



**VIHFA**  
VIRGIN ISLANDS  
Housing Finance Authority

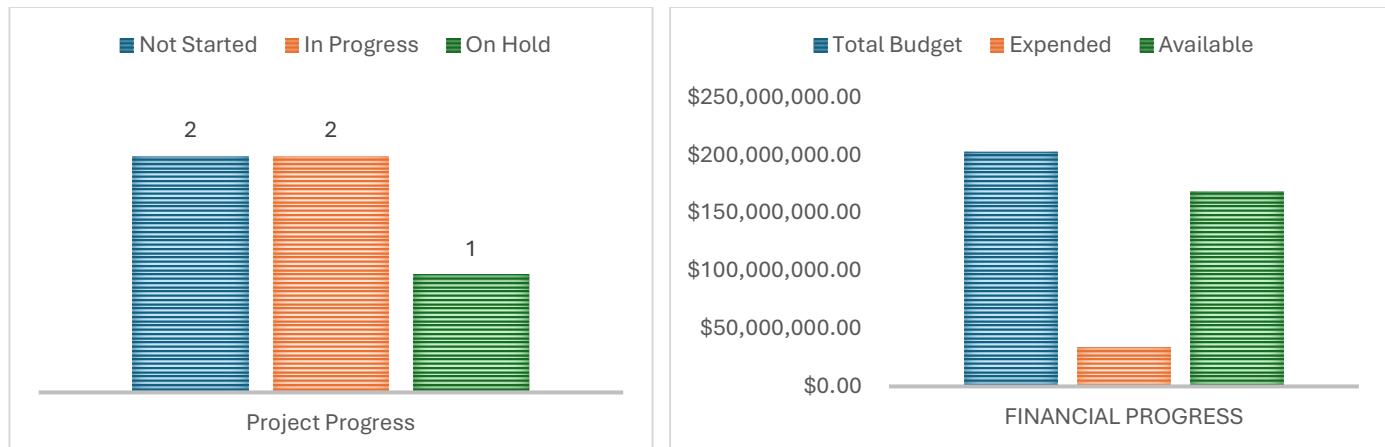
## **CDBG- MIT MONTHLY STATUS REPORT**

**APRIL 2025**  
**4/30/2025**

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

# Housing Dashboard



## Project Progress Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	On Hold
2	0	0	2	1

## Project Status Overview

Project	Project Cost (CDBG-DR Funds)	Project Progress	Status
Lovenlund Phase 1	\$20,571,055	In Progress	Active-In Progress
Bellevue & Calabash	\$27,798,987	In Progress	Active-In Progress
Thatch Farms	\$45,781,126	On Hold	Application has been reviewed, placed on hold due to outstanding documentation.
Tutu Senior (North)	\$31,135,796	Application Review	Application Review in progress
Warren E. Brown	\$53,600,000	Application Returned	Application returned; design alternatives being explored.
Residences at 340 North	Inquiry	Inquiry	Inquiry Phase -Homeownership-town homes & single family homes; Reviewing funding availability for SA.
Main Street Homes	Inquiry	Review	Review Phase -Homeownership-town homes

## Financial Overview

Project	Project Cost	Expended to Date
Lovenlund Phase 1	\$20,571,055	\$14,656,270.98
Bellevue & Calabash	\$27,798,987	\$19,261,797.30
Thatch Farms	\$45,781,126	
Tutu Senior (North)	\$31,135,796	
Warren E. Brown Single Family Homes	\$53,600,000	
Main Street Homes	Inquiry	
Residences at 340 North 340 North	Inquiry	

# Monthly Update

## Projects Monthly Update:

### Lovenlund Phase 1

Status:	In Progress
Project Description:	This Program will be established to increase homeownership opportunities for residents of low-to moderate income at or below 80%AMI and to provide workforce housing for those with income levels between 80%-120% of AMI. This project also consists of 99 units. Providing a broader income spectrum will have the benefit of decreasing the concentration of poverty and helping to provide work-force housing for those who would otherwise not be able to reach the desire of homeownership.
Period of Performance:	12/19/2024 to 2/23/2028
CDBG-DR Funded Project Cost:	\$20,571,055
Funds Expended This Month:	\$0 (spend is anticipated in June 2025)
Funds Expended To Date:	\$14,656,270.98
Progress:	25% Acquisition
Monthly Update:	<p>The program provided targeted technical assistance to support the finalization of Draw #2 for all JDC projects. This process involved reviewing and coordinating documentation, ensuring compliance with program requirements, and addressing any outstanding issues to facilitate a smooth submission. Currently, Draw #2 is pending review and approval by the finance department, which will authorize the release of funds necessary to advance project activities.</p> <p>In alignment with HUD guidance, the request to implement Special Purpose Entities (SPEs) to own and manage the properties has been officially approved, allowing for improved project structuring and risk management. An amended Developer's Agreement is currently in draft form; negotiations are underway with all relevant stakeholders, and the document is expected to be finalized pending signatures.</p> <p>Furthermore, the program is actively reviewing the updated project budget and revised construction schedule. These updates are essential for ensuring accurate tracking of project milestones and are currently undergoing a thorough programmatic review process. The review aims to facilitate the timely revision of key performance indicators (KPIs), aligning project goals with current progress and strategies.</p> <p>In addition, the program is in the process of reviewing the Interior Upgrade Plan. During this review, several issues have been identified related to scope, compliance, and alignment with project standards. The plan will be returned to the project team for necessary edits and improvements to ensure it meets all regulatory and programmatic requirements before moving forward.</p>
Performance Measures:	<p>KPI's are being revisited.**</p> <p>Expected Outcome: 10 bldgs. and 99 units homeowner conversion and rehab.</p> <p>4 Buildings in construction by 4/1/2025</p> <p>4 Buildings in construction by 7/1/2025</p> <p>2 Buildings in construction by 11/1/2025</p>

## Calabash Boom and Bellevue Village

Status:	In Progress
Project Description:	These properties will undergo renovations that include property enhancements aimed risk mitigation, reducing damage to and loss of property and resilience against future disaster. Bellevue Village which consists of 72 units and Calabash Boom which consists of 48 units. This Program will be established to increase homeownership opportunities for residents of low-to moderate income at or below 80%AMI and to provide workforce housing for those with income levels between 80%-120% of AMI
Period of Performance:	12/19/2024 to 2/23/2028
CDBG-DR Funded Project Cost:	\$27,798,987
Funds Expended This Month:	0 (spend is anticipated in June 2025)
Funds Expended To Date:	\$19,261,797.30
Progress:	25% based on acquisition
Monthly Update:	<p>The program provided targeted technical assistance to support the finalization of Draw #2 for all JDC projects. This process involved reviewing and coordinating documentation, ensuring compliance with program requirements, and addressing any outstanding issues to facilitate a smooth submission. Currently, Draw #2 is pending review and approval by the finance department, which will authorize the release of funds necessary to advance project activities.</p> <p>In alignment with HUD guidance, the request to implement Special Purpose Entities (SPEs) to own and manage the properties has been officially approved, allowing for improved project structuring and risk management. An amended Developer's Agreement is currently in draft form; negotiations are underway with all relevant stakeholders, and the document is expected to be finalized pending signatures.</p> <p>Furthermore, the program is actively reviewing the updated project budget and revised construction schedule. These updates are essential for ensuring accurate tracking of project milestones and are currently undergoing a thorough programmatic review process. The review aims to facilitate the timely revision of key performance indicators (KPIs), aligning project goals with current progress and strategies.</p> <p>In addition, the program is in the process of reviewing the Interior Upgrade Plan. During this review, several issues have been identified related to scope, compliance, and alignment with project standards. The plan will be returned to the project team for necessary edits and improvements to ensure it meets all regulatory and programmatic requirements before moving forward.</p>
Performance Measures:	<p>Calabash Boom: 8 buildings completed for homeowner conversion-Not Met</p> <p>3 Buildings in construction by 4/1/2025</p> <p>3 Buildings in construction by 7/1/2025</p> <p>2 Buildings in construction by 11/1/2025</p> <p>Bellevue Village: 36 duplex buildings completed for homeowner conversion-Not Met</p> <p>12 Duplex Buildings in construction by 4/1/2025</p>

	12 Duplex Buildings in construction by 7/1/2025 12 Duplex Buildings in construction by 11/1/2025
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### Thatch Farms

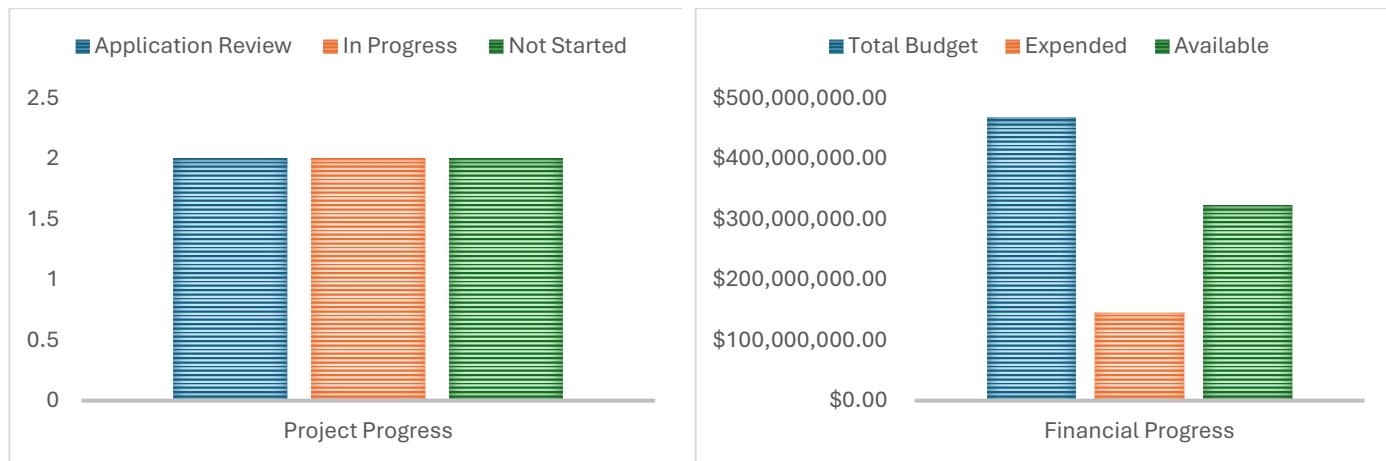
Status:	Application Review- On Hold
Project Description:	Multifamily Affordable units of 1 and 2 bedrooms. This project is a new construction project.
Period of Performance:	12/16/2024 to 11/30/2026
CDBG-DR Funded Project Cost:	\$45,781,126
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	On Hold
Monthly Update:	The application is currently on official hold due to outstanding documentation for the rezoning. The Benoit Group (TBG) was notified in writing (via email) that they failed to provide the required documents by the deadline of March 4th, 2025. This project has also been placed on hold in EmGrants. TBG has indicated that they are completing the documents. Once all documents have been received, the final part of the capacity assessment will be completed. TBG has also chosen to conduct their own environmental assessment in collaboration with VIHFA if they receive approval. Correspondence was sent to the applicant stating that the project would be denied if they did not produce the requested information by a certain date.
Performance Measures:	N/A

### Tutu North Senior Housing Multifamily

Status:	Application Review
Project Description:	Rehabilitation of 92 affordable rental units on St. Thomas intended for seniors that are LMI households.
Period of Performance:	TBD
CDBG-DR Funded Project Cost:	\$31,135,796
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	0-Application review
Monthly Update:	<p>The application is presently under review by VIHFA, and project eligibility has been established. However, during the concurrent review phase, the applicant, VIHA, informed the program of a budget revision that necessitated a resubmission. They indicated that an amended application for the Low-Income Housing Tax Credit has been submitted, and an application for the Non-Federal Match is pending submission.</p> <p>Given these developments, the application has been put on hold until all necessary documentation is submitted. This pause allows for thorough</p>

	assessment and ensures that the application aligns with the revised budget and program requirements.
Performance Measures:	TBD

## Infrastructure Dashboard



### Project Status Overview

### Financial Overview

Project	Project Cost	Expended to Date
Propane Supply Infrastructure	\$ 148,625,000	\$145,001,138.98
Veterans Drive Mitigation Project Phase 2	\$ 124,400,000	\$0.00
STX Anguilla Landfill Project- Phase 2	\$60,000,000	\$0.00
STT Bovoni Landfill Project	TBD	

## Monthly Update

Application Review	Environmental Review	Capacity Assessment	In Progress	Not Started
2		0	2	0
Project	Project Cost	Project Progress	Status	
Propane Supply Infrastructure	\$ 148625000	In Progress	Acquisition complete; project monitoring	
Veterans Drive Mitigation Project Phase 2	\$ 124400000	In Progress	In Progress; Project is in Implementation phase. Solicitation package review.	
STX Anguilla Landfill Project	\$60,000,000	Application Review	On Hold. Reviewing DR project for DOB and submitting to HUD.	
STT Bovoni Landfill Project	TBD	Application Review	Application Review in Progress	

### Propane Supply Infrastructure

Status: In Progress

Project Description:	Propane Supply Infrastructure is a covered project to acquire, maintain access to, and use of the USVI Propane Supply Infrastructure. This acquisition will address the risk to Energy Lifelines as identified in the Mitigation Needs Assessment, as these assets are used to supply over eighty percent of the fuel used for power generation in the Territory.
Period of Performance:	07/02/2024 to 07/03/2035
CDBG-DR Funded Project Cost:	\$145,001,138.98
Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$145,001,138.98
Progress:	100% Acquisition Complete. Project in Monitoring phase 6% Monitoring- This percentage is based on the performance period. 8 out of 131 months.
Monthly Update:	The team is currently monitoring the project and performed a site visit on April 16, 2024. SRA amendment #2 has been fully executed. WAPA has been delinquent in their monthly report. VIHFA will submit an "Corrective/Adverse Action" letter.
Performance Measures:	<ol style="list-style-type: none"> <li>1. Acquisition and ownership – Contracts/ Settlement- Received and met</li> <li>2. Operational Oversight- Contract- Received and met</li> <li>3. Fuel Supply Delivery and Soundings- Monthly Report- Revised with SRA amendment #2</li> <li>4. Operational reports- Monthly Report: Delinquent</li> </ol>

### **Veterans Drive Mitigation Project Phase 2**

Status:	Project Approved- In Progress
Project Description:	The Veterans Drive Mitigation Project Phase II is a covered project to increase resilience to disasters and reduce the long-term risk of loss of life, injury, damage to and loss of property, by providing: (1) Stormwater improvements that will reduce peak stormwater flow and minimize erosion and pollution through best management practices. (2) Modern drainage infrastructure that exceeds design standards to reduce current and future flooding risks. (3) Hardened sea wall infrastructure that will improve the resiliency of the roadway and waterfront corridor.
Period of Performance:	
CDBG-DR Funded Project Cost:	\$ 124,400,000
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	2%
Monthly Update:	The project has started and first monthly report was received. Pre-solicitation review is delayed. Working with subrecipient to gather/submit documentation to review and accept the solicitation packages. Therefore, program is pending the initial review of the procurement package for the Schedule A. Subrecipient has been advised of the need and follow-up is ongoing. Goal for next month is to track special conditions to ensure they have been met.
Performance Measures:	Linear Feet of Improvement: Not Started % of project Completed: Not started

