



NORTHERN MARIANAS HOUSING CORPORATION

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PUBLIC NOTICE (February 27, 2024)

Pursuant to Section 5 A. of the Northern Marianas Housing Corporation ("NMHC") Community Development Block Grant Disaster Recovery ("CDBG-DR") Program's Action Plan ("AP"), this is to notify the general public about these proposed substantial and non-substantial amendments to the CDBG-DR AP and afford citizen participation and the opportunity to comment on these proposed amendments.

The general public has thirty (30) days from publication date of this Public Notice to submit comments on these proposed changes to the CDBG-DR AP. Substantial amendments are required when there is a change in program benefit/eligibility criteria, addition/deletion of an activity, or reallocation of substantial amounts.

A substantial amendment will also be required if any program changes exceed five million dollars (\$5,000,000). Substantial amendments must provide a reasonable opportunity (at least 30 days) for citizen comment. All changes must be documented by NMHC's CDBG-DR Program to provide both necessary and reasonable justifications. All substantial amendments will include the following:

1. The exact identification of which content is being added, deleted, or changed;
2. A clear description of where funds are moved from/to; and
3. The updated and revised budget after re-allocation of funding.

Conversely, non-substantial amendments to the Action Plan are not subject to citizen participation but NMHC decided to include a non-substantial amendment to the said Plan in this Public Notice for informational purposes only. Furthermore, all action plan amendments will be available via the CNMI CDBG-DR website at www.cnmi-cdbgdr.com and hardcopies may be obtained at any of the NMHC central and CDBG-DR offices located on Saipan, Tinian, and Rota by those who do not have access to the Internet. Notifying the public is of paramount importance as these funds are largely dependent on public participation and the remaining unmet need to be assessed. NMHC will utilize the following avenues/outlets to notify the public of the CDBG-DR Program:

- Notices in the local newspaper
- Radio announcements
- Social media
- CNMI CDBG-DR website

Last, NMHC will take reasonable steps to ensure very low-, low-, and moderate-income persons, including persons with disabilities, the elderly and persons with Limited English Proficiency (LEP) have meaningful access and an equal opportunity to participate in this important CDBG-DR activity and in accordance to prescribed policies and procedures embedded in the CDBG-DR Program's Citizen Participation Plan. The aforesaid and complete Citizen Participation Plan may be accessed at the CNMI CDBG-DR website: www.cnmi-cdbgdr.com or found at Subsection 4.E.1. Homeowner Rehabilitation and Reconstruction of the CDBG-DR Action Plan (pages 72 - 74), as amended. A copy of the Action Plan, as amended by these proposed changes, may be accessed at the CNMI CDBG-DR website at: www.cnmi-cdbgdr.com or obtained at any of the NMHC offices on Saipan, Tinian, and Rota.



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PROPOSED AMENDMENTS

Proposed changes are highlighted in **yellow**. The corresponding page numbers reflect the actual page numbers of the most current action plan, as amended and posted on NMHC's CDBG-DR website at: <https://www.cnmi-cdbgdr.com/action-plan/action-plan-documents/>

SUBSTANTIAL AMENDMENT NO. 03

Summary and Modifications

Pursuant to **Subsection 5.D.¹**, the following proposed modifications shall go into effect after the required 30-day public comment period ends and concurrence from the U.S. Department of Housing and Urban Development.

The proposed modifications, as presented herein, were prompted by the following reason(s):

1. After close consultation with the U.S. Department of Housing and Urban Development (“HUD”), the Northern Marianas Housing Corporation “NMHC” (hereinafter referred to as the “Grantee” interchangeably) hereby seeks to assist Non-LMI² homeowners whose single and principal dwellings or homes were damaged by qualifying storm(s)³ under the *Urgent Need* National Objective;

2. There are still families, bona fide disaster victims, whose total household income exceed the NMHC-CDBG-DR Homeowner Rehabilitation and Reconstruction Program's Income Limits schedule and whose homes were destroyed by qualifying storm(s) and remain in disrepair;

3. 13 families have thus far been identified as non-LMI household applicants whose applications were previously denied under NMHC's CDBG-DR Homeowner Rehabilitation and Reconstruction Program due to household incomes exceeding the program's Income Limits schedule, and whose homes were destroyed by qualifying disaster(s) and remain in disrepair;

4. 80% (\$31,525,626) of NMHC's CDBG-DR Homeowner Rehabilitation and Reconstruction Program's total allocation has been set aside to assist an estimated 126 eligible LMI families rehabilitate or reconstruct their storm-damaged homes under the LMI National Objective while the remaining 20% (\$7,881,407) will be used to assist 31 eligible Non-LMIs under the Urgent Need National Objective;

5. **Section 1 of 85 FR 4651** provides that “A Grantee may determine where to use the remaining 20 percent of the allocation, but that portion of the allocation may only be used to address unmet disaster needs in those areas that the grantee determines are ‘most impacted and distressed’ (Municipalities of Saipan and Tinian) and that received a presidential major disaster declaration...” Clearly, unmet disaster needs in these MID areas still exist but NMHC's program Income Limits schedule, which is not required under this particular program, precludes this class of applicants from qualifying for CDBG-DR financial assistance under NMHC's CDBG-DR Homeowner Rehabilitation and Reconstruction program;

