



CDBG- MIT MONTHLY STATUS REPORT

SEPTEMBER 2025

10/08/2025

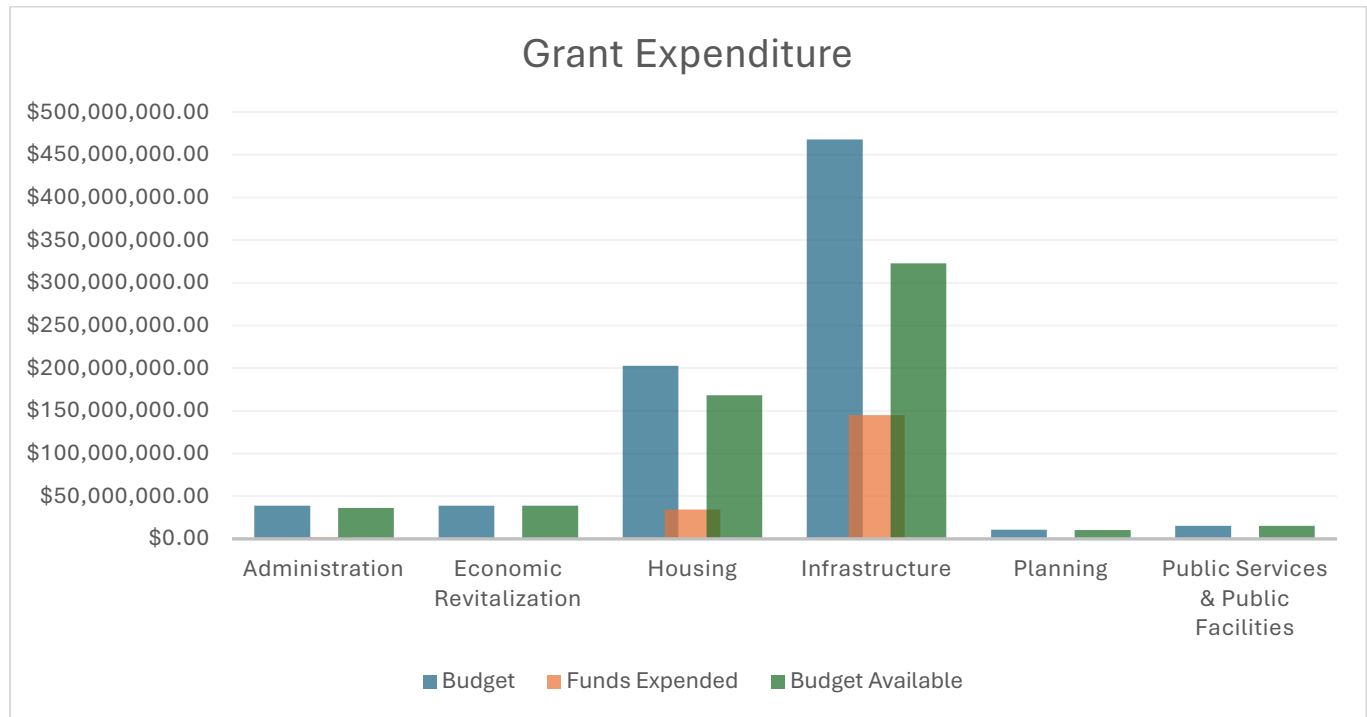
VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

