



CDBG- MIT MONTHLY STATUS REPORT

OCTOBER 2025

11/01/2025

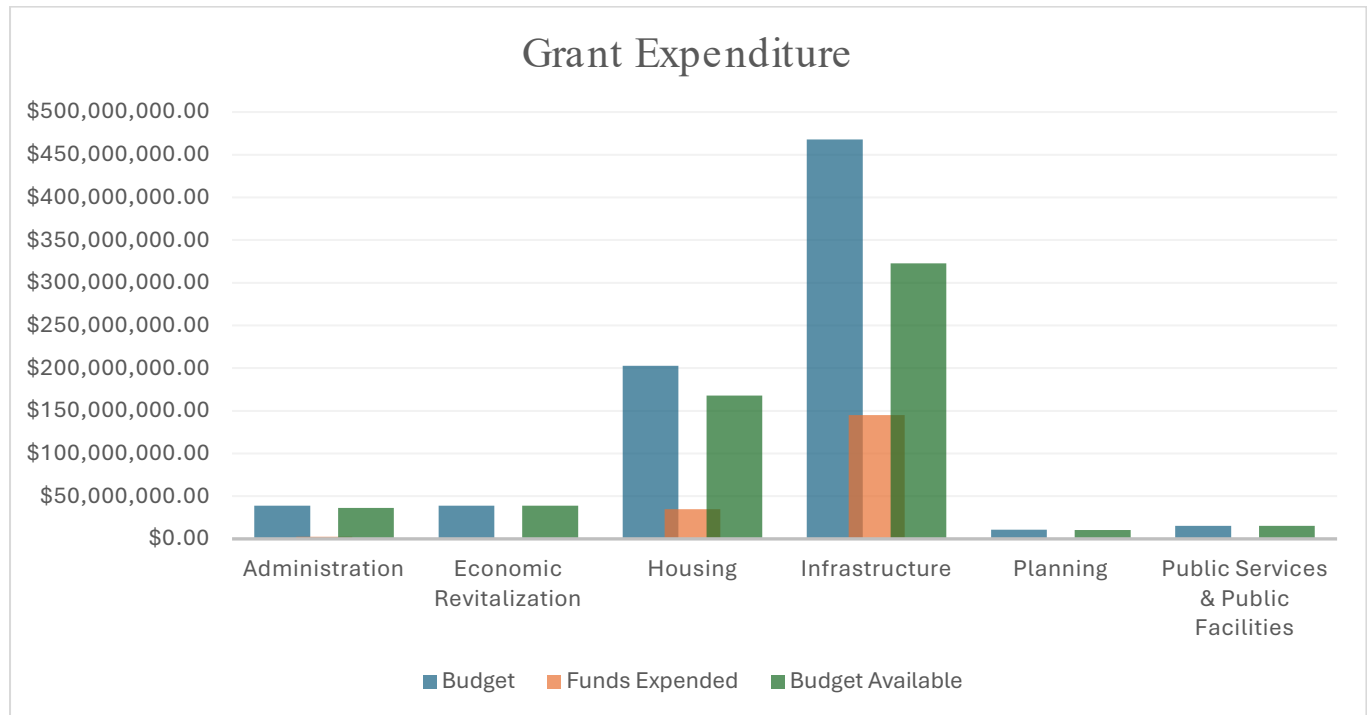
VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

VIHFA.GOV

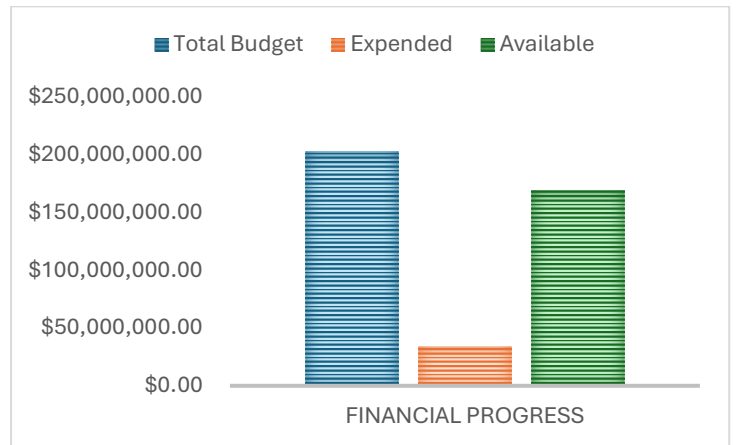
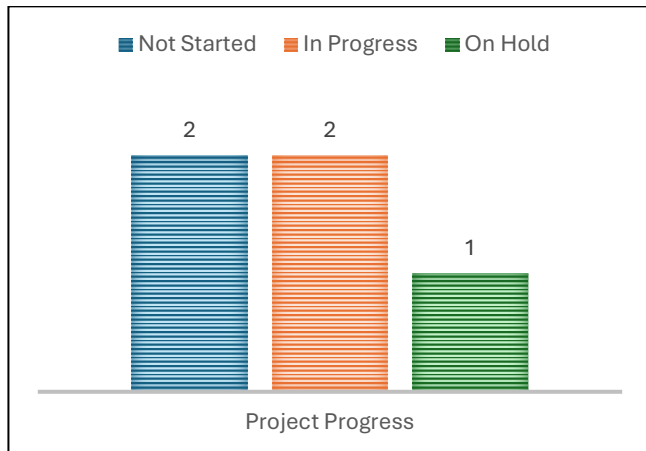
CDBG-MIT EXPENDITURES AT A GLANCE

