



## CDBG- DR MONTHLY STATUS REPORT

AUGUST 2025

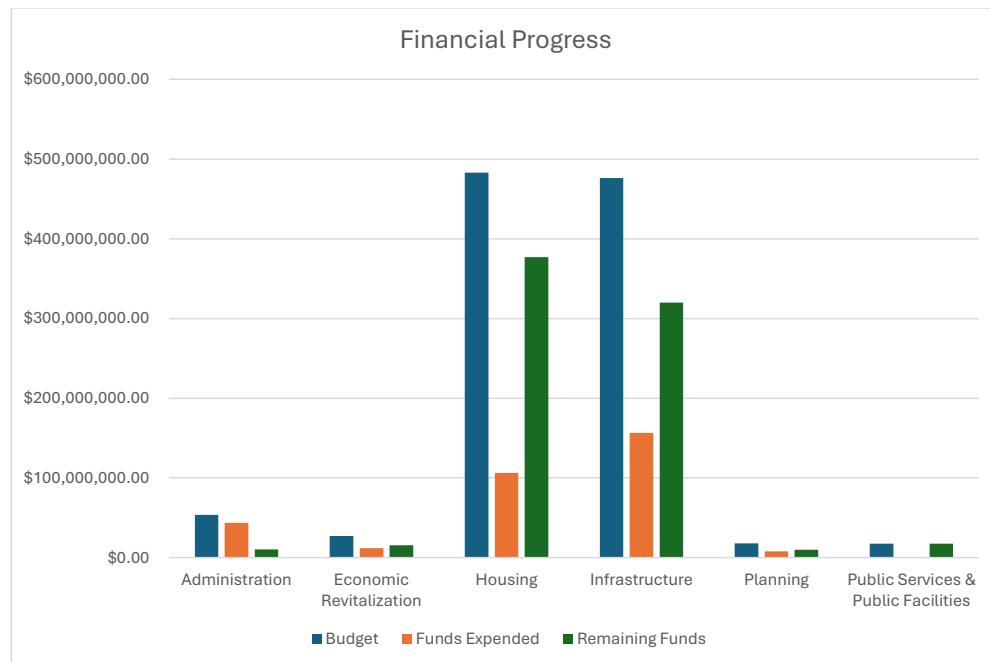
9/2/2025

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

VIHFA.GOV

## CDBG DR Expenditure Dashboard



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	\$53,774,490.00	\$44,084,786.52	\$9,689,703.48	82%
Economic Revitalization	\$27,129,892.55	\$11,722,699.71	\$15,407,192.84	43%
Housing	\$483,132,493.62	\$106,694,708.12	\$376,437,785.50	22%
Infrastructure	\$476,073,203.83	\$156,358,451.43	\$319,714,752.40	33%
Planning	\$18,000,000.00	\$7,990,124.16	\$10,009,875.84	44%
Public Services & Public Facilities	\$17,379,800.00	\$17,473.21	\$17,362,326.79	0%
<b>Total</b>	<b>\$1,075,489,880.00</b>	<b>\$326,868,243.15</b>	<b>\$748,621,636.85</b>	<b>30%</b>

## Housing Dashboard



### Project Progress Overview

Not Started	Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
	1			3	1	1

### Project Status Overview

Project	Project Cost	Current Progress	Status
Magen's Junction	\$3,815,000	Completed	Completed; Post Monitoring to commence August 2025
Walter IM Hodge	\$24,688,500	Closeout	Construction Complete; Project Closeout-reduced award by \$141,000 based on FEMA PA eligibility.
EnVIision-HRRP and RRRP	\$245,430,825	In Progress	Active Project- In Progress; 99 homes reported in construction; 40 RRRP homes in preconstruction preparatory phase.
Own-A-Lot, Build A Home (4)	\$10,900,000	In Progress	Active Project-In Progress.
Lovenlund Phase 2	\$25,990,563	In Progress	Active project; KPI's confirmed, amending SRA
D. Hamilton Jackson	\$47,220,000	In progress	Active project; Currently progressing through Phase1. Project is on schedule with milestones.
Donoe Redevelopment	\$86,670,000	Approved	VIHFA currently reviewing documentation for DOB analysis.
HFA Turnkey Homes (4 developments- Estate Fortuna, Estate Mount Pleasant, Queen Louise, Strand)	\$58,393,031	Various stages of progress	Mount Pleasant in implementation phase with amended application. Estate Fortuna in concurrent review.

### Financial Overview

Project	Project Cost	Expended to Date
Magen's Junction	\$3,815,000	\$3,560,894.68
Walter IM Hodge	\$24,688,500	\$20,691,851.20
EnVIision HRRP	\$195,046,728	\$50,098,784.98
Envision RRRP	\$30,076,819	\$5,990,436.20
Own-A-Lot, Build A Home (5)	\$10,900,000	
Lovenlund Phase 2	\$25,990,563	\$16,588,090.10
D. Hamilton Jackson	\$47,220,000	\$4,650.44 * (payment packages have been

		turned in. Drawdowns have not yet occurred)
Donoe Redevelopment	\$86,670,000	\$9,422,307.71
HFA Turnkey Homes (4 developments)	\$58,393,031	