VIHFA.GOV

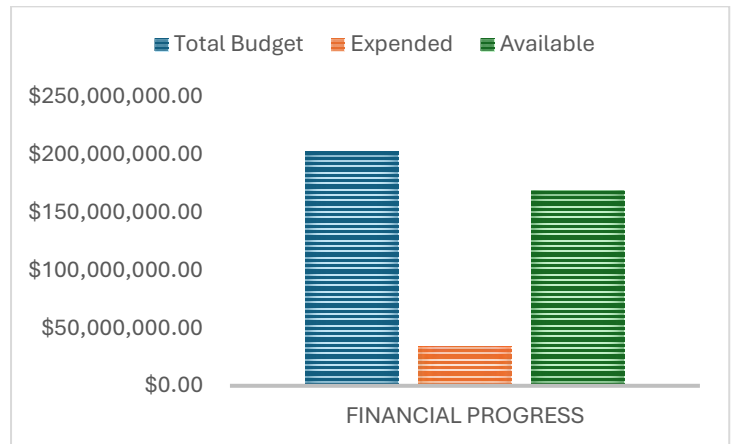
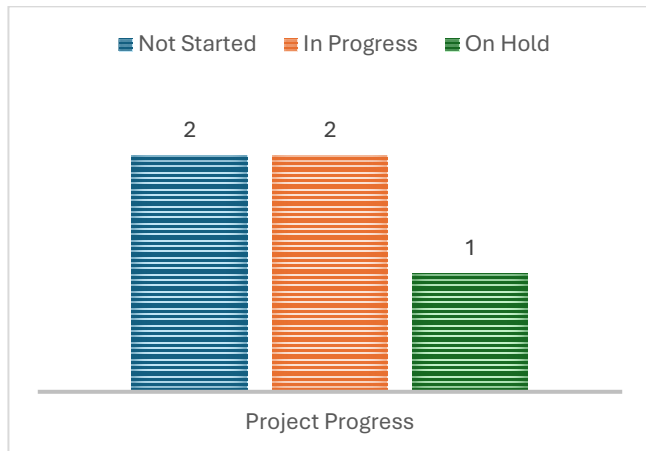
CDBG-MIT EXPENDITURES AT A GLANCE

Budget Expenditure Breakdown



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	\$38,709,400.00	\$2,294,207.43	\$ 36,415,192.57	6%
Economic Revitalization	\$38,870,740.00	\$0.00	\$ 38,870,740.00	0%
Housing	\$202,580,000.00	\$34,410,150.85	\$ 168,169,849.15	17%
Infrastructure	\$468,000,000.00	\$145,090,328.77	\$ 322,909,671.23	31%
Planning	\$10,627,860.00	\$346,441.22	\$ 10,281,418.78	3%
Public Services	\$15,400,000.00	\$0.00	\$ 15,400,000.00	0%
Total	\$774,188,000.00	\$182,141,128.27	\$ 592,046,871.73	24%

Housing Dashboard



Project Progress Overview

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

Projects Status Overview

Project	Project Cost	Expended to Date	Project Progress	Status
Lovenlund Phase 1	\$20,571,055.00	\$14,856,701.11	In Progress	Rehab has been pushed to 10/15/2025 ; Developer issued an improvements RFP, held a pre-bid, and bids are due on 9/30. Homeownership readiness is underway with four on-island specialists supporting tenants.
Bellevue & Calabash	\$27,798,987.00	\$27,798,987.00	In Progress	DPNR consultations are complete, and Developer has awarded contracts for the remaining building repairs, with a tenant communication plan in place.
Tutu Senior (North)	\$134,421,909.00		On Hold	Program completed cost-reasonableness analysis with concerns and issued a memo 8/27. The application is on hold pending the applicant's formal response.
Main Street Homes	\$3,994,354.48		Application Review	Application in final stages of concurrent review. Next steps are COO approval and SRA drafting.

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:	\$14,856,701.11
Progress:	25% Acquisition
Monthly Update:	JDC issued the Lovenlund Phase 1 Improvements RFP to contractors on August 25, 2025. A pre-bid meeting and site walkthrough took place on September 9 th with two contractors attending. Bid submissions are due by September 30 th
Performance Measures:	<p>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></p> <p>Expected Outcome: 10 bldgs. and 99 units homeowner conversion and rehab.</p> <p>4 Buildings in construction by 4/1/2025 (<i>Not met; pushed back to Oct. 2025</i>)</p> <p>4 Buildings in construction by 7/1/2025 (<i>Not met; pushed back to Oct. 2025</i>)</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-MIT Funded Project Cost:	\$27,798,987.00

