



## CDBG- DR MONTHLY STATUS REPORT

**JULY 2025**  
7/31/2025

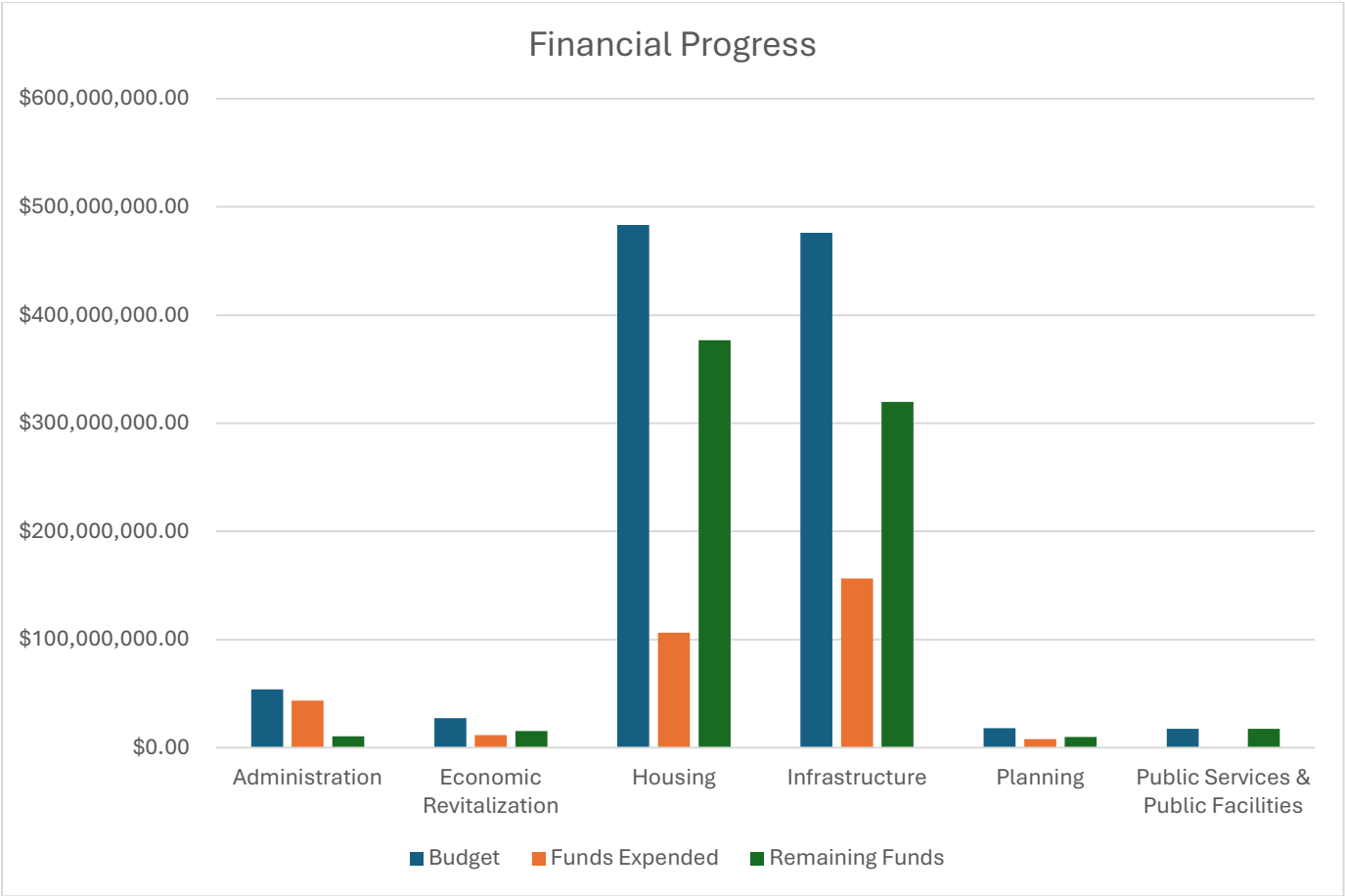
VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

