



CDBG- DR MONTHLY STATUS REPORT

OCTOBER 2025

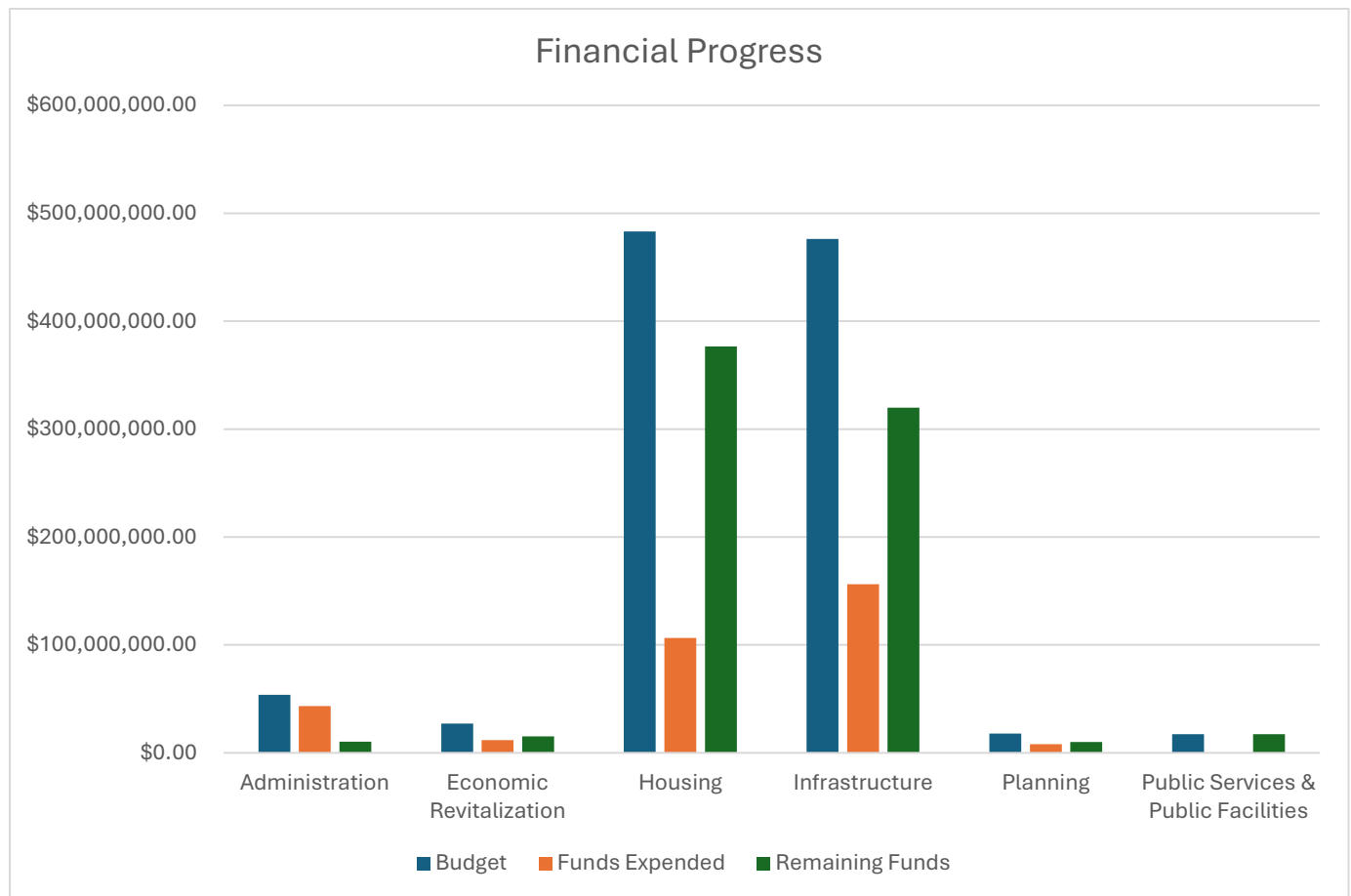
11/01/2025

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

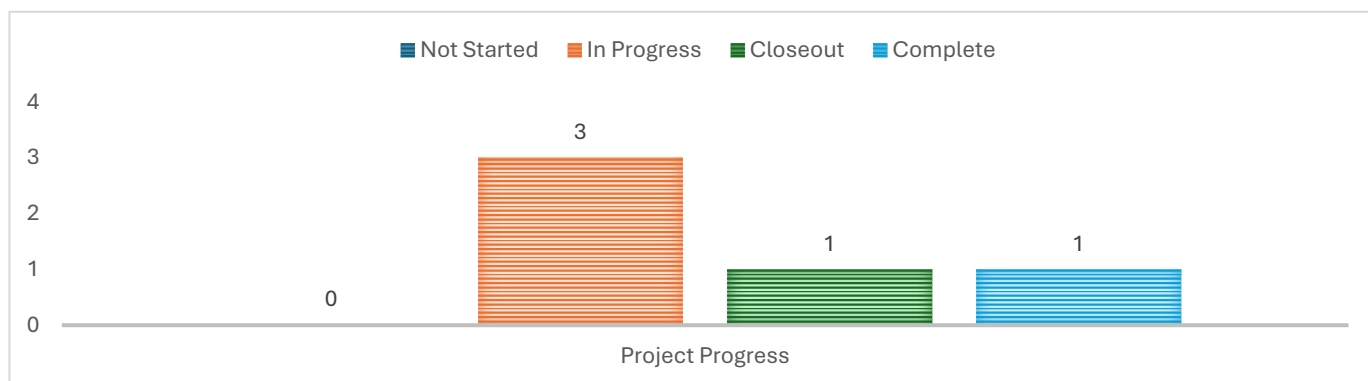
VIHFA.GOV

CDBG DR Expenditure Dashboard



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	\$53,774,490.00	\$ 45,972,558.14	\$ 7,801,931.86	85%
Economic Revitalization	\$27,129,892.55	\$11,728,157.43	\$ 15,401,735.12	43%
Housing	\$483,132,493.62	\$ 109,867,547.43	\$ 373,264,946.39	22%
Infrastructure	\$476,073,203.83	\$ 157,777,661.49	\$ 318,295,542.34	33%
Planning	\$18,000,000.00	\$ 8,047,375.48	\$ 9,952,624.52	45%
Public Services & Public Facilities	\$17,379,800.00	\$ 357,704.60	\$ 17,022,095.40	0%
Total	\$1,075,489,880.00	\$ 333,751,004.57	\$ 741,738,875.63	31%

Housing Dashboard



Project Progress Overview

Not Started	Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
	1			7	1	1

Project Status Overview

Project	Project Cost	Current Progress	Status
Magen's Junction	\$3,815,000.00	Completed	Completed; Post Monitoring to commence August 2025
Walter IM Hodge	\$22,650,000.00	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	\$10,900,000	In Progress	Active Project-In Progress.
Lovenlund Phase 2	\$25,990,563	In Progress	Active project; KPI's confirmed, amending Developer Agreement
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	In Progress	Active project: 4 buildings in construction, Footing for 6 buildings in progress.
HFA Turnkey Homes (4 developments- Estate Fortuna, Estate Mount Pleasant, Ross Taarnenberg Queen Louise, Strand)	\$58,393,031	Various stages of progress	Mount Pleasant- In Progress; Ross Taarnenberg- Environmental; Estate Fortuna- Environmental; Queen Louise Application Preparation; Warren E Brown application updates.

Financial Overview

Project	Project Cost	Expended to Date
Magen's Junction	\$3,815,000.00	\$3,562,089.00
