



CDBG- DR MONTHLY STATUS REPORT

SEPTEMBER 2025

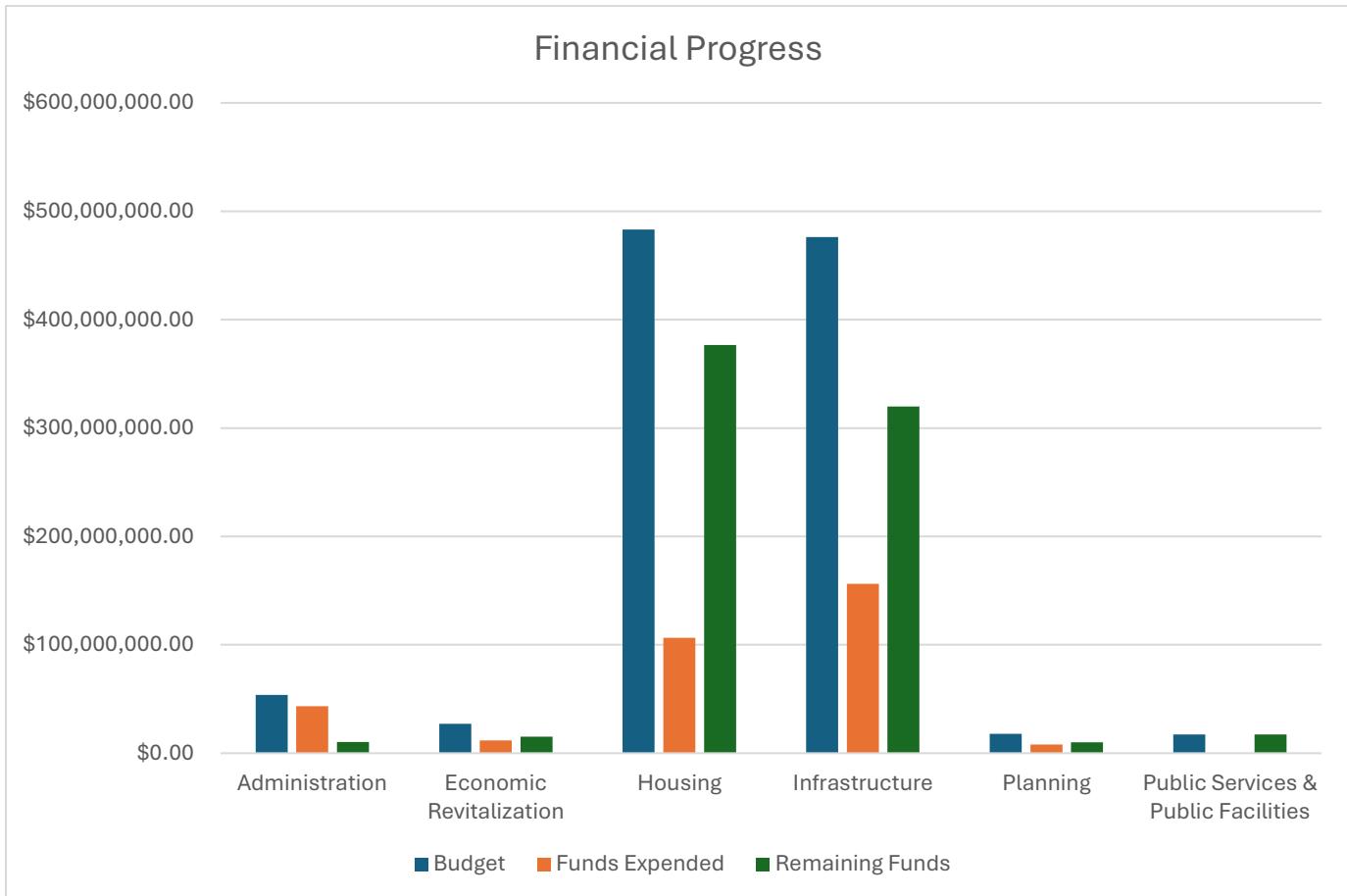
10/08/2025

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	\$45,954,867.31	\$7,819,622.69	85%
Economic Revitalization	\$27,129,892.55	\$11,727,977.21	\$15,401,915.34	43%
Housing	\$483,132,493.62	\$108,370,301.21	\$374,762,192.41	22%
Infrastructure	\$476,073,203.83	\$157,696,075.20	\$318,377,128.63	33%
Planning	\$18,000,000.00	\$8,035,407.78	\$9,964,592.22	45%
Public Services & Public Facilities	\$17,379,800.00	\$65,278.64	\$17,314,521.36	0%
Total	\$1,075,489,880.00	\$331,849,907.35	\$743,639,972.65	31%