Funds Expended This Month:	\$275,281.95
Funds Expended To Date:	\$19,538,356.53
Progress:	25%
Monthly Update:	<p>All three consultations from DPNR have been received to move forward with the Bellevue Termite Treatment Project which now concludes the review</p> <p>JDC received five (5) bids for the RFP published in August. The evaluation team conducted a detailed review of each proposal, with particular focus on itemized costs under the Building Structure and System category—especially roof repairs and façade improvements, which are critical to the development. Contractors have been selected and notified.</p> <p>On September 3, 2025, JDC released the Bellevue-Calabash Boom Community Newsletter to tenants via Email; WhatsApp; Text message; and Printed copies during meetings with Tenant Specialists. The newsletter announces the engagement of leading Virgin Islands firms to transform the Bellevue and Calabash homeownership communities.</p> <p>Once final evaluation document is received from Environmental Manager, a NTP will be issued. Next month should see a 15% or renovation completed based on rehab draw provided by the developer on 9/15/2025.</p>
Performance Measures:	<p>Calabash Boom: 8 buildings completed for homeowner conversion</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</p> <p>12 Duplex Buildings in construction by 4/1/2025</p> <p>12 Duplex Buildings in construction by 7/1/2025</p> <p>12 Duplex Buildings in construction by 11/1/2025</p> <p><i>Dates are currently being updated.</i></p>

Tutu North Senior Housing Multifamily

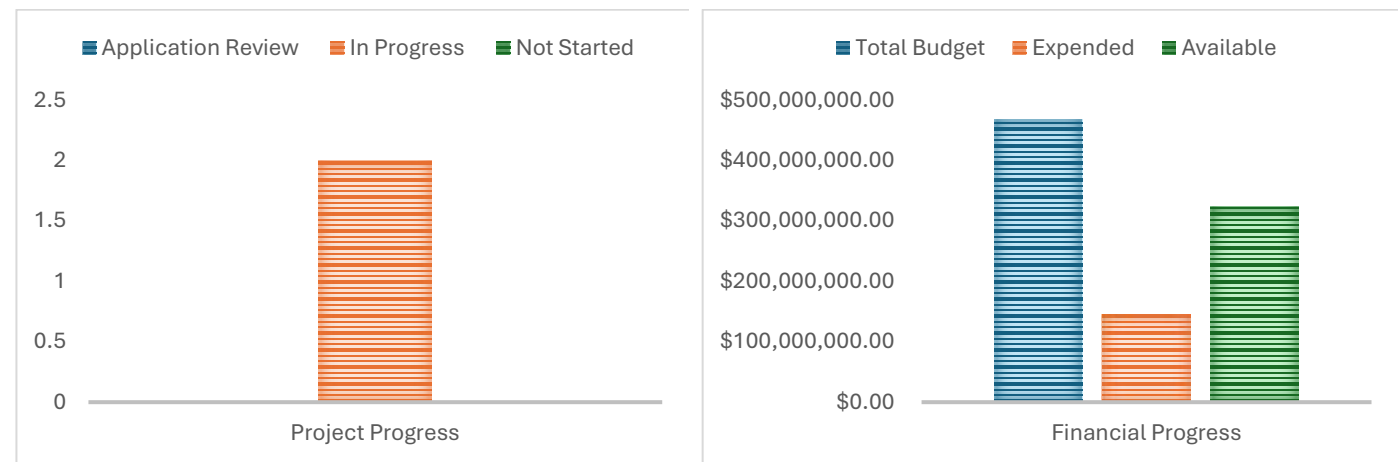
Status:	Application has now been moved to “On Hold” status
Project Description:	Rehabilitation of 60 affordable rental units on St. Thomas intended for seniors that are LMI households.
Period of Performance:	10/01/2025 to 10/31/2027
CDBG-MIT Funded Project Cost:	\$20,000,000.00
Funds Expended This Month: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