## Monthly Update

### Projects Monthly Update:

#### Walter IM Hodge Revitalization

Status:	Close Out												
Project Description:	The revitalization consists of the interior and exterior rehabilitation of 248 existing vacant and occupied family apartments. There are 135 occupied units at Walter I. M. Hodge Pavilion. This project (also funded through additional sources, including FEMA PA/428 and 406, FEMA 404 and LIHTC) will include the interior rehabilitation of 248 units, the community center/management offices, as well as the exterior rehabilitation of the 20 residential buildings and ancillary community center/property office building, including new recreation amenities, a senior center (within two decommissioned residential units), site beautification and resiliency measures. The requested \$22.65 million in CDBG-DR funds will be used for non-hazardous abatement, unit rehabilitation, and associated overhead and profit, and soft costs.												
Period of Performance:	6/8/2022 to 10/01/2025												
CDBG-DR Funded Project Cost:	\$22,650,000												
Funds Expended This Month:	\$0												
Funds Expended To Date:	\$20,691,851												
Progress:	100% - Project is in close out.												
Monthly Update:	VIHFA submitted an application for local match to ODR. The application was reviewed by the housing program and submitted to ODR leadership for approval. VIHFA is currently awaiting transmittal for final approval. The monthly report for PAHD for July was submitted with no data. The CMU unit conducted the annual capacity assessment between 8/18-8/26. An Onsite Monitoring is scheduled for end of 3 <sup>rd</sup> quarter. Part of the focus will be on closeout compliance. 52% of National Objective goal.												
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> </tr> </thead> <tbody> <tr> <td>Ex. Homes in Construction</td> <td>2 homes in construction by 6/25</td> <td>1 home</td> </tr> <tr> <td>Units Completed</td> <td>20 buildings and community center in active construction by 4<sup>th</sup> Qtr. 2023 (248 Units)</td> <td>248 units construction completed</td> </tr> <tr> <td>Buildings Construction Complete</td> <td>20 buildings construction complete by November 2024</td> <td>20 buildings construction completed</td> </tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	Ex. Homes in Construction	2 homes in construction by 6/25	1 home	Units Completed	20 buildings and community center in active construction by 4 <sup>th</sup> Qtr. 2023 (248 Units)	248 units construction completed	Buildings Construction Complete	20 buildings construction complete by November 2024	20 buildings construction completed
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Ex. Homes in Construction	2 homes in construction by 6/25	1 home											
Units Completed	20 buildings and community center in active construction by 4 <sup>th</sup> Qtr. 2023 (248 Units)	248 units construction completed											
Buildings Construction Complete	20 buildings construction complete by November 2024	20 buildings construction completed											

LMI residents occupying units	248 LMI households occupying units	128 LMI households occupying units
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### Lovenlund Phase 2

Status:	In Progress															
Project Description:	Lovenlund Apartments - Phase 2 was developed as affordable rental housing utilizing the Federal Low Income Housing Tax Credit (LIHTC) program as the primary funding source. The property has now passed the end of the initial 15-year tax credit compliance period and was vulnerable to loss of affordability. The sale to Jackson Development provided an opportunity to preserve the long-term affordability of these properties and upgrade the physical plants to ensure quality and disaster resilience. New deed restrictions were placed upon the property extending rent and income restrictions for an additional 30 years in order to preserve long term affordability. Because Lovenlund - Phase 2 can be acquired at a cost significantly below new construction costs it is a very cost-effective method for preserving the long-term affordability of 96 rental units while also making capital improvements that maintain the quality and resiliency of this property for future generations. This project included acquisition, rehabilitation to the units, upgrade of energy efficient structure (generators, reverse water osmosis plant).															
Period of Performance:	12/23/2024 to 8/31/2026															
CDBG-DR Funded Project Cost:	\$25,990,563															
Funds Expended This Month:	\$152,093.79															
Funds Expended To Date:	\$16,588,090															
Progress:	64% Financial Progress / 2% Project Progress															
Monthly Update:	The RFQ for Lovenlund Phase 2 was completed and advertised to acquire eligible contractors. Responses to the RFQ will be used to complete the hard cost analysis, a pre-requisite for the developer to receive the second phase notice to proceed for renovations to begin by early September. Selected contractors will receive training on the LCP system before the rehabilitation phase commences. Tentative interior inspection scheduled for next month.															
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	60% completed by 8/15/2026	0
	85% completed by 11/15/2026	0
	100% completed by 1/15/2027	0
LMI (96 LMI households Occupying the units by September 2027)	Occupancy of 22 units every nine months until December 2026	0

#### D. Hamilton Jackson Housing Community Revitalization Project

Status:	In Progress												
Project Description:	4% LIHTC- The Project will consist of the interior and exterior rehabilitation of 56 existing apartments/7 residential buildings. The Project (also funded through additional sources, including FEMA PA/428 and 4% LIHTC) will also include new recreation amenities, including parking, site beautification and resiliency measures. The requested CDBG-DR funds will be used for abatement, unit rehabilitation, common areas, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary). 9% LIHTC - The Project will consist of the interior and exterior rehabilitation of 54 existing apartments (returning 50 residential units) / 7 residential buildings. The Project (also funded through additional sources, including 9% LIHTC) will also include the interior and exterior rehabilitation of the community center/management office, and ancillary maintenance facilities, including new recreation amenities, including parking, site beautification and resiliency measures. The requested CDBG-DR funds will be used for abatement, unit rehabilitation, common areas, community/management spaces, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary).												
Period of Performance:	12/16/2024 to 9/30/2027												
CDBG-DR Funded Project Cost:	\$47,220,000 (\$28,150,000.00 (4%) \$19,070,000.00 (9%))												
Funds Expended This Month:	\$496,500.00 (4%)												
Funds Expended To Date:	\$505,343.84 (4% and 9%)												
Progress:	1% Financial Progress / 5% Project Progress												
Monthly Update:	Headway is being made with Phase 1 activities. Buildings near completion for building 1, community center, and maintenance. They are experiencing setbacks with supplies not readily available.												
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National Objective	106 LMI Beneficiaries occupy rehabbed units	No occupancy reported - buildings are still in active rehab phase.											