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	Total Cost	Current Progress	Status
Walter IM Hodge	\$24,688,500.00	Closeout	Construction is complete. Closeout is pending receipt of remaining documentation from VIHA to meet the national objective.
EnVIision-HRRP and RRRP	\$245,430,825.00	In Progress	HRRP is currently making progress, with 25% of the program completed. There are 104 homes under active construction, however, reporting from the subrecipient has been delayed. Moving forward, the main focus will be on closing out the 7 pending homes and improving drawdown performance. RRRP has had no active constructions or completions reported yet, and the subrecipient's reporting remains delinquent. Major challenges include construction costs and applicant relocations.
Own-A-Lot, Build A Home (4)	\$10,900,000.00	In Progress	4 Banco Popular closings are slated for late September, 1 USDA award is pending, and 7 new applicants are in the pipeline; NHIC affordability-period policy changes are under ODR review.
Lovenlund Phase 2	\$25,990,563.00	In Progress	The RFP closed on 9/3/25 and proposals are under evaluation; final hard-cost budget and procurement documentation will be submitted to ODR next.
D. Hamilton Jackson	\$47,220,000.00	In progress	Phase 1 rehabilitation is progressing. Monthly reports and payment requests have not been submitted on schedule, and draw requests for 4%/9% LIHTC are awaiting resubmission.
Donoe Redevelopment	\$86,670,000.00	Approved	Construction is active across the site, with compliance signage and

			environmental protections to be increased per VIHFA's field review. DOB issues continue and the first draw is under VIHFA review
HFA Turnkey Homes (4 developments- Estate Fortuna, Estate Mount Pleasant, Queen Louise, Strand)	\$58,393,031.00	Various stages of progress	Mt. Pleasant amended application is under review; an IAA has been drafted and returned to the applicant for additional documentation to finalize approval.

Financial Overview

Project	Total Cost	Expended to Date
Walter IM Hodge	\$24,688,500.00	\$20,726,797.21
EnVIision HRRP	\$195,046,728.00	\$51,248,970.85
Envision RRRP	\$50,384,097.00	\$5,992,379.48
Own-A-Lot, Build A Home (5)	\$10,900,000.00	
Lovenlund Phase 2	\$25,990,563.00	\$16,763,560.68
D. Hamilton Jackson	\$47,220,000.00	\$532,862.09
Donoe Redevelopment	\$86,670,000.00	\$9,479,082.89
HFA Turnkey Homes (4 developments)	\$58,393,031.00	

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:	\$20,726,797.21
Progress:	100% - Project is in close out.
Monthly Update:	Local match application is still pending approval by ODR. VIHA has submitted 5 additional LMI tenant files for ODR review; 54 more files are needed for the project to meet the percentage needed for NOB. VIHA still has outstanding tenant files that are required for

	submission. Beginning October, VIHA and the developer will begin the process of reconciling budget line items for reallocation of funds, if necessary, in preparation for the final close out of the project.			
Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date
	<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:	\$156,832.66
Funds Expended to Date:	\$16,763,560.68
Progress:	64% Financial Progress / 2% Project Progress
Monthly Update:	The RFP to solicit contractors for the project closed on 9/3/2025 and is currently in the evaluation phase. At the completion of the evaluations are completed final hard cost budget and all the procurement

documentation will be submitted to ODR for review. The Developer has been informed any changes to the budget will require an amended application to be submitted. At the end of the review, ODR will issue a 2nd NTP to the Developer to commence rehabilitation of the units in October.

ODR will schedule a TA for the Developer to go over the proper documentation and requirements for submitting draw requests.

