



CDBG- DR MONTHLY STATUS REPORT

NOVEMBER 2025

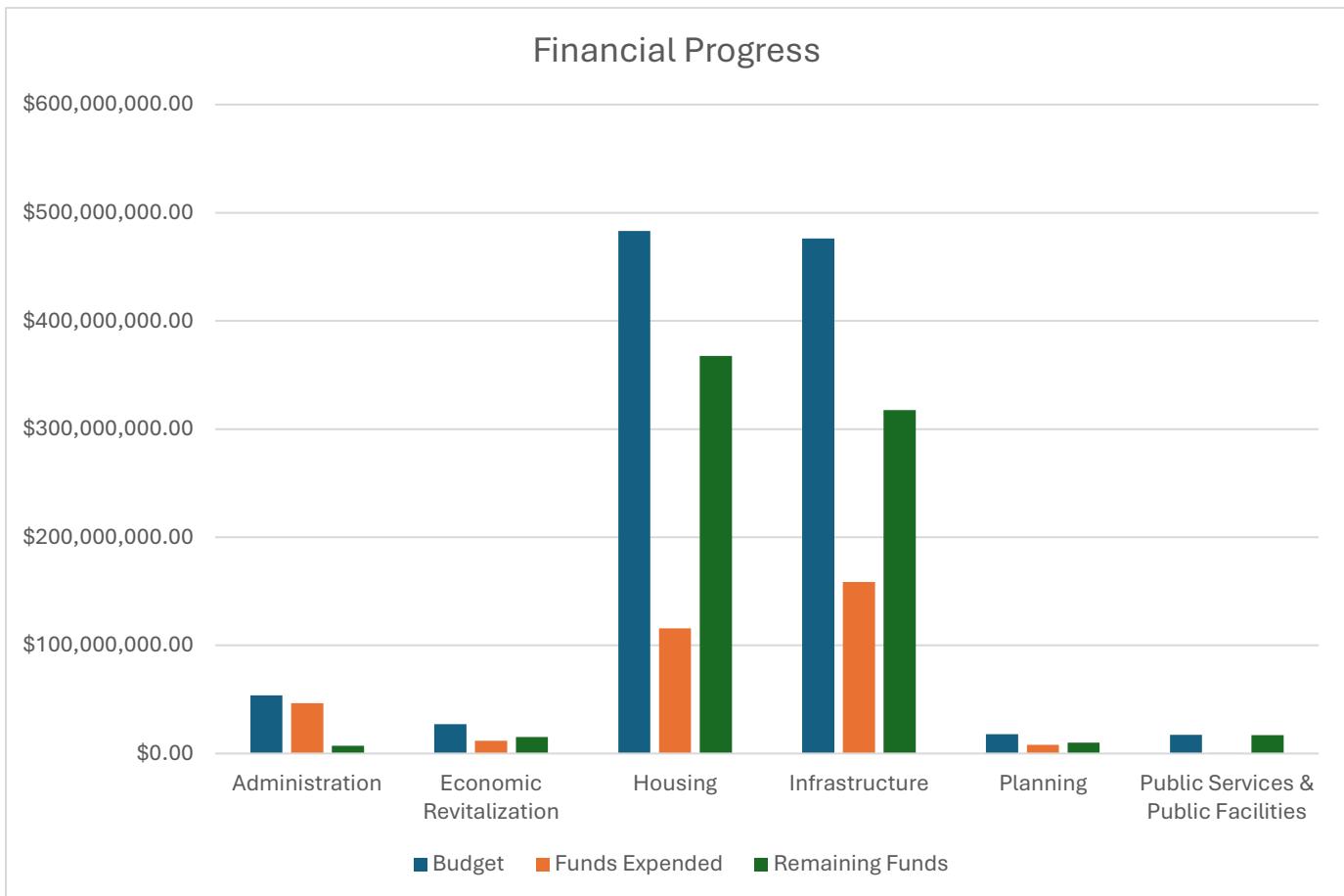
12/01/2025

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

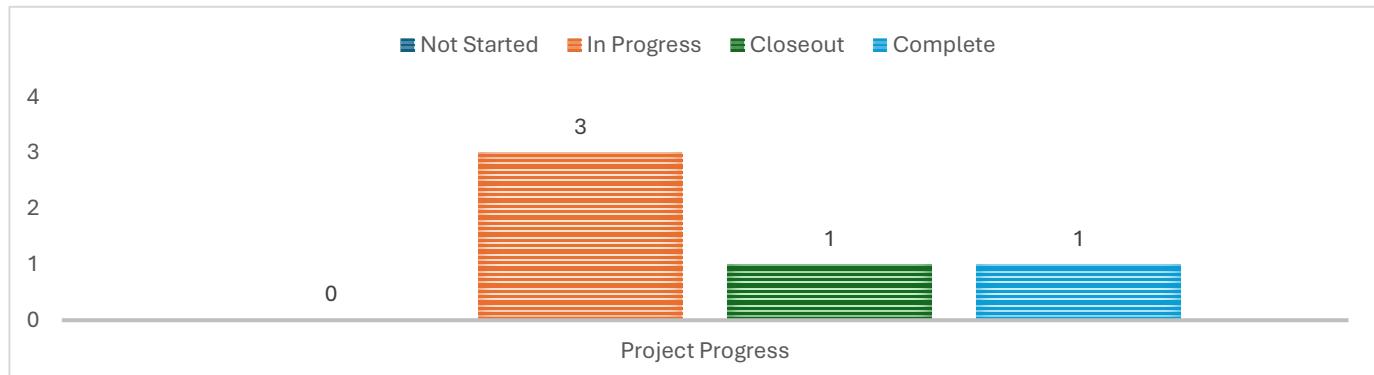
VIHFA.GOV

CDBG DR Expenditure Dashboard



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	\$53,774,490.00	\$46,477,301.49	\$7,297,188.51	86%
Economic Revitalization	\$27,129,892.55	\$11,729,664.25	\$15,400,228.30	43%
Housing	\$483,132,493.62	\$115,597,097.21	\$367,535,396.41	24%
Infrastructure	\$476,073,203.83	\$158,454,289.56	\$317,618,914.27	33%
Planning	\$18,000,000.00	\$8,090,874.13	\$9,909,125.87	45%
Public Services & Public Facilities	\$17,379,800.00	\$397,832.42	\$16,981,967.58	2%
Total	\$1,075,489,880.00	\$340,747,059.06	\$734,742,820.94	32%

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	\$3,815,000.00	Completed	Completed; In post monitoring phase.
Walter IM Hodge	\$22,650,000.00	Closeout	Construction complete; In post motoring phase.
EnVIision-HRRP and RRRP	\$245,430,825	In Progress	Touchpoint was scheduled to address urgent reconciliations. Reviewing construction activities for 45 pay requests totaling \$1,197,980.75.
Own-A-Lot, Build A Home (4)	\$10,900,000.00	In Progress	Address conflicts with agreements; applications are paused until updates are completed.
Lovenlund Phase 2	\$25,990,563.00	In Progress	Awaiting issuance of 2 nd Notice to Proceed upon approval of the hard cost analysis.
D. Hamilton Jackson	\$49,309,520.68	In progress	Rehabilitation has been completed for 5 buildings, while \$5,290,850.48 in 2 draw requests have been submitted for payment.
Donoe Redevelopment	\$34,900,000.00	Approved	Program, environmental, and compliance staff conducted site visit. The exterior roofs on Buildings 1-4 are finished; work continues on flooring and interior walls.
HFA Turnkey Homes (4 developments- Estate Fortuna, Estate Mount Pleasant, Queen Louise, Strand)	\$55,936,029.82	Various stages of progress	Mount Pleasant RFP submitted to procurement to keep March 2026 construction start date. Estate Fortuna awaiting board approval for permit applications to be approved.

Financial Overview