Budget Expenditure Breakdown



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	\$38,709,400.00	\$2,578,836.32	\$ 36,130,563.68	7%
Economic Revitalization	\$38,870,740.00	\$0.00	\$ 38,870,740.00	0%
Housing	\$202,580,000.00	\$34,864,322.85	\$ 167,715,677.15	17%
Infrastructure	\$468,000,000.00	\$145,093,712.06	\$ 322,906,287.94	31%
Planning	\$10,627,860.00	\$391,371.34	\$ 10,236,488.66	4%
Public Services & Public Facilities	\$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	On Hold	Application Review; Cost Reasonableness RFA submitted to VIHA.
Warren E. Brown	\$53,600,000	Application Returned	Application returned; design alternatives being explored.
The Residences at 340 North	\$16,280,000.00	Application Review	Application in Eligibility Review (Homeownership- town homes & single-family homes)
Main Street Homes	\$3,994,354.48	In Progress	Application in Eligibility Review (Multifamily Rentals)

Financial Overview

Project	Project Cost	Expended to Date
Lovenlund Phase 1	\$20,571,055.00	\$15,049,611.56
Bellevue & Calabash	\$27,798,987.00	\$19,814,711.29

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
Funds Expended This Month:	\$0
Funds Expended To Date:	\$15,049,611.56
Progress:	5% Homeownership Conversion 72% of Project Funds Drawn
Monthly Update:	JDC received four bids for the Lovenlund Phase 1 Apartments Improvements RFP: Custom Builders, Persons Service Corp, Rooftops, and Small Axe Construction, LLC. The evaluation focused on each contractor's itemized costs, especially for facade improvements. JDC selected Small Axe Construction for exterior facade and building upgrades, and Rooftops for roof repairs, based on their expertise and competitive pricing. Construction is expected to begin in November.
Performance Measures:	Note: <i>The program is moving towards amending key performance indicators (KPIs) to be completed at the end of July, followed by an update to the developer's agreement to reflect the revised timelines and scope.</i> Expected Outcome: 10 bldgs. and 99 units homeowner conversion and rehab. 1 Building in construction by 11/30/2025 (<i>Not met; pushed back to Nov. 2025</i>) 4 Buildings in construction by 3/1/2026 7 Buildings in construction by 6/1/2026 10 Buildings in construction by 8/1/2026

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:	<p>JDC combined contracts for the Bellevue Termite Treatment and Bellevue 72 Units projects since both were awarded to Cutting Edge Construction. Legal counsel is drafting AIA contract templates for all related projects: Bellevue Village Termite Treatment/72 Units, Bellevue Village Roof Repairs, and Calabash Boom Apartments Improvement.</p> <p>Due to the US government shutdown, VIHFA cannot issue the Authority to Use Grant Funds for minor road repairs and termite treatment at Bellevue Village. This causes delays in issuing the second notice to proceed for Bellevue and Calabash Boom projects, and postpones the expected construction start date.</p>
Performance Measures:	<p>Calabash Boom: 8 buildings completed for homeowner conversion 1 Buildings in construction by 12/1/2025 4 Buildings in construction by 3/1/2026 8 Buildings in construction by 6/1/2026</p> <p>Bellevue Village: 36 duplex buildings completed for homeowner conversion 1 Duplex Buildings in construction by 12/1/2025 5 Duplex Buildings in construction by 3/1/2026 12 Duplex Buildings in construction by 6/1/2026</p>