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date
	<i>Ex. Homes in Construction</i>	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:	\$496,500.00 (4%)																		
Funds Expended To Date:	\$532,862.09 (4% and 9%)																		
Progress:	1% Financial Progress / 5% Project Progress 15%																		
Monthly Update:	<p>Phase 1 Rehabilitation activities are ongoing with no delays. The final inspection of MEPs for Building 1 was conducted by DPNR and is pending receipt of certification, WAPA will be scheduled to tie in the electricity once the certification has been received.</p> <ul style="list-style-type: none"> • The final punch list for Building 2 is expected to be completed by the end of month, DPNR will be scheduled to conduct a final inspection of the MEP when the punch list has been completed. • Buildings 3 & 4 are on target to be completed in the month of September. • Rehabilitation of roofs for buildings 13 & 14 are in final stages, parking lot for Building 14 has been completed. <p>Phase 2</p> <ul style="list-style-type: none"> • Building 5 tenants will be relocated to Building 1 once the certification from DPNR has been received and the tie in of commercial power is completed providing electricity to the building. • There is a delay in the relocation of the Building 12 tenants to JFK due to the inability of VIHA to update the tenant information in HUDs system. VIHA is hoping the issue will be resolved by the end of month. <p>CCTV equipment has arrived on the island. Once the equipment has been cleared the CCTV headend will be installed at the Community Center within the next couple of weeks. Installation of CCTV system is ahead of schedule. The tenants occupying Building 5 will be relocated to Building 1 once the certification is received for the rehabilitation of building 5 to begin.</p> <p>The 2nd draw request for 4% LIHTC and 1st draw request for 9% LIHTC are still pending resubmittal by the Subrecipient to ODR.</p>																		
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th><th>To Date</th></tr> </thead> <tbody> <tr> <td><i>Active Construction</i></td><td><i>14 Buildings in Active Construction by Q4 2025</i></td><td><i>6 Buildings in Active Construction</i></td><td></td></tr> <tr> <td>Active Construction</td><td>4 Buildings completed every quarter until September 2026</td><td>6 Buildings (44 Units), Community Ctr and Maintenance buildings in active construction.</td><td></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></td></tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	To Date	<i>Active Construction</i>	<i>14 Buildings in Active Construction by Q4 2025</i>	<i>6 Buildings in Active Construction</i>		Active Construction	4 Buildings completed every quarter until September 2026	6 Buildings (44 Units), Community Ctr and Maintenance buildings in active construction.		National Objective	106 LMI Beneficiaries occupy rehabbed units	No occupancy reported – buildings are still in active rehab phase.			
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Own- A- Lot, Build A Home

Status:	In Progress
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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:	\$0.00
Progress:	3% Project Progress
Monthly Update:	<p>Closing for the four applicants being financed through Banco Popular will take place at the end of September and will receive their commitment letters when the closing occurs. Award notification for the one applicant funded through USDA is still pending.</p> <p>There are currently 7 new applicants in the pipeline for the program in various stages such as pre-qualification, permitting, etc.</p> <p>Revisions to the NHIC policy regarding the affordability period for the program are under review by ODR policy division. Next month's goals are to begin construction and approve 5 more</p>
Performance Measures:	<p>20 homes in active construction by 1/1/25- <i>(This has not been met as the banks have additional questions regarding qualifications.)</i></p> <p>20 homes completed by 12/1/2025 <i>(Not on track to meet this deadline.)</i></p> <p>20 Homes completed by 6/30/2026</p>

Donoe Redevelopment

Status:	In Progress
Project Description:	<p>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.</p>