Project	Project Cost	Expended to Date
Magen's Junction	\$3,815,000.00	\$3,562,169.84
Walter IM Hodge	\$22,650,000.00	\$20,785,793.59

EnVIision HRRP	\$195,046,728.00	\$54,795,977.40
EnVIision RRRP	\$50,384,097.00	\$6,099,688.38
Own-A-Lot, Build A Home (5)	\$10,900,000.00	\$38,696.79
Lovenlund Phase 2	\$25,990,563.00	\$16,767,635.46
D. Hamilton Jackson	\$49,309,520.68	\$3,820,930.93
Donoe Redevelopment	\$34,900,000.00	\$9,658,948.90
HFA Turnkey Homes (4 developments)	\$55,936,029.82	\$67,255.92

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:	\$20,785,793.59
Progress:	100% - Project is in close out.
Monthly Update:	<p>Project Update (Narrative): The Walter I.M. Hodge Revitalization Project is in its final close-out phase, with construction complete and most compliance documentation submitted. The remaining tasks focus on finalizing tenant file submissions and completing the last financial drawdown.</p> <p>Last Site Visit: No site visits reported.</p> <p>Dependencies/Bottlenecks/Delays: The main bottleneck is the submission of tenant files from VIHA, which is required for full compliance and close-out.</p> <p>Next Month's Goals and Deliverables: The focus for next month is on completing all administrative and financial close-out tasks, ensuring all</p>

	compliance documentation is finalized, and processing the last payment. Once these goals are met, the project will be fully closed out.		
Performance Measures:	Performance Measure	KPI	Monthly Performance Value
	<i>Ex. Homes in Construction</i>	<i>2 homes in construction by 6/25</i>	<i>1 home</i>
	Units Completed	20 buildings and community center in active construction by 4 th 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:	\$25,990,563.00
Funds Expended This Month:	\$ 3,599.65
Funds Expended to Date:	\$16,767,635.46
Progress:	65% Financial Progress / 2% Project Progress
Monthly Update:	Project Update (Narrative): Lovenlund Phase II is progressing through its pre-construction phase, with financials on track and compliance activities underway. The next milestone is the approval of the hard cost analysis, which will allow the project to move forward with construction.