Tutu North Senior Housing Multifamily

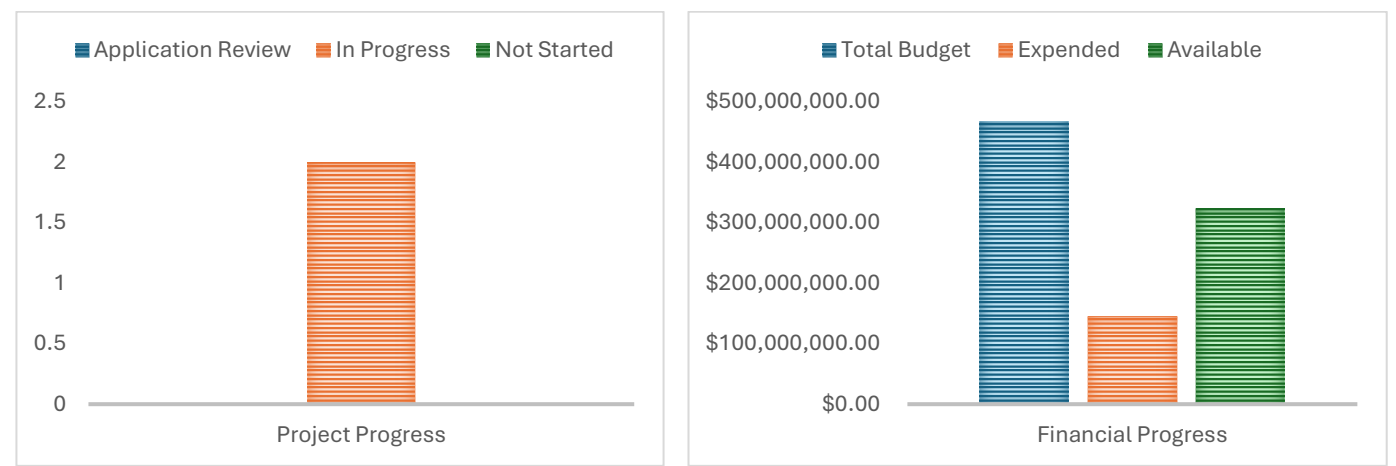
Status:	Application has now been moved to “On Hold” status
Project Description:	Rehabilitation of 60 affordable rental units on St. Thomas intended for seniors that are LMI households.
Period of Performance:	10/01/2025 to 10/31/2027
CDBG-MIT Funded Project Cost:	\$20,000,000.00
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	0-Application review

Monthly Update:	On October 20, 2025, VIHA communicated to VIHFA that they are currently updating the proforma for the Tutu North Senior Project. The updated proforma includes the deferment of the CDBG-MIT funds, which will now be utilized for another project. VIHA mentioned that a formal response regarding these efforts will be sent within the next two weeks. They are diligently reviewing the bids received for the project to determine the total construction cost, which will then be used to update the proforma with actual numbers. VIHFA has expressed their gratitude for VIHA's update and will await further correspondence.
Performance Measures:	TBD

Main Street Homes

Status: (in Progress, hold)	In Progress
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)	\$3,994,354.48
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress: (%)	0
Monthly Update:	The applicant received the "Application Approval Notice" on October 16, 2025. The project is now awaiting a comprehensive Environmental Review, which the applicant will conduct. On October 8, 2025, the applicant received Technical Assistance for drafting the RFQ, conducting the Environmental Review, and planning the next steps for the project. RFP expected to be published on 11/17/2025.

Infrastructure Dashboard



Project Progress Overview

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

Project Status Overview

Project	Project Cost	Expended to Date	Project Progress	Status
Propane Supply Infrastructure	\$ 148,625,000	\$145,090,328.77	In Progress-monitoring phase	All monthly reports have been resubmitted with corrections. Fuel reserves are met.
Veterans Drive Mitigation Project Phase 2	\$ 124,400,000	\$0.00	In Progress-solicitation phase	Solicitation package expected by mid-November 2025.
STX Anguilla Landfill Project- Phase 2	\$60,000,000	\$0.00	Application review	On hold pending project alignment and funding; decision expected by 12/31/25.