Monthly Update:	<p>The cost reasonableness analysis has been finalized. A formal letter outlining concerns regarding the high cost per square foot and financing expenses was submitted to VIHA.</p> <p>The cost memo for Tutu was issued on August 27, 2025. VIHA responded on August 28th, indicating they would prepare a formal reply and take the lead in coordinating a meeting to address the concerns. As of today, no meeting invitation or further response has been received.</p> <p>The applicant has requested a meeting with VIHFA Executive Leadership to discuss the Cost Reasonableness findings. The application has been formally placed on hold until the applicant responds to the 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)	\$3,994,354.48
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress: (%)	0
Monthly Update:	<p>The application has received the Chief Disaster Recovery Officer (CDRO) approval and has progressed to the Environmental Review stage. The Environmental Unit will complete its preliminary review of Mainstreet Homes, its scope, and property. As Mainstreet has requested to procure their own third-party vendor to complete their environmental review, VIHFA will be scheduling a meeting on October 8, 2025 with Environmental, Procurement, and Mainstreet Homes to ensure that the process aligns with VIHFA's requirements and runs smoothly.</p>

Infrastructure Dashboard



Project Progress Overview

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

Project	Project Cost	Project Progress	Status
Propane Supply Infrastructure	\$ 148,625,000.00	In Progress	Acquisition has been completed; project monitoring is now underway.
Veterans Drive Mitigation Project Phase 2	\$ 124,400,000.00	In Progress	The SRA has been executed, and the solicitation phase is now underway.
STX Anguilla Landfill Project	\$60,000,000.00	Application hold	The team is currently assessing the viability of the project.

Project	Project Cost	Expended to Date
Propane Supply Infrastructure	\$ 148,625,000.00	\$145,090,328.77
Veterans Drive Mitigation Project Phase 2	\$ 124,400,000.00	\$0.00
STX Anguilla Landfill Project- Phase 2	\$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:	\$0.00
Funds Expended To Date:	\$145,090,328.77
Progress:	% of Fuel Reserve 9.8% of project activity /Acquisition 100%-met
Monthly Update:	<p>The Program has collaborated with WAPA to address delays in reporting. WAPA has demonstrated an improved understanding of the reporting requirements and is now submitting reports in alignment with its current capacity. Reports covering the period from July 2024 through August 2025 were reviewed during working sessions. Two reports—July 2024 and August 2024—were finalized but not uploaded due to the need for director level ownership transfer. This transfer was completed last week, and the reports are expected to be submitted shortly.</p>
Performance Measures:	<ol style="list-style-type: none"> 1. 100% MSR's, 9% indicating 10 of 132 (entire period of performance) reports have been submitted to date 2. Operational Reports - Met 3. Maintain Fuel Reserve - Met

Veterans Drive Mitigation Project Phase 2

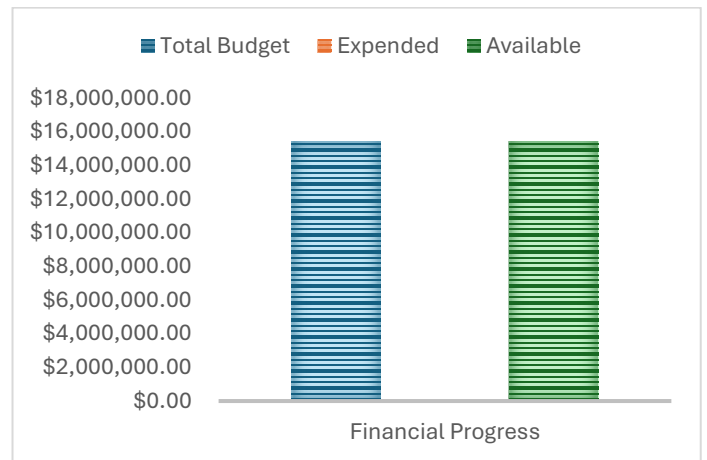
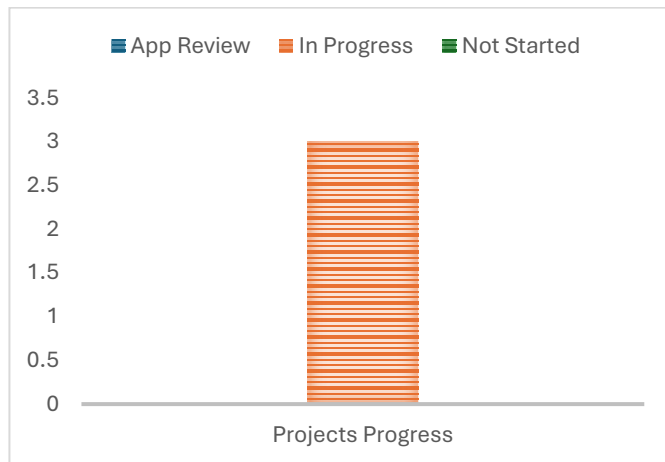
Status:	Project Approved- In Progress
Project Description:	<p>The Veterans Drive Mitigation Project Phase II is a covered project to increase resilience to disasters and reduce the long-term risk of loss of life, injury, damage to and loss of property, by providing: (1) Stormwater improvements that will 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%
Monthly Update:	<p>The Program has drafted an amendment to the existing subrecipient agreement to reset missed milestones related to the submittal of the Schedule A procurement package. The subrecipient is working in collaboration with Eastern Federal Lands to complete the package; however, submittal has been delayed. This procurement covers the implementation of construction activities. Although the accompanying Schedule A schematics plan was received on September 12, 2025, the final request for proposal remains pending.</p>