	<p>Last Site Visit: Compliance monitoring TBD.</p> <p>Dependencies/Bottlenecks/Delays: The main bottleneck for Lovenlund Phase II is the ongoing review and approval of the hard cost analysis, which is required before construction can begin. Effective coordination and timely resolution of review comments are essential to keep the project on schedule.</p> <p>Next Month's Goals and Deliverables: The main focus for next month is to finalize the hard cost analysis review and move toward issuing the 2nd Notice to Proceed, which will allow construction to begin. Timely compliance and coordination remain key deliverables.</p>																												
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th><th>To Date Performance</th></tr> </thead> <tbody> <tr> <td colspan="4">Financial</td></tr> <tr> <td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td></tr> <tr> <td colspan="4">Performance</td></tr> <tr> <td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td></tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	To Date Performance	Financial												Performance											
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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 be 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 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).</p>
Period of Performance:	2/1/2025 to 11/30/2026
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:	\$532,862.09 (4% and 9%)
Progress:	1% Financial Progress / 5% Project Progress 15% hamilton
Monthly Update:	Project Update (Narrative):

Construction progress:
Buildings 1- 4: Rehabilitation is complete. Certificate of occupancy received for buildings 1 and 2. Certificate of occupancy is pending for 3 & 4.
Buildings 13 & 14: Rehabilitation is complete for Bldg. 13 and certificate of occupancy was received. Completion of Bldg. 14 is pending resolution with the interior design for the kitchen and is pending approval by VIHA. issue with interior design with the fridge location
Community Ctr: Final phase of permanent electrical work in progress
Buildings 5 & 12: Rehabilitation of buildings and units in progress.
Building 11: Relocation of tenants is pending.
Last Site Visit: 10/9/2025
Dependencies/Bottlenecks/Delays: Approval of VIHA for Building 14 kitchens; Resubmission of payment request form VIHA to support project milestones

Next Month's Goals and Deliverables: The focus for next month is on financial draw approvals, resident relocations as buildings are completed, and maintaining compliance and reporting. These steps will help keep both phases of the project on schedule and support successful move-ins.

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial				
Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	2/\$5,290,850.48		
Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0/\$0		
Performance				
Active Construction	14 Buildings in Active Construction by Q4 2025	6 Buildings		
Active Construction	4 Buildings completed every quarter until September 2026			
Construction Complete	14 Buildings Construction complete	3 Buildings		
LMI Beneficiaries	# units Occupied	3 Units		

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:	\$0.00																																				
Funds Expended To Date:	\$38,696.79																																				
Progress:	3% Project Progress																																				
Monthly Update:	<p>Project Update (Narrative): Two homeowners finalized closeout with Banco Popular. Environmental mitigation measures meetings were held with the applicants, contractors, ODR Housing team, VIHFA Housing and Environmental teams and DPNR (State Agency) on 11/20/2025 to further clarify all necessary mitigation steps during the construction phase of the project. Pre-Con meetings are pending.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: The main bottlenecks are related to document execution, policy updates, multi-party coordination, and financial process setup. Addressing these will help move the program into active construction and homeownership</p> <p>Next Month's Goals and Deliverables: The focus for next month is on closing with applicants, launching pre-construction activities, finalizing financial processes, and updating program policies and procedures. These steps will help move the program from planning into active homebuilding.</p>																																				
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Donoe Redevelopment

Status:	In Progress
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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:	\$9,479,082.82 \$9,422,307.71
Progress:	0%
Monthly Update:	<p>Project Update (Narrative):</p> <p>Construction Progress:</p> <p>Buildings 1 – 4: Exterior construction to the roof is complete. Construction of interior walls on all floors is in progress.</p> <p>Buildings 8, 10-11: Footings and foundation concrete poured.</p> <p>Buildings 7, 9 – 14: Concrete framing for footing is complete. Backfilling to prep for pouring floor slabs in progress.</p> <p>VIHFA Housing Program, Environmental and Compliance staff conducted a site visit; all safety and environmental signs have been posted throughout the project site. The soil capping report was submitted by ODR and reviewed by the VIHFA environmental team and was found to be sufficient. Developer and VIHA requested additional guidance on Section 3 reporting for subcontractors who are sole proprietors; VIHFA housing team provided guidance to ODR for submittal to VIHA and the Developer.</p> <p>Last Site Visit: 11/6/25</p> <p>Dependencies/Bottlenecks/Delays: No major delays reported; construction management and timely reporting are ongoing priorities. Davis Bacon, Section 3, rent rolls, and relocation reports are part of regular deliverables.</p>

	<p>Next Month's Goals and Deliverables: The focus for next month is on payment processing, compliance review, and continued construction progress. Timely reporting and documentation remain a priority to keep the project on schedule.</p>			
Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0/\$0	
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0/\$0	
	Performance			

Ross Taarneberg Emergency Housing Development/Rehabilitation

Status:	Application Review
Project Description:	11 Emergency housing rental units
Period of Performance:	06/01/2026-12/31/2027
CDBG-DR Funded Project Cost:	\$7,462,182.85
Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$0.00
Progress:	0%
Monthly Update:	<p>Project Update (Narrative): Project application has been approved. Issuance of application approval notification is pending. Interdepartmental Agreement has been reviewed by program director, and forwarded for legal sufficiency. Pending full environmental review for RROF and AUGF request submittal to HUD.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental review</p> <p>Next Month's Goals and Deliverables: The immediate priorities include issuing the approval notification for the application and executing the Inter-Departmental Agreement (IDA). Environmental clearance must be completed promptly to allow submission of the Request for Release of Funds (RROF) to HUD. Procurement activities are also critical, with plans to draft and advertise the Invitation for Bid (IFB), followed by closing the solicitation and awarding the contract. Procurement documents are already in draft format so the team can be ready to execute when the time comes.</p>