Financial Overview

Project	Project Cost	Expended to Date
Propane Supply Infrastructure	\$ 148,625,000	\$145,093,712.06

Veterans Drive Mitigation Project Phase 2	\$ 124,400,000	\$0.00
STX Anguilla Landfill Project- Phase 2	\$60,000,000	\$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:	\$0.00
Funds Expended To Date:	\$145,093,712.06
Progress:	7.6% progress is based on MSR submission and confirmed fuel reserve. Acquisitions 100% complete.
Monthly Update:	The subrecipient has met fuel reserves per the SRA and continues to review and source fuel vendors. All deficient reports have been submitted and reviewed by the Program. Desk monitoring to be rescheduled by VIHFA by Compliance.
Performance Measures:	<ol style="list-style-type: none"> 1. MSRs: 7.6% complete — 10 of 132 total reports for full performance period, with fuel reserves met in each. 2. Operational Reports - Met 3. Maintain Fuel Reserve - Met

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:	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% progress: The Program assesses submitted policies, CZM permit completion, monthly status reports, and parts of the solicitation.
Monthly Update:	The October 20 monthly progress report is delayed, and a follow-up has been sent via the grant portal. To address missed milestones and acknowledge the submitted policies tied to special conditions, the Program drafted a Subrecipient Agreement amendment, including a performance period extension. The draft has been reviewed by the Program Director and will be shared with Leadership for input, then forwarded to Legal for review. The implementation solicitation package is expected by mid-November.
Performance Measures:	Linear Feet of Improvement: Construction Pending % of Project Completed: 3% % of Expenditure: Not Started

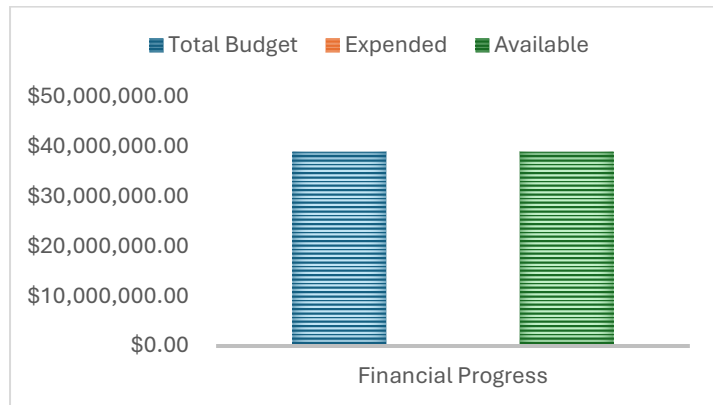
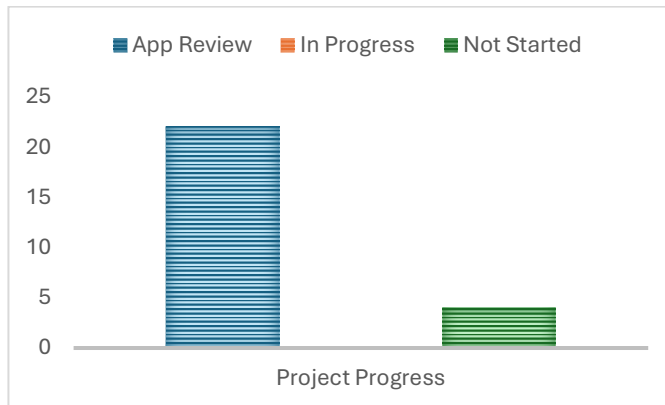
STX Anguilla Landfill Project- Phase 2

Status:	Application Submitted and Placed on Hold
CDBG-DR Funded Project Cost:	\$60,000,000
Update:	Project pending funding and strategic alignment.

Public Services Dashboard

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

Economic Revitalization & Resilience Dashboard



Project Status Overview

Total Applications	Concurrent Review	Environmental Review	Capacity Assessment	SRA Execution	Not Started
28	4	18	4	17	25

Financial Overview

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

Monthly Update

Commercial Hardening & Financing Project & Small Business Mitigation

Monthly Update:	There are 29 selected projects. Currently, 23 projects are in environmental review, 21 approved and 5 applications pending approval, 2 projects are in concurrent review, and 18 executed SRAs. To expedite the capacity assessment process, all applicants have completed the self-certification process to adopt policies assisting with phase 1 of the process. 2 projects completed environmental review, 1 exemption and AUGF were received. 3 projects were issued a notice to proceed (NTP). Anticipated during the next reporting period, issuance of additional NTP and project implementations.
Performance Measures:	TBD

Projects in the environmental phase:

HerCare, Inc.

