level I certificate.



Economic Revitalization Program – Tourism Support Industry Program

The impact of Typhoon Mangkhut and Super Typhoon Yutu on the CNMI’s economy, businesses, and workforce was significant, with tourism-related industries such as guest lodging and food services being especially affected. In response, HUD granted a Tourism Waiver to the CNMI, enabling the allocation of \$7.5 million toward marketing and promotional activities, administered through an inter-agency partnership with the Marianas Visitors Authority (MVA).

As of September 16, 2025, MVA has submitted drawdown requests totaling \$3,613,747. In FY 2025, MVA achieved key milestones by promoting the CNMI in multiple international markets. These efforts included participation in major events and publications, such as the MWR Quality of Life Expo (Guam), 2025 Routes Asia (Australia), 2025 International Travel Expo (Hong Kong), 2025 Marianas Day Seminar (Japan), 2025 Asia Dive Expo (Singapore), Hiroshima Flower Festival (Japan), 2025 Seoul International Travel Fair (Korea), 2025 Tourism Expo (Japan), 2025 Asia Dive Expo (Japan), Pacific Island Paradise Island Magazine 2025, Marianas Business Journal, and UNESCO World Heritage Review Publication.

To further expand outreach, MVA signed contracts with two leading marketing and communications agencies in Japan and Korea to promote the Marianas as a premier travel destination. These campaigns leveraged websites, magazines, social media platforms, search engines, digital advertisements, and airline and travel agency landing pages, significantly boosting the CNMI’s visibility internationally.

MVA continues to advance its promotional efforts with upcoming initiatives, including the Airport Signs Project, Global Branding Campaign, and Rota Festival Mascots.

In FY2024, the CNMI welcomed 237,498 visitors, a 22% increase over FY2023. As of August 2025, MVA reported a total of 153,952 visitors to the CNMI, a (31%) decline compared to FY2024. The decline in visitor arrivals is a result of forces beyond local control – airline exits, regulatory mandates, and sudden policy suspensions. MVA continues to address the challenges by negotiating with airlines for stable capacity, expanding partnerships in Japan and reactivating flights from Hong Kong.



Community Development Block Grant - Mitigation (CDBG-MIT)

Dandan Water Tank Replacement Project

In FY 2025 NMHC CDBG DR Projects Division coordinated the completion of the bid technical evaluation and recommended to award the project to the lowest responsive and responsible bidder. NMHC Procurement completed the construction contract and the Notice to Proceed. Construction activities are currently on-going. Critical milestones achieved was the completion of the temporary water tank.



Dandan Water Tank Project Site



Dandan Temporary Water Tank

PERFORMANCE

Community Development Block Grant (CDBG) Program

Cares Act Funding

The CNMI, through the CARES Act, was granted CDBG-COVID and ESG-COVID funding. NMHC, the State Designee, was allocated three separate allocations of Community Development Block Grant (CDBG)-COVID funding and two separate allocations of Emergency Solutions Grant (ESG)-COVID. Total allocation are as follows: CDBG-COVID (first allocation): \$549,270; ESG-COVID (first allocation): \$275,414; CDBG-COVID (second allocation): \$274,635; ESG-COVID (second allocation): \$815,225; CDBG-COVID (third allocation): \$545,858. These funds will assist qualified households who were impacted by the Coronavirus Pandemic.

NMHC has completed the purchase of a mobile clinic for the Commonwealth Healthcare Corporation using CDBG-CV 1st allocation funds. NMHC completed the ESG-COVID program (first and second allocations) by providing qualified households with financial assistance (rental and/or utility arrears up to 6 months and rental and utility payments up to 12 months). Completion date for the ESG-CV allocation was February 2022. On October 1, 2020, NMHC and the U.S. Department of Housing and Urban Development (HUD) executed grant agreements for the CDBG-COVID and ESG-COVID allocations.

The Third allocation of \$545,858 has been administered by the NMHC as a Food Pantry program to supplement and expand ongoing efforts to procure food and infection control supplies to prepare, prevent and respond to the Coronavirus Pandemic. NMHC sub-granted the Food Pantry Program to two non-profit organizations. Karidat Social Services (to assist the entire CNMI, considered Low-Mod Area) in the amount of \$403,231.34 and The Center for Living Independently in the CNMI (to assist their Low-Mod Clientele) in the amount of \$325,836.20.