VIHFA.GOV

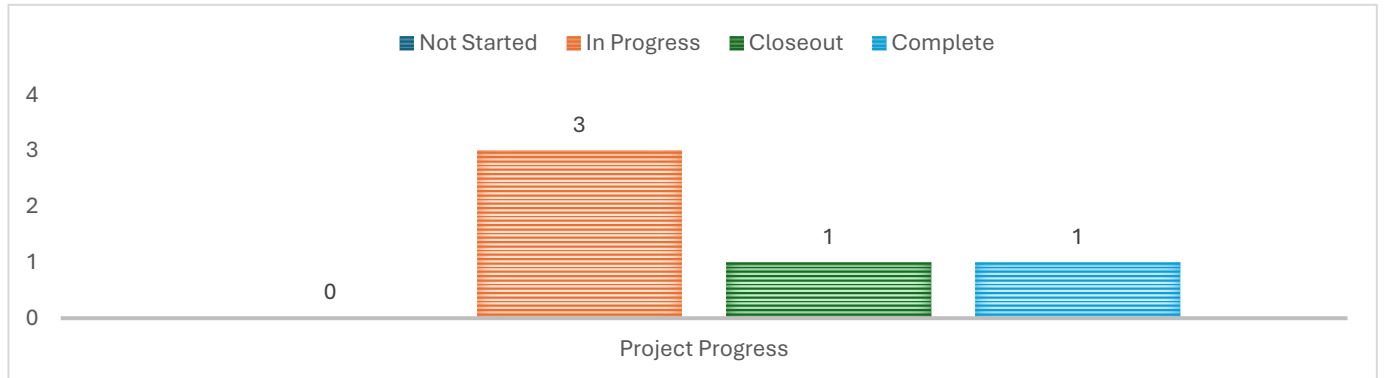
# CDBG DR Expenditure Dashboard

Expenditures as of June 25, 2025



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%
Total	\$1,075,489,880.00	\$326,868,243.15	\$ 748,621,636.85	30%

# 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.
EnVIsion-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; 2 applicants with environmental reviews pending.
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
EnVIsion 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:	\$12,248.61											
Funds Expended To Date:	\$20,691,851											
Progress:	100% - Project is in close out.											
Monthly Update:	<p>Project Closeout is ongoing; Overall, 95% of the documents needed to facilitate the closeout of the project have been received from the VIHA. ODR has received 128 LMI files from VIHA, bringing the project's National Objective to 51%.</p> <p>A request was made by VIHA to reallocate a portion of the remaining CDBG-DR funds in the amount of \$141,502.15 to FEMA 428/406 HMP. The reallocation request has been approved by VIHFA Leadership, and an approval letter has been forwarded to ODR. Subsequently, VIHFA is reducing the project by that amount to ensure no DOB occurs.</p> <p>An Onsite Monitoring is scheduled for end of 3<sup>rd</sup> quarter. Part of the focus will be on closeout compliance.</p>											
Performance Measures:	<table><tr><th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th></tr><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></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		
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
	LMI residents occupying units	248 LMI households occupying units	128 LMI households occupying units

## 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 / 1% Project Progress
Monthly Update:	<p>A meeting was held on July 7th with JDC Development to discuss if the scope of work will be changed. After further discussion with HUD environmental, VIHFA has decided to move forward with the proposed limited road repair work at Lovenlund apartments. The addition of roadwork (even if limited) and termite remediation (even if just one unit) would fall under "...adding new activities [funded by HUD] not anticipated in the original scope of the project" (24 CFR Part 58.47(a)(1)) and thus require, at least, a re-evaluation. Per VIHFA Environmental, the re-evaluation process is intended to be relatively straightforward and not time intensive assuming there are no unforeseen complications.</p> <p>It was also shared that at this time, limited roadwork (especially roadwork that does not change the original structures in size or capacity of more than 20 percent) keeps the review at a CEST (Categorical Exclusion Subject to) per 24 CFR Part 58.35(a)(1).</p> <p>As a result of the shared common spaces at Lovenlund Apartments, including the community center, pool, pump house and other spaces, the funding source for the Lovenlund Common Areas RFP will be shared by both CDBG-DR and Mitigation Programs. Lovenlund Common Areas RFP was released to</p>