Status:	In Progress
Project Description:	Installation of a commercial standby generator to ensure uninterrupted power supply for its essential gynecological and obstetrics services.
Period of Performance:	April 25 th - October 25 th , 2025- period of performance shall be adjusted based on completion of environmental assessment.
CDBG-DR Funded Project Cost:	\$46,160.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	Capacity assessment completed; VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.
Performance Measures:	<p>Key Performance Indicators for this project:</p> <ul style="list-style-type: none">• Emergency Power: for lessening of business operations during prolonged community wide power outages• Expand coverage of essential gynecological and obstetrics services to LMI residents

St. Croix Women's Coalition

Status:	In Progress
Project Description:	Provide exterior hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy. The project shall ensure the facility's ability to offer continuous, high-quality service to vulnerable population seeking assistance.

Period of Performance:	April 1 st – December 31 st , 2025-The date of project timeline is subject to change based on purchase of project's eligible activities.
CDBG-DR Funded Project Cost:	\$151,108.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	10%
Monthly Update:	On October 22nd, VIHFA conducted a legal and financial review of the draft contract between the beneficiary and the selected vendor. The revised contract, which pertains solely to the Crisis Center project, will be returned by Friday, October 24th.
Performance Measures:	<p>Key Performance Indicators for this project:</p> <p>Solar lighting for added security of exterior building including clients and employees</p> <ul style="list-style-type: none"> • The hardening of the exterior building to withstand weatherization and windstorm damage • Expansion of services and community outreach to the residents of the St. Croix district

Atlantic Trucking and Maintenance

Status:	In Progress
Project Description:	Installation of solar panels. The solar panels will provide the applicant with emergency power in the event of a natural disaster or community wide power disruption. The services of Atlantic Trucking and Maintenance can continue to provide uninterrupted service to the community.
Period of Performance:	April 1 st , 2025, to September 31 st , 2025, an updated project schedule timeline will be determined upon completion of environmental review, receipt of AUGF and the Notice to Proceed is transmitted to the applicant.
CDBG-DR Funded Project Cost:	\$52,995.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%

Monthly Update:	On October 2025 preliminary review was completed for this project, Phase 1 Environmental Site Assessment Testing is required for this project. VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.
Performance Measures:	<p>Key Performance Indicators for this project:</p> <ul style="list-style-type: none"> Emergency Power: installation of solar energy power system for lessening of business operations during prolonged community wide power outages

Royal Systems, LLC

Status:	In Progress
Project Description:	Exterior Hardening (weatherproofing), LMR Network & Communication, Emergency Power solar energy, and Commercial Standby Generator.
Period of Performance:	April 3rd, 2025-September 30th, 2025. Project timeline is being revise by the applicant.
CDBG-DR Funded Project Cost:	\$2, 247,797.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	10%
Monthly Update:	The RFQ for architectural services was extended to October 20 th . The initial bids received were deemed not cost reasonable. Bids that met the October 20 th deadline are being reviewed. A selection for architectural services is to be completed on or before schedule November 14 th .
Performance Measures:	<p>Key Performance Indicators for this project include</p> <ul style="list-style-type: none"> Purchase of prime generators and solar energy system: for continuous power due to prolonged power disruption Expanded and improved communications coverage: purchase of equipment that expands area coverage within the St. Thomas and St. John district. The hardening of the existing Telecommuncations structure to withstand weatherization and windstorm damage Broadband Infrastructure and Network expansion: improved and extended coverage within the St. Thomas and St. John district. The

	expansion allows for better LMR communications between first responders, local and federal communication systems, mobile service companies, and community radio broadcast companies.
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Sunset Laundromat

Status:	In Progress
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy for commercial facilities
Period of Performance:	April 1 st , 2025 to October 25 th , 2025. An updated project schedule timeline will be determined upon receipt of AUGF and the Notice to Proceed is transmitted to the applicant.
CDBG-DR Funded Project Cost:	\$406,280.00
Funds Expended This Month:	0.00
Funds Expended to Date:	0.00
Progress:	0%
Monthly Update:	In late October 2025, 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.
Performance Measures:	Key Performance Indicators for Sunset Laundromat shall be updated upon the completion of amended and approved disaster recovery and mitigation applications.

Galleon House

Status:	In Progress
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.
Period of Performance:	April 5th, 2025 – March 31st, 2026

CDBG-DR Funded Project Cost:	\$194,000.00
Funds Expended This Month:	0.00
Funds Expended to Date:	0.00
Progress:	0%
Monthly 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' environmental review during the period of Q1-2026..
Performance Measures:	<p>Key Performance Indicators for this project:</p> <ul style="list-style-type: none"> • Emergency Power: for lessening of business operations during prolonged community wide power outages • The hardening of the exterior building to withstand weatherization and windstorm damage

VI Aqua Farms

Status:	In Progress
Project Description:	Installation of security fencing to secure crops, resources; and food security while providing a safe environment for producing high-quality produce, eggs, and livestock for the local community.
Period of Performance:	April 1st- November 28 th , 2025- period of performance shall be adjusted based on completion of environmental assessment.
CDBG-DR Funded Project Cost:	\$192,000.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	On October 9th, the AUGF was received by VIHFA. Subsequently, a Notice to Proceed (NTP) was issued to the applicant on Friday, October 17th, 2025.

