



CDBG- MIT MONTHLY STATUS REPORT

NOVEMBER 2025

12/01/2025

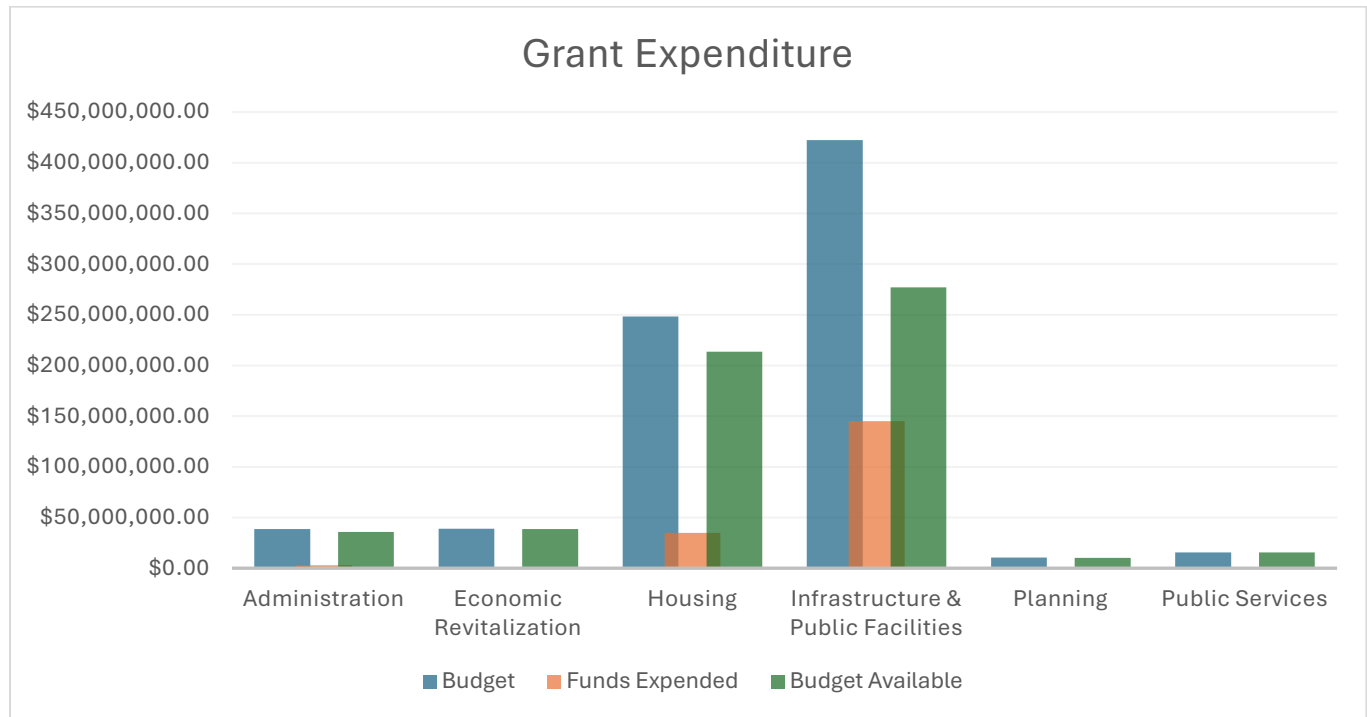
VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

VIHFA.GOV

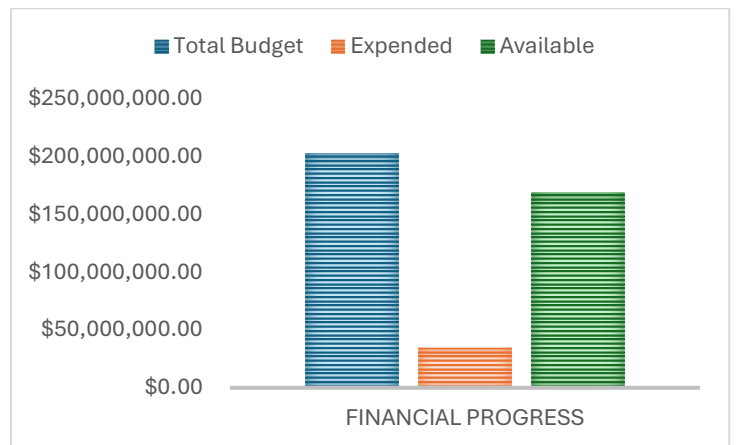
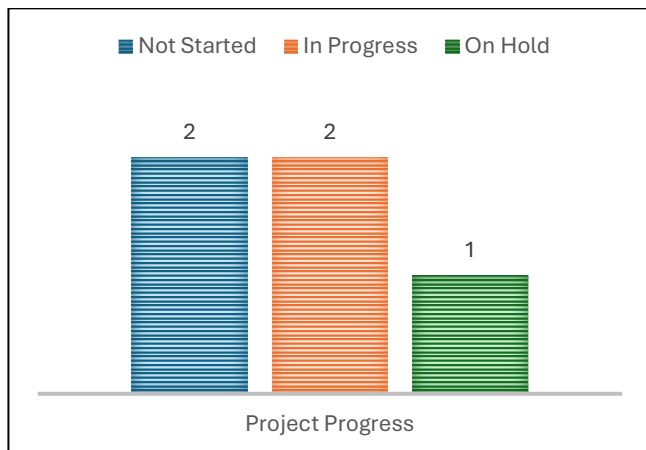
CDBG-MIT EXPENDITURES AT A GLANCE