Family Self Sufficiency

Guidance, education, training, document preparation, and various assistance given to 15 active participants. 12 participants continued to be employed in 2025. Six (6) participants successfully graduated from the FSS Program receiving a total of \$75,010 of Escrow payment. The balance in Escrow as of 09/30/25 is \$3,106.

Housing	Saipan	Tinian	Rota	Transfer to USA	Total
Vouchers	328	7	5	2	342
Landlords	116	5	5	0	126
Waitlist	139	3	2	0	144
New Admissions	7	0	0	0	7

Emergency Housing Voucher (EHV)

Performance Parameters	Saipan	Tinian	Rota	Port-out	Total	Voucher Availability	
EHV Total Issued (As of 09.2025)	0	0	0	0	0	Total Vouchers	0
EHV Total Unit Searching (As of 09.2025)	0	0	0	0	0	Total Issued	0
EHV Total Housed	83	0	1	3	87	To Be Issued (Oct 2025)	0
Comments						Available	0

Rental Assistance	Saipan	Tinian	Rota	Total
Occupied	125	20	13	158
Occupancy	100%	100%	81%	94%
Wait List	593	9	6	608
New Admissions	5	0	0	5

Development Grants

In FY 2023, HUD awarded NMHC funds totaling \$1,627,136.43 composed of Development Grants - \$980,125; HOME Program - \$489,268; and Emergency Solutions Grants - \$81,210; HTF Program - \$76,533.43. Development Grants awarded to grantee in FY 2023 were used for the New Construction of a Child Care Facility (Rota) currently ongoing, and New Construction of Multi-Purpose Stage (Rota) pending final project specification. Projects completed from previous years include Rehabilitation of the Sinapalo Youth Center (Rota) and Rehabilitation of the Sinapalo Basketball Court (Rota).

For FY 2024, HUD awarded NMHC funds totaling \$1,493,326.89 composed of Development Grants - \$980,125; HOME Program - \$407,723; Emergency Solutions Grants - \$81,210, and HTF - \$24,268.89. Development Grants awarded to grantee in FY 2024 are used for the new construction of a CNMI Health Education and Crisis Response Center (Commonwealth Health Care Corporation) in the amount of \$784,100.00.

For FY 2025 HUD had awarded NMHC funds totaling \$1,469,058

Homeowner Assistance Fund (HAF)

NMHC received \$4 Million in Homeowner Assistance Fund (HAF) Program made possible through the U.S. Department of the Treasury. The program's purpose is to assist income eligible homeowners with mortgage delinquency payments, future mortgage payments, utilities and broadband arrears and future payments, and homeowner related insurance payments. The homeowner must also show proof of financial hardship as a direct result of the COVID 19 pandemic. The program provides residents of the CNMI with the opportunity to maintain homeownership and recover from the economic impact of the pandemic. To-date, NMHC is able to assist a total of 497 qualified homeowners.

Housing Trust Fund (HTF)

NMHC received approximately \$490K in Housing Trust Fund (HTF) monies for PY 2021,2022, 2023 and 2024. HTF funds were used to Acquire/Reconstruct 2 – 2 Bedroom units to be used for rental housing for extremely low-income household families for the island of Saipan. The program fulfills one of NMHC's priority goals of sustaining the affordable housing stock in the CNMI. Projects were completed on February 2025 and July 2025.

Low Income Housing Tax Credits (LIHTC)

Isa Villas II DE

1 Bedroom Units	12
2 Bedroom Units	24
3 Bedroom Units	16
4 Bedroom Units	2
Total Units	56

Completed

Vista Homes, LLC

Allocated 2024	\$4,226,110
3 Bedroom Units	45
Total Units	45

Anticipated Place in Service will be 2026

Palm Breeze Homes, LLC

Allocated 2024	\$3,574,746
3 Bedroom Units	40
Total Units	40

Anticipated Place in Service will be 2026

Lotus Homes, LLC

Allocated 2024	\$3,966,422
2 Bedroom Units	9
3 Bedroom Units	39
Total Units	48

Anticipated Place in Service will be 2026

Ladera Homes LLC

Allocated 2024	\$3,567,375
2 Bedroom Units	9
3 Bedroom Units	35
4 Bedroom Units	8
Total Units	52

Anticipated Place in Service will be 2026

Vista Estates, LLC

3 Bedroom Units	30
3 Bedroom Units	30
Total Units	30

2025 Applicant

CY2024 Credits

Loan Commitments

Total HOME entitlement funds available for commitment as of the end of Fiscal Year 2025 was \$548,649.00 Total HOME program income funds available was \$130,714.00; for a grand total of \$679,363.00 in HOME funds that were available for commitment.

