

David M. Apatang
Governor



Dennis James "DJ" C. Mendiola
Lieutenant Governor

COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS
OFFICE OF THE GOVERNOR

DIRECTIVE 2025-004

DATE September 8, 2025

TO: Northern Mariana Housing Corporation

FROM: Governor

SUBJECT: **Qualified Allocation Plan for the Commonwealth of the Northern Mariana Islands for 2025-2026**

WHEREAS, the Low-Income Housing Tax Credit (LIHTC) Program, created by the Tax Reform Act of 1986, is intended to encourage the construction or rehabilitation of low income rental units;

WHEREAS, Section 42, of the United States Tax Code (the "Code") provides for the issuance of low income housing tax credits to subsidize the private development of affordable housing;

WHEREAS, the Commonwealth of the Northern Mariana Islands receives a minimum allocation of such credits every year, which total **\$3,455,000** credits annually for calendar year 2025;

WHEREAS, heretofore the Commonwealth of the Northern Mariana Islands has not utilized its full annual allocation of such tax credits;

WHEREAS, the Commonwealth of the Northern Mariana Islands has increasing demands for quality affordable housing for its citizens;

WHEREAS, pursuant to Federal Regulation Section 1.42-IT a "State Housing Credit Agency" must be authorized by gubernatorial act to allocate Credits and administer the program;

WHEREAS, in accordance with the Omnibus Spending Bill of 2000, Omnibus Budget Reconciliation Act of 1989, and the Budget Reconciliation Bill of 1990, the Northern Marianas Housing Corporation developed a "Qualified Allocation Plan" (QAP) which sets forth (1) the criteria to evaluate and allocate tax credits to projects which best meet the housing needs of the State, and (2) the procedure to monitor for compliance with the provisions of the Low-Income Housing Tax Credit (LIHTC) Program;

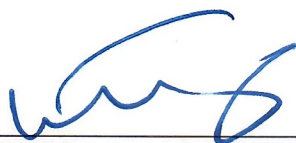
WHEREAS, this office has determined that instituting the Commonwealth of the Northern Mariana Islands' first implementation of the Federal Low Income Housing Tax Credit (LIHTC) Program will provide significant and lasting benefits to the people of the Commonwealth of the Northern Mariana Islands and promote the public welfare of the island by providing much needed affordable housing options at little or no cost to the taxpayers of the Commonwealth of the Northern Mariana Islands; and

WHEREAS, I appointed the Northern Marianas Housing Corporation (the "Agency") to administer, oversee, and serve the Commonwealth of the Northern Mariana Islands' official "State Housing Credit Agency" for allocating and monitoring the Commonwealth of the Northern Mariana Islands' Low Income Housing Tax Credits pursuant to Section 42 of the Code.

NOW THEREFORE, I, David M. Apatang, Governor of the Commonwealth of the Northern Mariana Islands, do hereby approve in its full and current form the Qualified Allocation Plan for the Commonwealth of the Northern Mariana Islands for 2025 and 2026 which was submitted for review from the Agency. This action will advance the interests of the island and benefit the people of the Commonwealth of the Northern Mariana Islands in many direct and indirect ways and provide meaningful housing opportunities for the less fortunate residents.

In witness whereof, I place my hands this

9/18/25



DAVID M. APATANG

Governor

Commonwealth of the Northern Mariana Islands