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved		
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
	Performance			

EnVIision Homeowner Rehabilitation and Reconstruction Program (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:	\$1,197,980.75
Funds Expended To Date:	\$54,795,977.00
Progress:	29% Funds drawn down
Monthly Update:	<p>Project Update (Narrative):</p> <p>Construction progress:</p> <p>Homes in Active Construction: 99</p> <p>Homes Completed: 79</p> <p>Homes pending solicitation: 0</p> <p>Last Site Visit: 11/6/2025</p> <p>Dependencies/Bottlenecks/Delays:</p> <p>Delays in Tier II Environmental Reviews due to coordination issues with DPNR divisions, impacting the ability to move projects into construction. Environmental testing backlogs. Applicants face difficulties submitting recertification documents, causing delays in eligibility determinations and construction starts. Construction timelines are affected by weather, supply chain issues (notably windows and shutters), and contractor coordination. Site readiness is delayed for some applicants due to challenges in clearing homes; relocation and moving/storage assistance is provided but limited. Securing temporary housing for applicants remains difficult, particularly on St. Thomas, further delaying construction starts.</p>

Next Month's Goals and Deliverables: Draft a new SOP and guidelines for change orders for review and approval. Reconcile project cost against project budget. Continue grant signings for applicants cleared for construction. Track and follow up on building plans and permits with DPNR. Monitor and support completion of pending Tier II environmental reviews. Schedule and conduct pre-construction meetings, ensuring all required documents are in place before issuing Notices to Proceed (NTPs). Maintain regular monitoring of construction sites and address delays proactively.

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial				
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	28/\$1,197,980.75	
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	17/\$1,218,548.05	
Performance				
	Active Construction	<i>14 Buildings in Active Construction by Q4 2025</i>	99 Homes	
	Active Construction	4 Buildings completed every quarter until September 2026		
	Construction Complete	14 Buildings Construction complete	79 Homes	
	LMI Beneficiaries	# units Occupied	79 Homes	

EnVIision Renter Rehabilitation and Reconstruction Program (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:	\$50,384,097.00
Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$6,098,827.74
Progress:	5%
Monthly Update:	<p>Project Update (Narrative):</p> <p>Construction progress:</p> <p>No homes in active construction – Subrecipient data and narrative reported conflicts.</p>

The program has 64 active applications – Procurement process for 24 has been completed and is currently pending completion of Tier II environmental. The remaining 40 locations require lead and asbestos testing.

Last Site Visit: Ongoing

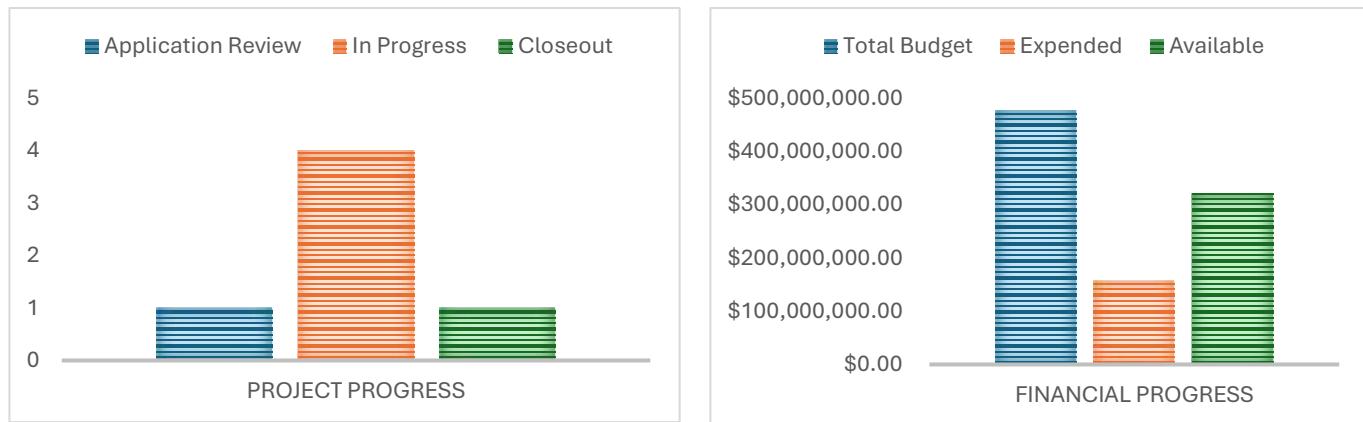
Dependencies/Bottlenecks/Delays: Legal review and approval of the updated loan agreement and the new restrictive covenant are required before some activities can proceed. Timely submission of required documentation by landlords and tenants is necessary to move applications forward. The Uniform Relocation Assistance (URA) process must be completed for tenant households prior to starting construction on occupied units. The release and completion of the Invitation for Bid (IFB) for 40 applications is a prerequisite for initiating new construction

Next Month's Goals and Deliverables: Release the Invitation for Bid (IFB) for the 40 applications ready for solicitation. Hold 7 loan signings and 7 pre-construction meetings. Begin construction on 5 homes.