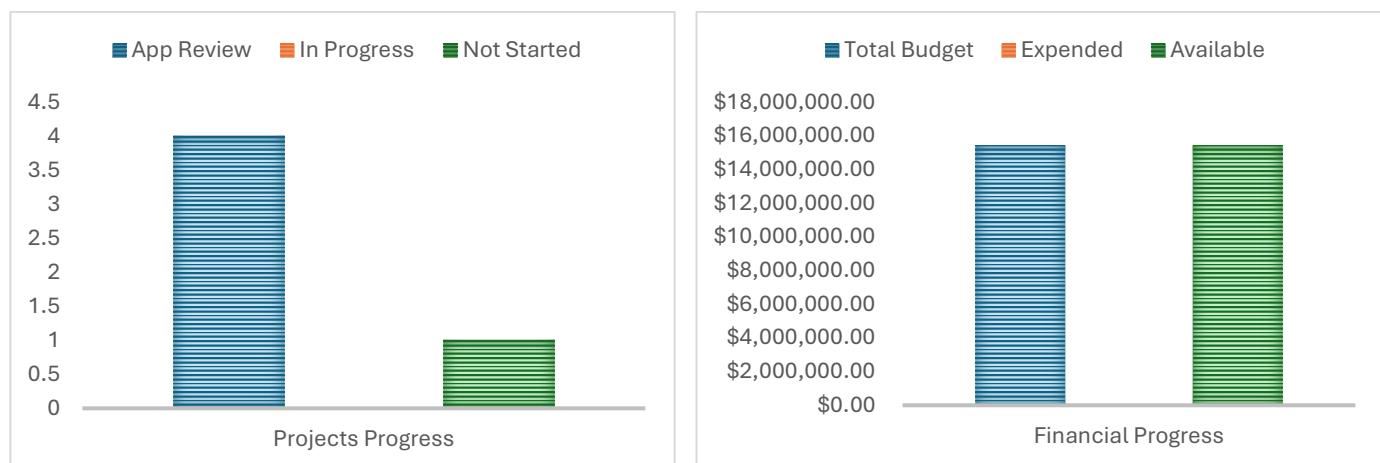
## STX Anguilla Landfill Project- Phase 2

Status:	Application Submitted and Placed on Hold
CDBG-DR Funded Project Cost:	\$60,000,000
Update:	Per VIWMA this project is different than the project in CDBG-DR. This application is on hold until the infrastructure team speaks with VIWMA to ensure there is no DOB. Justification being sent to HUD.

## STT Bovoni Landfill Project

Status:	Application Submitted however, system error
CDBG-DR Funded Project Cost:	TBD
Update:	VIWMA has discussed seeking funds for a new site for waste disposal.

# Public Services Dashboard



## Project Status Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
3	0	2	0	0	0

Project	Project Cost	Status
Governor Juan F. Luis Hospital & Medical Center: Improving Quality Through the Movement of Patients & Supplies	\$610,000	Application Review
The Children's Museum of St. Croix: Roots & Wings Enhancing Resilience of Children	\$1,821,627	Pending SRA Execution
St. Thomas East End Medical Center: STEEMC REACH USVI EXPANSION	\$4,081,075	Application Review
Frederiksted Health Care: Medical Transportation Assistance	\$2,765,971	Application Review

## Financial Overview

Project	Project Cost	Expended to Date
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Governor Juan F. Luis Hospital & Medical Center: Improving Quality Through the Movement of Patients & Supplies	\$610,000	\$0
The Children's Museum of St. Croix: Roots & Wings Enhancing Resilience of Children	\$103,550	
St. Thomas East End Medical Center: STEEMC REACH USVI EXPANSION	\$4,081,075	
Frederiksted Health Care: Medical Transportation Assistance	\$2,765,971	

## Monthly Update

### **The Children's Museum of St. Croix: Roots & Wings Enhancing Resilience of Children**

Status:	Application Review
Project Description:	This project will provide disaster resiliency training and services for LMI youth population.
Period of Performance:	
CDBG-DR Funded Project Cost:	\$1,821,627
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%- Application Review
Monthly Update:	SRA currently with applicant. Estimating execution June 2026
Performance Measures:	This will be based on households. A refined value is being negotiated.

### **Governor Juan F Luis Hospital and Medical Center: Movement of Patients & Supplies**

Status:	Application Review
Project Description:	Provide equipment and supplies for LMI patients
Period of Performance:	
CDBG-DR Funded Project Cost:	833,734
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0-Application
Monthly Update:	Project remains in concurrent review pending Finance budget review. SRA pending transmittal to subrecipient for review. Next Steps: Application approval, SRA, subrecipient approval, execution, AUGF, and NTP issuance to commence service.
Performance Measures:	TBD