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² 80.01% or greater AMI

³ Presidentially Declared Disasters: 1. Typhoon Mangkhut; and 2. Super Typhoon Yutu



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6. It has been determined that the current Income Limits schedule for non-LMIs under the Urgent Need National Objective, 80.01% - 120% of the Area Median Income (AMI), needs to be amended in order for NMHC to assist more disaster victims rehabilitate or reconstruct their homes and whose incomes exceed 120% AMI;

7. HUD does not object to this proposed Substantial Amendment but strongly recommends that the thirteen (13) non-LMI applicants who previously applied and were subsequently denied assistance due to their incomes exceeding the program's current Income Limits schedule (80.01% - 120%) set under the Urgent Need National Objective and that NMHC has on record to be assisted first;

8. This Substantial Amendment is required to authorize NMHC to modify the program's Income Limits schedule to allow the agency to assist disaster victims, whose total household incomes exceed the program's Income Limits schedule of 120% AMI, repair their homes. Financial Assistance shall be subject to availability of funds.

Pages 73 - 74

g. Target Groups

The program will categorize the target groups by the following income ranges:

TARGET GROUPS	CDBG-DR PROGRAM CNMI-MEDIAN INCOME RANGE	INTEREST RATE	TYPE OF ASSISTANCE
First	0%-30%	0% N/A	Deferred Loan Grant
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Fourth	80.01% - 120% or greater	0% N/A	25% Deferred Loan and 75% Non Interest Bearing Loan Grant (The national objective for this group is urgent need)

Written comments are due by March 28, 2024 and may be faxed to Fax No.: (670) 234-9451, mailed to P.O. Box 500514 Saipan, MP 96950, or emailed to cnmi-cdbg-dr@nmhc.gov.net.



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NUTISIAN PUPBLIKU

(February 27, 2024)

Sigun para i Seksiona 5 A. gi “Northern Marianas Housing Corporation” (“NMHC”) i “Community Development Block Grant Disaster Recovery (“CDBG-DR”)” na Prugrâman “Action Plan” (“AP”), para u manafanungu’ i henerât pupbliku put esti i manmaproponi na “substantial” yan “non-substantial” na amenda siha gi CDBG-DR AP yan para u manâ’i i pupbliku tiempu para u fampattisipão yan i uputunidât para u famanoppi’ gi esti i manmaproponi na amenda siha. I henerât pupbliku debi na u ma’intrega hâlum i upiñon-ñiha gi halum trenta (30) dihas ginen i fetchan pupblikasion nu esti na Nutisia put esti i tinilaika ni manmaproponi siha gi CDBG-DR AP.

I “substantial” na amenda siha manaprisisu yanggin guaha tinilaika gi halum i prugrâman benifisiu/“criteria” i kuâlifikaão, “addition/deletion” nu i aktibidât, o sino “reallocation i “substantial amount”. I “substantial” na amenda siempri lakkui’ prumisisu yanggin kuatkuet na tinilaika siha gi prugrâma umupus i singku miyon pesos (\$5,000,000). I “substantial” na amenda debi na u pribeni rasonâpbli na uputunidât (maseha 30 dihas) para upiñon pupbliku.

Todu i tinilaika siha debi na u madukumentu ni Prugrâman NMHC’s CDBG-DR para u pribeni todû i dos nisisâriu yan rasonâpbli na “justification”. Todû i “substantial” na amenda siha siempri ingklusu i mantinattiya:

1. I eksakto na aidentifikasion nu mânu na sinahguan manâ’yi, mafunas, pat matulaika;
2. Klâru na diskripsion nu ginen mânu/para mânu i fundu; yan
3. I mâs nuebu yan maribisa na “budget” dispues di i “re-allocation” nu i salâppi’.

Gi inâtlabis, i “non-substantial” na amenda siha para i “Action Plan” ti manmasuhetu para pättisipasion siudadanu lão i NMHC madisidi para u ingklusu i “non-substantial” na amenda para i mamensiona na Plãnu gi halum esti na Nutisia para infotmasion ha’ na rason siha. Yan mâs, todû i “action plan” na amenda siha siempri managuaha gi website i CNMI CDBG-DR gi www.cnmicdbg-dr.com yan siña machuli’ kopia gi ufisinin i NMHC yan i CDBG-DR siha ni gaigi iya Saipan, Tinian, yan Luta para etyi siha i ti siña ma’akses i “Internet”. I ninatutungu’ i pupbliku mampus impottânti sa’ esti na fundu dinipendi meggai gi pättisipasion pupbliku yan i tetenan ni ti matakka’ nisisita para u ma’ebalua.