Performance Measures:

Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial			
Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0/08	
Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0/\$0	
Performance			
Active Construction	14 Buildings in Active Construction by Q4 2025		
Active Construction	4 Buildings completed every quarter until September 2026		
Construction Complete	14 Buildings Construction complete		
LMI Beneficiaries	# units Occupied		

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	\$88,359,74.00	In closeout-pending waiver approval, punch list items, and remediation efforts
Street Addressing Initiative	5,006,147.22	In Progress
Donoe and Tanks 3 &4 Tank Stabilization	\$3,388,979.00	The project has been denied due to a Duplication of Benefit determination. An official termination letter has been submitted.
Convenience Centers STX		Active Project-In Progress-Design activities commenced
Convenience Centers STT- Red Hood, Smith Bay and Bournefield	\$11,147,688.00	Environmental Review Phase
Susannaberg	\$10,539,500.00	Environmental Review Phase
Anguilla Landfill	\$50,969,383.00	Application Review

Financial Overview

Project	Project Cost	Expended to Date
Randolph Harley Power Generation	\$88,359,748	\$78,589,132.29
Street Addressing Initiative	\$5,006,147.22	\$1,331,725.13
Donoe and Tanks 3 &4 Tank Stabilization	\$3,388,979- Removed	\$
Convenience Centers STX		\$0
Convenience Centers STT	\$11,147,688	\$0
Susannaberg & Bournefield	\$10,539,500	\$0
Anguilla Landfill	\$50,969,383	\$0

Monthly Update

Randolph Harley Power Generation Plant

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 - 09/30/2026
CDBG-DR Funded Project Cost:	\$86,739,337.95 per Amendment #2
Funds Expended This Month:	\$27,243.76
Funds Expended To Date:	\$78, 627, 088.64
Progress:	Approximately 95% of the project is complete, with 89% financial disbursement.
Monthly Update:	<p>Project Update (Narrative):</p> <p>During this reporting period, VIHFA focused on understanding the procurement process for Amendment 2, with ODR coordinating with VIWAPA to provide the required documentation. In addition, work continued in trying to determine the status of the system study; however, since the study was funded by an alternate source, RHPP through ODR will descope that application and submit a formal scope change. A waiver remains pending comments from HUD. The Subrecipient Agreement between ODR and VIWAPA remains pending, along with the Monthly Subrecipient Report (MSR). These outstanding items continue to delay compliance reporting and prevent full alignment with project requirements. An adverse letter to ODR has been submitted to DCDRO for review.</p> <p>Last Site Visit: Scheduled to be arranged through ODR.</p> <p>Dependencies / Bottlenecks / Delays: There is a need for a comprehensive outlook on the generating units and Battery Energy Storage Systems (BESS) to ensure project objectives are met. Without this clarity, project teams cannot accurately plan next steps or finalize deliverables, which delays overall completion and impacts the ability to close out the project on schedule. In addition, the Monthly Subrecipient Report remains outstanding, creating compliance risks and preventing VIHFA from having a full picture of project</p>

	<p>progress, which in turn slows approvals, decision-making, and the release of necessary resources. A letter of noncompliance has also been submitted to leadership for review, and until guidance or resolution is provided, corrective actions cannot be implemented, further stalling progress on related activities.</p> <p>Next Month's Goals and Deliverables: Work with ODR to upload applications and scope changes in EMGrant in sequential order, complete reviews as applicable, and provide greater clarity on the procurement process for Amendment 2. VIHFA will initiate a request for a new project schedule.</p>
Performance Measures:	<p>Performance Goals Commercial use of 4 units- Commissioning of the four Generating units</p> <p>KPIs 100% Commissioning of each unit by June 2025</p> <p>Performance to Date: 100% met</p>

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"> • Federal Geographic Data Committee's United States Thoroughfare, Landmark, and Postal Address Data Standard; Standard: FGDC-STD-016-2011 • United States Postal Service Publication 28, Postal Addressing Standards • Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), 2009 • Virgin Islands Code, Title 1, Section 91(b) • USVI Street Addressing Initiative Strategic Implementation Plan for Addressing
Period of Performance:	03/02/2021 - 9/30/2026
CDBG-DR Funded Project Cost:	\$5,535,588.76
Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$1,785,506.44
Progress:	36% based on disbursed amount
Monthly Update:	<p>Project Update (Narrative): The campaign is ongoing, with preparations and rollout of video advertisements timed to coincide with the St. Croix Festival, ensuring visibility and community engagement throughout the event period. Progress under the Subrecipient Agreement (SRA) KPIs shows MARS completion of named roads at 97% in St. John, 70% in St. Thomas, and 85% in St. Croix. Street naming is nearly complete in St. John at 97%, while St. Thomas and St. Croix stand at 60% each. Street sign installation has not yet begun across all districts, and highway signs are currently 30% complete territory wide. Once 85% of roads are named, the RFP process will begin for sign installation in St. Croix and St. Thomas. Additional</p>