Walter IM Hodge	\$22,650,000.00	\$20,751,591.50
EnVIsion HRRP	\$195,046,728.00	\$52,451,355.93
Envision RRRP	\$50,384,097.00	\$6,096,232.12
Own-A-Lot, Build A Home (5)	\$10,900,000.00	\$7,189.23

Lovenlund Phase 2	\$25,990,563.00	\$16,764,035.81
D. Hamilton Jackson	\$47,220,000.00	\$540,330.11
Donoe Redevelopment	\$86,670,000.00	\$9,629,150.95
HFA Turnkey Homes (4 developments)	\$52,680,529.82	\$0

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:	\$20,751,591.50																
Progress:	100% - Project- National Objective Not Met																
Monthly Update:	<p>To date, VIHA has submitted 98% of the tenant files to ODR required to meet the NOB guidelines for close out of the project. 131 (53%) of the files have been reviewed by ODR and have been deemed compliant. The final budget revisions were submitted and are under review. The compliance and monitoring team has begun their onsite monitoring event with a focus on closeout. It is important to note that the national objective has not been met.</p> <p>Next step: Final close out of the project.</p>																
Performance Measures:	<table><tr><th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th><th>Year to Date</th></tr><tr><td>Ex. Homes in Construction</td><td>2 homes in construction by 6/25</td><td>1 home</td><td></td></tr><tr><td>Units Completed</td><td>20 buildings and community center in active construction by 4th Qtr. 2023 (248 Units)</td><td>248 units construction completed</td><td>248</td></tr></table>	Performance Measure	KPI	Monthly Performance Value	Year to Date	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 th Qtr. 2023 (248 Units)	248 units construction completed	248				
Performance Measure	KPI	Monthly Performance Value	Year to Date														
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 th Qtr. 2023 (248 Units)	248 units construction completed	248														