	With VIHFA's guidance, the subrecipient will now begin the preparation and issuance of the RFP for contractual services.
Performance Measures:	<p>Key performance indicator for this project:</p> <ul style="list-style-type: none"> Security Fencing to secure protection of livestock and edible commodities. Thus, providing food security.

Hotel 1829

Status:	In Progress
Project Description:	Exterior Hardening light-masonry repair, weatherization painting, installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.
Period of Performance:	May 1 st , 2025 - May 31 st , 2026
CDBG-DR Funded Project Cost:	\$1,100,000.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	As of October 2025, VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.
Performance Measures:	<p>Key Performance Indicators for this project include:</p> <ul style="list-style-type: none"> Emergency Power: allows the hotel to continue business operations in the event of prolonged district/Territorial power outage Exterior Hardening: installation of storm grade windows and doors Satellite Communication Systems: to improve telecommunication activities between employees, guest, and the emergency responders

HSR Communications

Status:	In Progress
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Project Description:	Installation of solar energy, commercial standby generator, and reinforcing telecommunication tower
Period of Performance:	December 1 st , 2024 to August 1st, 2027
CDBG-DR Funded Project Cost:	\$321,300.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	On October 14, the 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 time of completion. VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.
Performance Measures:	<p>Key Performance Indicators for this project:</p> <ul style="list-style-type: none"> • Emergency Power: installation of solar energy power system for lessening of business operations during prolonged community wide power outages • Reinforcement of telecommunication towers • Expand communication coverage to community residents including low-to-moderate income persons and vulnerable populations

Royal QOZBP, LLC: Royal Dane Mall

Status:	In Progress
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, and solar energy system.
Period of Performance:	April 1 st , 2025 – December 31 st , 2026
CDBG-DR Funded Project Cost:	\$3,182,948.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%

Monthly Update:	On October 14th, VIHFA sent the final subrecipient agreement, which included both general and specific conditions, to the applicant. The program requested that all questions and comments be submitted by the close of business on October 28th.
Performance Measures:	<p>Key Performance Indicators for this project include:</p> <ol style="list-style-type: none"> 1. Performance Measure: Project Initiation & Site Preparation <ul style="list-style-type: none"> ○ KPI: Issue solicitation package, conduct site assessments, initiate site prep ○ Performance Value: 10% of project completion 2. Performance Measure: Design, Environmental Review & Permitting <ul style="list-style-type: none"> ○ KPI: Finalize architectural designs, complete environmental assessments, secure permits and approvals ○ Performance Value: 24% of project completion 3. Performance Measure: Historic Masonry & Structural Repairs <ul style="list-style-type: none"> ○ KPI: Perform masonry wall repairs, apply historic finishes, fabricate and install pintle hinge hardware ○ Performance Value: 38% of project completion 4. Performance Measure: Structural Enhancements & Sustainable Installations <ul style="list-style-type: none"> ○ KPI: Remove exterior plaster, improve framing, install sheathing, integrate LED lighting, solar panels, heat pumps, and energy-efficient doors/windows ○ Performance Value: 52% of project completion 5. Performance Measure: Courtyard & Educational Installations <ul style="list-style-type: none"> ○ KPI: Design and construct interior courtyard, install educational displays on history and sustainability ○ Performance Value: 66% of project completion 6. Performance Measure: Final Installations, Inspections & Compliance <ul style="list-style-type: none"> ○ KPI: Complete final installations, conduct inspections, resolve issues, obtain approvals ○ Performance Value: 94% of project completion

	<p>7. Performance Measure: Project Closeout & Occupancy</p> <ul style="list-style-type: none"> ○ KPI: Resolve remaining issues, fulfill occupancy and staffing requirements, finalize project closeout ○ Performance Value: 100% of project completion
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St. Thomas Rescue