	<p>highway signs submitted on October 6 remain under review by DPP, while the RFP issued on October 20 closed on October 27. The evaluation, originally scheduled for November 10, was rescheduled to November 14 and then conducted on November 17. A groundbreaking ceremony is scheduled for December 2 at 2:00 PM in St. John, following the contract signing on October 17, 2021. The SRA between ODR and the Office of the Lieutenant Governor remains outstanding, along with the Monthly Subrecipient Report (MSR). In addition, an adverse letter has been issued to DCDRO for review and approval, underscoring the need for timely resolution to maintain compliance and ensure project continuity.</p> <p>Last Site Visit: Scheduled to be arranged through ODR.</p> <p>Dependencies / Bottlenecks / Delays: Without the Subrecipient Agreement (SRA) finalized, the formal framework for responsibilities, funding, and reporting between ODR and its partners remains incomplete, creating compliance exposure. In addition, the absence of the MSR prevents VIHFA and leadership from having a full picture of project progress, which slows approvals, decision-making, and the release of necessary resources.</p>						
Performance Measures:	<table border="0"> <tr> <td data-bbox="430 810 794 932">Performance Goals <i>Completion of Addressing December 2024</i></td><td data-bbox="794 810 1495 932">KPI's <i>100% completion of MARS</i></td></tr> <tr> <td data-bbox="430 932 794 1066"><i>Completion of street sign Installation March 2026</i></td><td data-bbox="794 932 1495 1066"><i>100% installation of street sign STJ 2nd quarter 25, STT 3rd quarter 23, STX 2nd Quarter 2026</i></td></tr> <tr> <td data-bbox="430 1066 794 1273" style="text-align: center;">Performance to Date <i>STJ 97%, STT 70%, STX 85% name roads only. STJ 97%, ST 60%, SX 60%, street naming Highway Signs: Territory Wide - 30%</i></td><td data-bbox="794 1066 1495 1273"></td></tr> </table>	Performance Goals <i>Completion of Addressing December 2024</i>	KPI's <i>100% completion of MARS</i>	<i>Completion of street sign Installation March 2026</i>	<i>100% installation of street sign STJ 2nd quarter 25, STT 3rd quarter 23, STX 2nd Quarter 2026</i>	Performance to Date <i>STJ 97%, STT 70%, STX 85% name roads only. STJ 97%, ST 60%, SX 60%, street naming Highway Signs: Territory Wide - 30%</i>	
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Performance to Date <i>STJ 97%, STT 70%, STX 85% name roads only. STJ 97%, ST 60%, SX 60%, street naming Highway Signs: Territory Wide - 30%</i>							

Convenience Centers and Sussanaberg & Bournefield

Status:	STX- In Progress STT- Environmental STJ- (Susannaberg & Bournefield)- Environmental
Project Description:	The activity involves reconstructing and rebuilding the waste management convenience centers to support proper waste disposal for residents of the territory. The facilities included are: <ul style="list-style-type: none"> STX (St. Croix): Mon Bijou Convenience Center, Concordia Convenience Center, Cotton Valley Convenience Center STT (St. Thomas): Smith Bay Convenience Center, Red Hook Convenience Center STJ (St. John): Susannaberg Transfer Station, Bournefield Convenience Center
Period of Performance:	10/1/2022-09/30/2026 <i>Pending updated SRA</i>
CDBG-DR Funded Project Cost:	\$21,687,188.00 (inc. ADC)
Funds Expended This Month:	\$100,968.37

Funds Expended To Date:	\$281,340.75																																				
Progress:	10%, design phase and 5% amount disbursed.																																				
Monthly Update:	<p>Project Update (Narrative): VIWMA continues to work with the contractor during the design phase by providing comments on the drawings. The agency is also gathering information to complete permit applications required for the three St. Croix sites. VIWMA has not yet provided the contractor's schedule. Thirty percent design invoices are expected by the end of the month. A payment in the amount of \$100,968.37 was made to Oasis, a VIWMA contractor, for completing the environmental review for the STX centers, as well as a portion of the NEPA review for Smith Bay and Red Hook.</p> <p>Susannaberg and Bournefield are currently in environmental review. A detailed memo has been submitted to VIHFA by ODR clarifying that the environmental review will be completed by internal HFA staff and outlining the components of the "site work" line item in the budget. VIWMA also provided a memo describing the types of building and the overall layout of the sites to aid in the Environmental reviews of the sites.</p>																																				
<p>Last Site Visit: STX centers 09/18/25 STT 10/17/25</p> <p>Dependencies/Bottlenecks/Delays: Soil remediation, timely DPNR consultations,</p> <p>Next Month's Goals and Deliverables: Contractor Schedule for STX, Design review and remediation plan update.</p>																																					
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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 (Start date is pending the execution of the subrecipient agreement)																																							
CDBG-DR Funded Project Cost:	\$50,969,383.00																																							
Funds Expended This Month:	\$0																																							
Funds Expended To Date:	\$0																																							
Progress:	0%, The Program is reviewing the project application.																																							
Monthly Update:	<p>Project Update (Narrative): The application was moved from ODR's queue to regulatory review after making the necessary edits. The edits included changing an equipment acquisition line item to equipment lease.</p> <p>Last Site Visit: March 14, 25</p> <p>Dependencies/Bottlenecks/Delays: Delays in Application Execution: Sequential Review Requirements and Regulatory Compliance</p> <p>Next Month's Goals and Deliverables: ongoing environmental review</p>																																							
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Local Match Infrastructure Program-UN and LMI