	Buildings Construction Complete	20 buildings construction complete by November 2024	20 buildings construction completed	20
	LMI residents occupying units	248 LMI households occupying units	131 LMI households occupying units	131 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 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:	\$21,039.26															
Funds Expended to Date:	\$16,764,035.81															
Progress:	65% Financial Progress / 2% Project Progress															
Monthly Update:	Jackson Development Company (JDC) submitted the final hard cost analysis to ODR for review and approval. ODR requested that JDC make some edits on the analysis. The review of the analysis is still in progress. Next Step: Issue 2 nd NTP for rehabilitation to commence.															
Performance Measures:	<table><tr><th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th><th>To Date Performance</th></tr><tr><td>Ex. Homes in Construction</td><td>2 homes in construction by 6/25</td><td>1 home</td><td></td></tr><tr><td>Active Construction (8 Buildings in active construction by 1st Qtr. 2026)</td><td>4 buildings in construction by 10/31/2025</td><td>0</td><td></td></tr></table>	Performance Measure	KPI	Monthly Performance Value	To Date Performance	Ex. Homes in Construction	2 homes in construction by 6/25	1 home		Active Construction (8 Buildings in active construction by 1 st Qtr. 2026)	4 buildings in construction by 10/31/2025	0				
Performance Measure	KPI	Monthly Performance Value	To Date Performance													
Ex. Homes in Construction	2 homes in construction by 6/25	1 home														
Active Construction (8 Buildings in active construction by 1 st 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 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:	\$7,468.02
Funds Expended to Date:	\$540,330.11 (4% and 9%)
Progress:	1% Financial Progress / 25% Rehabilitation Complete
Monthly Update:	<p>Rehabilitation activities are ongoing with no delays.</p> <p>Phase 1</p> <ul style="list-style-type: none"> • Building 1: Certificate of occupancy was received from DPNR. • Building 2: Certificate of occupancy was received from DPNR. PNR. • Buildings 3 & 4: The stucco work, roofing and pouring of concrete sidewalks are in progress. • Building 13: Final punch walk was conducted with DPNR and is pending receipt of the certificate of occupancy.

	<ul style="list-style-type: none">• Building 14: Interior rehab is the final stage. <p>Phase 2</p> <ul style="list-style-type: none">• Buildings 5 & 12: Tenants have been relocated to JFK Housing Community. The demolition work of the apartment units' interior is in progress. <p>Community Center: Installation of solar panels is in progress.</p> <p>The Subrecipient continues to be delinquent with submittals of draw requests and Section 3 reporting. A warning of non-compliance will be issued to the Subrecipient requesting a corrective plan of action for implementation to address the project shortcomings on Section 3 reporting and submittal of draw request for payments for submittal by 11/7/2025.</p>																			
Performance Measures:	<table><tr><th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th><th>To Date</th></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><td>8 buildings</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><td>0</td></tr><tr><td>Construction Complete</td><td>14 Buildings Construction complete</td><td>3 Buildings rehabilitation complete. Maintenance building complete</td><td>3 buildings</td></tr></table>	Performance Measure	KPI	Monthly Performance Value	To Date	Active Construction	4 Buildings completed every quarter until September 2026	6 Buildings (44 Units), Community Ctr and Maintenance buildings in active construction.	8 buildings	National Objective	106 LMI Beneficiaries occupy rehabbed units	No occupancy reported – buildings are still in active rehab phase.	0	Construction Complete	14 Buildings Construction complete	3 Buildings rehabilitation complete. Maintenance building complete	3 buildings			
Performance Measure	KPI	Monthly Performance Value	To Date																	
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Construction Complete	14 Buildings Construction complete	3 Buildings rehabilitation complete. Maintenance building complete	3 buildings																	

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:	2022 - 2026
CDBG-DR Funded Project Cost:	\$10,900,000
Funds Expended This Month:	7,189.23
Funds Expended to Date:	\$7,189.23
Progress:	3% Project Progress
Monthly Update:	<p>Mitigation measures were issued to ODR by the VIHFA Environmental team for issuance and implementation to the approved applicants.</p> <p>Draft agreements were submitted to VIHFA Program team for review and recommendations; the review was completed and recommendation for changes to the agreement was sent to ODR.</p>

	Inquiries were made to the VIHFA program and environmental teams regarding potential applicants with existing structures on the property. Research was conducted regarding the inquiry and response is being drafted and was issued to ODR. Due to the inquiry and extensive review of the current policy was conducted; the review showed that revisions to the current policy are required.
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:	In Progress
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
CDBG-DR Funded Project Cost:	\$80,729,958.00
Funds Expended This Month:	\$206,843.24
Funds Expended to Date:	\$9,629,150.95
Progress:	13% Progress; 28% Financial
Monthly Update:	Construction activities are in progress. A site visit was conducted on 9/4/2025. Construction Progress: Buildings 1 – 4: Continuation of walls being installed.