Wait List - Loans

There are approximately 47 loan applications on the waiting list; totaling over \$11.75 million in project funding.

Loans Portfolio:	No. of Loans (#)	Balance (\$)
Active Loans:	239	\$7,929,874

Aging Report:	Balance (\$)	Rate (%)
Balance due 30 to 89 days:	\$688,732	8.69%
Balance due 90-plus days:	\$1,452,398	18.32%

Emergency Solutions Grant

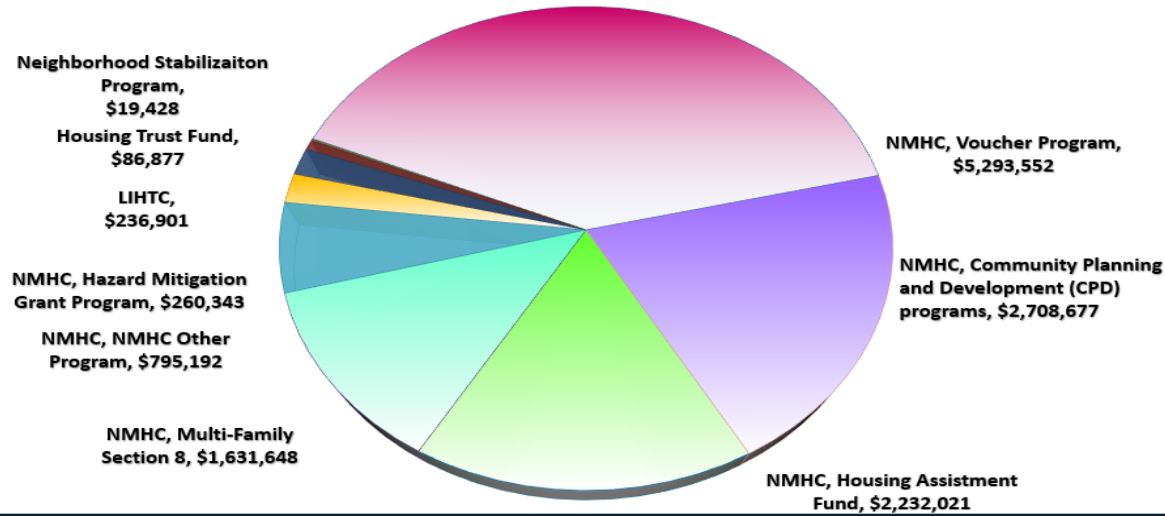
For FY 2024 NMHC assisted one (6) Homeless prevention households and (6) Rapid-Rehousing households in FY2024. From the shelter program's inception, NMHC has assisted 115 households with rentals and utility assistance for up to twelve months allowable.



