



**VIHFA**  
VIRGIN ISLANDS  
Housing Finance Authority

## **CDBG- DR MONTHLY STATUS REPORT**

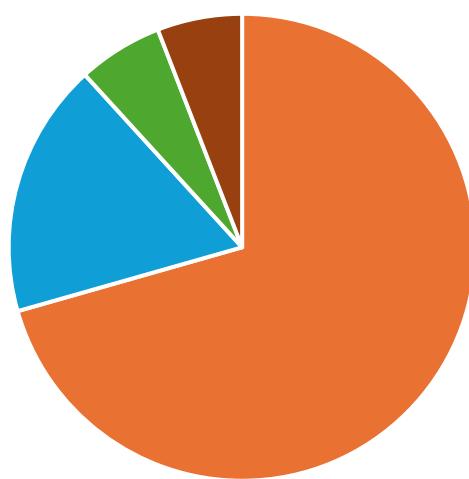
**FEBRUARY 2025**  
**2/28/2025**

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

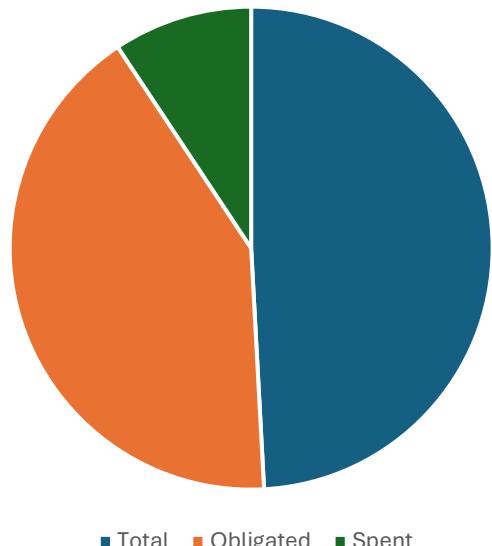
RECOVERY & RESILIENCE DIVISION

# Housing Dashboard

Projects Progress



Financial Progress



■ Application Review ■ In Progress ■ Closeout ■ Completed

■ Total ■ Obligated ■ Spent

## Project Progress Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
8	4	0	3	1	1

## Project Status Overview

Project	Project Cost	Status
Magen's Junction	\$3,815,000	Completed
Walter IM Hodge	\$24,688,500	Construction Complete; Project Closeout
EnVIision-HRRP and RRRP	\$245,430,825	Active Project- In Progress
Own-A-Lot, Build A Home (5)	\$10,900,000	Active Project-In Progress; Applicants applying to banks
Lovenlund Phase 2	\$25,990,563	Active project; construction planning in progress
D. Hamilton Jackson	\$47,220,000	Active project; construction planning in progress
Donoe Redevelopment	\$86,670,000	Amended Application review in progress
HFA Turnkey Homes (4 developments)	\$58,393,031	In Application phase, awaiting 30% design completion

## Financial Overview

Project	Project Cost	Expended to Date
Magen's Junction	\$3,815,000	\$3,555,474.80
Walter IM Hodge	\$24,688,500	\$20,656,230.44
EnVIision	\$245,430,825	\$50,243,680.70
Own-A-Lot, Build A Home (5)	\$10,900,000	
Lovenlund Phase 2	\$25,990,563	\$16,435,996.31
D. Hamilton Jackson	\$47,220,000	
Donoe Redevelopment	\$86,670,000	\$9,134,177.00
HFA Turnkey Homes (4 developments)	\$58,393,031	

## Projects Monthly Update:

### Walter IM Hodge Revitalization

Status:	In Progress
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:	\$24,688,500
Funds Expended This Month:	\$0
Funds Expended To Date:	\$20,477,121.75
Progress:	95%
Monthly Update:	The Walter IM Hodge Revitalization Project has completed construction. A grand opening occurred in December. Currently, the project is in project closeout status. However, HFA has issued a deficiency notice as, they were outstanding for Section 3 Reports, Certified Weekly Payroll Reports, and Monthly Reports from June 2024 to December 2024. We also requested the rent rolls as well as national objective verification documentation to ensure the national objective will be met. On February 4, 2025, they submitted the delinquent documentation. The VIHFA Labor Compliance Specialist and program staff are currently reviewing the documentation. The VI ODR Staff as well as the VIHFA staff are currently working together for the documentation needed for project closeout. We have a goal closeout date of 3/31/2025 so that it is reflected in the April 2025 QPR.
Performance Measures:	248 units - Met 20 Buildings - Met

### 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:	\$0
Funds Expended To Date:	\$16,435,996.31
Progress:	25% based on acquisition
Monthly Update:	Acquisition in the amount of \$16,435,996.31 occurred in January 2025. This month the JDC team and our Housing project managers began working on the program plan and engaged in discussion on the program planning, program income, and ownership questions. Construction is expected to begin April 2025. A payment request has been submitted for the month of February.
Performance Measures:	96 units completed. The SRA does not have well defined performance measures. VIHFA is engaging VIODR to update agreement to have defined performance measures and milestones.