	<p>Building 8: Continuation lower-level floor slabs pouring Building 10 – 14: Excavation for footing continues.</p> <p>The contractor is working to remove back fill and waterproof the lower levels of the buildings. VIHFA findings from the site visit, which were relayed to the Developer, Construction and ODR, require immediate attention:</p> <p>Environmental: A request was made to ODR for a copy of the soil capping plan for the areas surrounding Buildings 10-14 was requested and is pending.</p> <p>1st draw request for the project has been reviewed and forwarded to finance to process the payment. Ongoing site inspections.</p>
Performance Measures:	5 buildings in active construction

Turnkey Homes: Estate Mount Pleasant

Status:	In Progress
Project Description:	New build construction of 7 single family turnkey homes for 7 LMI households.
Period of Performance:	10/1/2025 - 12/31/2026
CDBG-DR Funded Project Cost:	\$4,066,576.00
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress:	0%
Monthly Update:	<p>Inter-Departmental Agreement (IDA) has been drafted and is pending approval and execution. The approval of the amended application is currently pending due to the approval of the action plan by HUD.</p> <p>Next steps: Completion of IFB for construction to start. Approval of amended application will occur when the Federal Government shutdown is lifted.</p>
Performance Measures:	11 in development

Turnkey Homes: Estate Fortuna

Status:	Environmental
Project Description:	New build construction of 20 single family turnkey homes for 20 LMI households.
Period of Performance:	TBD
CDBG-DR Funded Project Cost:	\$15,721,562.90
Funds Expended This Month:	\$0.00

Funds Expended to Date:	\$0.00
Progress:	0%
Monthly Update:	<p>Project application has been approved. Issuance of application approval notification is pending. Inter-Departmental Agreement (IDA) has been drafted and is pending approval and execution.</p> <p>Next steps: Environmental completion for RROF submittal to HUD. Continue working with the Recipient Department to finalize the IFB draft.</p>
Performance Measures:	TBD

Ross Taarnenberg Emergency Housing Development

Status:	Environmental
Project Description:	Construction of 11 units to provide emergency housing for LMI residents, victims of domestic and residents displaced due to financial hardship.
Period of Performance:	10/1/2025 - 12/31/2026
CDBG-DR Funded Project Cost:	\$9,140,351.15
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress:	0%
Monthly Update:	<p>Project application has been approved. Issuance of application approval notification is pending. Inter-Departmental Agreement (IDA) has been drafted and is pending approval and execution.</p> <p>Next steps: Environmental completion for RROF submittal to HUD. Continue working with the Recipient Department on IFB draft</p>
Performance Measures:	11 Units Construction; TBD

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:	\$2,352,570.95
Funds Expended to Date:	\$52,451,355.93
Progress:	25%

Monthly Update:	<p>Subrecipient continues to be delinquent in reporting.</p> <p>Stats: Homes in Active Construction: 101 (3 on hold) Homes Pending Final Closeout: 7 Homes Completed: 4 Homes Pending Solicitation: 38 Homes Pending Tier II: 105</p> <p>The program will continue to conduct touchpoints to acquire updates on construction activities and collaborate on issues negatively affecting the program. However, the data is not accurate.</p>
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Performance Measures:	Envision HRRP	Data	To Date
	Homes closed due to DOB findings	160	160
	Homes with Grant Engineering		
	Homes pending Tier II approvals	105	105
	Completed Grant Agreements	0	
	Homes in Solicitation	38	38
	Completed Pre-Cons for the month	0	
	Homes in Active Construction	101	104
	0-25% Complete	30	
	26-50% Complete	28	
	51-75% Complete	18	
	Pending Final Closeout	7	29
	Homes Completed	1	77

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:	\$105,795.92
Funds Expended to Date:	\$6,096,232.12
Progress:	5%
Monthly Update:	Subrecipient continues to be delinquent in reporting.
	Stats:

Homes in Active Construction: 0
Homes Pending Final Closeout: 0
Homes Completed: 0
Homes Pending Solicitation: 6
Homes Pending Tier II: 11