	<p>The Coastal Zone Management (CZM) permit has been extended, and the Department of Natural and Physical Resources (DNPR) has issued an official notice to DPW confirming the extension. DPW is also tracking the U.S. Army Corps of Engineers (USACE) permit and has shared its September 12, 2025, email emphasizing the urgency of the matter.</p> <p>Once the official statement from USACE and the solicitation package are received, the Program will advance the drafted subrecipient agreement to Leadership for review and approval.</p>
Performance Measures:	<p>Linear Feet of Improvement: Construction Pending</p> <p>% of Project Completed: 3%</p> <p>% of Expenditure: Not Started</p>

STX Anguilla Landfill Project- Phase 2

Status:	Application Submitted and Placed on Hold
CDBG-DR Funded Project Cost:	\$60,000,000.00
Update:	The team is currently evaluating the viability of the project. This assessment will help determine its feasibility and potential for success.

Public Services Dashboard (program being removed)



Project Progress Overview

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

Project	Project Cost	Status
The Children's Museum of St. Croix: Roots & Wings Enhancing Resilience of Children	\$1,821,627.00	Awaiting approval of Action Plan substantial amendment to move project to Public Facilities.
Governor Juan F. Luis Hospital & Medical Center: From Crisis to Opportunity	\$833,734.00	Awaiting approval of Action Plan substantial amendment to move project to Public Facilities.
St. Thomas East End Medical Center: STEEMC REACH USVI EXPANSION	\$4,081,075.00	Awaiting approval of Action Plan substantial amendment to move project to Public Facilities.

Project	Project Cost	Expended to Date
The Children's Museum of St. Croix: Roots & Wings Enhancing Resilience of Children	\$1,821,627.00	\$0
Governor Juan F. Luis Hospital & Medical Center: From Crisis to Opportunity	\$833,734.00	
St. Thomas East End Medical Center: STEEMC REACH USVI EXPANSION	\$4,081,075.00	

Monthly Update

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

Status: In Progress

Project Description:	To increase the resilience of children and families to disasters and protect the health and safety of residents during and after disasters.
Period of Performance:	
CDBG-DR Funded Project Cost:	\$1,821,627.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	Project moving to Public Facilities. Update to be reflected in SA 4.
Performance Measures:	TBD