I NMHC siempri ma’usa i mantinattiya na “avenues/outlets” para u manafanungu’ i pupbliku put i Prugrâman CDBG-DR:

- Nutisia gi halum gaseta
- Anunsiu REDIU • Social media
- CNMI CDBG-DR website



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Uttimu, i NMHC siempri ha chuli' rasonâpbli na manera para u na'siguru na i "very low-, low-," yan "moderateincome" na petsona siha, kuntu i tãotão ni gai disibildât, i gai inamku' yan i tãotão ni "Limited English Proficiency (LEP)" na managuaha akses para u mäs makumprendi i prugrâma yan parehu na uputunidât para u fampattisipão gi halum esti impottânti na aktibidât i CDBG-DR ni kumunfotma yan i manmakâtâtga na "policies" yan "procedures" ni gaigi gi halum i Prugrâman CDBG-DR Citizen Participation Plan." I manmamensiona yan kumplidu na "Citizen Participation Plan" siña ma'akses gi website i CNMI CDBG-DR gi: www.cnmi-cdbg-dr.com o sino siña masodda' gi Subsection 4.E.1. Homeowner Rehabilitation and Reconstruction of the CDBG-DR Action Plan (pages 72 - 74), ni ma amenda. I kopian i "Action Plan", komu ma'amenda ginen esti na tinilaika na priniponi siha, siña ma'akses gi website i CNMI CDBG-DR gi: www.cnmi-cdbg-dr.com o sino siña machuli' kopia gi maseha mânu na ufisinan i NMHC iya Saipan, Tinian, yan Luta.

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SUBSTANTIAL AMENDMENT NO. 03

Summary and Modifications

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The proposed modifications, as presented herein, were prompted by the following reason(s):

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2. There are still families, bona fide disaster victims, whose total household income exceed the NMHC-CDBG-DR Homeowner Rehabilitation and Reconstruction Program's Income Limits schedule and whose homes were destroyed by qualifying storm(s) and remain in disrepair;

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² 80.01% or greater AMI

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4. 80% (\$31,525,626) of NMHC's CDBG-DR Homeowner Rehabilitation and Reconstruction Program's total allocation has been set aside to assist an estimated 126 eligible LMI families rehabilitate or reconstruct their storm-damaged homes under the LMI National Objective while the remaining 20% (\$7,881,407) will be used to assist 31 eligible Non-LMIs under the Urgent Need National Objective;

5. **Section 1 of 85 FR 4651** provides that "A Grantee may determine where to use the remaining 20 percent of the allocation, but that portion of the allocation may only be used to address unmet disaster needs in those areas that the grantee determines are 'most impacted and distressed' (Municipalities of Saipan and Tinian) and that received a presidential major disaster declaration..." Clearly, unmet disaster needs in these MID areas still exist but NMHC's program Income Limits schedule, which is not required under this particular program, precludes this class of applicants from qualifying for CDBG-DR financial assistance under NMHC's CDBG-DR Homeowner Rehabilitation and Reconstruction program;

6. It has been determined that the current Income Limits schedule for non-LMIs under the Urgent Need National Objective, 80.01% - 120% of the Area Median Income (AMI), needs to be amended in order for NMHC to assist more disaster victims rehabilitate or reconstruct their homes and whose incomes exceed 120% AMI;

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2. There are still families, bona fide disaster victims, whose total household income exceed the NMHC-CDBG-DR Homeowner Rehabilitation and Reconstruction Program’s Income Limits schedule and whose homes were destroyed by qualifying storm(s) and remain in disrepair;
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4. 80% (\$31,525,626) of NMHC’s CDBG-DR Homeowner Rehabilitation and Reconstruction Program’s total allocation has been set aside to assist an estimated 126 eligible LMI families rehabilitate or reconstruct their storm-damaged homes under the LMI National Objective while the remaining 20% (\$7,881,407) will be used to assist 31 eligible Non-LMIs under the Urgent Need National Objective;
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Tinian) and that received a presidential major disaster declaration...” Clearly, unmet disaster needs in these MID areas still exist but NMHC’s program Income Limits schedule, which is not required under this particular program, precludes this class of applicants from qualifying for CDBG-DR financial assistance under NMHC’s CDBG-DR Homeowner Rehabilitation and Reconstruction program;

6. It has been determined that the current Income Limits schedule for Non-LMIs under the Urgent Need National Objective, 80.01% - 120% of the Area Median Income (AMI), needs to be amended in order for NMHC to assist more disaster victims rehabilitate or reconstruct their homes and whose incomes exceed 120% AMI;

7. HUD does not object to this proposed Substantial Amendment but strongly recommends that the thirteen (13) Non-LMI applicants who previously applied and were subsequently denied assistance due to their incomes exceeding the program’s current Income Limits schedule (80.01% - 120%) and that NMHC has on record be assisted first;

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CHANGES [Highlighted in yellow]

Subsection 4. E. 1. Page 72

Homeowner Rehabilitation and Reconstruction

The Homeowner Rehabilitation and Reconstruction Program is designed to cover the eligible costs to rehabilitate or reconstruct storm-related damaged properties in order to restore homeowner properties to decent, safe, and sanitary conditions. The Governor of the CNMI has placed housing as the highest recovery priority. HUD identified “most impacted and distressed” areas of Saipan and Tinian which are earmarked for, at a minimum, 80 percent of the CDBG-DR funding.

SUBSTANTIAL AMENDMENT NO. 03

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