Budget Expenditure Breakdown



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	\$38,709,400.00	\$2,811,061.67	\$ 35,898,338.33	7%
Economic Revitalization	\$38,870,740.00	\$209,964.00	\$ 38,660,776.00	1%
Housing	\$248,361,126.00	\$34,889,400.09	\$ 213,471,725.91	14%
Infrastructure & Public Facilities	\$422,218,874.00	\$145,097,785.19	\$ 277,121,088.81	34%
Planning	\$10,627,860.00	\$414,242.29	\$ 10,213,617.71	4%
Public Services	\$15,400,000.00	\$0.00	\$ 15,400,000.00	0%
Total	\$774,188,000.00	\$182,928,242.57	\$ 591,259,757.43	24%

Housing Dashboard



Project Progress Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	On Hold/Returned
2	0	0	2	2

Project Status Overview

Project	Project Cost	Project Progress	Status
Lovenlund Phase 1	\$20,571,055	In Progress	Active-In Progress
Bellevue & Calabash	\$27,798,987	In Progress	Active-In Progress
Tutu Senior (North)	\$134,421,909	Application Review	Application Review; Cost Reasonableness RFA submitted to VIHA.
The Residences at 340 North	\$17,500,000.00	Application Review	Application in Eligibility Review (Homeownership- town homes & single-family homes)
Main Street Homes	\$3,994,354.48	Application Review	Application in Eligibility Review (Multifamily Rentals)

Financial Overview

Project	Project Cost	Expended to Date
Lovenlund Phase 1	\$20,571,055.00	\$15,060,385.84
Bellevue & Calabash	\$27,798,987.00	\$19,829,014.25
Tutu North Senior Housing Multifamily	\$51,278,377.00	\$0.00
Main Street Homes	\$3,694,354.48	\$0.00
Residences at 340 North	\$7,500,000.00	\$0.00

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-MIT Funded Project Cost:	\$20,571,055.00			
Funds Expended This Month:	\$0			
Funds Expended To Date:	\$15,060,385.84			
Progress:	5% Homeownership Conversion 73% of Project Funds Drawn			
Monthly Update:	<p>Project Update (Narrative): JDC executed the second notice to proceed for Lovenlund Phase 1 on November 7. JDC anticipates that construction for Lovenlund Phase 1 would commence in December 2025. The JDC team has drafted the Lovenlund Kickoff Booklet and Lovenlund Newsletter for tenants. The kickoff Booklet would announce the kickoff of our Affordable Homeownership Program for residents of Lovenlund 1 Apartments, it is highlighting the opportunity to convert to homeownership or remain as a renter, the physical improvements that are planned for the community. JDC anticipates the release in the first quarter of 2026. The Lovenlund Apt Phase 1 Newsletter will inform the tenants of the upcoming renovations to be performed by the contractors selected for the development, release projected in December or January 2026.</p> <p>Last Site Visit: 8/13/2025</p> <p>Dependencies/Bottlenecks/Delays: None to Report</p> <p>Next Month's Goals and Deliverables: Construction underway</p>			
Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved		
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
	Performance			
	7.5 Buildings (including the community center) in Active	3 buildings in active construction		

	Construction by December 2025	complete by Beginning of 1st Qtr 2026		
	Completion of 10 buildings by August 31, 2026	4 buildings completed by end 3rd quarter (2026)		
		4 buildings completed by end 1st quarter (2026)		
		2 buildings completed by end 2nd quarter (February 2026)		
	10 Completed Roof Retrofitting by 3rd Qtr, 2026	Roof Retrofitting 50% complete by 8/1/2026		
	Renovation of Wastewater Treatments and Reverse Osmosis upgrade by December 2025	25% Quarterly Completion		

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-MIT Funded Project Cost:	\$27,798,987
Funds Expended This Month:	\$275,281.95
Funds Expended To Date:	\$19,814,711.29
Progress:	5% Homeownership Conversion 72% of Project Funds Drawn
Monthly Update:	Project Update (Narrative): JDC transmitted the construction contracts to contractors (Custom Builders, Cutting Edge Construction and Small Axe, LLC) for review and approval. Contract review meetings were held with Small Axe, LLC and Custom Builders on November 13. Contractors inquired about the contract terms and conditions, payment document, timeline and

process, access to vacant units and access to storage areas on site. RROF was received from HUD on 11/7/2025. Currently pending updated KPI's from Developer. Will be receiving EOD 11/21/2025.

Last Site Visit:

Dependencies/Bottlenecks/Delays: Updated KPI's Pending to issue NTP.

Next Month's Goals and Deliverables: Commence of rehabilitation once KPI's are received and NTP is issued.

Performance Measures:

Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial			
Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved		
Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
Performance			
7.5 Buildings currently pending Construction. The completion date is undetermined due to previous project issues.	3 buildings in active construction complete by end 4 th Qtr 2025		
	3 buildings in active construction complete by end of 1st Qtr. (2026)		
	2 buildings in active construction complete by end of 3rd Qtr. (2026)		
10 Completed Roof Retrofitting by 3rd Qtr, 2026	Roof Retrofitting 100% complete by 8/1/2026		
Renovation of Wastewater Treatments and Reverse Osmosis upgrade by December 2025	25% Quarterly Completion		
Installation of Generators	100% Generators installed by August 2026		

	Homeownership Conversion	Offer Homeownership opportunity to current tenant and the LMI Community		
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Tutu North Senior Housing Multifamily