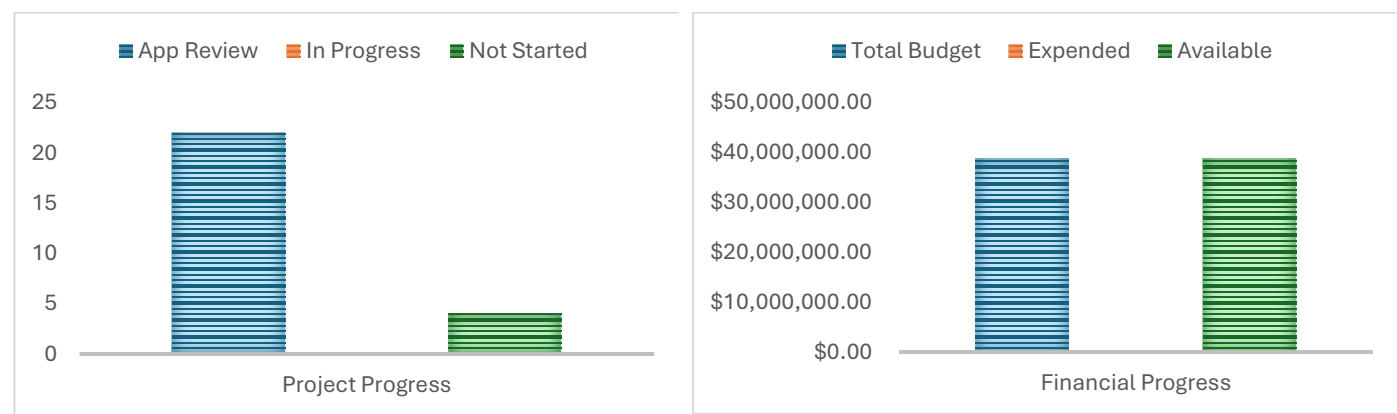
Governor Juan F Luis Hospital and Medical Center: From Crisis to Opportunity

Status:	In Progress
Project Description:	Purchase one fluoroscopy machine to be used as a primary diagnostic tool for emergency and routine procedures; thus, minimizing need for off island services.
Period of Performance:	
CDBG-DR Funded Project Cost:	\$833,734.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0-Application
Monthly Update:	Project moving to Public Facilities. Update to be reflected in SA 4.
Performance Measures:	TBD

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

Status:	In Progress
Project Description:	Provide increased access to healthcare services for individuals with no insurance or limited access to care.
Period of Performance:	
CDBG-DR Funded Project Cost:	\$4,081,075.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	Project moving to Public Facilities. Update to be reflected in SA 4.
Performance Measures:	TBD

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

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 27 selected projects. Currently, 23 projects are in environmental review, 23 approved applications, 1 project is 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. 2 project was 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:

Bunker Hill Hotel	
Status:	In Progress
Project Description:	Exterior hardening including weatherization painting, installation of storm windows and doors, warning alert systems, emergency power to include commercial standby diesel generator and installation of solar power system
Period of Performance:	April 1 st , 2025 – September 31 st , 2025. The project timeline to be updated upon favorable completion of environmental assessment, receipt of AUGF, and issuance of Notice to Proceed.
CDBG-DR Funded Project Cost:	\$200,000.00

Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	The applicant's project has been impacted by a court issued Temporary Restraining Order (TRO). The TRO suspends environmental services for selected applicants within and RFQ issued by VIHFA. The applicant is being notified by letter of the delay in environmental project services.
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 • Evaluate the current facility to support emergency shelter operations including providing temporary community shelter, food provisions and water