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:	\$9,422,307.71
Progress:	0%
Monthly Update:	<p>Construction activities are in progress. A site visit was conducted on 9/4/2025.</p> <p>Construction Progress:</p> <p>Buildings 1 – 4: Floor slab has been completed, and walls are being installed.</p> <p>Building 5-7: Scaffolding are being placed to begin the construction of the 2nd and 3rd floors.</p> <p>Building 8: Lower-level floor slabs have been poured.</p> <p>Building 10 – 14: Excavation for footings continues.</p> <p>The water in the water tank located on the hill was tested by Tysam Tech for lead and results were negative for lead. The water tank will be scheduled for demolition to make space for the installation of the solar field and micro grid systems.</p> <p>VIHFA findings from the site visit, which were relayed to the Developer, Construction and ODR, require immediate attention:</p> <p>Environmental: Increase the presence and visibility of tree bo signs across the job site, including nearer the site of actual construction.</p> <p>Compliance: Increase the presence and visibility of Section 3 Labor Compliance and safety hazard signs across the job site. Increase the presence and visibility of the following signs/posters across the job site: Federal/Local Minimum Wage, Job Safety and Health Protection Notice to Employee working on Government Contract, Occupation and Safety Health Act (including VI), Equal Employment Opportunity, Notice to Workers with Disabilities Paid at Special Minimum Wages, Davis Bacon Act, Family and Medical Leave Act, Employee Polygraph Protection Act, Uniform Service Employment and Reemployment Right Act, OSHA, and Virgin Islands Division of Occupational Safety & Health (VIDOSH).</p> <p>1st draw request for the project is under review by VIHFA staff</p> <p>Program staff will begin attending Construction Management meetings and the final construction schedule is expected for review. While Duplication of Benefits continues to be a cause for concern, the program has implemented stop gap measures, which include DOB analysis for every payment request. Program is currently reviewing a draw request to submit for approval and payment.</p>
Performance Measures:	7 Buildings in active construction by April 2025. (Not met.)

EnVIision Homeowner (HRRP)

Status:	In Progress
Project Description:	The reconstruction and/or rehabilitation of an estimated 494 single family homes damaged from the 2017 Hurricanes Irma and Maria.
Period of Performance:	10/1/2019 - 9/30/2026
CDBG-DR Funded Project Cost:	\$195,046,728.00

Funds Expended This Month:	\$258,037.25																																												
Funds Expended To Date:	\$51,248,970.85																																												
Progress:	25%																																												
Monthly Update:	<p>Subrecipient continues to be delinquent in reporting.</p> <p>Stats:</p> <p>Homes in Active Construction: 104</p> <p>Homes Pending Final Closeout: 7</p> <p>Homes Completed: 4, total 72</p> <p>Homes Pending Solicitation: 38</p> <p>Homes Pending Tier II: 105</p> <p>Program will continue to conduct touchpoints to acquire updates on construction activities and collaborate on issues negatively affecting the program.</p> <p>No data provided for September</p>																																												
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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%

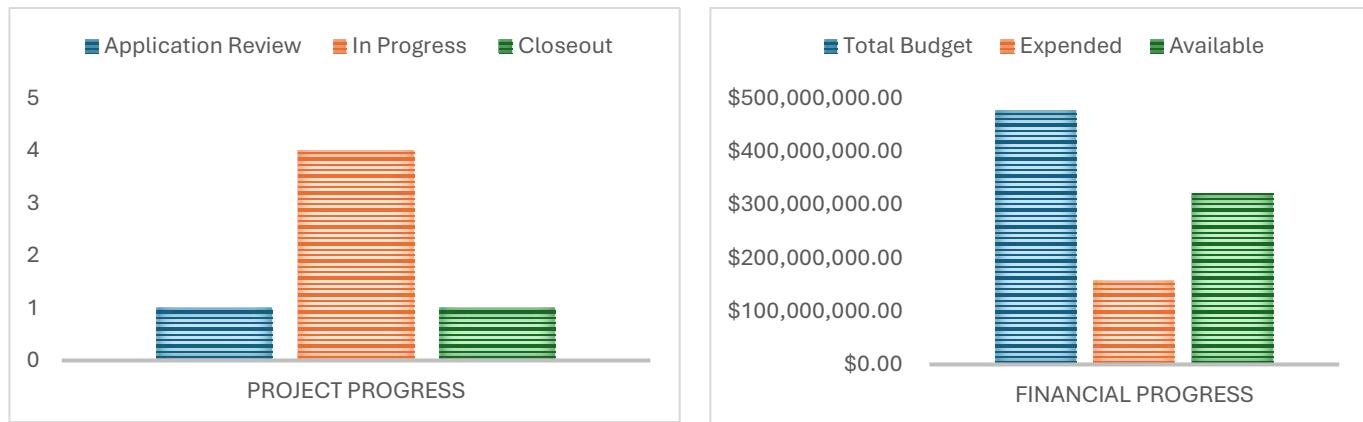
VI-HRR-01779	In-Construction	22%
VI-HRR-01799	On Hold	0%
VI-HRR-01842	In-Construction	69%
VI-HRR-02065	In-Construction	100%
VI-HRR-01843	In-Construction	90%
VI-HRR-01856	In-Construction	45%
VI-HRR-01871	In-Construction	92%
VI-HRR-01872	In-Construction	100%
VI-HRR-01930	In-Construction	14%
VI-HRR-01999	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%