Status:	Application has now been moved to “On Hold” status
Project Description:	Rehabilitation of 60 affordable rental units on St. Thomas intended for seniors that are LMI households.
Period of Performance:	10/01/2025 to 10/31/2027
CDBG-MIT Funded Project Cost:	\$20,000,000.00
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	0-Application review
Monthly Update:	<p>Project Update (Narrative): Currently on hold awaiting applicant’s response regarding documentation requirements for soft cost analysis regarding cost reasonableness.</p> <p>Last Site Visit: 8/13/2025</p> <p>Dependencies/Bottlenecks/Delays: All documents have been received at this time. Cost reasonableness is also in discussion based on the amount per unit for 60 unit</p> <p>Next Month’s Goals and Deliverables: Cost reasonableness review has now been updated by Program; Application will remain on hold pending the applicant’s response to notice sent.</p>
Performance Measures:	TBD

Main Street Homes

Status: (in Progress, hold)	Application in Review
Project Description:	9 Rehabilitation units in downtown STT.
Expected Project Outcome(s):	Affordable housing for LMI population.
Period of Performance: (Start and End Date)	10/1/2025-10/31/2027
Grant Funded Project Cost: (include ADC)	\$3,694,354.48
Funds Expended This Month:	\$0

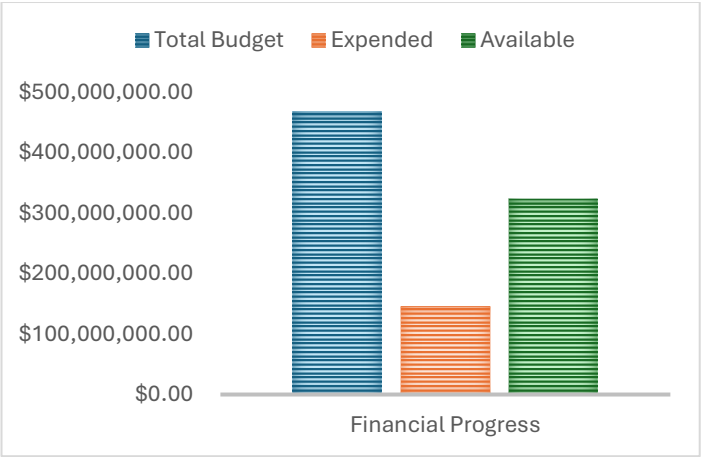
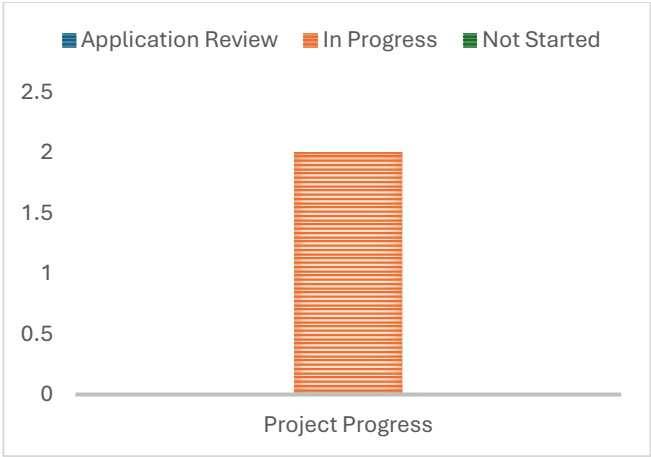
Funds Expended To Date:	\$0
Progress: (%)	0
Monthly Update:	<p>Project Update (Narrative): The applicant was notified of possible duplication of benefits (DOB) and was asked to provide documents to verify if a DOB actually applies. Application is eligible however, awaiting DOB analysis and verification.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Applicant is providing sufficient documentation to confirm if there is a possible DOB. Documentation should be provided no later than 12/3/2025.</p> <p>Next Month's Goals and Deliverables: Complete and deliver finalized SRA to legal department.</p>

The Residences at 340 North

Status: (in Progress, hold)	Application in Review			
Project Description:	New Construction/ Homeownership (80 Units- Phase 1: 33 Units)			
Expected Project Outcome(s):	New Construction, broken into phases. Phase 1 will consist of 33 units.			
Period of Performance: (Start and End Date)	10/1/2025-10/31/2027			
Grant Funded Project Cost: (include ADC)	\$7,500,000.00			
Funds Expended This Month:	\$0			
Funds Expended To Date:	\$0			
Progress: (%)	0			
Monthly Update:	<p>Project Update (Narrative): On 10/9/2025, application was in review. On 10/22/2025, Choice Limiting one pager was provided to applicant. Updated timeline was presented to applicant on 11/5/2025. Also, on 11/5/2025, application was kicked into Concurrent Review. Concurrent review to be completed on 11/19/2025. Based on the updated timeline - application is on track for December approval.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: None to report.</p> <p>Next Month's Goals and Deliverables: Application Approval by CDRO and environmental verification phase (applicant completed their own environmental).</p>			
Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved		

	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
	Performance			

Infrastructure Dashboard



Project Progress Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	Not Started
1(on hold)		0	2	0

Financial Overview

Project	Project Cost	Expended to Date
Propane Supply Infrastructure	\$ 148,625,000.00	\$145,097,785.19
Veterans Drive Mitigation Project Phase 2	\$ 124,400,000.00	\$0.00
STX Anguilla Landfill Project- Phase 2 (hold)	\$ 60,000,000.00	\$0.00