	<p>contractors on July 15, 2025, the pre-bid meeting and site walk through is scheduled for July 29, 2025 at the Lovenlund Community Center. Work on Lovenlund Phase 1 RFP is ongoing; it is scheduled to be released to contractors on July 23, 2025 and the pre-bid meeting is scheduled for early August, at the Lovenlund Community Center.</p> <p>Lastly, Draw #2 for Lovenlund was successfully paid on 7/14/2025 via ACH.</p>		
Performance Measures:	<b>Performance Measure</b>	<b>KPI</b>	<b>Monthly Performance Value</b>
	<i>Ex. Homes in Construction</i>	<i>2 homes in construction by 6/25</i>	<i>1 home</i>
	Active Construction (8 Buildings in active construction by 1 <sup>st</sup> Qtr. 2026)	4 buildings in construction by 10/31/2025	0
		4 bldgs. in construction by 1/31/2026	0
	Rehabilitation complete (8 Buildings/96 Units)	30% Completed by 4/15/2026	0
		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:	<p>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 used for abatement, unit rehabilitation, common areas, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary).</p> <p>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 used for abatement, unit rehabilitation, common areas, community/management spaces, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary).</p>
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:	<p>The Subrecipient submitted pay request #2 for 4% LIHTC to ODR which combines multiple AIAs and the initial pay application for 9% LIHTC consisting of multiple AIAs. Both submissions were returned to the Subrecipient (VIHA) due to lack of supporting documentation. Section 3 reports were submitted to ODR in May 2025 covering the months of February 2025 to May 2025 for RAD4 and RAD9. The reports were submitted to VIHFA by ODR on their June 2025 monthly report. The report was returned to ODR for correction due to the use of the wrong income limits and year. ODR was given a deadline of July 31, 2025, to discuss the incorrect reporting with VIHA and resubmittal of Section 3 reports to VIHFA.</p> <p>A request was sent to ODR on July 18, 2025, to schedule a touchpoint meeting to discuss reporting, timely turnaround and submittal of project documents and pay request to VIHFA. Pending ODR’s response. Next step: A tentative meeting placeholder will be sent to ODR with an agenda by July 25, 2025, scheduling the meeting for the first week of August 2025. The meeting invitation will be finalized once a response is received.</p> <p>Phase 1 Construction activities: Phase 1 of the project, includes buildings 1-4 (9% LIHTC), Buildings 13 and 14 (4% LIHTC), Community Center and a new maintenance building, are in progress and on track. A site visit was conducted on July 9, 2025, by VIHFA Program and Compliance teams.</p> <p>Buildings 60%-70% - Building 1, Community Center and Maintenance Buildings 45%-59% - Budlings 2 and 3</p> <p>Buildings less than 45% - Building 4</p> <p>Demolition and abatement of buildings 13 and 14 is in progress.</p>														
Performance Measures:	<table><tr><th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th></tr><tr><td>Active Construction</td><td>14 Buildings in Active Construction by Q4 2025</td><td>6 Buildings in Active Construction</td></tr><tr><td>Active Construction</td><td>4 Buildings completed every quarter until September 2026</td><td>6 Buildings (44 Units), Community Ctr and Maintenance buildings in active construction.</td></tr><tr><td>National Objective</td><td>106 LMI Beneficiaries occupy rehabbed units</td><td>No occupancy reported – buildings are still in active rehab phase.</td></tr></table>	Performance Measure	KPI	Monthly Performance Value	Active Construction	14 Buildings in Active Construction by Q4 2025	6 Buildings in Active Construction	Active Construction	4 Buildings completed every quarter until September 2026	6 Buildings (44 Units), Community Ctr and Maintenance buildings in active construction.	National Objective	106 LMI Beneficiaries occupy rehabbed units	No occupancy reported – buildings are still in active rehab phase.		
Performance Measure	KPI	Monthly Performance Value													
Active Construction	14 Buildings in Active Construction by Q4 2025	6 Buildings in Active Construction													
Active Construction	4 Buildings completed every quarter until September 2026	6 Buildings (44 Units), Community Ctr and Maintenance buildings in active construction.													
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:	Environmental reviews for 2 applicants have been reviewed and approved. Approved environmental reports have been uploaded to EmGrants and submitted to ODR. Upon further review due to a HUD finding with the EnVIsion program, environmental approval for 3 of the applicants has been delayed due to Tier I conditions and has been sent to DPNR for further consultation. A request was entered with DPNR to expedite the request for final approval. DPNR has approved the consultations via email correspondence. VIHFA environmental manager has requested a written letter to add to the project file for final approval by 7/25/2025.
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:	VIHFA continues to conduct an analysis of the project budget due to potential DOB and cost reasonableness. It has taken some time to substantiate the information provided by the application in lieu of the White Paper review, as thorough validation processes are ongoing. We continue to work diligently toward verifying and confirming the details.
Performance Measures:	7 Buildings in active construction by April 2025. <i>(Not met.)</i>