EnVIision Homeowner (RRRP)

Status:	In Progress
Project Description:	Reconstruct and/or rehabilitation of over 80 LMI rental housing damaged from the 2017 Hurricanes (Irma and Maria).
Period of Performance:	7/1/2019 – 12/31/2025
CDBG-DR Funded Project Cost:	\$30,076,819
Funds Expended This Month:	\$1,825.94
Funds Expended To Date:	\$5,990,436.20
Progress:	5%

Monthly Update:	<p>Subrecipient continues to be delinquent in reporting.</p> <p>Stats:</p> <p>Homes in Active Construction: 0</p> <p>Homes Pending Final Closeout: 0</p> <p>Homes Completed: 0</p> <p>Homes Pending Solicitation: 0</p> <p>Homes Pending Tier II: 11</p>																																							
Performance Measures:	<table border="1" data-bbox="430 399 1289 1044"> <thead> <tr> <th data-bbox="430 399 1002 460">Envision RRRP</th><th data-bbox="1002 399 1160 460">Data</th><th data-bbox="1160 399 1289 460">To Date</th></tr> </thead> <tbody> <tr> <td data-bbox="430 460 1002 505">Homes closed due to DOB findings</td><td data-bbox="1002 460 1160 505">2</td><td data-bbox="1160 460 1289 505"></td></tr> <tr> <td data-bbox="430 505 1002 550">Homes with Grant Engineering</td><td data-bbox="1002 505 1160 550">2</td><td data-bbox="1160 505 1289 550"></td></tr> <tr> <td data-bbox="430 550 1002 595">Homes pending Tier II approvals</td><td data-bbox="1002 550 1160 595">11</td><td data-bbox="1160 550 1289 595"></td></tr> <tr> <td data-bbox="430 595 1002 640">Completed Loan Agreements</td><td data-bbox="1002 595 1160 640">0</td><td data-bbox="1160 595 1289 640"></td></tr> <tr> <td data-bbox="430 640 1002 685">Rental Homes in Solicitation</td><td data-bbox="1002 640 1160 685">0</td><td data-bbox="1160 640 1289 685"></td></tr> <tr> <td data-bbox="430 685 1002 729">Completed Pre-Cons for the month</td><td data-bbox="1002 685 1160 729">0</td><td data-bbox="1160 685 1289 729"></td></tr> <tr> <td data-bbox="430 729 1002 774">Rental Homes in Active Construction</td><td data-bbox="1002 729 1160 774">0</td><td data-bbox="1160 729 1289 774"></td></tr> <tr> <td data-bbox="430 774 1002 819">0 - 25% Complete</td><td data-bbox="1002 774 1160 819">0</td><td data-bbox="1160 774 1289 819"></td></tr> <tr> <td data-bbox="430 819 1002 864">26 - 50% Complete</td><td data-bbox="1002 819 1160 864">0</td><td data-bbox="1160 819 1289 864"></td></tr> <tr> <td data-bbox="430 864 1002 909">51 - 75% Complete</td><td data-bbox="1002 864 1160 909">0</td><td data-bbox="1160 864 1289 909"></td></tr> <tr> <td data-bbox="430 909 1002 954">Pending Final Closeout</td><td data-bbox="1002 909 1160 954">0</td><td data-bbox="1160 909 1289 954"></td></tr> <tr> <td data-bbox="430 954 1002 999">Homes Completed</td><td data-bbox="1002 954 1160 999">0</td><td data-bbox="1160 954 1289 999">2</td></tr> </tbody> </table> <p data-bbox="430 1044 890 1071">No Data Provided for September</p>	Envision RRRP	Data	To Date	Homes closed due to DOB findings	2		Homes with Grant Engineering	2		Homes pending Tier II approvals	11		Completed Loan Agreements	0		Rental Homes in Solicitation	0		Completed Pre-Cons for the month	0		Rental Homes in Active Construction	0		0 - 25% Complete	0		26 - 50% Complete	0		51 - 75% Complete	0		Pending Final Closeout	0		Homes Completed	0	2
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Homes Completed	0	2																																						