Monthly Update

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 - 07/03/2035														
CDBG-MIT Funded Project Cost:	\$148,625,000.00														
Funds Expended This Month:	\$7,456.42														
Funds Expended To Date:	\$145,090,328.77														
Progress:	% of Fuel Reserve 11% of project activity /Aquisition 100%-met														
Monthly Update:	<p>Project Update (Narrative)</p> <p>The Program has received all remediated monthly status reports for this project activity. Although the initially submitted reports were deficient and noncompliant, reporting is now current and under compliance review. The Program is coordinating with the Compliance and Monitoring Team to schedule a desk review that was missed in September 2025, with completion targeted before the end of the year.</p> <p>Dependencies / Bottlenecks / Delays: The subrecipient for the annual operation and maintenance plan of the project remains pending, creating delays in finalizing operational readiness.</p> <p>Next Month’s Goals and Deliverables: Conduct a review of compliance with the fuel reserve requirement to ensure alignment with project objectives and regulatory standards.</p>														
Performance Measures:	<table><tr><th>Performance Measure</th><th>KPI</th><th>To Date Performance</th></tr><tr><td>Monthly Progress Report</td><td>100% submitted approved</td><td>13 of 132 about 10%</td></tr><tr><td>Maintain fuel Reserve</td><td>100%</td><td>met</td></tr><tr><td>Operational Report</td><td>100%</td><td>met</td></tr></table>	Performance Measure	KPI	To Date Performance	Monthly Progress Report	100% submitted approved	13 of 132 about 10%	Maintain fuel Reserve	100%	met	Operational Report	100%	met		
Performance Measure	KPI	To Date Performance													
Monthly Progress Report	100% submitted approved	13 of 132 about 10%													
Maintain fuel Reserve	100%	met													
Operational Report	100%	met													

Veterans Drive Mitigation Project Phase 2

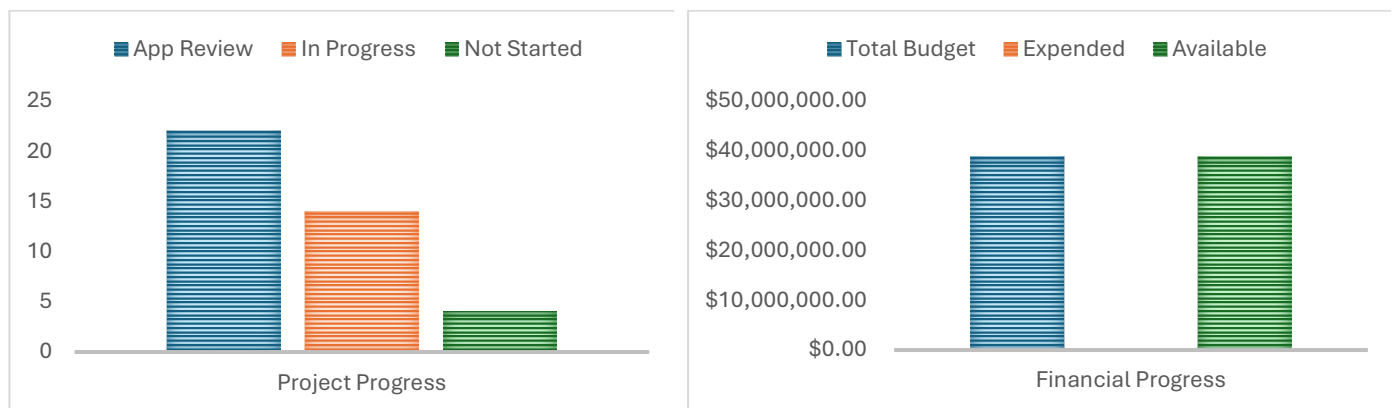
Status:	Project Approved- In Progress		
Project Description:	<p>The Veterans Drive Mitigation Project Phase II is a covered project to increase resilience to disasters and reduce the long-term risk of loss of life, injury, damage to and loss of property, by providing: (1) Stormwater improvements that 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.</p>		
Period of Performance:	04/02/2025 to 04/30/2029		
CDBG-MIT Funded Project Cost:	\$ 124,400,000.00		
Funds Expended This Month:	\$0		
Funds Expended To Date:	\$0		

Progress:	3% based on project activity (The Program assesses the work related to the submitted policies, completion of the CZM permit, monthly status reports, and portion of solicitation)														
Monthly Update:	<p>Project Update Narrative: The solicitation package remains outstanding. Program staff have requested a meeting with Eastern Federal Lands to address the delay and determine next steps. As project fell behind based on shutdown.</p> <p>Last Site Visit: TBD</p> <p>Dependencies/Bottlenecks/Delays: The Program is tracking a delayed solicitation package that was due in the first week of September. The Subrecipient has not yet provided a sufficient response to the request for information. As a result, the Program has drafted an amendment to the existing Subrecipient Agreement to reset and correct project milestones. Additionally, the U.S. Army Corps of Engineers permit, originally expected by October 17, 2025, is also delayed. If both items are not submitted by the end of the month, HFA will convene a leadership meeting with the Commissioner in advance of issuing an adverse notice.</p> <p>Next Month’s Deliverables/Goals:</p> <p>Next month’s deliverables are to:</p> <ol style="list-style-type: none">1. Validate the Solicitation Package: Review the contents of the delayed solicitation package to ensure it meets all applicable grant requirements and2. Issue the Amendment: Once the solicitation package is validated, proceed with issuing the amendment to the Subrecipient Agreement. This amendment should:<ul style="list-style-type: none">• Clearly outline the revised project milestones.• Reference the delayed deliverables (solicitation package and USACE permit).• Include any necessary conditions or deadlines to ensure compliance and avoid further delays.														
Performance Measures:	<table><tr><th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th></tr><tr><td>Linear feet of improvement</td><td>Pending</td><td>Construction Pending</td></tr><tr><td>% of Project Completion</td><td>3%</td><td>Met</td></tr><tr><td>% of Expenditure</td><td>0%</td><td>Met</td></tr></table>	Performance Measure	KPI	Monthly Performance Value	Linear feet of improvement	Pending	Construction Pending	% of Project Completion	3%	Met	% of Expenditure	0%	Met		
Performance Measure	KPI	Monthly Performance Value													
Linear feet of improvement	Pending	Construction Pending													
% of Project Completion	3%	Met													
% of Expenditure	0%	Met													