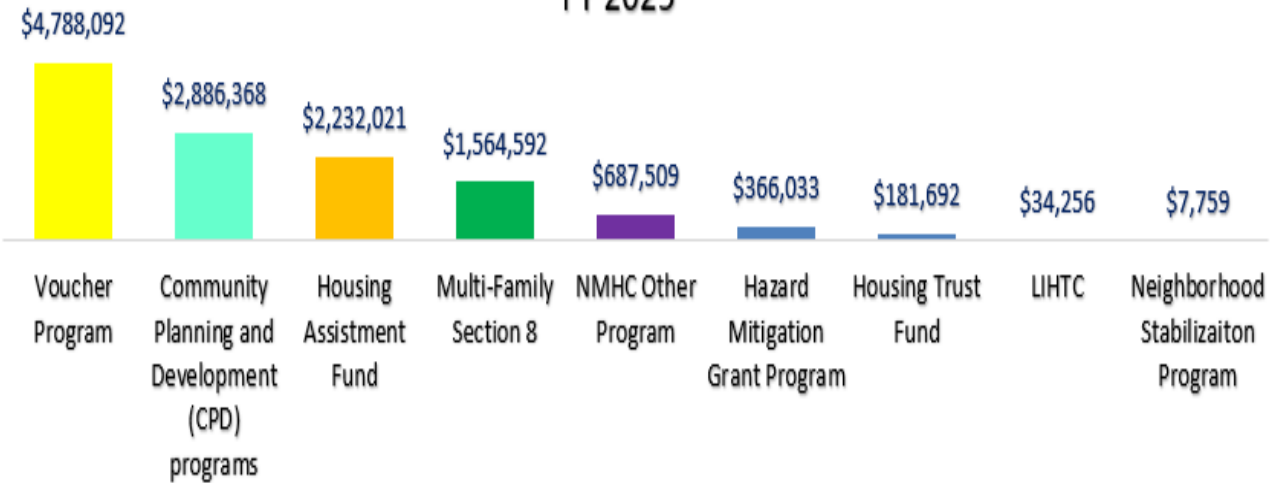
Isa Villas II DE

NMHC FINANCE FY 2025

Regular Program Revenue \$13,264,639.00 FY 2025

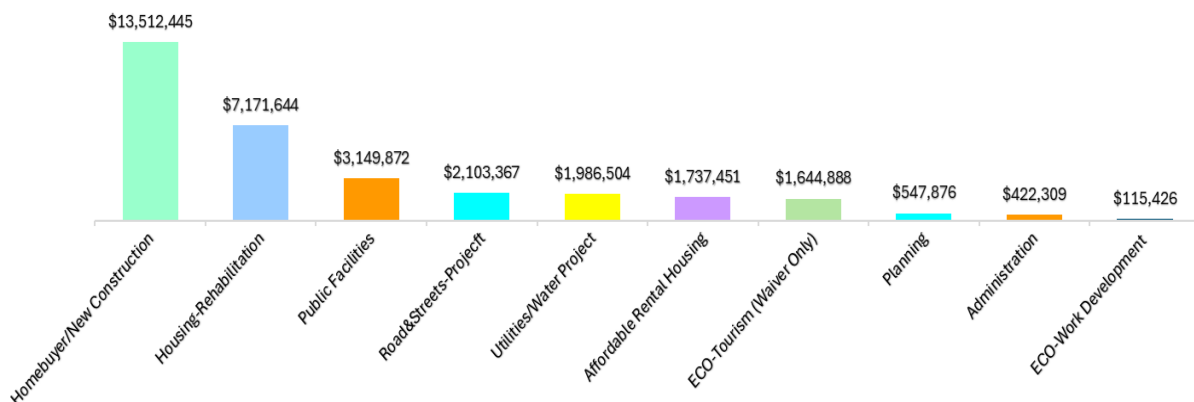


Regular Program Expenditures \$12,748,322.00 FY 2025

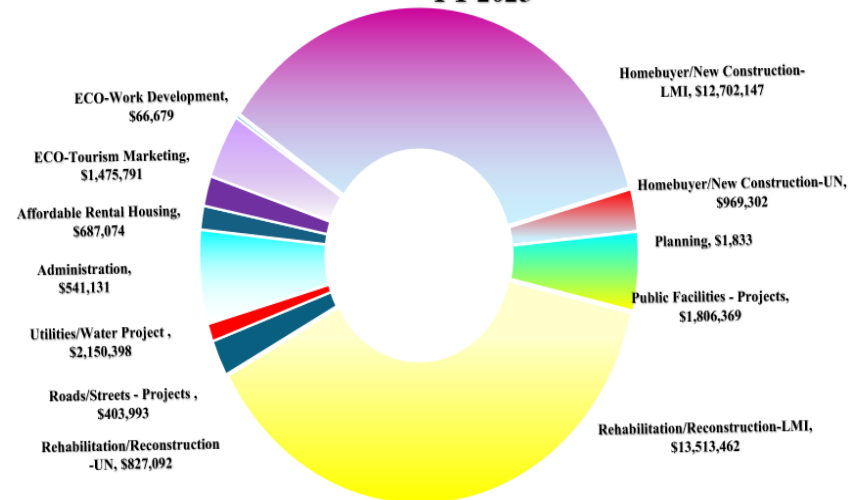


CDBG-DR and CDBG-MIT

CDBG-DR Program Revenue \$32,391,782.00 FY 2025



CDBG-DR Program Expenditures \$35,145,271.00 FY 2025



Staffing Summary	Number of Staff
Executives	3
Admin Division	7
Asset Management Division	8
Fiscal Division	6
Program & Housing Division	11
Mortgage & Credit Division	4
CDBG-DR Division	55
Planning Division	7
Tinian Field Office	2
Rota Field Office	2
Total Employees	105

CHALLENGES AND OPPORTUNITIES

The Corporate Director's Desk

Hafa A dai and Tirow. Our Board of Directors, Management, and Staff are pleased to provide the community with updates, through this Citizen Centric Report, on our various housing, infrastructure, and economic development programs that we administer on behalf of the CNMI. Our commitment to fostering a thriving, resilient community is unwavering, and we recognize that our success depends on collaboration, innovation, and a shared vision for the future. I would like to highlight the following:

Housing Programs: Access to affordable and quality housing is fundamental to the well-being of our residents. Through our various housing programs, we are actively working to expand affordable housing options and support our community members in securing stable homes. Our partnerships with local developers, local landlords, and private partnerships have already resulted in the creation of hundreds of new units, ensuring that everyone has a place to call home.

Disaster Recovery Programs: In the face of adversity, we launched the CDBG-DR Program in 2021 aimed at rebuilding and revitalizing our communities. Our efforts prioritize the needs of those affected by Super Typhoon Yutu and Typhoon Mangkhut, providing essential resources and support to help families and individuals rebuild their lives. Together, we are creating a stronger, more resilient community capable of withstanding future challenges.

Community Planning and Development: We believe in the power of thoughtful planning to shape our communities for generations to come. Our community planning and development program is designed to engage residents in the decision-making process, ensuring that their voices are heard and valued. By fostering inclusive development that considers diverse perspectives, we are laying the groundwork for the CNMI community to thrive.