### 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-</i> The project is currently under review to assess funding and alignment. The review is necessary due to the lapse of time and previous failed attempts to secure bids. The applicant is expected to confirm the finalized project plans and provide any additional information needed to reinstate the project goals. Once these steps are completed, we will be able to proceed with the next phases of the project. <i>Estate Fortuna-</i> Is in Application Review
Performance Measures:	42 Single Family Homes- Not started

### EnVision Homeowner (HRRP)

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:	While ODR updated their data to reflect homes progress; they did not update the narrative section of their report. Notification will be sent	
Performance Measures:	<b>Envision HRRP</b>	<b>Data</b>
	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
	51-75% Complete	18
	Pending Final Closeout	29
	Homes Completed	4

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%

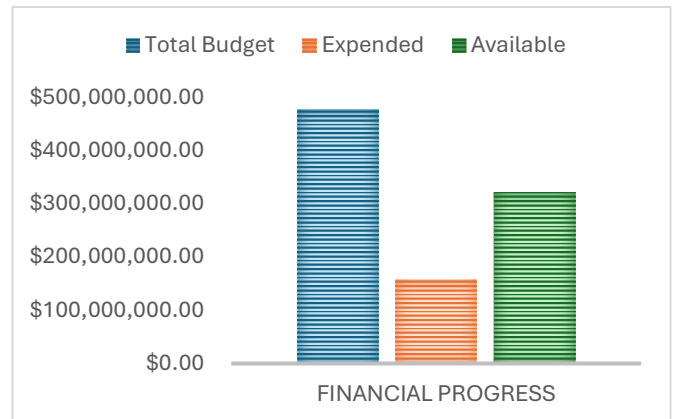
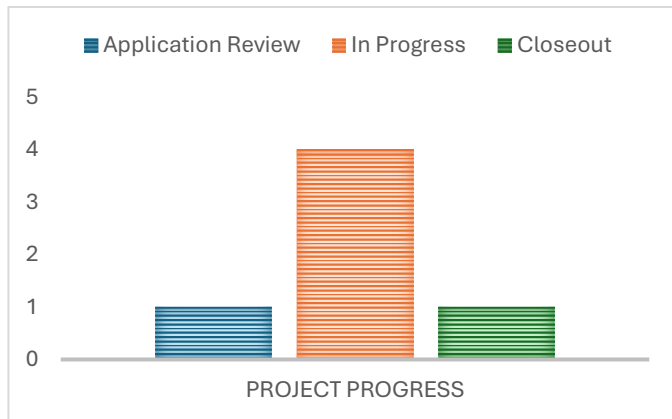
VI-HRR-02008	In-Construction	33%
VI-HRR-02107	In-Construction	38%
VI-HRR-00292	In-Construction	47%
VI-HRR-00417	In-Construction	0%
VI-HRR-01078	In-Construction	17%
VI-HRR-01450	In-Construction	3%
VI-HRR-01521	In-Construction	13%
VI-HRR-00237	In-Construction	72%
VI-HRR-01166	In-Construction	23%
VI-HRR-00861	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 2025. No changes in home. ODR is still working on get Phase 1 homes into construction.	
Performance Measures:	<b>Envision RRRP</b>	<b>Data</b>
	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	