Status:	In Progress, The Program is transitioning the application process from paper submittals to an electronic process flow.
Project Description:	Funding of the non-federal match of the Federal Emergency Management Agency (FEMA) disaster assistance to the territory.
Period of Performance:	10/10/2020 - 9/30/2026
CDBG-DR Funded Project Cost:	\$ 239,980,411.00
Funds Expended This Month:	\$2,730.00
Funds Expended To Date:	\$147,856,584.00
Progress:	62%
Monthly Update:	Project Update Narrative:

Twelve applications advanced from concurrent review to regulatory review, improving the overall review process. A Local Match Cost-Share Agreement was drafted and submitted to legal for review. Environmental has identified a contact at FEMA to produce the required documents, which are required for regulatory review.

Last Site Visit: TBD

Dependencies/Bottlenecks/Delays The transition to electronic submittals has revealed gaps in existing policy, particularly in the development and execution of Project Agreements for beneficiary applicants and the absence of a fully developed Standard Operating Procedure (SOP). These gaps have contributed to delays in responding to application related information requests.

Next Month's Deliverables/Goals:

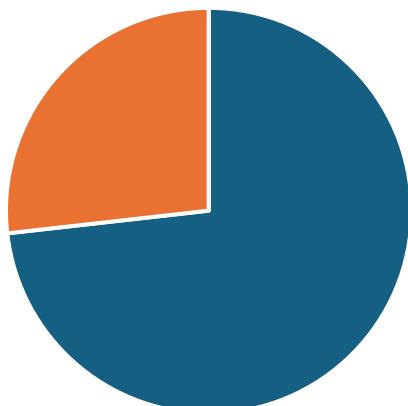
The Program will work with legal to finalize the Local Match Agreement and will follow up with Environmental on the application currently in regulatory review.

Performance Measures:

Performance Measure	KPI	Monthly Performance Value
<i>Expenditure of Grant/payment reimbursement</i>	100%	52.46%

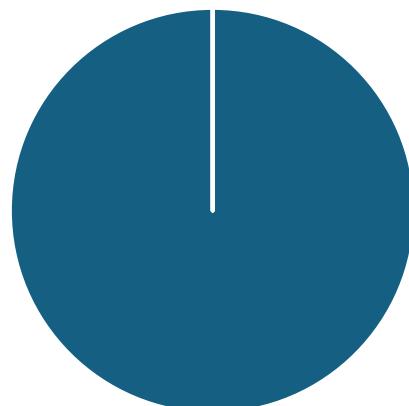
Public Services Dashboard

Project Progress



■ Application ■ In Progress ■ Closeout

Financial Progress



■ Obligated ■ Spent

Project Status Overview

Financial Overview

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

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
Project	Project Cost	Expended to Date
Liberty Place	\$1,090,000	\$0
Project Promise- Removed	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:	07/01/2024 - 07/31/2026
CDBG-DR Funded Project Cost:	\$1,090,000.00
Funds Expended This Month:	\$83,585.45
Funds Expended To Date:	\$97,848.58

Progress:	50%																																											
Monthly Update:	<p>Project Update (Narrative): The subrecipient has declined to resume services, citing incomplete reimbursement as the reason, despite receiving a written explanation regarding full payment. A meeting was held with ODR on November 4, 2025, to clarify bottlenecks and determine next steps. ODR has not communicated nor completed discussed deliverables.</p> <p>Last Site Visit: April 24, 2025</p> <p>Dependencies/Bottlenecks/Delays: The subrecipient has submitted 10 of 11 Awardee payment requests to date; additionally, the subrecipient has provided inadequate oversight of Awardee</p> <p>Next Month's Goals and Deliverables: Provide email threads showcasing communication with Awardee, payment request 11, and response to issue legal opinion.</p> <ul style="list-style-type: none"> • The subrecipient provided inadequate oversight of Awardee. 																																											
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Meeting the Needs of Our Community

Status:	Complete
Project Description:	Provide counseling and support services to individuals experiencing post-traumatic stress post storms.
Period of Performance:	07/01/2024-07/31/2025
CDBG-DR Funded Project Cost:	\$280,248.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	.04%
Monthly Update:	<p>Project Update (Narrative): All program activity ceased when SRA term expired July 31, 2025. ODR is working to complete program closeout.</p> <p>Last Site Visit: April 23, 2025</p>

	<p>Dependencies/Bottlenecks/Delays: The subrecipient has failed to submit corrected payment requests to process payments to Awardee. Subrecipient has provided inadequate oversight of Awardee.</p> <p>Next Month's Goals and Deliverables: Submission of all required completion documentation</p>																																				
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Lutheran Social Services (Sister Emma Cottages)