As we move forward, we remain dedicated to transparency, collaboration, and accountability. Together, we can build a community that not only meets the needs of today but also paves the way for a brighter, more sustainable future.

Zenie P. Mafnas
Corporate Director

Challenges

Reduced cash flow due to business interruptions for both government and the private sector from Super Typhoon Yutu, the coronavirus pandemic, and now with the Touchback Provision for CW-1 Workers. Changing regulatory rules are time constricted which may reduce program delivery and response times.

Increased CNMI obligations in recovery efforts for unreserved extraordinary expenditures, and vulnerability from future disasters including related economic impacts.

CNMI's remote location and limited resources. Prior to, and exponentially after the disaster, the CNMI as a whole, had critical shortages in construction services and labor. Labor and material costs have increased and continue to increase thereby reducing the total number of families that can be assisted.

Recovery agencies and other stakeholders in the mainland unfamiliarity with CNMI needs plus the magnitude of the destruction and limitations imposed by the disaster, potentially affecting grant delivery. NMHC management continues to work to educate mainland stakeholders and reduce potential delays.

Current estimates for rentals, new housing and reconstruction are significantly higher than allowed by US guidelines potentially impeding new loans, rentals and other programs.

Opportunities

NMHC was designated as the Program Administrator for CDBG-DR funds by the Office of the Governor. CDBG-DR grants for unmet housing needs, economic recovery, and infrastructure have been approved by US Congress.

CDBG-DR grants, when delivered and construction completed, will reduce the net effect of the next disaster.

NMHC is considered the subject matter expert by community leaders on related programs and ongoing coordination with other entities for related projects adds quality to existing programs.

New projects will have a significantly larger scope of work and higher funding threshold to provide needed services effectively and efficiently.

Strong relationships and ongoing support from US Government entities including HUD, FEMA, SBA, US Treasury, Office of the Governor and related CNMI agencies, non-profit organizations, and private sector.

Creation of new typhoon resistant homes will reduce future economic and safety impacts. More families will be able to shelter-in-place.

Contact us for more information! Call us at (670) 234-6866/9447 | www.nmhcgov.net