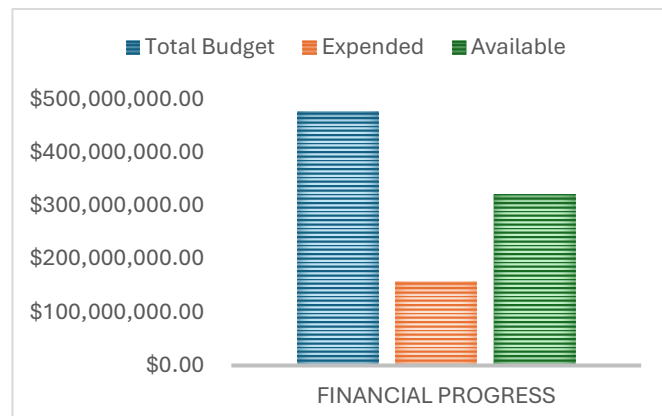
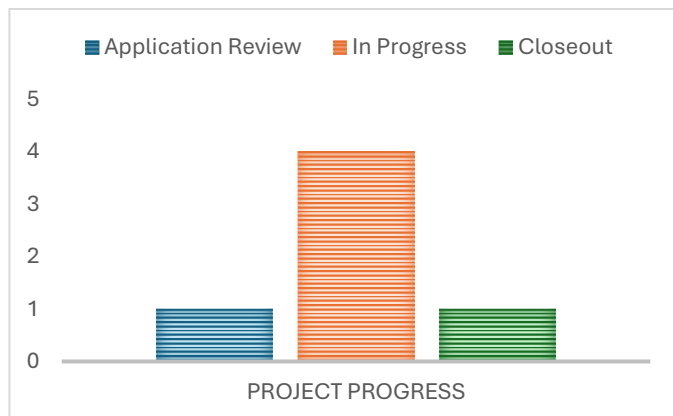
The VIHFA Program, Environmental and Compliance will meet within the next week to align and collaborate regarding the EnVIsion program to determine the next steps to discuss with the ODR team.

Next steps: Conduct touchpoints to acquire update on construction activities and collaborate on issues negatively affecting the program.

Performance
Measures:

Envision RRRP	Data	To Date
Homes closed due to DOB findings	2	2
Homes with Grant Engineering	2	2
Homes pending Tier II approvals	11	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	Expended to Date	Status
Randolph Harley Power Generation	\$88,359,74.00	78,603,393.00	In closeout-pending waiver approval, punch list items, and remediation efforts
Street Addressing Initiative	5,006,147.22	1,368,913.34	In Progress
Convenience Centers STX	\$11,147,688.00	\$149,926.76	Active Project-In Progress-Design activities commenced
Convenience Centers STT-Red Hood, Snith Bay and Bournefield		\$0	Environmental Review Phase
Susannaberg		\$0	Environmental Review Phase
Anguilla Landfill	\$50,969,383.00	\$0	Application Review

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:	\$88,359,748.00
Funds Expended This Month:	\$12,744.21 EM Grants Payable & Receivables
Funds Expended to Date:	\$78,603,393.30
Progress:	<p>Approximately 95% of the project is complete. The delays in transformer repair and interconnection activities have been acknowledged, as they are tied to the reevaluation submitted as part of Amendment #2 to the RHPP application. The outstanding progress reports are also noted and require immediate action. Approval of the reevaluation will help drive these efforts forward and lead the project to final completion, The outstanding progress reports are also noted and require immediate action.</p>
Monthly Update:	<p>The Program is awaiting a response from HUD regarding a waiver related to completed work. This response remains pending due to the current closure of the federal government.</p> <p>In addition, the Program and ODR are coordinating efforts to accurately document applications and application amendments within the grant portal's project activity. This process will enable the capture of amendments as "Project Scopes." Implementation requires technical assistance and ongoing support from ODR to ensure proper submission and recording.</p> <p>WAPA has issued the Notice to Proceed (NTP) for the remediation contract. However, work has not commenced because DPNR has yet to issue the required drilling permit. The contractor is responsible for securing the permit. ODR is actively monitoring the permit issuance and is tasked with notifying HFA promptly upon receipt.</p> <p>The remediation timeline continues to depend on actions from external agencies, particularly the timely issuance of necessary permits. Therefore, progress hinges on effective coordination and prompt responses from these organizations, which directly impact when remediation work can begin and proceed.</p> <p>Next Steps:</p> <ul style="list-style-type: none"> • VIHFA will verify its understanding of the planned procurement approach for the scope described in Amendment Two. • The Program will follow up on its request for ODR to share a copy of the system study with VIHFA for documentation purposes.