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	The project is in closeout, pending waiver approval, completion of punch list items, and remediation efforts.
Street Addressing Initiative	5,006,147.22	Street naming is ongoing for St. Croix and St. Thomas, with the final execution of the contract for sign installation on St. John still pending.
Donoe and Tanks 3 &4 Tank Stabilization	\$3,388,979.00	The project was denied following a Duplication of Benefit determination, and an official termination letter has been submitted."
Convenience Centers STX		The project is active and currently in progress, with design activities having commenced.
Convenience Centers STT- Red Hood, Smith Bay and Bournefield	\$11,147,688.00	The project is currently in the environmental review phase.
Susannaberg	\$10,539,500.00	The project is currently in the environmental review phase.
Anguilla Landfill	\$50,969,383.00	The application review is currently in progress.

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	\$11,147,688	\$0
Convenience Centers STT		\$0
Susannaberg & Bournefield	\$10,539,500	\$0
Anguilla Landfill	\$50,969,383	\$0

Monthly Update

Randolph Harley Power Generation 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 <i>(With ADC)</i>
Funds Expended This Month:	\$7,484.35
Funds Expended To Date:	\$78,513,509.04
Progress:	95%
Monthly Update:	The environmental reevaluation was approved on September 15, 2025, for transformer repair and interconnection activities. Remediation of the project site requires environmental cleanup. The contract will begin once the Notice to Proceed (NTP) is issued. Monthly status reports are outstanding. The system study, part of the original project scope, is pending."
Performance Measures:	100% commissioning commercial use of the 4 Wartsila Units and Battery Energy Storage System (BESS) by June 2025- <i>Completed/Met</i>

Street Addressing Initiative

Status:	In Progress There is an active promotional campaign for community engagement. In the phased implement, the St. John district, being smaller was the first priority. Therefore, the St. John district is the mostly complete in the Master Addressing System and work to finalize the signage installation is in close out. St. Thomas and St. Croix districts campaigns and initiatives are on-going with lower MARS completion and signage install are focused on major highways with residential street addresses being implemented with community involvement.
Project Description:	The Territory-Wide Street Addressing Initiative (hereinafter "SAI") aims to establish a comprehensive street addressing system adhering to the following national and local standards:

	<ul style="list-style-type: none"> • 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:	\$4,440.76
Funds Expended To Date:	\$1,316,691.37
Progress:	33%
Monthly Update:	<p>The Program has received notice that the Subrecipient SRA between LGO and ODR is currently under review by ODR Legal. On August 20, 2025, the Program held a technical assistance session with ODR to address deficiencies in a longstanding payment request.</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 intersections territory wide are complete.</p>
Performance Measures:	

Convenience Centers and Sussanaberg & Bournefield

Status:	STX- In Progress STT- Environmental STJ (Susannaberg & Bournefield)- Environmental
Project Description:	<p>The activity reconstructs and rebuilds the waste management convenience centers for waste disposal for the residents of the territory. This activity includes.</p> <p>STX: Mon Bijou Convenience Center; Concordia Convenience Center; Cotton Valley Convenience Center</p> <p>STT: Smith Bay Convenience Center, Red Hook and Bournefield Convenience Center</p> <p>STJ: Susannaberg Transfer Station</p>
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:	\$0
Funds Expended To Date:	\$126,824.97
Progress:	10%, The overall project activities are in design phase.
Monthly Update:	<p>Bournefield and Susannaberg have progressed to concurrent review. As of now, the St. Croix sites have reached approximately 25% completion in the design phase. The environmental evaluation for these sites has identified the need for remediation at all three locations. WMA is currently finalizing the remediation plan. Although soil remediation and consultations with DPNR have caused delays, the goal for next month is to receive a contractor's schedule, design review, and an updated remediation plan.</p> <p>The Program is awaiting documentation from ODR regarding the simplified acquisition of its NEPA contractor. This documentation will enable the Program to validate contractor payments and determine the status of the NEPA review required for the project.</p>
Performance Measures:	<p>4 convenience centers in active construction by end of Q1-2024 -Not Met</p> <p>3 convenience centers in active construction by 2025- Pending</p> <p>1 convenience centers in active construction by 2026- Pending</p>