# 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 Progress.
Street Addressing Initiative	\$2,238,406	In Progress
Donoe and Tanks 3 &4 Tank Stabilization	\$3,388,979	Project has been denied. Official letter of terminated submitted
Convenience Centers STX	\$11,147,688	Active Project-In Progress; Construction 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:	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:	\$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:	Review and complete the reevaluation for Amendment #2 to the Harley application is ongoing. The request for action was reviewed by VIHFA, and comments were provided to ODR on April 3, 2025. We are still awaiting final version to submit waiver to HUD. Currently addressing the punch list: 5 tasks remain to be completed, with 3 pending verifications
Performance Measures:	100% commissioning commercial use 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:	Program is awaiting the revised Subrecipient Agreement Amendment in the 2 <sup>nd</sup> to 3 <sup>rd</sup> quarters of 2025. ODR is presenting an amended application; a draft has been shared. Program will work to capture the application in the grants portal as the system of records.
Performance Measures:	Completion of Mars Addressing system - 22% STX, 25% STT, 92% STJ Complete Street Sign Installations – STJ 2 <sup>nd</sup> Qtr. 2024- <i>100% Complete</i> STT 4 <sup>th</sup> Qtr. 2025 – 60% STX 2 <sup>nd</sup> Qtr. 2026- In progress SRA Amendment- Pending

### **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- 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:	\$21,687,188.00
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0

Progress:	5%
Monthly Update:	VIWMA continue to work with the contractor during the design phase by providing comments on the drawings. VIWMA is also working on information gathering to complete any permit applications required for the three STX sites. Construction has kicked off.
Performance Measures:	

### Anguilla Landfill

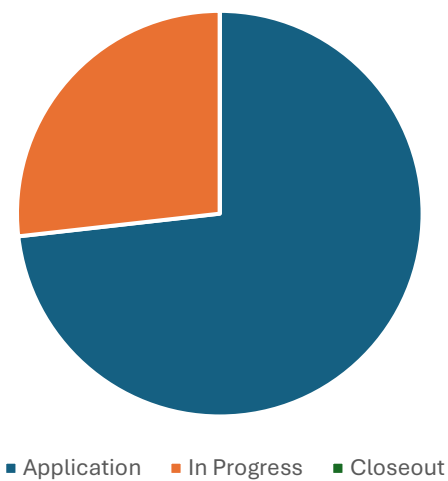
Status:	Application Review
Project Description:	<p>The proposed project will construct a Partial Final Closure System on the northeast corner of the existing slopes of Anguilla Landfill.</p> <p>This project will serve as Phase 1 of the US EPA Region 2 approved Closure Turf@ Final Closure System on a 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:	Application review restarted- VIWMA to review fringe benefits section of budget after being reviewed by VIHFA Finance Director. Fringe Benefits percentages were found to be too high.
Performance Measures:	TBD

### Local Match Infrastructure Program-UN and LMI

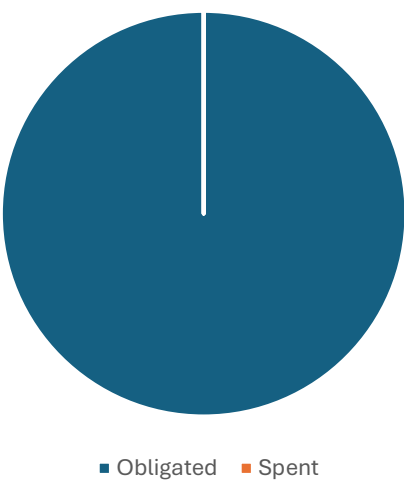
Status:	In Progress
Project Description:	<b>Funding of the non-federal match of the Federal Emergency Management Agency (FEMA) disaster assistance to the territory.</b>
Period of Performance:	TBD 9/30/2026
CDBG-DR Funded Project Cost:	\$179,678,097
Funds Expended This Month:	\$13,035.48
Funds Expended To Date:	\$7,287,136.40
Progress:	0%
Monthly Update:	Applications are in concurrent review and require status checks from internal teams. Payment requests review differs based on submitters.
Performance Measures:	TBD