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:	The ER&R program and Legal Unit investigated as a potential conflict of interest employment with the applicant. The investigation determined a conflict of interest did not exist. On September 29 th , HerCare capacity assessment interview was conducted by the CDBG-DR/MIT Compliance and Monitoring Unit.
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 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:	<p>NTP issued for (Crisis Center solely). The solicitation period was completed, and the vendor (NorthShore Partners) was selected. The subrecipient has submitted for program staff for review, solicitation advertising cost, proof of payment, and proof of published media ads for reimbursement.</p> <p>The CDBG-DR/MIT Finance Unit has scheduled the online completion of St. Croix Women Coalition budget on EM Grants on or before September 30th. Once completed, the ER&R Program Staff and Finance Unit shall schedule an EM Grants technical assistance training on the following, vendor payment processing, communication with program staff within EM Grants, and record keeping documents within the system. The training is scheduled for early October 2025 with the applicant.</p>
Performance Measures:	<p>Key Performance Indicators for this project:</p> <ul style="list-style-type: none">• Solar lighting for added security of exterior building including clients and employees• 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:	A Phase 1 Environmental Site Assessment Testing is required for this project. On September 29 th , VIHFA issued a Request For Proposals (RFQ) for Environmental Services. Responses to the RFQ are due on October 29 th , 2025.
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:	<p>Royale Systems, LLC has completed the selection of project manager vendor. The project manager Tech Innovations has oversight of approved eligible project activities and responsible for meeting outlined project special conditions. A Request For Qualifications (RFQ) for architectural services has been extended due to unreasonable cost estimates. The new architectural RFQ dates are being updated and will also be published on VIHFA's website and other media platforms.</p> <p>The applicant has submitted for program review payment for emergency batteries, the reimbursement of RFQ advertising for project manager. The applicant is also in the process of procuring a vendor for construction of two prime standby generators.</p>
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 Telecommunications 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:	The applicant submitted a project application in both disaster recovery and mitigation programs. The scope of work in both program applications was deemed similar. Therefore, the project applications in disaster recovery and mitigation are being amended. The disaster recovery application scope of work should reflect the following; exterior hardening (weatherproofing), installation of windows and doors, and signage. The mitigation application will include emergency power. Both program applications should be completed before the end of October 2025.
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 5 th , 2025 – March 31 st , 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:	St. Thomas Galleon received local Historic Preservation project approval. The approved project requires a Phase I Environmental Site Assessment, Noise Abatement and Control, and Wetlands Protection testing. On

	September 29 th , VIHFA issued a Request For Proposals (RFQ) for Environmental Services. Responses to the RFQ are due on October 29 th , 2025.
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:	A RROF was transmitted to HUD on September 17 th , 2025. The ER&R program staff is awaiting HUD approval and issuance of an AUGF for VI Aqua Farm. The program staff has alerted the applicant regarding their project status and conducted an applicant preparation project meeting.
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:	VIHFA intends to procure environmental services for this project. On September 29 th , VIHFA issued a Request for Proposal (RFQ) for environmental services. The responses to the RFQ are due on October 29 th , 2025.
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
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:	A preliminary environmental assessment was conducted by the Environmental Unit. The Environmental Unit will determine the types of testing needed for this project.
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:	The ER&R program and Legal unit are in the process of submitting a drafted subrecipient agreement to Royal QOZBP, LLC. The drafted agreement outlines the requirements needed to achieve the National Objective of LMJ (retention and creation) and special project conditions. The drafted agreement will be submitted to applicant during week of October 6 th -10 th , 2025. The applicant will have one week to comment on the drafted subrecipient agreement.
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

	7. Performance Measure: Project Closeout & Occupancy <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 preliminary review of project. A site visit is scheduled for the month of October 2025. The Environmental Unit has informed the ER&R program project shall be part of a environmental services solicitation package.
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 4. Performance Measure: Purchase and Install a 60KW Generator <ul style="list-style-type: none"> ○ KPI: Reliable emergency power ○ Performance Value: 45% Overall Project Completion 5. Performance Measure: Disaster Recovery System (RoIP/VoIP) Installation

	<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
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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:	Lunmus Baptist project requires a Phase I Environmental Site Assessment, Federal Flood Risk Management Standard, Wetlands Protection testing. VIHFA issued a Request For Proposals (RFQ) for Environmental Services. Responses to the RFQ are due on October 29 th , 2025.
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

Oliver Hanley Farm

Status:	In Progress
Project Description:	Installation of fencing, water storage system foundation, and renewable energy system.