Status:	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.
Period of Performance:	May 1 st , 2025, to November 31 st , 2025, period of performance shall be adjusted based on completion of environmental assessment
CDBG-DR Funded Project Cost:	\$787,408.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly 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.
Performance Measures:	<ol style="list-style-type: none"> 1. Performance Measure: Quotes and Procurement <ul style="list-style-type: none"> ○ KPI: Obtain necessary quotes and prepare for procurement ○ Performance Value: 5% Overall Project Completion 2. Performance Measure: Facility Hardening of Building Exterior <ul style="list-style-type: none"> ○ KPI: Strengthening building exterior ○ Performance Value: 10% Overall Project Completion 3. Performance Measure: Install Hurricane-Resistant Windows and Doors

	<ul style="list-style-type: none"> ○ KPI: Install hurricane-resistant windows and doors ○ Performance Value: 30% Overall Project Completion
	<p>4. Performance Measure: Purchase and Install a 60KW Generator</p> <ul style="list-style-type: none"> ○ KPI: Reliable emergency power ○ Performance Value: 45% Overall Project Completion
	<p>5. Performance Measure: Disaster Recovery System (RoIP/VoIP) Installation</p> <ul style="list-style-type: none"> ○ KPI: Robust communication during and after disasters ○ Performance Value: 50% Overall Project Completion
	<p>6. Performance Measure: Network Resilience Equipment Installation</p> <ul style="list-style-type: none"> ○ KPI: Enhance network resilience ○ Performance Value: 100% Project Completion

Lunmus Baptist: Seed to Soul Farm

Status:	In Progress
Project Description:	Installation of security fencing.
Period of Performance:	April 1 st , 2025 – May 31 st , 2025 an updated project schedule timeline will be determined upon completion of environmental review, receipt of AUGF and the Notice to Proceed is transmitted to the applicant.
CDBG-DR Funded Project Cost:	\$159,098.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	On October 14, Environmental Unit informed the program a preliminary environmental review for Lunmus Baptist was completed. Lunmus Baptist project requires a Phase I Environmental Site Assessment, Federal Flood Risk Management Standard, Wetlands Protection testing. VIHFA anticipates

	the completion of the project' environmental review during the period of Q1-2026.
Performance Measures:	<p>Key Performance Indicators for this project include:</p> <ol style="list-style-type: none"> 1. Performance Measure: Foundation & Material Procurement <ul style="list-style-type: none"> ○ KPI: Construct elevated foundation and procure solar panels, generator, batteries, fencing, and water tanks ○ Performance Value: 50% Project Completion 2. Performance Measure: Security & Rainwater Infrastructure <ul style="list-style-type: none"> ○ KPI: Install chain-linked fencing, security gate, trailer, roof-to- tank connection, and potable water fill capability ○ Performance Value: 50% Project Completion

G & D Seafood

Status:	In Progress
Project Description:	Installation of a solar energy solution and a commercial standby generator.
Period of Performance:	April 1 st , 2025 – September 30 th , 2025, an updated project schedule timeline will be determined upon completion of environmental review, receipt of AUGF and the Notice to Proceed is transmitted to the applicant
CDBG-DR Funded Project Cost:	\$252,110.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	In October 2025, the Environmental Unit completed preliminary review of the project and drafted a 24 CFR Part 58 Environmental Assessment. VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.
Performance Measures:	Key Performance Indicators for this project include:

	<ol style="list-style-type: none"> 1. Performance Measure: Procurement Phase <ul style="list-style-type: none"> ○ KPI: Complete procurement of the solar PV system, diesel generator, fuel storage tank, battery systems, inverters, transfer switches, transformers, and conduits ○ Performance Value: 10% Project Completion 2. Performance Measure: Installation Phase <ul style="list-style-type: none"> ○ KPI: Install roof-mount solar PV system, backup power diesel generator, above-ground fuel storage tank, and ancillary equipment ○ Performance Value: 62% Project Completion 3. Performance Measure: Testing and Commissioning Phase <ul style="list-style-type: none"> ○ KPI: Test solar PV system, diesel generator, and fuel storage tank for proper functionality and integration ○ Performance Value: 77% Project Completion ○ Performance Measure: Operational Phase <ul style="list-style-type: none"> ○ KPI: Provide ongoing maintenance and monitoring of systems to ensure continuous and reliable operation during power outages ○ Performance Value: 100% Project Completion
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Sejah Farms

Status:	In Progress
Project Description:	Installation of security fencing and purchase of security containers. Acquisition of property, Emergency Power, Warning and Alert Systems
Period of Performance:	June 1 st , 2025, to December 15 th , 2025, an updated project schedule timeline will be determined upon completion of environmental review, receipt of AUGF and the Notice to Proceed is transmitted to the applicant
CDBG-DR Funded Project Cost:	\$1,548,524.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00