#### **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 11/30/2026
CDBG-DR Funded Project Cost:	\$47,220,000
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	2% -Mobilization
Monthly Update:	<ul style="list-style-type: none"> <li>Phase 1 has been handed over to JBC, but they will not claim receipt of Buildings 4 and 13 until all abandoned vehicles are removed.</li> </ul>

	<ul style="list-style-type: none"> <li>VIHA's current challenge involves removing abandoned cars from the property. JBC will not begin work until the area is cleared to ensure construction is not impacted and tenant safety is maintained. Cost Control is working to resolve this, and all cars from Building 3 were cleared as of February 25, 2025.</li> <li>VIHA has issued 48-hour removal notices for vehicles, with the cost of towing charged to the owners.</li> <li>MDG sent a tenant relocation notice on February 24, 2025. However, there is an issue with one tenant who is refusing to move due to an eviction court order. Her relocation is on hold pending the finalization of her eviction proceedings, which have been repeatedly rescheduled.</li> </ul> <p><b>Permitting and Progress:</b></p> <ul style="list-style-type: none"> <li>JBC has received the following permits: Building Permit, Temporary Electrical Permit, Electrical Permit, Plumbing Permit, and Waste Stream Permit (verbal approval, physical copy expected in a couple of weeks).</li> <li>Cistern draining is ongoing, with some cisterns still full.</li> <li>JBC has started purchasing materials, including kitchen cabinets and countertops, which are expected to arrive within six weeks.</li> <li>Discussions are ongoing regarding the selection of exterior paint and colors for countertops and cabinets.</li> <li>VIHA is awaiting an amended Subrecipient Agreement (SRA) to reflect the corrected project end date of December 2026.</li> <li>Demolition is currently limited to the pump house, and DPW is addressing drainage system issues on West Street.</li> </ul> <p>VIHA has several key upcoming events critical to the success of the D. Hamilton Jackson project. These include the Kickoff meeting on March 7th, 2025, an on-site payment request walkthrough on March 12th, and the Groundbreaking ceremony on March 14th. All responsible parties will collaborate during these events to ensure the project's success.</p>
Performance Measures:	Nothing met/reported this month as project is in mobilization.

## 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:	\$0
Funds Expended To Date:	\$0
Progress:	In Progress- Homes attempting bank loan qualification.
Monthly Update:	The program currently has 5 applicants that are seeking loan qualification with our participating banks: Banco Popular and First Bank. Banks have also asked for clarification on the affordability period as well as income

	limits. VIHFA currently providing technical assistance and researching local and federal law for required affordability period.
Performance Measures:	20 homes in active construction by 1/1/25- this has not been met as the banks have additional questions regarding qualifications. 20 homes completed by 12/1/2025 20 Homes completed by 6/30/2026