Period of Performance:	April 1 st , 2025 – August 31st, 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:	\$167,500.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	The applicant's project has been impacted by a court issued Temporary Restraining Order (TRO). The TRO suspends environmental services for selected applicants within and RFQ issued by VIHFA. The applicant is being notified by letter of the delay in environmental project services.
Performance Measures:	<p>Key Performance Indicators for this project include:</p> <ol style="list-style-type: none"> 1. Performance Measure: Foundation Construction <ul style="list-style-type: none"> ○ KPI: Construct elevated foundation for water storage system ○ Performance Value: 10% Project Completion 2. Performance Measure: Material Procurement <ul style="list-style-type: none"> ○ KPI: Purchase and shipment of solar panels, generator, batteries, fencing, and water tanks ○ Performance Value: 20% Project Completion 3. Performance Measure: Security Infrastructure <ul style="list-style-type: none"> ○ KPI: Install chain-linked fencing and security gate ○ Performance Value: 30% Project Completion 4. Performance Measure: Rainwater Storage System <ul style="list-style-type: none"> ○ KPI: Install trailer, connect roof to tanks, and enable potable water fill capability ○ Performance Value: 45% Project Completion 5. Performance Measure: Generator & Grid Integration <ul style="list-style-type: none"> ○ KPI: Install 15K generator with transfer switch and connect to government grid ○ Performance Value: 60% Project Completion 6. Performance Measure: Solar & Battery Installation <ul style="list-style-type: none"> ○ KPI: Install roof-mounted solar panels and back-up battery system ○ Performance Value: 80% Project Completion 7. Performance Measure: Structural Enhancements <ul style="list-style-type: none"> ○ KPI: Repair roof for solar panel support and improve food prep/customer service areas ○ Performance Value: 100% Project Completion

Rodriguez Auto Parts	
Status:	In Progress
Project Description:	Installation of solar energy as emergency power.
Period of Performance:	November 1 st , 2025 – July 15 th , 2026
CDBG-DR Funded Project Cost:	\$150,000.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	The applicant's project has been impacted by a court issued Temporary Restraining Order (TRO). The TRO suspends environmental services for selected applicants within and RFQ issued by VIHFA. The applicant is being notified by letter of the delay in environmental project services
Performance Measures:	<p>Key Performance Indicators for this project include:</p> <ol style="list-style-type: none"> 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: 20% Project Completion 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: 45% Project Completion Performance Measure: Power Systems Integration <ul style="list-style-type: none"> KPI: Install 15K generator with transfer switch and connect to grid; install solar panels and battery system Performance Value: 80% Project Completion Performance Measure: Structural Enhancements <ul style="list-style-type: none"> KPI: Repair roof for solar panel support and improve food prep/customer service areas Performance Value: 100% 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:	Environmental Unit is completing preliminary review of project. A site visit was conducted in August 2025. The Environmental Unit has informed the ER&R program project shall be part of an environmental services solicitation package.
Performance Measures:	<p>Key Performance Indicators for this project include:</p> <ol style="list-style-type: none"> 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 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 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

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:	Environmental Firm Tysam Tech completed Enironmental Review of applicant's project. The local Historic Preservation determined the site of the project has to be tested for historic remains. The Environmental Unit has informed the ER&R program that the project shall be part of an environmental services solicitation package.
Performance Measures:	<p>Key Performance Indicators for this project include:</p> <ol style="list-style-type: none"> Performance Measure: Land Acquisition & Site Preparation <ul style="list-style-type: none"> KPI: Acquire 60 acres and prepare site Performance Value: 15% Project Completion 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 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 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 Performance Measure: Technology & Accessibility Enhancements <ul style="list-style-type: none"> KPI: Install broadband infrastructure and ADA-compliant flooring Performance Value: 85% Project Completion Performance Measure: Payment & Processing Systems <ul style="list-style-type: none"> KPI: Install multiple payment-processing systems Performance Value: 90% Project Completion

	7. Performance Measure: Final Security Measures & Operational Readiness <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:	A preliminary environmental assessment will be done by the Environmental Unit. The review shall determine the type of environmental review is needed for the project. The Environmental Unit has informed the ER&R program that the project shall be part of an environmental services solicitation package.
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 ○ Performance Value: 60% Project Completion 3. Performance Measure: Phase 2: Final Installation <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:	The subrecipient agreement has not been executed. The Environmental Unit has requested an additional detailed scope of work for each of the seven commercial properties to be rehabilitated.
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• 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