	<ul style="list-style-type: none"> • The Program will continue monitoring the status of any pending monthly progress reports. A recent review of the ODR SharePoint link revealed only a few reports, none of which were dated within the last twelve months. • Subrecipients will be able to upload Monthly Subrecipient Reports directly into EMGrants
Performance Measures:	100% commissioning commercial use of the 4 Wartsila Units and Battery Energy Storage System (BESS) 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"> • 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:	\$5,006,147.22
Funds Expended This Month:	\$3,605.78 EM Grants Payable & Receivables
Funds Expended to Date:	\$1,368,913.34
Progress:	80%

<p>Monthly Update:</p>	<p>On October 15, 2025, the Program received a request from ODR to allow the Lieutenant Governor's Office (LGO) to submit its progress reports via the grant portal. In response, the Program submitted a support ticket to initiate this process. Implementation of the progress reporting feature within the CDBG-DR grant portal has been escalated to the grant administrator's vendor support team, Civix, and is expected to be activated within the next month.</p> <p>In the interim, the Program will continue accessing the SharePoint site to retrieve progress reports and maintain reporting continuity.</p> <p>The Program has received an update regarding the contract for sign installations. This contract remains unexecuted but is expected to be signed by the end of October 2025.</p> <p>Additionally, no street signage has been installed under this grant to date. The only signage installed thus far consists of highway signs.</p> <p>Dependencies / Bottlenecks / Delays: Progress on project activities is underway; however, several key items remain pending. On October 15, 2025, ODR issued the subrecipient agreement amendment contract to both the Office of the Lieutenant Governor and the Office of Disaster Recovery. This document remains unexecuted.</p> <p>The Program is also awaiting the conclusion of the government shutdown to receive a response regarding the amendment to the Disaster Recovery Action Plan, which will formally acknowledge the 2023 increase in the project budget from \$5,002,147.22 to \$5,300,000.00.</p> <p>Efforts continue to improve coordination and communication, particularly concerning payment requests and the need for timely responses to documentation and detailed inquiries.</p> <p>Next Steps:</p> <ul style="list-style-type: none"> • The Program is developing an adverse notice pending the delivery of the issued subrecipient agreement and other required documents. • The Program is awaiting a status update or response from HUD regarding the revised Disaster Recovery Action Plan.
<p>Performance Measures:</p>	<p>(1) Completion of MARS by Qtr. 1 2025- Not met Overall completions MARS with name road only 97% -STJ, 60% STT and 60% STX</p> <p>(2) Complete Street Sign Installations by March 2026 – ongoing</p> <ul style="list-style-type: none"> • STJ 2nd Qtr. 2024- Not met • STT 4th Qtr. 2025 – ongoing • STX 2nd Qtr. 2026-ongoing <p>Only the federal highways- 28% of the intersection's territory wide is complete.</p>

Convenience Centers and Sussanaberg & Bournefield

Status:	STX- In Progress STT- Environmental 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, Red Hook, and Bournefield Convenience Center STJ: Susannaberg Transfer Station
Period of Performance:	10/1/2022-09/30/2026 Pending updated SRA
CDBG-DR Funded Project Cost:	\$21,687,188.00
Funds Expended This Month:	\$8,368.77 EM Grants Payable & Receivables
Funds Expended to Date:	\$149,926.76
Progress:	10%, The overall project activities are in the design phase.
Monthly Update:	<p>VIWMA continues to collaborate with the contractor during the design phase by providing feedback on the drawings. The agency is also in the process of gathering information to complete the necessary permit applications for the three St. Croix sites. However, VIWMA has not yet received the contractor's schedule. Invoices for thirty percent of the design completion are anticipated by the end of the month.</p> <p>Currently, Susannaberg is undergoing an environmental review, while Bournefield is in concurrent review. A detailed memo has been submitted to VIHFA by ODR, clarifying that the environmental review will be conducted by internal HFA staff and outlining the components of the "site work" line item in the budget.</p>
Performance Measures:	4 convenience centers in active construction by end of Q1-2024 – Not Met 3 convenience centers in active construction by 2025- Pending 1 convenience centers in active construction by 2026- Pending

Anguilla Landfill

Status:	Application Review
Project Description:	The proposed project involves constructing a Partial Final Closure System on the northeast corner of the existing slopes at Anguilla Landfill. This work will be carried out in alignment with the Closure

	Turf© Final Closure System approved by US EPA Region 2. The southern portion of the landfill will continue to receive waste until a new landfill site is permitted and constructed.
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
Funds Expended This Month:	\$0
Funds Expended to Date:	\$0
Progress:	0%, The Program is reviewing the project application.
Monthly Update:	The application is currently in ODR's queue in EMGrants to facilitate the change from a heavy equipment purchase to an equipment lease. HUD previously requested additional information regarding the equipment purchase to verify eligibility. Although ODR has provided the required justification, we are still awaiting a response from HUD. This delay is attributed to the ongoing federal government shutdown, which has impacted HUD's ability to process and respond to inquiries in a timely manner.
Performance Measures:	TBD