### **St. Thomas East End Medical Center: STEEMC REACH USVI EXPANSION**

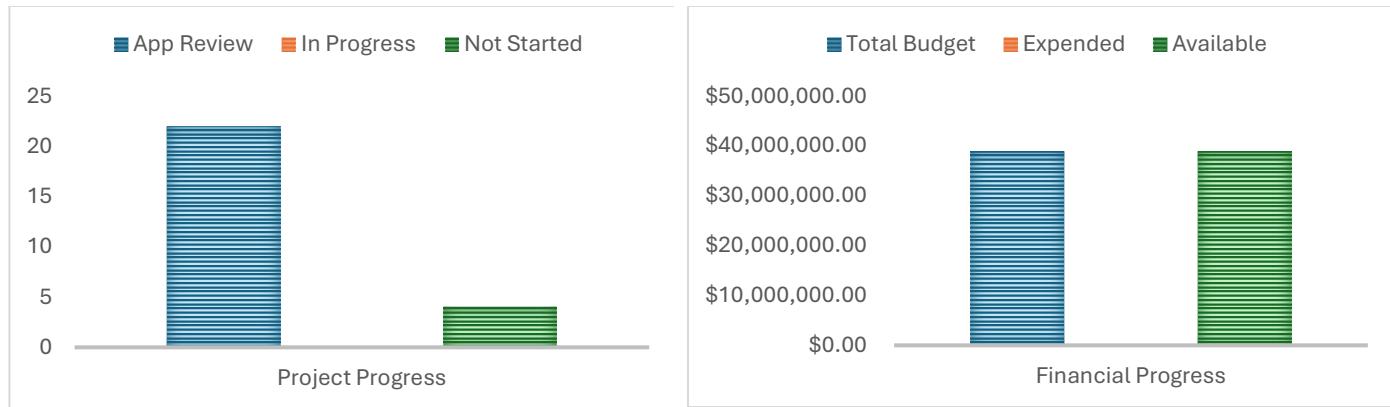
Status: (In Progress, Hold)	In Progress
Project Description:	Provide increased access to healthcare services for individuals with no insurance or limited access to care.

Expected Project Outcome(s):	Established telehealth hubs, end-user sites, and mobile health access points, the Expanded USVI REACH Mobile Telehealth Unit Project will revolutionize healthcare, ensuring increased access and improved health outcomes for all USVI residents.
Period of Performance: (Start and End Date)	
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	\$4,081,075
Grant Funded Project Cost: (include ADC)	\$
Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$0.00
Progress: (%)	
Monthly Update: (Please include a monthly update on this project)	Public Service committee completed review and application advanced to concurrent review.
Performance Measures:	TBD

### Frederiksted Health Care: Medical Transportation Assistance

Status: (in Progress, hold)	In Progress
Project Description:	Providing transportation of vulnerable population (homeless, disabled, aged) to and from medical establishments to receive emergency and routine medical care.
Expected Project Outcome(s):	Vulnerable populations will be provided access to medical appointments reducing modalities and death.
Period of Performance: (Start and End Date)	
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	\$2,765,971
Grant Funded Project Cost: (include ADC)	\$
Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$0.00
Progress: (%)	
Monthly Update: (Please include a monthly update on this project)	Committee review completed; application returned to applicant to provide additional details. Pending edits from applicant.

# Economic Revitalization & Resilience Dashboard



## Project Status Overview

Total Applications	Concurrent Review	Environmental Review	Capacity Assessment	SRA Execution	Not Started
26	2	12	6	11	0

## Financial Overview

Project	Project Cost	Expended to Date
Commercial Hardening & Finance Project	\$ 12988935	\$0
Small Business Mitigation Project	\$ 7,863,935	

Project	Project Cost	Status
Commercial Hardening & Financing Project	\$ 12988935	Application Review
Small Business Mitigation Project	\$ 7,863,935	Application Review

## Monthly Update

### Commercial Hardening & Financing Project & Small Business Mitigation

Monthly Update:	<p>There are 26 projects undergoing approval. Currently:</p> <ol style="list-style-type: none"> <li>our (4) SRA legal review, two (2) legally sufficient SRAs transmitted to subrecipient.</li> <li>Sixteen (16) total approved applications, five (5) approved during the reporting period, two (2) pending approval, and ten (10) at various stages of review pending approval.</li> <li>Five (5) capacity assessment completed, two (2) Environmental assessments and sixteen (16) applications at various stages of assessments.</li> </ol>
Performance Measures:	TBD