STX Anguilla Landfill Project- Phase 2

Status:	Application Submitted and Placed on Hold
CDBG-DR Funded Project Cost:	\$60,000,000
Update:	Assessing project viability

Economic Revitalization & Resilience Dashboard



Project Status Overview

Total Applications	Concurrent Review	Environmental Review	Capacity Assessment	SRA Execution	Not Started
27	1	23	7	18	25

Financial Overview

Project	Project Cost	Expended to Date
Commercial Hardening & Finance Project	\$ 12,988,935.00	\$209,964.00
Small Business Mitigation Project	\$ 7,863,935.00	\$0

Monthly Update

St. Croix Women's Coalition-Crisis Center Only

Status: (in Progress, hold)	In Progress
Project Description:	Exterior Hardening (weatherproofing), Paint exterior of building, gazebo, and property wall with high quality, moisture-resistant paint, Install three (3) new solar light fixtures on the existing poles in the parking. Repair water-damaged exterior buildings, gazebo, and the property wall with high-quality.
Expected Project Outcome(s):	Enhancing the facility's ability to offer continuous, high-quality service to vulnerable populations seeking assistance.
Period of Performance: (Start and End Date)	April 1 st – December 31 st , 2025
Grant Source: (DR, MIT, EGrid)	MIT

Total Project Cost: <i>(all funding sources)</i>	\$151,108.00			
Funds Expended This Month:	\$450.00			
Funds Expended to Date:	\$450.00			
Progress: (%)	10%			
Project Update:	<p>Project Update (Narrative): The contract is for project scope of work for the Crisis Center only. The beneficiary submitted the draft contract to VIHFA for review. Legal Counsel reviewed and approved the drafted contract; an agreement was executed between the beneficiary and Northshore Partners to commence construction of the Crisis Center. The project is now underway. A site inspection is scheduled for Monday, November 24, 2025, by VIHFA's ER&R Program staff and the Environmental NEPA Specialist.</p> <p>Last Site Visit: None; site visit scheduled November 25, 2025.</p> <p>Dependencies/Bottlenecks/Delays: N/A</p> <p>Next Month's Goals and Deliverables: Continued project work activity. The Subrecipient may submit an invoice for reimbursement of contractual services.</p>			
Current Month's Highlights and Milestones Achieved:	<ul style="list-style-type: none"> • Draft contract submitted by beneficiary • Procurement review completed and approved • Agreement executed with Northshore Partners • Construction commenced on Crisis Center • Site inspection scheduled for 11/24/2025 by ER&R staff and NEPA Specialist • Amended SRA transmitted to Legal Counsel for review and concurrence 			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	Completed Media reimbursement payment	95 % of request submitted approved

	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	Less than 5% of request returned	Less than 5% of request returned
	Performance			
	Bids & Contracts Finalization	Finalize bids and execute contracts	20% Project Completion	13 % Project Completion
	Exterior Repairs & Installations	Paint exterior and install exterior solar lighting fixtures	85% Project Completion	0 % Project Completion
	Final Inspection & Payment	Complete inspection and issue final payment	100% Project Completion	Project not at stage for complete inspection or issuance of final payment
	Project Closeout	Complete final inspections and close out	100% Project Completion	Project not at stage for project closeout

Royale Systems, LLC

Status: (in Progress, hold)	In Progress
Project Description:	Exterior Hardening (weatherproofing), LMR Network & Communication, Emergency Power solar energy, and Commercial Standby Generator
Expected Project Outcome(s):	Ensuring business resilience and continuity of essential services during emergencies.
Period of Performance: (Start and End Date)	April 3 rd – September 31 st , 2025
Total Project Cost: (<i>all funding sources</i>)	\$2,247,797.00
Funds Expended This Month:	\$200,964.00 towards project
Funds Expended to Date:	\$200,964.00 towards project
Progress: (%)	10%

Project Update:	<p>Project Update (Narrative): Payment for the emergency backup system has been submitted to the vendor (ATS). The routing number provided for Tech Innovations was incorrect and resolved.</p> <p>Last Site Visit: No site visit was scheduled for November 2025</p> <p>Dependencies/Bottlenecks/Delays: Procurement Selection for A&E services and Commercial Prime Generators.</p> <p>Next Month's Goals and Deliverables: Selection of vendor for architectural and engineering services and Commercial Prime Generators. Finalize amended SRA to adjust period of performance and detail project specific conditions</p>			
Current Month's Highlights and Milestones Achieved:	<ul style="list-style-type: none"> • Payment for emergency backup system submitted to vendor (ATS) • Reimbursement for advertising project management services 			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	95% of completed payment of vendors	
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
	Performance			
	Material Ordering & Receiving	Approve quotes and order materials	10% Project Completion	5% Project Completion
	Site Preparation	Finalize site plans and obtain permits	30% Project Completion	5% Project Completion
	Equipment Mobilization	Mobilize crane and verify schedule adherence	50% Project Completion	5% Project Completion
	Installation of Equipment	Install tank, switch,	70% Project Completion	5% Project Completion

		generator, solar panels		
	Inspection & Certification	Certify system installations	85% Project Completion	0% Project Completion
	Training	Conduct personnel training sessions	90% Project Completion	0% Project Completion
	Project Closure	Complete final inspections and close out	100% Project Completion	0% Project Completion

