



Commonwealth of the Northern Mariana Islands

NORTHERN MARIANAS HOUSING CORPORATION



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David M. Apatang
Governor

Dennis C. Mendiola
Lt. Governor

NOTICE TO THE PUBLIC

This ad is paid for by NMHC funds.

Notice is hereby given that the Northern Marianas Housing Corporation (NMHC) is the agency authorized to allocate \$2,887,252 of Low Income Housing Tax Credits (LIHTC) in the CNMI. The United States 1986 Tax Reform Act created the federal low-income housing tax credit program under Section 42 of the Internal Revenue Code (Code) to assist with the development of low-income rental housing by providing qualified owners with credit to offset their federal tax obligations. The LIHTC is available to owners/developers of qualifying buildings and projects that meet certain low-income occupancy and rent restrictions.

Section 42 of the Code provides that the CNMI prepare a Qualified Allocation Plan (QAP) to determine housing priorities and to give preference to projects serving the lowest income tenants and projects obligated to serve qualified tenants for the longest periods. The QAP must incorporate selection criteria, which include project location, housing need characteristics, sponsor characteristics, tenant populations with special needs, and public housing waiting lists. There are no changes from the previous QAP which included capital needs assessment, limiting developer fees, and income averaging.

Application for Credits

Owners/Developers wishing to apply for the Credits may obtain and complete a LIHTC Application. The LIHTC Application may be obtained from NMHC's Office in Garapan, Saipan, MP 96950 or through our website at www.nmhc.gov.net.

Owners/Developers must file the completed LIHTC Application along with the **\$2,500.00 Application Fee** at NMHC's Office by the Application Deadline of **4:30 pm, September 01, 2026**. NMHC staff will then review the applications and will notify the Owners/Developers of any deficiencies within 14 days time and the Owners/Developers will be given 14 days to correct any deficiencies and to provide any supplemental information requested by NMHC. The projects will be scored and recommendations made to the NMHC Board of Directors for approval at its **November/December 2026** Board Meeting.

Notification of Awards

NMHC will notify Owners/Developers of the projects receiving Credits within fifteen (15) days following the November/December 2026 Board of Directors meeting. The reservation letter must be signed and returned to NMHC by no later than fifteen (15) days from the date of notification.

For more information on this program, please contact NMHC at 234-6866/7670/7689/9447.

/s/ **ZENIE P. MAFNAS**
Corporate Director

EQUAL OPPORTUNITY EMPLOYER