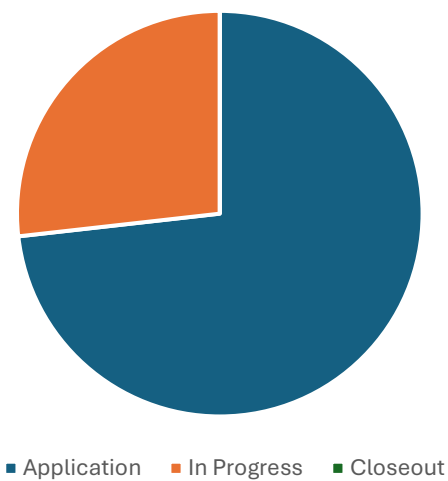
Local Match Infrastructure Program-UN and LMI

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:	TBD 9/30/2026
CDBG-DR Funded Project Cost:	\$179,678,097
Funds Expended This Month:	\$8,979.48 EM Grants Payable & Receivables
Funds Expended to Date:	\$7,858,287.23 LMI DR1, \$44,550.27 UN, \$70,147,739.60 LMI DR2
Progress:	51.8%, The Program is progressing with transitioning from paper applications to electronic applications process flow. This workflow is in active development and refinement.
Monthly Update:	The Program is currently tracking four delayed payment reimbursement requests totaling \$308,186.04, pending outstanding information from the applicants. No new payment requests were submitted during this reporting period. To expedite application processing, the Program has escalated the review of delayed applications currently in concurrent review status. Four applications have been advanced to CDRO for approval, with three proceeding to regulatory review focused on environmental compliance. The Program is actively collaborating with the ODR Program Specialist and Program Manager to address reviewer comments and ensure continued

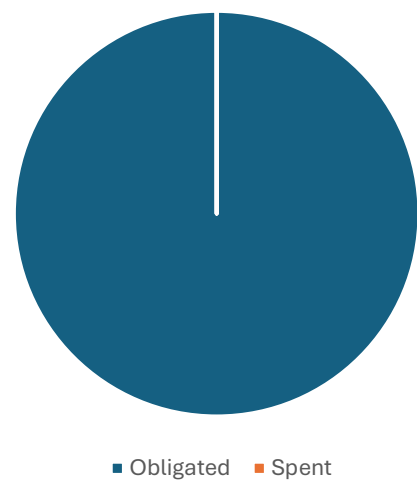
	progress toward approval. At present, twelve applications remain under concurrent review with multiple reviewers.
Performance Measures:	TBD

Public Services Dashboard

Project Progress



Financial Progress



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	
Project Promise- Removed	0	\$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:	\$19,649.34
Funds Expended to Date:	\$19,649.34

Progress:	40%		
Monthly Update:	On October 17, 2025, VIHFA met with Liberty Place to discuss the potential resumption of services, including DOB issues and outstanding payments. VIHFA was informed about a payment request submitted in June 2025, and several budget discussions had already occurred. During the meeting, relevant documentation was requested and received, with VIHFA committing to address the challenges discussed. The Project Manager continues to provide technical assistance and ensure compliance through regular communication with the Subrecipient. However, some deliverables, such as amended MSRs, remain outstanding. <i>Data verification and reconciliation is pending, anticipated completion 2026 Qtr.1.</i>		
Performance Measures:	Performance Measure	KPI	Monthly Performance Value
**No data provided for the reporting period.	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:	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:	The sub-subrecipient agreement establishes July 31, 2025, as the official project completion date. However, several issues remain unresolved, including the full addressing of reported beneficiaries, outstanding payment requests, and non-compliance with reporting requirements. Additionally, the subrecipient missed the September 12, 2025, deadline and has been informed that a determination regarding the sub-subrecipient will be made by October 27, 2025. The subrecipient is expected to notify the Grantee once this decision has been reached. <i>Data verification and reconciliation is pending, anticipated completion 2025 Qtr.4.</i>		
Performance Measures:	Performance Measure	KPI	Monthly Performance Value
**No data provided for the reporting period.	Serve 50 LMI	38 outreached monthly	Outreach - 22
	April 2025		Counseling - 2
	May 2025		Counseling - 0
	June 2025		Counseling - 0

Lutheran Social Services (Sister Emma Cottages)

Status:	In Progress		
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:	The amended application has been reviewed and returned to adjust the project costs in line with the cost reasonable analysis. The submitted Independent Cost Estimate (ICE) did not comply with VIHFA procurement guidelines. As a result, technical assistance detailing the requirements and guidance for developing an appropriate ICE was provided via a comprehensive email. The sub-subrecipient is now preparing to submit a revised ICE.		
Performance Measures:	Performance Measure	KPI	Monthly Performance Value
	1 Public Facility, new construction completed by March 2026	10% completed by 4 th Qtr. 2024 and 15%/Qtr. thereafter	0%