Progress:	0%
Monthly Update:	In October 2025, the program was notified that Sejah's Farm Environmental Review has been drafted by an external contractor. However, the project will need an Archeological Survey before review can be completed. VIHFA shall solicit for the completion of Archeological Survey services and anticipates the completion of the project' environmental review during the period of Q1-2026.
Performance Measures:	<p>Key Performance Indicators for this project include:</p> <ol style="list-style-type: none"> 1. Performance Measure: Land Acquisition & Site Preparation <ul style="list-style-type: none"> ○ KPI: Acquire 60 acres and prepare site ○ Performance Value: 15% Project Completion 2. Performance Measure: Energy & Water Systems Installation <ul style="list-style-type: none"> ○ KPI: Install solar panels, battery housing, rainwater harvesting, and water purification systems ○ Performance Value: 60% Project Completion 3. Performance Measure: Storage & Post-Harvest Facilities <ul style="list-style-type: none"> ○ KPI: Acquire refrigerated/dry containers and establish post-harvest unit ○ Performance Value: 70% Project Completion 4. Performance Measure: Security & Emergency Infrastructure <ul style="list-style-type: none"> ○ KPI: Install security lighting, alarm system, gates, and evacuation routes ○ Performance Value: 80% Project Completion 5. Performance Measure: Technology & Accessibility Enhancements <ul style="list-style-type: none"> ○ KPI: Install broadband infrastructure and ADA-compliant flooring ○ Performance Value: 85% Project Completion 6. Performance Measure: Payment & Processing Systems <ul style="list-style-type: none"> ○ KPI: Install multiple payment-processing systems ○ Performance Value: 90% Project Completion

	<p>7. Performance Measure: Final Security Measures & Operational Readiness</p> <ul style="list-style-type: none"> ○ KPI: Finalize security gates, evacuation plans, and confirm operational systems ○ Performance Value: 100% Project Completion
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Rockmart Food Wholesaler

Status:	In Progress
Project Description:	Purchase and installation of backup power generation, perishable and dry storage capacity, and satellite internet capabilities.
Period of Performance:	May 1 st , 2025 – June 30th, 2025, an updated project schedule timeline will be determined upon completion of environmental review, receipt of AUGF and the Notice to Proceed is transmitted to the applicant
CDBG-DR Funded Project Cost:	\$67,655.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	In October 2025, the program was informed company was awarded funding for business needs, a copy of the submittal was requested and received. A preliminary review was completed, the program shall conduct a Duplication of Benefit analysis review of the project prior to the close of the next reporting period.
Performance Measures:	<p>Key Performance Indicators for this project include:</p> <ol style="list-style-type: none"> 1. Performance Measure: Solicitation Process <ul style="list-style-type: none"> ○ KPI: Issue project solicitation package based on approved scope ○ Performance Value: 30% Project Completion 2. Performance Measure: Phase 1: Initial Preparations and Site Work <ul style="list-style-type: none"> ○ KPI: Refresh estimates, place orders, construct slab, and run installation wiring

	<ul style="list-style-type: none"> ○ Performance Value: 60% Project Completion
	<p>3. Performance Measure: Phase 2: Final Installation</p> <ul style="list-style-type: none"> ○ KPI: Complete generator installation, testing, and commissioning ○ Performance Value: 100% Project Completion

Our Town Frederiksted

Status:	In Progress
Project Description:	Provide exterior hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy enhancing the facility's ability to offer continuous, high-quality service to vulnerable population seeking assistance.
Period of Performance:	August 1st, 2025-May 31 st , 2027- period of performance shall be adjusted based on completion of environmental assessment, issuance of AUGF and Notice to Proceed
CDBG-DR Funded Project Cost:	\$3,500,000.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	During the meeting held on October 10th with the subrecipient, we discussed the costs associated with architectural services, prepared separate budget estimates for each property, and reviewed independent cost estimates. Additionally, we covered the subrecipient's procurement process for environmental assessment. VIHFA will provide guidance following the completion of its preliminary environmental review.
Performance Measures:	<p>Key Performance Indicators for this project:</p> <ul style="list-style-type: none"> • Emergency Power: installation of solar energy power system for lessening of business operations during prolonged community wide power outages • The hardening of the exterior building to withstand weatherization and windstorm damage

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| | <ul style="list-style-type: none">• Expansion of services and community outreach to the LMI and vulnerable residents of the St. Croix district• Revitalization and expanded commerce in the town of Frederiksted• Security and Alert systems |
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