Royal QOZBP, LLC: Royal Dane Mall

Status: (in Progress, hold)	In Progress
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, and solar energy system.
Expected Project Outcome(s):	Ensuring business resilience and continuity of essential services during emergencies including job creation to LMI individuals.
Period of Performance: (Start and End Date)	June 1 st , 2025-May 31 st , 2026- period of performance shall be adjusted based on completion of environmental assessment
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (<i>all funding sources</i>)	\$3,182,948.00
Grant Funded Project Cost: (<i>include ADC</i>)	\$
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	
Project Update:	<p>Project Update (Narrative):</p> <p>Applicant remain non-responsive relative to special conditions applied to SRA. Read confirmation transmitted to applicant on November 13th requesting final determination regarding grant conditions. Should applicant not respond by 12/1/2025, we will move to deny the application.</p> <p>Last Site Visit: N/A</p>

	Dependences/Bottlenecks/Delays: Applicant's response to transmitted SRA. Next Month's Goals and Deliverables: Resolution of delay, the applicant will be issued a subsequent deadline for response. If a response is not provided correspondence will be transmitted to the applicant canceling the project.			
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0%
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0%
	Performance			
	Hiring Employees	Hire two LMI employees	20% Project Completion	0% Project Completion
	Procurement of Supplies & Equipment	Procure materials and equipment	35% Project Completion	0% Project Completion
	Reinforcement of Towers	Assemble and reinforce towers	50% Project Completion	0% Project Completion
	Backup Power Installation	Install generators and solar systems	65% Project Completion	0% Project Completion
	Communications System Installation	Install Smart/Digital Tower for monitoring	80% Project Completion	0% Project Completion
	Redundant Communication Networks	Establish redundant communication infrastructure	90% Project Completion	0% Project Completion

	Preparedness Plan Development	Train staff and finalize preparedness plan	100% Project Completion	0% Project Completion
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Our Town Frederiksted

Status: (in Progress, hold)	In Progress - environmental review
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy for commercial facilities
Expected Project Outcome(s):	This revitalization project will contribute to economic development by creating job opportunities for LMI households within the area, stimulating local businesses, and attracting investment. By fostering economic growth and diversification, the project will also provide emergency power during natural or man-made disasters, provide communications and security resilience
Period of Performance: (Start and End Date)	August 1st, 2025-May 31 st , 2027- period of performance shall be adjusted based on completion of environmental assessment
Total Project Cost: (<i>all funding sources</i>)	\$3,500,000.00
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0
Project Update:	<p>Project Update (Narrative):</p> <p>The applicant has made significant progress by submitting the binder package requested by the Environmental team, which included supporting documentation that provided extensive clarity on all project site locations. Due to the number and complexity of these sites, the project is considered unique. Additionally, the applicant successfully prepared seven Independent Cost Estimates (ICEs) recently requested by Procurement/Environmental, along with more detailed information to support the environmental review process. The applicant is now being prepared to advance to the next stage of the environmental review, which includes the procurement of these services.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental Review</p>

	Next Month's Goals and Deliverables: Solicitation for Environmental Assessment Services			
Current Month's Highlights and Milestones Achieved:	<ul style="list-style-type: none"> • Binder package submitted with full site documentation • Project sites clarified (complex and unique) • 7 Independent Cost Estimates (ICEs) completed • Detailed narratives prepared for environmental review • Ready to advance environmental review stage • Preparation for procurement of environmental services in progress 			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0%
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0%
	Performance			
	Solicitation Process	Finalize project scope and issue solicitation package	0% Project Completion	0% Project Completion
	Initial Assessment & Site Preparation	Conduct site assessments and initiate prep work	10% Project Completion	0% Project Completion
	Architectural & Environmental Review	Complete architectural design and environmental assessment	30% Project Completion	0% Project Completion
	Permitting & Approvals	Submit permit applications and obtain approvals	50% Project Completion	0% Project Completion

	Construction Start – Property 1	Begin hardening and renovation work on first property	70% Project Completion	0% Project Completion
	Construction Progress – Subsequent Properties	Continue construction across remaining properties	80% Project Completion	0% Project Completion
	Final Installations & Compliance	Complete installations, inspections, and finalize compliance	100% Project Completion	0% Project Completion

VI Aqua Farm

Status: (in Progress, hold)	In Progress
Project Description:	Installation of security fencing to secure crops and resources, food security.
Expected Project Outcome(s):	Provide a safe environment for producing high-quality produce, eggs, and livestock, for the local community
Period of Performance: (Start and End Date)	April 1st- November 28 th , 2025- period of performance shall be adjusted based on completion of environmental assessment
Total Project Cost: (<i>all funding sources</i>)	\$192,000.00
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0%
Project Update:	<p>Project Update (Narrative):</p> <p>The applicant has successfully developed the Request for Proposal (RFP) with technical assistance provided by program staff. Following completion, the RFP was reviewed and approved by the Procurement team. The project is now in the staging phase for solicitation, which will initiate the official kickoff of the project.</p> <p>Last Site Visit: September 2025</p>

	Dependencies/Bottlenecks/Delays: Solicitation for Project Services			
	Next Month's Goals and Deliverables: Publish Solicitation for Vegetation Clearance of Property, Removal of Debris			
Current Month's Highlights and Milestones Achieved:	<ul style="list-style-type: none"> • Applicant developed RFP • Technical assistance provided by program staff • RFP reviewed and approved by Procurement • Currently staging for solicitation to kick off project 			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0%
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0%
	Performance			
	Purchase Fencing Materials	Procure fencing supplies	15% Project Completion	0% Project Completion
	Ship Materials to VI	Coordinate shipment logistics	25% Project Completion	0% Project Completion
	Deliver to Job Site	Transport materials to installation site	50% Project Completion	0% Project Completion
	Remove Old Fencing	Remove fencing across pastures 1–4	75% Project Completion	0% Project Completion
	Install New Fencing	Complete fencing installation (pastures 1–4)	100% Project Completion	0% Project Completion