Anguilla Landfill

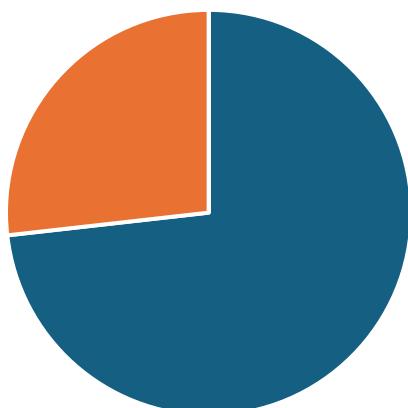
Status:	Application Review
Project Description:	<p>The proposed project will construct a Partial Final Closure System on the northeast corner of the existing slopes of Anguilla Landfill.</p> <p>This project will serve as Phase 1 of the US EPA Region 2 approved Closure Turf® Final Closure System on a section of the northern slope, part of which faces Henry E. Rohlsen Airport. Initiating the Final Closure is crucial for obtaining cooperation from the FAA to continue disposal operations at Anguilla Landfill for St. Croix, until a new landfill site can be permitted and developed to accept waste.</p>
Period of Performance:	TBD - 9/30/2026 (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 undergoing final concurrent review with the finance team, and details regarding ineligible equipment have been forwarded to ODR.
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:	\$13,035.48
Funds Expended To Date:	\$7,858,287.23
Progress:	51.8%, The Program is progressing with transitioning paper applications to electronic applications process flow. This workflow is in active development and refinement.
Monthly Update:	The Program is awaiting subrecipient agreements from ODR to revise the existing roles between ODR and the sub-awardee. In coordination with Leadership, the Program is fine-tuning the process flow for application review, including the concurrent review process. This process aims to define appropriate roles and ensure the local match workflow is applied correctly to minimize delays. Scheduling conflicts and competing priorities have delayed a group session with all stakeholders to align priorities.
Performance Measures:	TBD

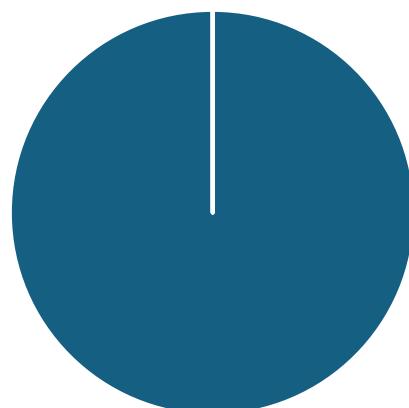
Public Services Dashboard

Project Progress



■ Application ■ In Progress ■ Closeout

Financial Progress



■ Obligated ■ Spent

Project Status 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	Liberty Place has received two payments (pay request 1 & 2) this reporting cycle totaling \$19,649.34. Pay requests 3-10 ongoing Finance review and processing.
Meeting the Needs of the Community	\$280,248	The subrecipient has not amended the agreement, which ended July 31, 2025, to address a national objective. Subrecipient missed September 12, 2025 deadline.