Public Facilities: Supportive Housing

Project :	Project Cost	Amended Cost	Status
*St. Croix Foundation	\$1,291,536	\$586,619.16	In Progress
*Salvation Army Virgin Islands	\$4,268,825	\$5,342,751.84	In Progress
Caribbean Centers for Boys and Girls	\$218,000	\$0	Removed
*Catholic Charities – Bethlehem Shelter	\$436,000	\$430,704	In Progress
Catholic Charities – Rita Schuster Shelter	\$353,460	\$330,336	In Progress
St. Croix Animal Welfare	\$5,885,000	\$4,500,000	Hold
*Lutheran Social Services	\$9,288,450	\$8,675,815	In Progress
			Expended to Date
			\$0.00

Narrative:

The program review is ongoing, alongside concurrent assessments of amended applications, and has involved requests for supplementary information and supporting documentation. Due to project delays, previously approved applications have undergone reassessment, leading to the removal of the Caribbean Centers for Boys and Girls project, a cost reduction for the St. Croix Foundation Intake Center, and a recommended scope adjustment for the Salvation Army. The Catholic Charities projects will be moved to mitigation for implementation.

The St. Croix Animal Welfare Center application has experienced delays stemming from formal communication challenges with the Subrecipient. Following Executive Level interagency discussions, an agreement was reached to fund the project at the revised amount of \$4.5 million.

For the remaining CDBG-DR Public Services/Public Facilities projects, outstanding deliverables include establishing beneficiary determinations, processing amended applications, correcting submitted MSRs, revising SRAs, and advancing initiatives related to Public Facilities.

Environmental Review Summary:

St. Croix Foundation: Environmental review and historic preservation completed; maps retrieved, site visited (April 15, 2025). Part 58 is in progress.

Salvation Army Virgin Islands: DPNR finished environmental consultations; EA being drafted. Phase I ESA and noise assessment pending.

Caribbean Centers for Boys & Girls (Market Street Wall): Site visit (April 14, 2025); CEST drafted. Pending: Phase I ESA, noise assessment.

Catholic Charities - Bethlehem Shelter: Site visit (April 14, 2025); EA drafted. Pending tests: noise, lead, asbestos.

Catholic Charities - Rita Schuster Shelter: Preliminary review done, maps retrieved, explosive/flammable hazard consult scheduled May 2025, site visit (April 15, 2025), Part 58 drafted. Pending: lead, asbestos, Phase I ESA, noise assessment.

Economic Revitalization:

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

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

Narrative:

During the reporting period, eight projects were in various stages of review and implementation. Currently, Roger's Property and Grace Gospel are on hold; the former needs further analysis due to Duplication of Benefits (DOB), while the latter will be denied due to the applicant's financial capacity. Two applications were returned for resubmission due to discrepancies between the submitted costs and independent cost estimates. These projects, NMR, LLC, and Peany's Place, are involved in RFP development and service solicitation for implementation.

Further updates include Rockmart Inventory and Display, which are awaiting appeal documentation submission to VIHFA. Wesley Methodist's application was denied because the applicant used \$119,028.59 in insurance proceeds for Chapel repairs instead of the Education Center. The request for \$80,400 in DR funds for the Education Center is considered a duplication of benefits.

The Grace Gospel Chapel Façade Project review indicated the applicant has the funds to execute the project, leading to a denial. The Workforce Development program remains unchanged from the last report, with the Department of Labor's project application pending ODR program review and advancement to VIHFA for approval.

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:	May 26, 2025 – August 31, 2026		
CDBG-DR Funded Project Cost:	\$80,818.00		
Funds Expended This Month:	0.00		
Funds Expended to Date:	0.00		
Progress:	0%		
Monthly Update:	Project RFP developed and pending solicitation of services, awaiting submission of bid packages, evaluation, and GC selection.		
Performance Measures:	Performance Measure	KPI	Monthly Performance Value
	Non-structural Façade repairs <i>Provide evidence of LMI service area</i>	Service Area Survey 1. Development – June 2025 2. Issuance 3. Completion Draw request-project cost	0% 0%

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:	September 5, 2025 – August 31, 2026		
CDBG-DR Funded Project Cost:	\$125,529.00		
Funds Expended This Month:	0.00		
Funds Expended to Date:	0.00		
Progress:	0%		
Monthly Update:	Project RFP developed and pending solicitation of services, awaiting submission of bid packages, evaluation, and GC selection.		
Performance Measures:	Performance Measure	KPI	Monthly Perfor Value
	Non-structural Façade repairs <i>Provide evidence of LMI service area</i> <i>Job creation- LMJ</i>	Service Area Survey 1. Development – September 2025 2. Issuance 3. Completion Job creation 2026 Qtr. 4	0%