### Own A Lot, Build A Home

Status:	In Progress
Project Description:	The Own A Lot Build A Home program is designed to assist first time homebuyers with the construction of their first home on property that they own. Eligible activities under this program include the installation of infrastructure, grading, installation of utilities, land preparation, and the construction of homes in mixed-income communities. Estimated 40 homes.
Period of Performance:	
CDBG-DR Funded Project Cost:	\$10,900,000
Funds Expended This Month:	\$300.00
Funds Expended To Date:	\$300.00
Progress:	2% Project Progress
Monthly Update:	All environmental reviews, including VIHFA's adoption of the USDA's environmental review for one applicant have been completed. All environmental files have been shared with ODR through EM Grants. Final Tier II reports for the remaining 4 applicants have been completed and approved. Reports have been turned over to ODR for applicants to finalize the application process with private lenders. Applicants being funded through Banco Popular are having their files updated with the final environmental report and will be moving towards closing. The one applicant funded through USDA has not progressed although their initial environmental was adopted due to the local office has been undergoing staffing transitions. Files from the VI are being reviewed by the Florida office. After funding is obligated, the office will notify us and then move towards closing with the local closing attorney.
Performance Measures:	20 homes in active construction by 1/1/25- <i>(This has not been met as the banks have additional questions regarding qualifications.)</i> 20 homes completed by 12/1/2025 <i>(Not on track to meet this deadline.)</i> 20 Homes completed by 6/30/2026

### Donoe Redevelopment

Status:	Approved
Project Description:	The Donoe Redevelopment Project, which will be located at the Estate Donoe site, consists of the new construction of 84 walk-up apartments. These will include 44 one-bedroom units sized at 681 square feet, 24 two-bedroom units sized at 1013 square feet, and 16 three-bedroom units sized at 1187 square feet. There will also be an onsite community building. The proposed community will be comprised of 14 buildings, with 6 apartments per building varying from three to five stories. A remediation plan for asbestos and lead contamination for buildings demolished between 2002-2003 will be implemented during the construction phase of the project. The proposed construction is primarily funded by CDBG-DR, and LIHTC Programs. CDBG-DR funding will be financing architectural design administrative (DEP), VIHA staff salaries, Civil Engineering, geotechnical surveys, hydrology surveys, environmental and zoning permits, market study, consulting fees, tax credit allocation fees, tax credit application fees, lender fees, insurance fees, general development costs and construction costs; FEMA will account

	for construction costs and Low Income Housing Tax Credit funds will cover developer fees and construction. Sixty (60) of the eighty-four replacement housing units will be set aside for households earning up to 30% AMI and the remaining twenty-four (24) units of the project will be affordable to households earning up to 60% of Area Median Income thereby serving 100% low-or very low-income individuals and families. Budget includes activity delivery for the grantee.
Period of Performance:	09/08/2020- 6/30/2026 ---Currently amended application in review. Extension to 2027 requested
CDBG-DR Funded Project Cost:	\$80,729,958.00
Funds Expended This Month:	\$0
Funds Expended To Date:	\$6,660,269.89
Progress:	0%
Monthly Update:	Work has resumed on property with no current delays. A site visit was conducted on 8/13/2025; a site visit is scheduled for 9/4/2025. Construction Progress: Buildings 1 – 3: Poured up to the 3 <sup>rd</sup> level slab Building 4: Installing level 1 walls Building 10 – 12: Excavation for footings in progress Building 1 – 4 retainer walls: retainer wall between buildings 1 – 2 and 3 – 4 is complete, Buildings 2 – 3 is partially complete (new) Compliance team members participated in the monthly requisition review and progress meeting with Penrose regarding the Donoe Housing Redevelopment Project. Risk: Current storm drain for retainer wall between 3 – 4 will need to reroute Next steps: Infrastructure for utilities buildout will start in September. Ongoing site inspections. Potential bottlenecks/Dependencies: While the project has been approved, the program is tasked with closely monitoring potential DOB's. These reviews will be conducted extensively to avoid issues. Subrecipient reporting is lacking content and context.
Performance Measures:	7 Buildings in active construction by April 2025. (Not met.)

#### **HFA Turnkey Homes**

Status:	Project Start Up
Project Description:	These include Mount Pleasant (15), Estate Fortuna (20), Queen Louise Revitalization Town homes (32); Strand (TBD)
Period of Performance:	TBD
CDBG-DR Funded Project Cost:	\$58,393,031
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	All projects, with the exception of Mt. Pleasant, are currently in the pre-award design phase and have not yet received approval.
Monthly Update:	<i>Estate Mount Pleasant- Inter-Agency Agreement (IAA)has been drafted and sent to Housing Dir. for review and approval. Amended application was</i>