# Public Services Dashboard

Project Progress



Financial Progress



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	Project being cancelled.
Meeting the Needs of the Community	\$280,248	In Progress

Financial Overview

Project	Project Cost	Expended to Date
Liberty Place	\$1,090,000	\$0
Project Promise	\$103,550	
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
Funds Expended To Date:	\$0

Progress:	30%															
Monthly Update:	<p>Grantee performed a site visit with Awardee on April 24, 2025. It was ascertained that the Awardee had commenced services to target beneficiaries in August of 2024. The Grantee further learned ten requests for payment were submitted to the Subrecipient and not forwarded to the Grantee for processing, there was no executed SRA in effect, and Subrecipient had not provided adequate monitoring of Awardee activities.</p> <p>A Notice of Non-Compliance was issued on May 8, 2025, requiring submission of all payment requests, corrected monthly reports and executed Subrecipient/Awardee Agreements to the Grantee by May 22, 2025. The subrecipient failed to provide the required deliverables.</p> <p>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.</p> <p>The Awardee has provided notification to the Grantee and HUD that services will be suspended due to lack of funding.</p> <p>Review of submitted narratives provide some insight into Awardee efforts, with the Grantee gleaned 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.</p> <p>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.</p> <p>Bottle Necks/Delays:</p> <ul style="list-style-type: none"><li>• Awardee has commenced implementation of project activities but has formally indicated a cessation of services due to lack of payment starting July 1, 2025.</li><li>• The subrecipient has failed to submit corrected payment requests to process payments to Awardee.</li></ul>															
Performance Measures:	<table><tr><th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th></tr><tr><td>Serve 90 LMI</td><td></td><td>Outreach - 54</td></tr><tr><td>April 2025</td><td></td><td>New enrollments: 5 Housed: 1</td></tr><tr><td>May 2025</td><td></td><td>New enrollments: 11 Housed: unknown</td></tr><tr><td>June 2025</td><td></td><td>New enrollments: 7 Housed: 2</td></tr></table>	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
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>Grantee performed a site visit with Awardee on April 24, 2025. It was ascertained that the Awardee had commenced services to target beneficiaries in August of 2024. The Grantee further learned ten requests for payment were submitted to the Subrecipient and not forwarded to the Grantee for processing, there was no executed SRA in effect, and Subrecipient had not provided adequate monitoring of Awardee activities.</p> <p>A Notice of Non-Compliance was issued on May 8, 2025, requiring submission of all payment requests, corrected monthly reports and executed Subrecipient/Awardee Agreements to the Grantee by May 22, 2025. The subrecipient failed to provide the required deliverables.</p> <p>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.</p> <p>Counseling services commenced on April 23, 2025. Outreach and Communications plan has been updated to foster increased enrollment of beneficiaries. Awardee reports failure of clients to attend scheduled counseling sessions.</p> <p>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.</p>		
Performance Measures:	<b>Performance Measure</b>	<b>KPI</b>	<b>Monthly Performance Value</b>
	Serve 50 LMI	38 outreached monthly	Outreach - 22
	April 2025		Counseling - 2
	May 2025		Counseling - 0
	June 2025		Counseling - 0

### 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:	<p>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.</p> <p>Program ended in April with a proposed start of summer activities slated for June. Awardee advises a reduction of services due to lack of payment.</p> <p>At the end of July, Project Promise advised of withdrawal from the project. This came after request for supporting documentation for payment requests submitted by project promise. ODR submitted cancellation letter which is under review.</p>
Performance Measures:	<p>200 Beneficiaries</p> <p>50 Per quarter starting 4th quarter 2024. – 4 served to date.</p>

## 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	

### 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

Peany's Place received an Exemption and is in the implementation phase.

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.