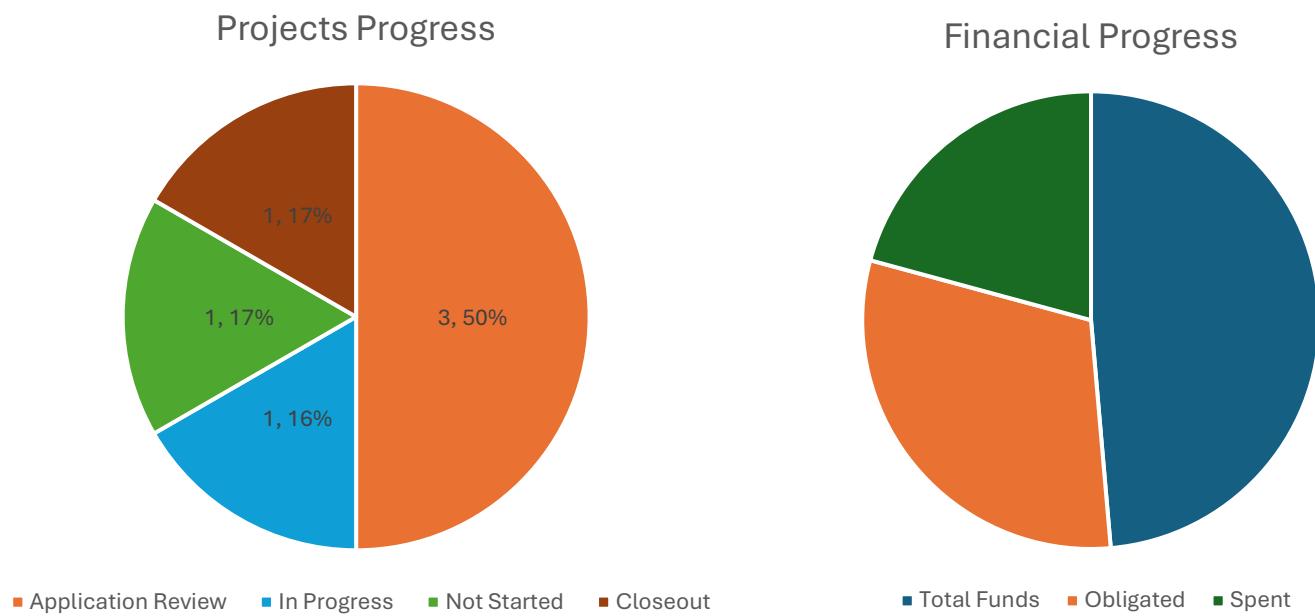
## Donoe Redevelopment

Status:	In Progress- Amended Application in Review
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:	\$10,9000,000- However, they are now requesting project cost to \$86,670,000
Funds Expended This Month:	\$0
Funds Expended To Date:	\$9,135,177
Progress:	Currently in mobilization mode. Amended application submitted
Monthly Update:	VIHA has submitted an amended application requesting additional funds as costs has increased. VIHFA has reviewed application and sent the application back with a request for more information on :Cost reasonableness, DOB Analysis, ownership clarifications, environmental review clarification.
Performance Measures:	14 Buildings in active construction by end of 2024 (7 buildings by April 2025 and 7 buildings by July 2025) 84 Units completed by end of 2026 (4 buildings every quarter ending 2 <sup>nd</sup> qtr. 2026 This is being revisited based on pause in project due to litigation.

## HFA Turnkey Homes

Status:	30% Design- Application Phase
Project Description:	These include Mount Pleasant (15), Estate Fortuna (20), Queen Louise Revitalization Town homes (32)
Period of Performance:	
CDBG-DR Funded Project Cost:	\$58,393,031
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	Not Started
Monthly Update:	All projects except for Mount Pleasant are in 30% design phase. Mount Pleasant is currently working on a RFP for a construction contractor.
Performance Measures:	N/A

# Infrastructure Dashboard



Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
3	2	0	1	1	0

## Project Status Overview

Project	Project Cost	Status
Randolph Harley Power Generation	\$88,359,74	Project Closeout
Street Addressing Initiative	\$2,238,406	In Progress; 33%
Donoe and Tanks 3 &4 Tank Stabilization	\$3,388,979	Project Hold; DOB identified
Convenience Centers STX	\$11,147,688	Active Project-In Progress; Contract Execution/NTP
Convenience Centers STT		Non-Substantial being drafted to delete language
Susannaberg & Bournefield	\$10,539,500	Environmental Review Phase
Anguilla Landfill	\$50,969,383	Amended Application review in progress

## Financial Overview

Project	Project Cost	Expended to Date
Randolph Harley Power Generation	\$105,548,595	\$77,572,541.25
Street Addressing Initiative	\$2,238,406	\$845,252.09
Donoe and Tanks 3 &4 Tank Stabilization	\$3,388,979	\$0
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:	Closeout Phase; Amended application being requested to be submitted. Waiver will be needed.
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:	\$105,548,595
Funds Expended This Month:	\$6,423,690.41
Funds Expended To Date:	\$77,572,541.25
Progress:	90%
Monthly Update:	100% of the units have been commissioning commercial use. However, all units are down for maintenance. 1 unit requires repair. Based on the 2nd amendment, an environmental re-evaluation was required. This has been completed, however, WAPA is currently in environmental non-compliance. WAPA owes the VIHFA environmental team their remediation plan and permits. Additionally, based upon 2nd amendment pending, the team and VIODR are discussing items in the application that may fall under operations and maintenance. A waiver is being drafted.
Performance Measures:	100% commissioning commercial use by June 2025- Completed/Met

### Street Addressing Initiative

Status:	In Progress
Project Description:	<p>The Territory-Wide Street Addressing Initiative (hereinafter "SAI") aims to establish a comprehensive street addressing system adhering to the following national and local standards:</p> <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 (2,238,406 Activity) (\$2,767,741.22- Planning, working on this in DRGR)
Funds Expended This Month:	\$0
Funds Expended To Date:	\$845,252.09
Progress:	33% St. John has the most progress
Monthly Update:	The St. John signage installation has been completed. The STT installation has been delayed in identifying a contractor within budget.
Performance Measures:	Completion of Mars Addressing system 1st quarter 2025- In progress Completion of signage installation: STJ 2 <sup>nd</sup> Qtr. 2024- Met STT 4 <sup>th</sup> Qtr. 2025 - In progress, seeking contract STX 2 <sup>nd</sup> Qtr. 2026-