	<p>completed and the application was returned to the applicant for submitting additional documentation required to complete the review for approval. Next steps: Completion of IFB for construction to start. Approval of amended application.</p> <p><i>Estate Fortuna</i>- Is in final Application Review. The team met with the EPA poc to address EPA compliance issues. The Environmental manager disseminating next steps to clear the EPA violation on the property and revised the Preliminary Environmental Review due to budget changes. Once application approved, environmental review will begin.</p> <p>Performance Measures: 42 Single Family Homes- Not started</p>																				
<b>EnVision Homeowner (HRRP)</b>																					
Status:	In Progress																				
Project Description:	The reconstruction and/or rehabilitation of an estimated 494 single family homes damaged from the 2017 Hurricanes Irma and Maria.																				
Period of Performance:	10/1/2019 - 9/30/2026																				
CDBG-DR Funded Project Cost:	\$195,046,728.00																				
Funds Expended This Month:	\$258,037.25																				
Funds Expended To Date:	50,098,784.98																				
Progress:	25%																				
Monthly Update:	ODR provided June 2025 report and is outstanding for July and August 2025.																				
	Site Visits were completed for the following homes St. Thomas																				
	<ul style="list-style-type: none"> <li>• HRRP -01388 @75%</li> <li>• HRRP- 00292@ 50%</li> <li>• HRRP- 00885 @ 100%</li> <li>• HRRP-00015 @100%</li> </ul>																				
	<p>Currently, we are updating and implementing an improved process. The goal is to develop process for monitoring the Envision Program/ perform site inspection. VI-HRR-00015; which was a complaint has been completed. A final walkthrough was conducted on August 19, 2025, at the 148-130 Anna's Retreat property location.</p>																				
Performance Measures:	<table border="1"> <thead> <tr> <th data-bbox="322 1421 790 1455">Envision HRRP</th><th data-bbox="790 1421 838 1455">Data</th></tr> </thead> <tbody> <tr> <td data-bbox="322 1455 790 1489">Homes closed due to DOB findings</td><td data-bbox="790 1455 838 1489">160</td></tr> <tr> <td data-bbox="322 1489 790 1522">Homes with Grant Engineering</td><td data-bbox="790 1489 838 1522">4</td></tr> <tr> <td data-bbox="322 1522 790 1556">Homes pending Tier II approvals</td><td data-bbox="790 1522 838 1556">105</td></tr> <tr> <td data-bbox="322 1556 790 1590">Completed Grant Agreements</td><td data-bbox="790 1556 838 1590">0</td></tr> <tr> <td data-bbox="322 1590 790 1623">Homes in Solicitation</td><td data-bbox="790 1590 838 1623">41</td></tr> <tr> <td data-bbox="322 1623 790 1657">Completed Pre-Cons for the month</td><td data-bbox="790 1623 838 1657">0</td></tr> <tr> <td data-bbox="322 1657 790 1691">Homes in Active Construction</td><td data-bbox="790 1657 838 1691">105</td></tr> <tr> <td data-bbox="322 1691 790 1724">0-25% Complete</td><td data-bbox="790 1691 838 1724">30</td></tr> <tr> <td data-bbox="322 1724 790 1758">26-50% Complete</td><td data-bbox="790 1724 838 1758">28</td></tr> </tbody> </table>	Envision HRRP	Data	Homes closed due to DOB findings	160	Homes with Grant Engineering	4	Homes pending Tier II approvals	105	Completed Grant Agreements	0	Homes in Solicitation	41	Completed Pre-Cons for the month	0	Homes in Active Construction	105	0-25% Complete	30	26-50% Complete	28
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Homes in Active Construction	105																				
0-25% Complete	30																				
26-50% Complete	28																				

51-75% Complete	18
Pending Final Closeout	<b>29</b>
Homes Completed	<b>4</b>

Project	Status (i.e.,on track)	Upcoming Deliverables/Items
VI-HRR-00015	In-Construction	97%
VI-HRR-00016	In-Construction	35%
VI-HRR-00024	In-Construction	89%
VI-HRR-00028	On Hold	4%
VI-HRR-00031	In-Construction	68%
VI-HRR-00052	In-Construction	16%
VI-HRR-00056	In-Construction	48%
VI-HRR-00057	In-Construction	47%
VI-HRR-00080	In-Construction	22%
VI-HRR-00081	In-Construction	96%
VI-HRR-00084	On Hold	0%
VI-HRR-00100	In-Construction	52%
VI-HRR-00125	In-Construction	27%
VI-HRR-00137	In-Construction	7%
VI-HRR-00267	In-Construction	0%
VI-HRR-00496	In-Construction	0%
VI-HRR-00146	In-Construction	95%
VI-HRR-00157	In-Construction	100%
VI-HRR-00158	On Hold	21%
VI-HRR-00190	In-Construction	0%
VI-HRR-00195	On Hold	0%
VI-HRR-00227	In-Construction	100%
VI-HRR-00229	In-Construction	97%
VI-HRR-00391	In-Construction	15%
VI-HRR-00246	In-Construction	41%
VI-HRR-00250	In-Construction	24%
VI-HRR-00273	In-Construction	72%
VI-HRR-00293	In-Construction	95%
VI-HRR-00318	In-Construction	46%
VI-HRR-00324	In-Construction	95%

VI-HRR-00365	On Hold	0%
VI-HRR-00385	In-Construction	35%
VI-HRR-00392	In-Construction	60%
VI-HRR-00397	In-Construction	55%
VI-HRR-00398	In-Construction	100%
VI-HRR-00400	In-Construction	42%
VI-HRR-00420	In-Construction	39%
VI-HRR-00441	In-Construction	34%
VI-HRR-00514	In-Construction	23%
VI-HRR-00517	In-Construction	64%
VI-HRR-00518	In-Construction	27%
VI-HRR-00584	In-Construction	26%
VI-HRR-00604	In-Construction	34%
VI-HRR-00605	On Hold	9%
VI-HRR-00612	In-Construction	95%
VI-HRR-00641	In-Construction	100%
VI-HRR-00687	In-Construction	89%
VI-HRR-00723	In-Construction	54%
VI-HRR-00734	In-Construction	31%
VI-HRR-00739	In-Construction	32%
VI-HRR-01170	In-Construction	47%
VI-HRR-00816	In-Construction	61%
VI-HRR-00824	In-Construction	79%
VI-HRR-00848	In-Construction	26%
VI-HRR-00885	In-Construction	91%
VI-HRR-00895	In-Construction	97%
VI-HRR-00952	In-Construction	100%
VI-HRR-00963	On Hold	0%
VI-HRR-00977	In-Construction	89%
VI-HRR-00980	In-Construction	71%
VI-HRR-00998	In-Construction	0%
VI-HRR-01001	In-Construction	28%
VI-HRR-01009	In-Construction	83%
VI-HRR-01018	In-Construction	23%
VI-HRR-01825	In-Construction	98%
VI-HRR-01049	In-Construction	62%
VI-HRR-01102	In-Construction	25%
VI-HRR-01113	In-Construction	51%

VI-HRR-01132	In-Construction	51%
VI-HRR-01138	In-Construction	0%
VI-HRR-01159	In-Construction	100%
VI-HRR-01160	In-Construction	85%
VI-HRR-01173	In-Construction	26%
VI-HRR-01174	In-Construction	52%
VI-HRR-01212	In-Construction	68%
VI-HRR-01388	In-Construction	66%
VI-HRR-01390	In-Construction	91%
VI-HRR-01418	In-Construction	98%
VI-HRR-01428	In-Construction	23%
VI-HRR-01476	In-Construction	40%
VI-HRR-01479	In-Construction	30%
VI-HRR-01695	In-Construction	28%
VI-HRR-01730	In-Construction	70%
VI-HRR-01779	In-Construction	22%
VI-HRR-01799	On Hold	0%
VI-HRR-01842	In-Construction	69%
VI-HRR-02065	In-Construction	100%
VI-HRR-01843	In-Construction	90%
VI-HRR-01856	In-Construction	45%
VI-HRR-01871	In-Construction	92%
VI-HRR-01872	In-Construction	100%
VI-HRR-01930	In-Construction	14%
VI-HRR-01999	In-Construction	100%
VI-HRR-02008	In-Construction	33%
VI-HRR-02107	In-Construction	38%
VI-HRR-00292	In-Construction	47%
VI-HRR-00417	In-Construction	0%
VI-HRR-01078	In-Construction	17%
VI-HRR-01450	In-Construction	3%
VI-HRR-01521	In-Construction	13%
VI-HRR-00237	In-Construction	72%
VI-HRR-01166	In-Construction	23%

VI-HRR-00861	In-Construction	26%
VI-HRR-02077	In-Construction	7%
VI-HRR-02103	In-Construction	15%

#### EnVision Homeowner (RRRP)

Status:	In Progress																										
Project Description:	Reconstruct and/or rehabilitation of over 80 LMI rental housing damaged from the 2017 Hurricanes (Irma and Maria).																										
Period of Performance:	7/1/2019 – 12/31/2025																										
CDBG-DR Funded Project Cost:	\$30,076,819																										
Funds Expended This Month:	\$1,825.94																										
Funds Expended To Date:	5,990,436.20																										
Progress:	5%																										
Monthly Update:	ODR provided June 2025 report and is outstanding for July and August 2025. Data remains unchanged.																										
Performance Measures:	<table border="1"> <thead> <tr> <th>Envision RRRP</th> <th>Data</th> </tr> </thead> <tbody> <tr> <td>Homes closed due to DOB findings</td> <td>2</td> </tr> <tr> <td>Homes with Grant Engineering</td> <td>2</td> </tr> <tr> <td>Homes pending Tier II approvals</td> <td>11</td> </tr> <tr> <td>Completed Loan Agreements</td> <td>0</td> </tr> <tr> <td>Rental Homes in Solicitation</td> <td>0</td> </tr> <tr> <td>Completed Pre-Cons for the month</td> <td>0</td> </tr> <tr> <td>Rental Homes in Active Construction</td> <td>0</td> </tr> <tr> <td>0 - 25% Complete</td> <td>0</td> </tr> <tr> <td>26 - 50% Complete</td> <td>0</td> </tr> <tr> <td>51 - 75% Complete</td> <td>0</td> </tr> <tr> <td>Pending Final Closeout</td> <td>0</td> </tr> <tr> <td>Homes Completed</td> <td>0</td> </tr> </tbody> </table>	Envision RRRP	Data	Homes closed due to DOB findings	2	Homes with Grant Engineering	2	Homes pending Tier II approvals	11	Completed Loan Agreements	0	Rental Homes in Solicitation	0	Completed Pre-Cons for the month	0	Rental Homes in Active Construction	0	0 - 25% Complete	0	26 - 50% Complete	0	51 - 75% Complete	0	Pending Final Closeout	0	Homes Completed	0
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Homes Completed	0																										



## Infrastructure Dashboard



### Project Status Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
1	4	0	4	1	0

Project	Project Cost	Status
Randolph Harley Power Generation	\$88,359,74	In closeout-pending waiver approval, punch list items, and remediation efforts
Street Addressing Initiative	\$2,238,406	In Progress
Donoe and Tanks 3 &4 Tank Stabilization	\$3,388,979	The project has been denied due to a Duplication of Benefit determination. An official termination letter has been submitted.
Convenience Centers STX	\$11,147,688	Active Project-In Progress-Design activities commenced
Convenience Centers STT		Environmental Review Phase
Susannaberg & Bournefield	\$10,539,500	Environmental Review Phase
Anguilla Landfill	\$50,969,383	Amended Application Review

### Financial Overview

Project	Project Cost	Expended to Date
Randolph Harley Power Generation	\$88,359,748	\$78,513,509
Street Addressing Initiative	\$5,006,147.22	\$1,303,939.32
Donoe and Tanks 3 &4 Tank Stabilization	\$3,388,979- Removed	\$
Convenience Centers STX	\$11,147,688	\$0
Convenience Centers STT		\$0
Susannaberg & Bournefield	\$10,539,500	\$0
Anguilla Landfill	\$50,969,383	\$0

## Monthly Update

### Randolph Harley Power Generation

Status:	The project is currently in the closeout phase. The amended application for a project scope change, requesting a budget line revision between the cost categories for project management and remediation, has been assessed by the program and is now in concurrent review. A waiver for the change order that was carried out without a NEPA reevaluation is currently under review and being prepared for final submission to HUD.
Project Description:	The RHPP New Generation Project involves installing conventional, proven technology with a power generating capacity of 36-40 megawatts (MW) in incremental blocks of no more than 10 MW. These new generators will have dual fuel capabilities, enabling them to operate on both Liquified Propane Gas (LPG) or Liquified Natural Gas (LNG) as the primary fuel source, and #2 Distillate Fuel Oil (diesel) as the secondary fuel supply. The dual fuel capability allows for more flexible operations during LPG or LNG interruptions.
Period of Performance:	07/19/19 to 09/30/2026
CDBG-DR Funded Project Cost:	\$88,359,748.00 ( <i>With ADC</i> )
Funds Expended This Month:	\$7,484.35
Funds Expended To Date:	\$78,513,509.04
Progress:	95%
Monthly Update:	The Project Scope Change is currently in concurrent review. To complete the NEPA re-evaluation, WAPA must provide the Notice to Proceed (NTP) along with copies of the drill permit related to the remediation activities. The HUD Waiver letter has been shared with leadership for final review prior to submission. The remaining punch list items and other program requirements are ongoing.
Performance Measures:	100% commissioning commercial use of the 4 Wartsila Units and Battery Energy Storage System (BESS) by June 2025- <i>Completed/Met</i>

### Street Addressing Initiative

Status:	In Progress
Project Description:	The Territory-Wide Street Addressing Initiative (hereinafter "SAI") aims to establish a comprehensive street addressing system adhering to the following national and local standards: <ul style="list-style-type: none"> <li>• Federal Geographic Data Committee's United States Thoroughfare, Landmark, and Postal Address Data Standard; Standard: FGDC-STD-016-2011</li> <li>• United States Postal Service Publication 28, Postal Addressing Standards</li> <li>• Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), 2009</li> <li>• Virgin Islands Code, Title 1, Section 91(b)</li> <li>• USVI Street Addressing Initiative Strategic Implementation Plan for Addressing</li> </ul>
Period of Performance:	03/02/2021 to 9/30/2026

CDBG-DR Funded Project Cost:	\$5,006,147.22
Funds Expended This Month:	\$1783.31
Funds Expended To Date:	\$1,303,939.32
Progress:	33%
Monthly Update:	ODR is working toward compliance by addressing their SRA with LGO. On August 20, 2025, the infrastructure program conducted a technical assistance session with ODR to address deficiencies in longstanding payment reimbursement requests.
Performance Measures:	<p>(1) Completion of MARS by Qtr. 1 2025- Not met Overall completions MARS with name road only 97% -STJ, 60% STT and 60% STX</p> <p>(2) Complete Street Sign Installations by March 2026 – ongoing</p> <ul style="list-style-type: none"> <li>• STJ 2<sup>nd</sup> Qtr. 2024- Not met</li> <li>• STT 4<sup>th</sup> Qtr. 2025 – ongoing</li> <li>• STX 2<sup>nd</sup> Qtr. 2026-ongoing</li> </ul> <p>Only the federal highways- 28% of the intersections territory wide are complete</p>

#### **Donoe and Tanks 3 &4 Tank Stabilization**

Status:	DENIED / CANCELLED
Project Description:	Investigation and design of water tanks slope geotechnical properties, et al; stabilize vertical hillside to maintain connection of the water distribution system and preventing flooding of surrounding area including RHPP.
Period of Performance:	03/02/2021 to 9/30/2026
CDBG-DR Funded Project Cost:	\$0
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	0%
Monthly Update:	We received the DOB Identification Letter; Project cancelled. This will be removed in the upcoming substantial amendment.
Performance Measures:	N/A

#### **Convenience Centers and Sussanaberg & Bournefield**

Status:	STX- In Progress STT- Environmental STJ (Sussanaberg & Bournefield)- Environmental
Project Description:	The activity reconstructs and rebuilds the waste management convenience centers for waste disposal for the residents of the territory. This activity includes. STX: Mon Bijou Convenience Center; Concordia Convenience Center; Cotton Valley Convenience Center

	STT: Smith Bay Convenience Center, Red Hook and Bournefield Convenience Center STJ: Susannaberg Transfer Station
Period of Performance:	10/1/2022-09/01/2025
CDBG-DR Funded Project Cost:	\$21,687,188.00
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	5%
Monthly Update:	<p>VIWMA continues to collaborate with the contractor throughout the design phase by reviewing and providing feedback on project drawings. Concurrently, VIWMA is gathering the necessary information to support the completion of permit applications for the three St. Croix sites.</p> <p>The Bournefield, Susannaberg, Red Hook, and Smith Bay sites are currently undergoing environmental review.</p>
Performance Measures:	<p>4 convenience centers in active construction by end of 1<sup>st</sup> Qtr.2024-not met</p> <p>3 convenience centers in active construction by 2025-</p> <p>1 convenience centers in active construction by 2026-</p>

#### Anguilla Landfill

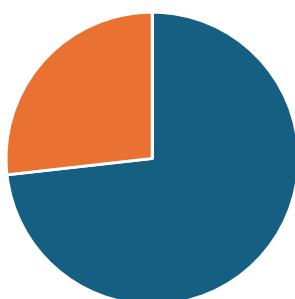
Status:	Application Review
Project Description:	<p>The proposed project will construct a Partial Final Closure System on the northeast corner of the existing slopes of Anguilla Landfill.</p> <p>This project will serve as Phase 1 of the US EPA Region 2 approved Closure Turf© Final Closure System on a section of the northern slope, part of which faces Henry E. Rohlsen Airport. Initiating the Final Closure is crucial for obtaining cooperation from the FAA to continue disposal operations at Anguilla Landfill for St. Croix, until a new landfill site can be permitted and developed to accept waste.</p>
Period of Performance:	TBD 9/30/2026
CDBG-DR Funded Project Cost:	\$50,969,383
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	0%
Monthly Update:	The application review process has resumed. VIWMA will now evaluate the fringe benefits portion of the budget, following initial review by the VIHFA Finance Director.

Performance Measures:	TBD
<b>Local Match Infrastructure Program-UN and LMI</b>	
Status:	In Progress
Project Description:	<b>Funding of the non-federal match of the Federal Emergency Management Agency (FEMA) disaster assistance to the territory.</b>
Period of Performance:	TBD 9/30/2026
CDBG-DR Funded Project Cost:	\$179,678,097
Funds Expended This Month:	\$13,035.48
Funds Expended To Date:	\$7,287,136.40
Progress:	0%
Monthly Update:	Applications are currently undergoing concurrent review and require status updates from internal teams. The review process for payment requests varies depending on the submitter. We are awaiting subrecipient agreements from ODR in order to revise the existing roles between ODR and the sub-awardee. Continued follow-up is necessary to establish a clear and consistent application review process for the concurrent review team.
Performance Measures:	TBD

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

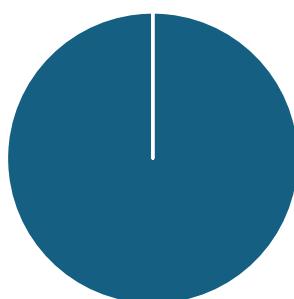
## Public Services Dashboard

Project Progress



■ Application ■ In Progress ■ Closeout

Financial Progress



■ Obligated ■ Spent

### Project Status Overview

## Financial Overview

Project	Project Cost	Expended to Date
Liberty Place	\$1,090,000	
Project Promise- Removed	0	\$0
Meeting the Needs of the Community	\$280,248	

## Monthly Update

Project	Project Cost	Status
Liberty Place	\$1,090,000	In Progress
Project Promise	\$0	Project removed
Meeting the Needs of the Community	\$280,248	In Progress

### Liberty Place

Status:	In Progress
Project Description:	Services to individuals and families experiencing homelessness.
Period of Performance:	12/01/2024 to 08/01/2025
CDBG-DR Funded Project Cost:	\$1,090,000
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	30%
Monthly Update:	Issued non-compliance (June 24, 2025) noting failure of Subrecipient to complete required deliverables (pay requests, corrected monthly reports and executed agreements) yielded the submittal of pay requests numbers 1-10 for review and processing. On average, pay request packages (1-2 and 3-10) were returned to the Subrecipient four times to address calculation inaccuracies, improper document redaction, and

missing documentation. Pay requests 1-2 have been approved for payment pending receipt of funds, while requests 3-10 have completed program review and are awaiting Finance review and processing.

To support project progress and ensure compliance, the Project Manager has initiated weekly meetings with the Subrecipient to provide technical assistance and facilitate the timely submission of all required deliverables.

A second Notice of Non-Compliance was issued on June 24, 2025, noting failure by Subrecipient to complete required deliverables and setting a deadline of July 10, 2025, for submission of all payment requests, corrected monthly reports and executed Subrecipient/Awardee Agreements. The Subrecipient failed to provide the required deliverables.

The Awardee has provided notification to the Grantee and HUD that services will be suspended due to lack of funding.

Review of submitted narratives provide some insight into Awardee efforts, with the Grantee gleaning that outreach has resulted in seven enrollments in the last reporting period with clients being assisted to complete applications for housing, complete applications for Supplemental Nutrition Assistance Program, complete applications for Medicaid, facilitated two clients movement into living quarters, and provision of bus passes to clients to facilitate attendance to required appointments. The Awardee also reported participation in community events and communication with local housing providers to consult on housing application processes.

VIHFA Project Manager reviewed submitted reports, payment requests, and amended applications to assess services provided, beneficiaries served, and substantiation of payment requests. Formal feedback and recommendations for corrections were provided to ODR.

#### Bottle Necks/Delays:

- Awardee has commenced implementation of project activities but has formally indicated a cessation of services due to lack of payment starting July 1, 2025.
- The subrecipient has failed to submit corrected payment requests to process payments to Awardee.

#### Performance Measures:

Performance Measure	KPI	Monthly Performance Value
Serve 90 LMI		Outreach - 54
April 2025		New enrollments: 5 Housed: 1
May 2025		New enrollments: 11 Housed: unknown
June 2025		New enrollments: 7 Housed: 2

#### Meeting the Needs of Our Community

Status:	In Progress
Project Description:	Provide counseling and support services to individuals experiencing post-traumatic stress post Storms
Period of Performance:	12/01/2024 to 08/01/2025
CDBG-DR Funded Project Cost:	\$280,248.00
Funds Expended This Month:	0.00

Funds Expended To Date:	0.00															
Progress:	20%															
Monthly Update:	<p>Issued non-compliance (June 24, 2025) noting failure of Subrecipient to complete required deliverables (pay requests, corrected monthly reports, amended applications and executed agreements). Although a pay request was submitted on June 16, 2025, it was returned because it lacked supporting documentation and has not been resubmitted to date.</p> <p>On July 21, 2025, the Subrecipient provided an executed SRA that lists July 31, 2025, as the project completion date. Additionally, the Subrecipient's request on behalf of the Awardee to amend the application to reduce the number of beneficiaries served was denied. Currently, issues related to reported beneficiaries, unresolved pay requests, and reporting requirements continue to be discussed during regularly scheduled weekly meetings with the Subrecipient.</p>															
Performance Measures:  **No data provided.	<table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> </tr> </thead> <tbody> <tr> <td>Serve 50 LMI</td> <td>38 outreached monthly</td> <td>Outreach - 22</td> </tr> <tr> <td>April 2025</td> <td></td> <td>Counseling - 2</td> </tr> <tr> <td>May 2025</td> <td></td> <td>Counseling - 0</td> </tr> <tr> <td>June 2025</td> <td></td> <td>Counseling - 0</td> </tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	Serve 50 LMI	38 outreached monthly	Outreach - 22	April 2025		Counseling - 2	May 2025		Counseling - 0	June 2025		Counseling - 0
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Serve 50 LMI	38 outreached monthly	Outreach - 22														
April 2025		Counseling - 2														
May 2025		Counseling - 0														
June 2025		Counseling - 0														

## Public Facilities: Supportive Housing

Project	Project Cost	Expended to Date
*St. Croix Foundation	\$1,291,536	\$0
*Salvation Army Virgin Islands	\$4,268,825	
Caribbean Centers for Boys and Girls	\$218,000	
Catholic Charities – Bethlehem Shelter	\$436,000	
*Catholic Charities – Rita Schuster Shelter	\$353,460	
St. Croix Animal Welfare	\$5,885,000	
*Lutheran Social Services	\$9,288,450	

### Narrative:

\*Four amended applications were uploaded to EmGrants between June 30 and July 13, 2025. Program reviews and comments, including requests for supporting documentation, were requested. Awaiting responses from the Subrecipient to finalize program and concurrent review. Projects have requested additional DR funding due to increased construction costs.

**Commented [AH1]:** Narrative regarding SCAWC was removed is there a reason why

### Environmental Review Summary:

St. Croix Foundation: Environmental Review is still ongoing.

Salvation Army Virgin Islands: Endangered Species, Historic Preservation, and Explosive and Flammable Hazards consultations completed and returned by DPNR. Part 58 (EA) has been drafted; awaiting the following tests: Lead, Asbestos, Noise, 8-Step Wetlands. Procurement packages for these tests will be built by the end of July 2025/beginning of August 2025. (July update: no change)

Caribbean Centers for Boys & Girls (Market Street Wall): Site visit conducted on April 14, 2025. Part 58 (CEST) has been drafted; awaiting the following tests: Phase I ESA and Noise Assessment.

Procurement packages for these tests will be built by the end of July 2025/beginning of August 2025. (July update: no change)

Catholic Charities - Bethlehem Shelter: Site visit conducted on April 14, 2025. Part 58 (EA) has been drafted; awaiting the following tests: Noise Assessment, Lead, and Asbestos. Procurement packages for these tests will be built by the end of July 2025/beginning of August 2025. (July update: no change)

Catholic Charities - Rita Schuster Shelter: Preliminary environmental review completed; all maps and corresponding document pulled. Explosive and Flammable Hazards consultation completed and returned by DPNR. Site visit conducted on April 15, 2025. Part 58 drafted; awaiting the following tests: Lead, Asbestos, Phase I ESA, and Noise Assessment. Procurement packages for these tests will be built by the end of July 2025/beginning of August 2025. (July update: no change)

### Economic Revitalization:

Application Review Phase			
Capacity Assessment Phase	2	On Hold	0
Environmental Review Phase	4	Project Closeout	0
Subrecipient Agreement Execution Phase	1	Project Complete	0
Application Review Phase	8	In Progress	1

Project(s): Dr- Neighborhood Revitalization	Project Cost	Status
Sunset Restore	\$129,114	In Progress: concurrent review
Rodgers Properties	\$89,716	
Grace Gospel Chapel Façade Project	\$27,591	
Wesley Methodist Church: New Outlook	\$80,400	
Trinity Remediation Project	\$85,040	
Rockmart Inventory and Display Refrigeration	\$101,322	
Peany's Project	\$125,529	
Building Professional Workforce Development	\$4,503,800	
Expended to Date		
\$0.00		

#### Narrative:

The Neighborhood Revitalization Program currently has eight projects at various stages of review. Progress has been affected by the length of the review and approval processes conducted by ODR. NMR, LLC has an executed SRA, and project advancement is contingent upon fulfilling environmental requirements. The Rockmart Inventory and Display Refrigeration project is awaiting further action, following multiple discussions between VIHFA and ODR regarding inventory. A memo was uploaded and shared with ODR, indicating that the applicant needs to provide evidence of unmet business sustainability needs due to inventory losses from the 2017 storms. Capacity assessments have been completed for six of the eight projects, and a summary of the environmental assessment for these projects is provided below.

- NMR, LLC: CEST completed, ERR edits completed and pending final review

- Rockmart Inventory and Display: CEST completed (Exempt), awaiting ODR decision and amendment to project application.
- Wesley Methodist – New Outlook: CEST and consultation completed, and pending completion of testing.
- Peany's Place, Inc.: CEST completed (Exempt)

Workforce Development program, ODR has completed a review and revision of the program policy. Project application was submitted by the Department of Labor and is pending ODR program review and advancement to VIHFA for approval.

Official Denial letter was sent for an ineligible expense for Rockmart. Subrecipient was advised to remove the ineligible expense and update the application to reflect the removal.