Sunset Laundromat

Status: (in Progress, hold)	In Progress
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy for commercial facilities
Expected Project Outcome(s):	The amended application project scope of work: Emergency power solar energy installation and installation of building signage.
Period of Performance: (Start and End Date)	April 1st, 2025 to October 25th, 2025; an updated project schedule timeline will be determined upon receipt of AUGF and the Notice to Proceed is transmitted to the applicant.
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (<i>all funding sources</i>)	\$406,280.00-Total project cost to be amended on final approval of amended application
Grant Funded Project Cost: (<i>include ADC</i>)	
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0%
Project Update:	<p>Project Update (Narrative): The ER&R amended mitigation program application met preliminary environmental requirements and Scope of Work. The applicant submitted a draft Independent Cost Estimate for review. If the Independent Cost Estimate is deemed acceptable, the applicant will officially submit the Independent Cost Estimate and amended application. VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Applicant's submittal of requested supplemental information and completion of environmental assessment.</p> <p>Next Month's Goals and Deliverables: Applicants' submittal of requested documentation and commencement of environmental assessment</p>

Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period			
Key Performance Indicators: (Based on SRA) Always make sure it aligns with SRA and outcomes	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0%
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0%
	Performance			
	Permitting & Project Start	Execute contract and secure Historic Preservation approval	10% Project Completion	0% Project Completion
	Vendor Selection	Select vendors for removal, installation, and painting	20% Project Completion	0% Project Completion
	Construction & Installation	Complete painting, windows/doors, and solar installation	85% Project Completion	0% Project Completion
	Final Inspection & Project Closeout	Conduct final inspection and close out project	100% Project Completion	0% Project Completion

Galleon House

Status: (in Progress, hold)	In Progress
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Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.
Expected Project Outcome(s):	Completion of weatherproofing, installation of exterior storm windows and doors, emergency power solar energy and EGU installation and commissioning
Period of Performance: (Start and End Date)	April 5th, 2025 – March 31st, 2026; an updated project schedule timeline will be determined upon receipt of AUGF and the Notice to Proceed is transmitted to the applicant.
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (<i>all funding sources</i>)	\$194,000.00
Grant Funded Project Cost: (<i>include ADC</i>)	
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0%
Project Update:	<p>Project Update (Narrative): No new update; on October 28, the preliminary review for St. Thomas Galleon was completed and uploaded to EM Grants. The approved project requires a Phase I Environmental Site Assessment, Noise Abatement and Control, and Wetlands Protection testing. VIHFA anticipates the completion of the project's environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Completion of environmental requirements</p> <p>Next Month's Goals and Deliverables: selection of contractor, commence environmental testing</p>
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period

<p>Key Performance Indicators: (Based on SRA)</p> <p>Always make sure it aligns with SRA and outcomes</p>	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0%
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0%
	Performance			
	Replace Windows, Doors & Shutters	Install weather-resistant doors, windows, shutters	10% Project Completion	0% Project Completion
	Drainage & Downspout Replacement	Upgrade roof drainage and replace downspouts	25% Project Completion	0% Project Completion
	Weatherize, Repair & Plaster Exterior	Weatherproof and plaster exterior walls	40% Project Completion	0% Project Completion
	Repair Concrete Walls	Repair and reinforce exterior concrete walls	55% Project Completion	0% Project Completion
	Repair Retaining Walls Roadside	Repair roadside retaining walls and walkways	65% Project Completion	0% Project Completion

Hotel 1829

Status: (in Progress, hold)	In Progress
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Project Description:	Exterior Hardening light-masonry repair, weatherization painting, installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.			
Expected Project Outcome(s):	Completion of exterior hardening, installation of storm window, solar power and EGU commissioning.			
Period of Performance: (Start and End Date)	May 1st, 2025 - May 31st, 2026			
Total Project Cost: (all funding sources)	\$1,100,000.00			
Funds Expended This Month:	\$0.00			
Funds Expended to Date:	\$0.00			
Progress: (%)	0%			
Project Update:	<p>Project Update (Narrative): No new update; as of November 2025, VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental review and subsequent assessment</p> <p>Next Month's Goals and Deliverables: Completion of project environmental review</p>			
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period			
Key Performance Indicators: (Based on SRA) Always make sure it aligns with SRA and outcomes	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0% of request submitted approved
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0% of request submitted approved

	Performance			
	Initiate Solicitation Process	Finalize and issue project solicitation package	10% Project Completion	0% Project Completion
	Exterior Painting & Minor Repairs	Paint exterior and repair cracks and gaps	20% Project Completion	0% Project Completion
	Repair/Replace Doors and Windows	Repair and weatherproof doors and windows	40% Project Completion	0% Project Completion
	Roof Painting	Apply weatherproof reflective roof paint	60% Project Completion	0% Project Completion
	Internet & Security System Installation	Install internet routers and security cameras	80% Project Completion	0% Project Completion

HSR Communications

Status: (in Progress, hold)	In Progress
Project Description:	Installation of solar energy, commercial standby generator, and reinforcing telecommunication tower
Expected Project Outcome(s):	Solar energy and EGU installation and commissioning. Completion of telecommunication tower reinforcement
Period of Performance: (Start and End Date)	December 1st, 2024 to August 1st, 2027
Total Project Cost: <i>(all funding sources)</i>	\$321,300.00
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00