Status:	Hold								
Project Description:	Construct a new facility for up to 16 severely disabled children, replacing the existing complex to better withstand flooding and hurricanes.								
Period of Performance:	04/01/2024 - 03/31/2026								
CDBG-DR Funded Project Cost:	\$6,447,350.00								
Funds Expended This Month:	\$0.00								
Funds Expended To Date:	\$0.00								
Progress:	0%								
Monthly Update:	<p>Project Update (Narrative): Project on hold due to uncertainty regarding project costs which are unsubstantiated. ICE was requested in February 2025 and has not been provided to date.</p> <p>Last Site Visit: No Site visits performed during this reporting period</p> <p>Dependencies/Bottlenecks/Delays: No ICE to substantiate increased costs</p> <p>Next Month's Goals and Deliverables: Submission of ICE to substantiate increased costs</p>								
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Financial									

	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved		
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
	Performance			
	Public facility; new construction completed by July 2025	10% completed – 1 st Qtr. 2024 and 15% per quarter thereafter	0%	Project has not started

The St. Croix Foundation: Joint Intake Center

Status:	Not Started																											
Project Description:	Clearance, demolition, removal, reconstruction, and rehabilitation of buildings																											
Period of Performance:	01/2026 – 12/2027																											
CDBG-DR Funded Project Cost:	\$586,619.16																											
Funds Expended This Month:	\$0.00																											
Funds Expended To Date:	\$0.00																											
Progress:	0%																											
Monthly Update:	<p>Project Update (Narrative): Discussions were held at the executive level to determine available funding for project. While an initial amount was confirmed, communication with awardee is pending an officially communicated amount.</p> <p>Last Site Visit: None this reporting period</p> <p>Dependencies/Bottlenecks/Delays: Lack of communication with Awardee by Subrecipient is delaying the submittal of an amended application for approval.</p> <p>Next Month's Goals and Deliverables: Complete upload of updated documents and any amendment needed to the application.</p>																											
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St. Croix Animal Welfare Center

Status:	Not Started			
Project Description:	Rebuild and hardening existing structures, building of a new structure and paving of 3 new parking areas and connecting drives, and the establishment of a new building			

Period of Performance:	01/2026 – 12/2027																							
CDBG-DR Funded Project Cost:	\$4,500,000.00																							
Funds Expended This Month:	\$0.00																							
Funds Expended To Date:	\$0.00																							
Progress:	0%																							
Monthly Update:	<p>Project Update (Narrative): Amended application has been uploaded to grant portal and is undergoing review by ODR.</p> <p>Last Site Visit: None this reporting period.</p> <p>Dependencies/Bottlenecks/Delays: ODR communication with applicant has previously been inadequate, leading to significant delays with project start.</p> <p>Next Month's Goals and Deliverables: Completion of project review, resulting in an approved application and execution of SRA.</p>																							
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Salvation Army

Status:	Not Started			
Project Description:	Demolition, renovation and rebuild of the Main Street Market Square location of the Salvation's Army Compound			
Period of Performance:	01/2026 – 12/2027			
CDBG-DR Funded Project Cost:	Pending, subject to revision based on amended application			
Funds Expended This Month:	\$0.00			
Funds Expended To Date:	\$0.00			
Progress:	0%			
Monthly Update:	<p>Project Update (Narrative): Amended application has been uploaded to grant portal and is undergoing review by ODR.</p> <p>Last Site Visit: None this reporting period.</p> <p>Dependencies/Bottlenecks/Delays: ODR communication with applicant has previously been inadequate, leading to significant delays with project start.</p> <p>Next Month's Goals and Deliverables: Completion of project review, resulting in an approved application and execution of SRA.</p>			

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Performance			

Economic Revitalization:

NMR, LLC

Status:	In Progress												
Project Description:	Business exterior repairs, windows and shutter replacements including priming and painting of the warehouse/manufacturing shop, exterior of building and pergola replacement.												
Period of Performance:	05/26/2025 – 08/31/2025												
CDBG-DR Funded Project Cost:	\$80,818.00												
Funds Expended This Month:	0.00												
Funds Expended To Date:	0.00												
Progress:	0%												
Monthly Update:	<p>Project Update (Narrative): No new update; awaiting submission of bid packages, evaluation, and GC selection.</p> <p>Last Site Visit:</p> <p>Dependencies/Bottlenecks/Delays: General contractor selection and issuance of contract to perform work</p> <p>Next Month's Goals and Deliverables: GC selection, issuance of NTP and project implementation.</p>												
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Financial													
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Peany's Place, Inc.

Status:	In Progress
Project Description:	Building improvements to restore the aesthetics, maintain area visual cohesiveness, improve physical structures and install security devices.
Period of Performance:	To be included based on executed SRA.
CDBG-DR Funded Project Cost:	\$125,529.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00

Progress:	0%																
Monthly Update:	<p>Project Update (Narrative): No new update; awaiting submission of bid packages, evaluation, and GC selection.</p> <p>Last Site Visit:</p> <p>Dependencies/Bottlenecks/Delays: General contractor (GC) selection and issuance of contract to perform work</p> <p>Next Month's Goals and Deliverables: GC selection, issuance of NTP and project implementation.</p>																
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