Project	Project Cost	Expended to Date
Liberty Place	\$1,090,000	\$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:	<p>To support program and associated project deliverables/progress including compliance, the Project Manager continues weekly meetings with the Subrecipient to provide technical assistance and facilitate timely submittal of required deliverables. Amended MSRs remains outstanding.</p> <p>Bottle Necks/Delays:</p> <ul style="list-style-type: none"> • The subrecipient has 10 of 11 Awardee payment requests to date. • The subrecipient provided inadequate oversight of Awardee. 										
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th><th>To Date Performance Value</th></tr> </thead> <tbody> <tr> <td>Serve 90 LMI</td><td>Outreach - 54</td></tr> <tr> <td>April 2025</td><td>New enrollments: 5 Housed: 1</td></tr> <tr> <td>May 2025</td><td>New enrollments: 11 Housed: unknown</td></tr> <tr> <td>June 2025</td><td>New enrollments: 7 Housed: 2</td></tr> </tbody> </table>	Performance Measure	To Date Performance Value	Serve 90 LMI	Outreach - 54	April 2025	New enrollments: 5 Housed: 1	May 2025	New enrollments: 11 Housed: unknown	June 2025	New enrollments: 7 Housed: 2
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Serve 90 LMI	Outreach - 54										
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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:	<p>Issued non-compliance (June 24, 2025) noting failure of Subrecipient to complete required deliverables (pay requests, corrected monthly reports, amended applications and executed agreements). Although a pay request was submitted on June 16, 2025, it was returned because it lacked supporting documentation and has not been resubmitted to date.</p> <p>On July 21, 2025, the Subrecipient provided an executed SRA that lists July 31, 2025, as the project completion date. Additionally, the Subrecipient's request on behalf of the Awardee to amend the application to reduce the number of beneficiaries served was denied. Currently, issues related to reported beneficiaries, unresolved pay requests, and reporting requirements continue to be discussed during regularly scheduled weekly meetings with the Subrecipient.</p>																				
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th><th>To Do</th></tr> </thead> <tbody> <tr> <td>Serve 50 LMI</td><td>38 outreached monthly</td><td>Outreach - 22</td><td>22</td></tr> <tr> <td>April 2025</td><td></td><td>Counseling - 2</td><td>2</td></tr> <tr> <td>May 2025</td><td></td><td>Counseling - 0</td><td>0</td></tr> <tr> <td>June 2025</td><td></td><td>Counseling - 0</td><td>0</td></tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	To Do	Serve 50 LMI	38 outreached monthly	Outreach - 22	22	April 2025		Counseling - 2	2	May 2025		Counseling - 0	0	June 2025		Counseling - 0	0
Performance Measure	KPI	Monthly Performance Value	To Do																		
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May 2025		Counseling - 0	0																		
June 2025		Counseling - 0	0																		
**No data provided.																					

Public Facilities: Supportive Housing

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

Narrative:

The program review program review, along with concurrent evaluations of amended applications, is ongoing and has involved requests for additional information and supporting documentation. Project delays prompted a review of approved applications. The Caribbean Centers for Boys and Girls site visit performed on August 27, 2025, confirmed the location is in disrepair. Rebuilding the requested retaining wall would not allow the applicant to resume services or meet national objectives. Therefore, denial of the application is recommended due to ineligibility.

The St. Croix Animal Welfare Center application has experienced delays related to formal communication challenges with the Subrecipient. Following a Citizen Complaint filed with HUD in March 2025 contesting an informal denial of funding, VIHFA reviewed the application for an alternative funding source. After consulting with HUD, CDBG-DR Public Facilities was identified as the most appropriate funding option. VIHFA and the Subrecipient are working collaboratively to resolve outstanding deliverables and advance the application toward approval. During a VIHFA/ODR touchpoint meeting on August 26, 2025, ODR was advised to move forward with funding this project.

Environmental Review Summary:

St. Croix Foundation: Environmental review and historic preservation completed; maps retrieved, site visited (April 15, 2025). Part 58 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/flam. hazard consult scheduled May 2025, site visit (April 15, 2025), Part 58 drafted. Pending: lead, asbestos, Phase I ESA, noise assessment.

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:	Program review of amended application completed application ongoing concurrent review. The subrecipient has not submitted an updated ICE and their cost reasonableness analysis (CRA) provides three cost estimates, with the highest deemed unreasonable following internal review. The final amount will be determined during concurrent review.
Performance Measures:	This is in review

Economic Revitalization:

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

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

Narrative:

The Neighborhood Revitalization Program currently has eight projects at various stages of review. Two projects are in the process of RFP development and subsequent solicitation of services to commence project implementation. NMR, LLC has an executed SRA with completed environmental; additionally, Peany's Place, Inc. has completed environmental, SRA is pending legal sufficiency and execution.

Rockmart Inventory and Display Refrigeration filed a complaint to request consideration of loss inventory. This request must be accompanied by an unmet need analysis. A Memo to File was uploaded and shared with ODR, indicating that the applicant needs to provide evidence of unmet business sustainability due to inventory losses from the 2017 storms with accompanying regulatory guidelines. Capacity assessments have been completed for six of the eight projects, and a summary of the environmental assessment for these projects is provided below.

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

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

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

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:	To be included based on executed SRA.
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.
Performance Measures:	

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:	The draft SRA has undergone review, with comments and recommendations for edits or revisions provided. VIHFA is presently awaiting the submission of the revised final agreement, which will subsequently be forwarded to Legal for a determination of legal sufficiency. Upon approval, the agreement will be returned to ODR for execution.
Performance Measures:	