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

Status:	On Hold- DOB Identified
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:	\$\$3,388,979
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	0%
Monthly Update:	This project will not be approved as there is a DOB that the VIHFA has identified due to the FEMA Prudent Replacement Award given to WAPA. VIHFA is awaiting documentation from WAPA and ODR to cancel this application and project.
Performance Measures:	N/A

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

Status:	STX- In Progress STT- On Hold, Non-substantial needed STJ (Susannaberg & 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 and Red Hook Convenience Center STJ: Susannaberg Transfer Station and Bournefield Convenience Center
Period of Performance:	10/1/2022-09/01/2025
CDBG-DR Funded Project Cost:	\$\$3,388,979

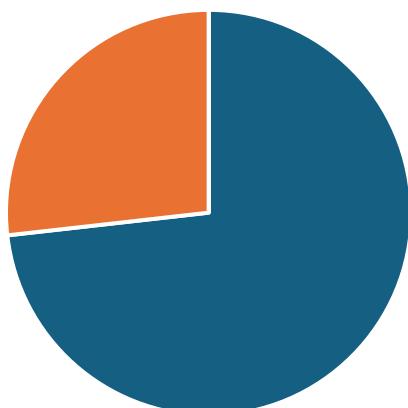
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	0%
Monthly Update:	<p>STX: final stages of contract execution-revised cost analysis submitted to procurement on 02/25/25.</p> <p>STJ: Bournefield and Susannaberg are in environmental. The SRA is currently being drafted.</p> <p>STT:VIWMA requested to reinstate Smith Bay after they initially requested to removed, language was said in action plan but budget and allocation was never removed. The team is currently working on a non-substantial with goal completion by March 07, 2025. Red Hook environmental to resume. WMA is handling their own environmental.</p>
Performance Measures:	N/A

### **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:	
CDBG-DR Funded Project Cost:	\$50,969,383
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	0%
Monthly Update:	This project is in the application review final stage. Application approval and environmental phase in March.
Performance Measures:	N/A

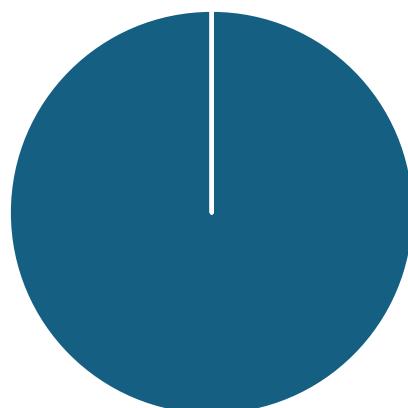
# Public Services Dashboard

Project Progress



■ Application ■ In Progress ■ Closeout

Financial Progress



■ Obligated ■ Spent

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

## Project Status Overview

Project	Project Cost	Status
Liberty Place	\$1,090,000	In Progress
Project Promise	\$103,550	In Progress
Meeting the Needs of the Community	\$280,248	In Progress

## Financial Overview

Project	Project Cost	Expended to Date
Liberty Place	\$1,090,000	
Project Promise	\$103,550	\$0
Meeting the Needs of the Community	\$280,248	

## Monthly Update

### 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:	0.00
Funds Expended To Date:	0.00

Progress:	30%
Monthly Update:	To date this project has served 33 beneficiaries. They have submitted for payment reimbursement in the month of February. VIHFA will be providing TA on reporting.
Performance Measures:	90 Beneficiaries 38 Per quarter starting 4th quarter 2024. – 33 served to date.

### 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
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	20%
Monthly Update:	To date 19 beneficiaries have been served. The subrecipient has submitted their first pay request in February.
Performance Measures:	90 Beneficiaries 38 Per quarter starting 4th quarter 2024. – 19 served to date.

### Project Promise

Status:	In Progress
Project Description:	Comprehensive afterschool, support program for at-risk youths ages 10-18
Period of Performance:	12/01/2024 to 08/01/2025
CDBG-DR Funded Project Cost:	\$103,550
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	2%
Monthly Update:	To date 4 beneficiaries have been served. The subrecipient has submitted their first pay request in February.
Performance Measures:	200 Beneficiaries 50 Per quarter starting 4th quarter 2024. – 4 served to date.

### Public Facilities: Supportive Housing

All projects are currently undergoing an environmental review. Estimated completion May 2025

No Funds Expended to Date

### Economic Revitalization:

1. Neighborhood Revitalization: 3 projects currently being reviewed for eligibility
2. Small Business Assistance Grant: No Selections
3. Small Business Technical Assistance Grant: No Selections