Progress: (%)	0%			
Project Update:	<p>Project Update (Narrative): As of November 2025, program staff was informed that the Environmental Unit has not completed Part 58 Environmental Review for HSR Communication. The program remains in contact with the Environmental Unit regarding the completion of this report.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental Review and assessment</p> <p>Next Month's Goals and Deliverables: Completion of Part 58 environmental review.</p>			
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0% of request submitted approved
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0% of request submitted approved
	Performance			
	Hiring Employees	Hire two LMI employees	20% Project Completion	0% Project Completion
	Procurement of Supplies & Equipment	Procure materials and equipment	35% Project Completion	0% Project Completion
	Reinforcement of Towers	Assemble and reinforce towers	50% Project Completion	0% Project Completion
	Backup Power Installation	Install generators and solar systems	65% Project Completion	0% Project Completion

	Communications System Installation	Install real-time monitoring Smart/Digital Tower	80% Project Completion	0% Project Completion
	Redundant Communication Networks	Establish redundant communication infrastructure	90% Project Completion	0% Project Completion
	Preparedness Plan Development	Develop and train staff on preparedness plan	100% Project Completion	0% Project Completion

St. Thomas Rescue

Status: (in Progress, hold)	In Progress
Project Description:	Exterior weatherization hardening, hurricane impact-resistant doors and windows, and security fencing. Including the installation of a 60KW generator and a 19.4-28.6 KW solar system for emergency power, a 25ft building communications tower, and a 4k security system.
Expected Project Outcome(s):	Completion of weatherizing, installation of door, windows and security fencing. Installation and commissioning of EGU, solar system, communication tower and security system.

Period of Performance: (Start and End Date)	May 1st, 2025, to November 31st, 2025, period of performance shall be adjusted based on completion of environmental assessment			
Total Project Cost: <i>(all funding sources)</i>	\$787,408.00			
Funds Expended This Month:	\$0.00			
Funds Expended to Date:	\$0.00			
Progress: (%)	0%			
Project Update:	<p>Project Update (Narrative): No new update; Environmental Unit is completing a preliminary review of the project. The site visit for October 2025 is being rescheduled. VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental assessment</p> <p>Next Month's Goals and Deliverables: Completion of environmental assessment</p>			
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0% of request submitted approved
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0% of request submitted approved
	Performance			
	Quotes & Procurement	Obtain quotes and prepare procurement documentation	15% Project Completion	0% Project Completion
	Exterior Hardening & Window Installation	Strengthen building exterior; install	30% Project Completion	0% Project Completion

		hurricane-resistant windows/doors		
	Generator Installation	Purchase and install 60KW generator for emergency power	45% Project Completion	0% Project Completion
	RoIP / VoIP Disaster Recovery Setup	Install and configure disaster communication system	50% Project Completion	0% Project Completion
	Network Resilience Installation	Deploy and configure network resilience equipment	100% Project Completion	0% Project Completion

Lunmus Baptist: Seed to Soul Farm

Status: (in Progress, hold)	In Progress
Project Description:	Installation of security fencing.
Expected Project Outcome(s):	Procurement and installation of security fencing
Period of Performance: (Start and End Date)	April 1st, 2025 – May 31st, 2025 an updated project schedule timeline will be determined upon completion of environmental review
Total Project Cost: <i>(all funding sources)</i>	\$159,098.00
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0%

Project Update:	<p>Project Update (Narrative): As of November 2025, no new update; the preliminary environmental review is complete. Phase I Environmental Site Assessment, Federal Flood Risk Management Standard, Wetlands Protection testing are pending. VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Completion of environmental assessment</p> <p>Next Month's Goals and Deliverables: Contractor selection for the completion of environmental assessment</p>			
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0% of request submitted approved
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0% of request submitted approved
	Performance			
	Ordering & Receiving Materials	Procure and receive fencing materials	30% Project Completion	0% Project Completion
	Removal of Old Fencing	Clear and remove fencing across identified areas	40% Project Completion	0% Project Completion
	Installation of New Fencing	Install new fencing in pasture #1	80% Project Completion	0% Project Completion
	Completion & Verification	Finalize all installations	100% Project Completion	0% Project Completion

		and verify completion		

G& D Seafood

Status: (in Progress, hold)	In Progress
Project Description:	Installation of a solar energy solution and a commercial standby generator.
Expected Project Outcome(s):	Installation and commissioning of solar and EGU
Period of Performance: (Start and End Date)	April 1st, 2025 – September 30th, 2025, an updated project schedule timeline will be determined upon completion of environmental review
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (<i>all funding sources</i>)	
Grant Funded Project Cost: (<i>include ADC</i>)	\$252,110.00
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0%
Project Update:	Project Update (Narrative): As of November 2025, the preliminary review and drafted Part 58 Environmental Assessment

	<p>completed. VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Completed environmental assessment</p> <p>Next Month's Goals and Deliverables: The ER&R program staff is awaiting VIHFA's selection of Environmental Consultant</p>			
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0% of request submitted approved
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0% of request submitted approved
	Performance			
	Procurement Phase	Procure solar PV system, generator, tank, batteries, inverters, switches, conduits	10% Project Completion	0% Project Completion
	Installation Phase	Install roof-mount PV, diesel generator, fuel tank, and ancillary systems	62% Project Completion	0% Project Completion
	Testing & Commissioning Phase	Test PV system, generator, tank integration	77% Project Completion	0% Project Completion

		and functionality		
	Operational Phase	Maintain and monitor power systems for reliability	100% Project Completion	0% Project Completion

Public Services Dashboard

(Projects are being reallocated over to Community Resilience & Public Facilities; nothing to report)

Total Projects:

In Progress: