

Grantee: Virgin Islands

Grant: B-18-DP-78-0002

October 1, 2024 thru December 31, 2024

Grant Number:

B-18-DP-78-0002

Obligation Date:**Award Date:****Grantee Name:**

Virgin Islands

Contract End Date:

04/25/2035

Review by HUD:

Submitted - Await for Review

Grant Award Amount:

\$774,188,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$774,188,000.00

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$774,188,000.00

Disasters:

Declaration Number

FEMA-4340-VI

FEMA-4335-VI

Narratives

Mitigation Needs Assessment:

Although the Territory has long been exceptionally vulnerable to natural hazards such as hurricanes and tropical storms, the Islands' readiness and resilience were tested during the 2017 hurricane season. This Mitigation Needs Assessment arises from the unprecedented damage and lasting impacts of Hurricanes Irma and Maria. The impacts from these storms continue to be felt to this day both in the Virgin Islands and other islands in those hurricanes' path. In 2018 the total damage to the Territory from both storms was estimated to be \$10.8 billion, including \$6.9 billion in damage to infrastructure, \$2.3 billion in damage to housing, and \$1.5 billion in economic damage. The US Virgin Islands' recovery from these devastating storm events continues to the present day. The intention of the Mitigation Needs Assessment and Mitigation Action Plan is to reduce vulnerability and mitigate damages and losses to future hazard events by looking at the impact of prior events, including hurricanes. The Mitigation Needs Assessment focused on 7 major community lifelines: Safety and Security; Communications, Food, Water, and Shelter; Transportation; Health and Medical; Hazardous Materials (Management); and Energy (Power and Fuel).

Safety and Security

The vulnerability assessment of the 2019 THMP indicates that many residential and commercial properties in the Territory are vulnerable to hurricane winds, in part because of how close most buildings are to the coast and the nature of the winds the storms generate (USVI Hurricane Recovery and Resilience Task Force, 2018). On St. John, only one-third of both residential and commercial structures are considered vulnerable, almost all of which are classified as moderate or low consequence. On St. Thomas, the percentage of exposed buildings represents a majority, though also at moderate or low consequence. On St. Croix, just over half of commercial buildings and less than half of residential buildings are exposed, all of which are considered at moderate or low exposure. Lifeline vulnerabilities to hurricane winds are variable across the islands, with lifelines on St. John at

considerably less risk than that of St. Croix and St. Thomas. On those islands, lifeline facilities with pre-code structural components represent the most significant vulnerability. These facilities comprise Safety and Security lifelines.

Food, Water, Shelter



Food, water, and shelter lifelines provide basic needs such as housing, the commercial food supply chain and programs, and water systems. These lifelines are critical for sustaining life prior to, during, and following storm events. In the US Virgin Islands, these facilities include wastewater facilities, potable water facilities, desalinization facilities, shelters, and some residential buildings. Shelter facilities were stressed and damaged during and following the hurricanes as residents stayed at the shelters due to damages to homes. WAPA water facilities were damaged and impacts to the food supply chain resulted in delays to residents receiving food.

Water- Drought would have disparate impacts throughout the Territory. Although cisterns are common for USVI residents, the territory experiences a dry season that typically lasts from January to April. There is often a shorter dry season in June and July. Only one quarter to under a half of residents in the Territory are connected to the Territory's public water system that the Water and Power Authority (WAPA) operates, which means that many residents rely heavily on collected rainfall for water. Droughts can lead to empty cisterns, requiring residents to purchase water for essential daily use. The LMI population in the Territory would be more adversely affected by the need to purchase water to fill empty cisterns. For the many residents who are not also connected to WAPA water, purchasing water in periods of drought is part of providing food, water, and shelter. Given the economic stress that the COVID-19 pandemic has already caused within the Territory, having a reliable and inexpensive water source is a key priority that impacts day-to-day life and potentially even health as well, given the necessity of good water to healthy individuals.

Shelter- Housing is a key component to be considered for residents of the Territory, as this is the primary means of shelter for residents when hurricanes and floods occur, with housing a key component for HUD in establishing the Community Development Block Grant program. In the Territory, limited housing options continues to be a source of concern for many residents, especially those considered LMI. The 2015 Housing Demand Study commissioned by VIHFA determined that there was already a 5,000-unit shortage of affordable housing in the Territory before the dual hurricane disasters in 2017, both for purchase and rent. As shown within that study, the Territory's housing market severely limits options for LMI individuals, as approximately 6% of the homes sold could be designated as affordable for them.

Health/Medical

Health and medical lifelines include facilities that comprise the medical supply chain, perform public health services, fatality management, patient movement, and medical care. This includes home care, pharmacies, and raw materials needed to produce medicine. Impacts to medical facilities were profound during the hurricanes of 2017, necessitating the evacuation of 800 patients from the Territory to facilities in Puerto Rico and the American mainland. Medical facilities in the Territory also suffer from workforce shortages, inadequate funding, and infrastructure limitations (USVI Hurricane Recovery and Resilience Task Force, 2018).

Earthquakes- Most lifeline facilities to include energy and medical facilities across the islands have high exposure to earthquakes. St. Thomas, where there is a wider breadth of exposure, has the highest percentage of lifelines with a higher exposure, followed closely by St. John. This earthquake exposure risk puts the Territory's already vulnerable and limited infrastructure at further risk.

Energy

Energy lifelines power the US Virgin Islands and include facilities that produce and distribute electric power, with two separate electricity grids managed by the Water and Power Authority (WAPA). The residential sector consumes over one-third of WAPA's electricity, and just under one-third is consumed by large power users that each use more than 25 kilowatts (U.S. Energy Information Administration, 2020). Primary WAPA generating facilities include the Harley Generating Station near Charlotte Amalie on St. Thomas and the generating facility at Estate Richmond near Christiansted on St. Croix.

Communications

Communications lifelines include communications infrastructure such as data centers and cell towers, in addition to LMR networks, payment-processing systems, 911/emergency dispatch facilities, and emergency alert systems. The 2017 hurricanes substantially damaged cellular, landline, and radio based telecommunications systems. Following the storms, cell phone availability decreased by between 80 to 90 percent for several weeks. The loss of cell phone coverage disrupted communications among residents as well as to responding agencies. St. John was noted to have been hard-hit, with landline and public safety radio communications destroyed between Coral Bay and Cruz Bay. Following the storm, amateur radio resources were used to relay information.

Transportation

Transportation lifelines facilitate the movement of people and goods throughout the

Islands. Following the 2017 hurricanes, seaports in the Territory did not open for three weeks and both major airports remained closed for approximately two weeks as well (USVI Hurricane Recovery and Resilience Task Force, 2018). As relatively remote landmasses, the Islands rely on imports for many goods. The Islands’ port facilities are particularly important for this reason, as well as due to their connection to the regional economy. Throughout the islands, ferry terminals, airports, and heliports connect the Islands to each other and to the global economy.

An exposure analysis shows that storm surge impacts from a SLOSH scenario would likely impact waterfront Transportation lifelines, especially as sea levels rise, given prior flood data and its current elevation. In addition to impacting critical facilities impacted by future sea level rise, on St. Croix five terminals at the Limetree Bay Refinery on St. Croix, the WAPA power facility, and the St. Patrick Catholic School would be impacted. On St. Thomas, two additional schools, the Police Headquarters, and liquefied petroleum gas facilities are expected to be inundated under this scenario.

Flooding- Although the USVI Flood Insurance Study maps flood zones for both inland and coastal areas, the 2019 THMP notes that the principal flooding cause is stormwater run-off. The runoff flooding can exceed delineated flood zones on flood insurance rate maps or may not be mapped at all. According to the FEMA Mitigation Assessment Team Report issued in the wake of Hurricanes Irma and Maria, flood damage from the Hurricanes was predominantly caused by localized ponding and runoff. Over the years, encroachments into historic flood zone have displaced flood water to unanticipated locations. Increased development, undersized culverts, impervious surface installation following development, combined sewer systems for stormwater and wastewater, insufficient preventative maintenance of sewer infrastructure, improper engineering design for drainage of constructed surfaces, inadequate use of green infrastructure, and functionally obsolete stormwater management infrastructure contribute to the pervasiveness of runoff and riverine flooding in the Territory. Exposure to flooding varies throughout the Virgin Islands , but flood risk impacts the residents on all three major islands in the Territory. Approximately 20% of the Islands’ residents of St. Croix and St. Thomas are in the Special Flood Hazard Area. There is significant flood exposure for the US Virgin Islands’ lifelines. The Islands’ energy lifelines are particularly exposed owing to vulnerabilities to refinery operations on St. Croix. Transportation lifelines are exposed to flooding owing to their waterfront locations. On St. Croix, Health, and Medical lifelines such as the VA Clinic and Nesbitt Clinic are also exposed, alongside various Safety and Security lifelines such as police substations and educational facilities. The Ann E. Abramson Marine Facility is also exposed, in addition to the Anguilla Wastewater Treatment Facility. On St. John, various marine facilities, the deCastro Clinic, and VIERS Eco Education facility are in the Special Flood Hazard Area. Coastal flooding will be exposed to sea level rise (such as waterfront Transportation lifelines) in the future.

On St. Thomas, marina facilities, the Airport, WAPA Power Plant, and various schools and police stations are also within the Special Flood Hazard Area. Excepting the seaports, in most cases the impacted lifelines are in riverine or inland flood zones. Additionally, sea level rise flooding will eventually impact a subset of lifelines in the Special Flood Hazard Area or regulatory floodplain in the territory.

Proposed Use of Funds:

The MIT funds represent a unique and significant opportunity for the Territory to carry out strategic and high impact activities to minimize, mitigate, or eliminate risks and reduce losses from future disaster. The Territory is focused on implementing data-informed investments through high-impact projects that will reduce risks, suffering, and hardship attributable to natural disasters, with particular attention to repetitive loss of property, critical infrastructure, and economic hardening in the Territory. The Territory proposed use of funds includes activities to:

- Infrastructure and Public Facilities with programs such as Community Resilience and Public Facilities ; and Resilient Critical and Natural Infrastructure.
 - Economic Resilience and Revitalization with programs such as Commercial Hardening and Financing; and Small Business Mitigation.
 - Housing with programs such as Multifamily Housing; VIHFA New Home Construction (Home Ownership); Homeless Housing Initiative; Innovative Resilient Housing.
 - Public Services
- As well as planning and administrative activities.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$48,370,042.00	\$661,441,094.00
Total Budget	\$48,370,042.00	\$661,441,094.00
Total Obligated	\$48,370,042.00	\$242,707,302.00

Total Funds Drawdown	\$376,885.83	\$145,376,885.83
Program Funds Drawdown	\$376,885.83	\$145,376,885.83
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$376,885.83	\$376,885.83
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
JDC Magens Junction Associates 2, LLC	\$ 0.00	\$ 0.00
Jackson Development Company, LLC	\$ 0.00	\$ 0.00
V.I. Housing Finance Authority (VIHFA)	\$ 376,885.83	\$ 376,885.83
Virgin Islands Water and Power Authority (WAPA)	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	50.00%	39.06%	.00%
Overall Benefit Amount	\$362,425,370.00	\$239,078,834.00	\$.00
Limit on Public Services	\$116,128,200.00	\$15,400,000.00	\$.00
Limit on Admin/Planning	\$154,837,600.00	\$49,337,260.00	\$376,885.83
Limit on Admin	\$38,709,400.00	\$38,709,400.00	\$298,360.64
Most Impacted and Distressed	\$774,188,000.00	\$591,532,779.00	\$.00

Overall Progress Narrative:

During this quarter the VIHFA began reviewing potential projects that submitted applications for approval:

Housing:

Approved Projects

Lovenlund Phase 1- Project was approved in December and acquisition is expected to occur second week in January 2025.

This project includes acquisition, homeownership conversion, and rehabilitation. Aspects of the project includes: roof retrofitting, partial alternative energy solutions, plumbing upgrades, and RO water plant upgrades.

Calabash Boom and Bellevue Village- Project was approved in December and acquisition is expected to occur second week in January 2025. These projects include acquisition and rehabilitation of a combined 120 affordable housing rental units for LMI households. Aspects of the project include: Roof Retrofitting, Partial Alternative Energy Solutions, Plumbing Upgrades, and RO Water Plant Upgrades

Pipeline Projects: Project in Application Review and Technical Assistance

1. Thatch Farms

The Thatch Farms project represents a new construction initiative aimed at significantly increasing the housing stock in St. Thomas. This project is in application review. Technical assistance has been provided with LMI and Cost Reasonable. The application has gone through first review and is expected to enter into concurrent review in January. Technical assistance is currently being provided.

- Location: St. Thomas
- Total Funds Obligated: \$41,322,362
- Number of Units: 126
- Unit Type: Rentals
- Partnership: Public-Private Partnership between the Benoit Group and VIHFA
- Application Status: Currently under review pending program decision.
- Anticipated Project Start Date: May 2025
- Funding Source: CDBG-MIT

Project Scope

The Thatch Farms project focuses on:

- Innovative Building Methods: Implementing cutting-edge construction techniques that align with resilience and sustainability standards.
- Alternative Energy Solutions: Integrating renewable energy systems as part of the design to reduce the overall carbon footprint of the development.
- Additional Mitigation Measures: Will be mandated by the program to align with the needs of the community and aid with long-term sustainability.

2. Tutu North Senior High Rise Project

The Tutu North project is a multifamily new construction initiative focused on providing quality housing for the community in St. Thomas. The project has gone through initial review and sent back to applicant requesting additional information on



project scope and cost. Technical assistance is being provided.

- Location: St. Thomas
- Total Units: 92
- Unit Type: Rentals
- Total Funds Obligated: \$20,000,000
- Application Status: Currently under review by program staff.
- Anticipated Project Start Date: April 2025
- Partnership: Virgin Islands Housing Authority
- Funding Source: CDBG-MIT

The Tutu North project focuses on:

- Innovative Building Methods: Implementing cutting-edge construction techniques that align with resilience and sustainability standards.
- Alternative Energy Solutions: Integrating renewable energy systems as part of the design to reduce the overall carbon footprint of the development.
- Additional Mitigation Measures: Will be mandated by the program to align with the needs of the community and aid with long-term sustainability.

3. Single-Family Housing Project - Warren E. Brown Development

The Warren E. Brown Development is a significant single-family housing initiative aimed at increasing the housing stock in the region. The application is in initial review. After initial review it was sent back to the applicant requesting additional application. Technical assistance will be provided.

- Location: St. Thomas
- Total Funds Obligated: \$53,600,000
- Number of Units: 36
- Type: Turnkey Development
- Application Status: On hold pending program implementation slated for April 2025.
- Funding Source: CDBG-MIT

Project Scope

The Warren E. Brown Development focuses on:

- Efficient Construction Practices: Utilizing modern construction methodologies that streamline processes, reduce waste, and enhance project delivery timelines.
- Mitigation Measures: Incorporating strategies that address environmental concerns, including sustainable site management and the use of eco-friendly materials.

This project is committed to providing quality housing solutions while actively contributing to the sustainability and resilience of the community

Infrastructure

Pipeline Projects

Veteran's Drive Road Project

The proposed project will provide improvements to public infrastructure to mitigate risk to transportation lifelines and reduce the risk of storm water, runoff erosion, and flood exposure as identified in the Mitigation Needs assessment and USVI Hazard Mitigation Plan. These proposed improvements meet the definition of mitigation activities as they advance long-term resilience to natural disasters and reduce the risk of loss of life, injury, damage to and loss of property, and hardship by lessening the impact of future disasters. The project went through initial and concurrent review and was deemed eligible. The next steps will be application approval in January and the project will enter the Regulatory Assessment phase consisting of the capacity assessment and environmental review. This project will be added as an activity in January and fully reported on in the April 2025 QPR once SRA fully executed. This project will be added to DRGR in January 2025.

Public Services

The NOFA for the Improved Access to Healthcare Funding ended on October 31, 2024.

Phase 1 of the selection review resulted in 6 applications being deemed eligible. Second level review of phase 1 identified 2 projects as being eligible. In December, the 2 applications were forwarded to project management review. These applications will go into concurrent review in January. Both projects are CENST projects and therefore exempt from the environmental review. During the review, both projects will have a capacity assessment performed. Both projects are expected to be approved with SRA executed in February 2025. This project will be added to DRGR in January 2025.

Economic Revitalization and Resilience

Commercial Hardening and Finance and Small Business Mitigation

There has been a total of 26 applicants selected to the application review and approval phase. The projects have been broken into three phases. Phase 1 of applicants have gone through initial and concurrent review phase. These applicants are currently in the regulatory review phase. All applicants were required to attend a self-certification training that discussed required policies and the option to adopt VIHFA's policies. Additionally, phase 1 applicants are currently undergoing environmental reviews. Phase 2 applicants are currently in initial review and expected to enter concurrent review for approval in January.

Planning:

In the month of December the team completed their three strategic plan, annual goal plan, project schedules, and detailed portfolios. These efforts are aimed at improving our efficiency, getting projects started, and forecasting our approvals and spend.



Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Admin_001, Administration	\$298,360.64	\$38,709,400.00	\$298,360.64
ER_001-CHF, Commercial Hardening & Financing Program	\$0.00	\$12,988,935.00	\$0.00
ER_002-SBM, Small Business Mitigation	\$0.00	\$7,863,935.00	\$0.00
ER_003-ERIP, Entrepreneurship Resilience and Innovation	\$0.00	\$9,008,935.00	\$0.00
ER_004-WDMP, Workforce Development Mitigation	\$0.00	\$9,008,935.00	\$0.00
H_001-MFH, Resilient Multifamily Housing	\$0.00	\$165,572,126.00	\$0.00
H_002-NHC, Single Family Resilient New Home	\$0.00	\$57,063,632.00	\$0.00
H_003-HHI, Homeless Housing Initiative	\$0.00	\$20,475,368.00	\$0.00
H_004-IRH, Innovative Resilient Housing	\$0.00	\$5,250,000.00	\$0.00
IF_001_CRPF, Community Resilience & Public Facilities	\$0.00	\$100,000,000.00	\$0.00
IF_002-RCNI, Resilient Critical & Natural Infrastructure	\$0.00	\$322,218,874.00	\$145,000,000.00
Planning_001, Planning	\$78,525.19	\$10,627,860.00	\$78,525.19
PS_001_PubSer, Public Services	\$0.00	\$15,400,000.00	\$0.00

Activities

Project # / Admin_001 / Administration



Grantee Activity Number: MIT-Admin-VIHFA

Activity Title: Admin-VIHFA

Activity Type:

Administration

Project Number:

Admin_001

Projected Start Date:

04/25/2023

Benefit Type:

N/A

National Objective:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

04/25/2035

Completed Activity Actual End Date:

Responsible Organization:

V.I. Housing Finance Authority (VIHFA)

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2024 To Date

\$0.00 \$38,709,400.00

Total Budget

\$0.00 \$38,709,400.00

Total Obligated

\$0.00 \$38,709,400.00

Total Funds Drawdown

\$298,360.64 \$298,360.64

Program Funds Drawdown

\$298,360.64 \$298,360.64

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$298,360.64 \$298,360.64

V.I. Housing Finance Authority (VIHFA)

\$298,360.64 \$298,360.64

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Program administration entails activities related to the overall administration and execution of CDBG-MIT. Eligible program administration costs include, but are not limited to costs associated with staffing and general management oversight and coordination.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / H_001-MFH / Resilient Multifamily Housing



Grantee Activity Number: MIT-642-Bellevue-LMI

Activity Title: MIT-MFH-Bellevue-LMI

Activity Type:

MIT - Rehabilitation/reconstruction of residential structures

Project Number:

H_001-MFH

Projected Start Date:

12/18/2024

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Under Way

Project Title:

Resilient Multifamily Housing

Projected End Date:

12/30/2026

Completed Activity Actual End Date:**Responsible Organization:**

Jackson Development Company, LLC

Overall	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$17,655,617.00	\$17,655,617.00
Total Budget	\$17,655,617.00	\$17,655,617.00
Total Obligated	\$17,655,617.00	\$17,655,617.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Jackson Development Company, LLC	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Resilient Multifamily Housing Program encompasses a comprehensive approach to address the critical need for affordable housing, particularly for low- and moderate-income LMI households. This program allows for the acquisition, rehabilitation, reconstruction, and new construction of multifamily developments, with the primary aim of repairing, restoring, and expanding the affordable housing stock.

Location Description:**Activity Progress Narrative:**

The Bellevue Village Project scope includes contribution to the Multifamily Housing initiative for St. John's LMI residents and is an acquisition and rehabilitation project of LMI units. The project was obligated and approved on December 20, 2024. Payment for acquisition is expected 1st week January 2025. This activity will be officially added into DRGR and Measures will be reported on the April 2025 QPR. Key aspects of the project include:

- Roof Retrofitting
- Partial Alternative Energy Solutions
- Plumbing Upgrades
- RO Water Plant Upgrade

Next steps of the project:

1. 30-Day Review: Initiate a focused 30-day review to evaluate the progress and execution of the project.
2. Refine Monitoring Plan: Update and refine the monitoring plan, ensuring all renovation activities are tracked effectively.
3. Technical Assistance: Offer ongoing technical assistance to the project applicant, facilitating compliance with the special conditions in the developer agreement.
4. Amendments: Prepare and execute necessary amendments to the developer agreement to reflect any adjustments needed based on project assessments

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: MIT-642-CalabashBoom-LMI

Activity Title: MIT-MHF-Calabash Boom-LMI

Activity Type:

MIT - Rehabilitation/reconstruction of residential structures

Project Number:

H_001-MFH

Projected Start Date:

12/18/2024

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Under Way

Project Title:

Resilient Multifamily Housing

Projected End Date:

12/30/2026

Completed Activity Actual End Date:

Responsible Organization:

Jackson Development Company, LLC

Overall

	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$10,143,370.00	\$10,143,370.00
Total Budget	\$10,143,370.00	\$10,143,370.00
Total Obligated	\$10,143,370.00	\$10,143,370.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Jackson Development Company, LLC	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Resilient Multifamily Housing Program encompasses a comprehensive approach to address the critical need for affordable housing, particularly for low- and moderate income LMI households. This program allows for the acquisition, rehabilitation, reconstruction, and new construction of multifamily developments, with the primary aim of repairing, restoring, and expanding the affordable housing stock.

Location Description:

Activity Progress Narrative:

Projects Update:

1. The Calabash Boom Project scope includes contribution to the Multifamily Housing initiative for St. John's LMI residents and is an acquisition and rehabilitation project of LMI units. The project was obligated and approved on December 20, 2024. Payment for acquisition is expected 1st week January 2025. This activity will be officially added into DRGR and Measures will be reported on the April 2025 QPR. Key aspects of the project include:

- Roof Retrofitting
- Partial Alternative Energy Solutions
- Plumbing Upgrades
- RO Water Plant Upgrade

Next steps of the project:



1. 30-Day Review: Initiate a focused 30-day review to evaluate the progress and execution of the project.
2. Refine Monitoring Plan: Update and refine the monitoring plan, ensuring all renovation activities are tracked effectively.
3. Technical Assistance: Offer ongoing technical assistance to the project applicant, facilitating compliance with the special conditions in the developer agreement.
4. Amendments: Prepare and execute necessary amendments to the developer agreement to reflect any adjustments needed based on project assessments.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: MIT-642-Lovenlund1-LMI

Activity Title: MIT-MFH-Lovenlund Phase 1-LMI

Activity Type:

MIT - Rehabilitation/reconstruction of residential structures

Project Number:

H_001-MFH

Projected Start Date:

12/18/2024

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Under Way

Project Title:

Resilient Multifamily Housing

Projected End Date:

12/30/2026

Completed Activity Actual End Date:

Responsible Organization:

JDC Magens Junction Associates 2, LLC

Overall	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$20,571,055.00	\$20,571,055.00
Total Budget	\$20,571,055.00	\$20,571,055.00
Total Obligated	\$20,571,055.00	\$20,571,055.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
JDC Magens Junction Associates 2, LLC	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Resilient Multifamily Housing Program encompasses a comprehensive approach to address the critical need for affordable housing, particularly for low-and-moderate-income (LMI) households. This program allows for the acquisition, rehabilitation, reconstruction, and new construction of multifamily developments, with the primary aim of repairing, restoring, and expanding the affordable housing stock.

Location Description:

Activity Progress Narrative:

The Lovenlund Phase 1 project is one of the key initiatives under the Multifamily Housing initiative at MIT, under the Real Property Acquisition and Homeownership Conversion Program dedicated to enhancing the quality of housing in the region. The scope of the Lovenlund Phase 1 project includes:

- Roof Retrofitting: Enhancing the durability and resilience of the roofing structures to withstand environmental challenges.
- Partial Alternative Energy Solutions: Implementing renewable energy options to decrease reliance on nonrenewable energy sources.
- Plumbing Upgrades: Modernizing plumbing systems to improve efficiency and ensure optimal sanitation standards.
- RO Water Plant Upgrade: Upgrading the Reverse Osmosis water treatment facilities to guarantee residents have access to safe and potable drinking water



The project was approved 12/2025 with acquisition of the property to occur second week of January. During this quarter the application was reviewed, capacity assessment performed, and CENST provided.

- Location: St. Thomas
- Total Funds Obligated: \$27,798,987
- Number of Units: 99
- Unit Type: Rentals and Homeownership
- Funds Obligated Date: December 2024
- Partnership: Jackson Development Company
- Funding Source: CDBG-MIT

Next Steps:

1. 30-Day Review: Conduct an intensive 30-day review period to assess the project status and objectives.
2. Refine Monitoring Plan: Develop and refine a comprehensive monitoring plan to ensure project milestones are met effectively.
3. Technical Assistance: Provide technical assistance to the applicant, ensuring alignment with the special conditions outlined in the developer agreement.
4. Amendments: Draft and execute any necessary amendments to the developer agreement based on findings and requirements.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / Planning_001 / Planning



Grantee Activity Number: MIT-Planning-VIHFA

Activity Title: MIT-Planning

Activity Type:

MIT - Planning and Capacity Building

Project Number:

Planning_001

Projected Start Date:

04/25/2023

Benefit Type:

N/A

National Objective:

NA

Activity Status:

Under Way

Project Title:

Planning

Projected End Date:

04/23/2035

Completed Activity Actual End Date:

Responsible Organization:

V.I. Housing Finance Authority (VIHFA)

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2024 To Date

\$0.00 \$10,627,860.00

Total Budget

\$0.00 \$10,627,860.00

Total Obligated

\$0.00 \$10,627,860.00

Total Funds Drawdown

\$78,525.19 \$78,525.19

Program Funds Drawdown

\$78,525.19 \$78,525.19

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$78,525.19 \$78,525.19

V.I. Housing Finance Authority (VIHFA)

\$78,525.19 \$78,525.19

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Planning funds will be used for activities such as Action Plan development, public outreach, and coordination, and VIHFA understands that planning studies may be beneficial to identify solutions to disaster risks and promote sound mitigation practices across the Territory. Studies may include, but are not limited to, climate change, flood control, earthquake mitigation, waste management, drainage improvements, resilient housing solutions, homelessness, surge protection, economic development and sustainability, infrastructure improvement, engineering studies or other efforts to mitigate risks and future damages and establish plans for comprehensive recovery and emergency planning efforts.

Location Description:

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None