

# Grantee: Virgin Islands

## Grant: B-18-DP-78-0002

### April 1, 2025 thru June 30, 2025 Performance Report

<b>Grant Number:</b> B-18-DP-78-0002	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Virgin Islands	<b>Contract End Date:</b> 04/25/2035	<b>Review by HUD:</b> Submitted - Await for Review
<b>Grant Award Amount:</b> \$774,188,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$774,188,000.00	<b>Estimated PI/RL Funds:</b> \$0.00	
<b>Total Budget:</b> \$774,188,000.00		

### Disasters:

#### Declaration Number

FEMA-4340-VI  
FEMA-4335-VI

### Narratives

#### Mitigation Needs Assessment:

Although the Territory has long been exceptionally vulnerable to natural hazards such as hurricanes and tropical storms, the Islands' readiness and resilience were tested during the 2017 hurricane season. This Mitigation Needs Assessment arises from the unprecedented damage and lasting impacts of Hurricanes Irma and Maria. The impacts from these storms continue to be felt to this day both in the Virgin Islands and other islands in those hurricanes' path. In 2018 the total damage to the Territory from both storms was estimated to be \$10.8 billion, including \$6.9 billion in damage to infrastructure, \$2.3 billion in damage to housing, and \$1.5 billion in economic damage. The US Virgin Islands' recovery from these devastating storm events continues to the present day. The intention of the Mitigation Needs Assessment and Mitigation Action Plan is to reduce vulnerability and mitigate damages and losses to future hazard events by looking at the impact of prior events, including hurricanes. The Mitigation Needs Assessment focused on 7 major community lifelines: Safety and Security; Communications, Food, Water, and Shelter; Transportation; Health and Medical; Hazardous Materials (Management); and Energy (Power and Fuel).

#### Safety and Security

The vulnerability assessment of the 2019 THMP indicates that many residential and commercial properties in the Territory are vulnerable to hurricane winds, in part because of how close most buildings are to the coast and the nature of the winds the storms generate (USVI Hurricane Recovery and Resilience Task Force, 2018). On St. John, only one-third of both residential and commercial structures are considered vulnerable, almost all of which are classified as moderate or low consequence. On St. Thomas, the percentage of exposed buildings represents a majority, though also at moderate or low consequence. On St. Croix, just over half of commercial buildings and less than half of residential buildings are exposed, all of which are considered at moderate or low exposure. Lifeline vulnerabilities to hurricane winds are variable across the islands, with lifelines on St. John at considerably less risk than that of St. Croix and St. Thomas. On those islands, lifeline facilities with pre-code structural components represent the most significant vulnerability. These facilities comprise Safety and Security lifelines.

Food, Water, Shelter



Food, water, and shelter lifelines provide basic needs such as housing, the commercial food supply chain and programs, and water systems. These lifelines are critical for sustaining life prior to, during, and following storm events. In the US Virgin Islands, these facilities include wastewater facilities, potable water facilities, desalinization facilities, shelters, and some residential buildings. Shelter facilities were stressed and damaged during and following the hurricanes as residents stayed at the shelters due to damages to homes. WAPA water facilities were damaged and impacts to the food supply chain resulted in delays to residents receiving food.

Water- Drought would have disparate impacts throughout the Territory. Although cisterns are common for USVI residents, the territory experiences a dry season that typically lasts from January to April. There is often a shorter dry season in June and July. Only one quarter to under a half of residents in the Territory are connected to the Territory's public water system that the Water and Power Authority (WAPA) operates, which means that many residents rely heavily on collected rainfall for water. Droughts can lead to empty cisterns, requiring residents to purchase water for essential daily use. The LMI population in the Territory would be more adversely affected by the need to purchase water to fill empty cisterns. For the many residents who are not also connected to WAPA water, purchasing water in periods of drought is part of providing food, water, and shelter. Given the economic stress that the COVID-19 pandemic has already caused within the Territory, having a reliable and inexpensive water source is a key priority that impacts day-to-day life and potentially even health as well, given the necessity of good water to healthy individuals.

Shelter- Housing is a key component to be considered for residents of the Territory, as this is the primary means of shelter for residents when hurricanes and floods occur, with housing a key component for HUD in establishing the Community Development Block Grant program. In the Territory, limited housing options continues to be a source of concern for many residents, especially those considered LMI. The 2015 Housing Demand Study commissioned by VIHFA determined that there was already a 5,000-unit shortage of affordable housing in the Territory before the dual hurricane disasters in 2017, both for purchase and rent. As shown within that study, the Territory's housing market severely limits options for LMI individuals, as approximately 6% of the homes sold could be designated as affordable for them.

#### Health/Medical

Health and medical lifelines include facilities that comprise the medical supply chain, perform public health services, fatality management, patient movement, and medical care. This includes home care, pharmacies, and raw materials needed to produce medicine. Impacts to medical facilities were profound during the hurricanes of 2017, necessitating the evacuation of 800 patients from the Territory to facilities in Puerto Rico and the American mainland. Medical facilities in the Territory also suffer from workforce shortages, inadequate funding, and infrastructure limitations (USVI Hurricane Recovery and Resilience Task Force, 2018).

Earthquakes- Most lifeline facilities to include energy and medical facilities across the islands have high exposure to earthquakes. St. Thomas, where there is a wider breadth of exposure, has the highest percentage of lifelines with a higher exposure, followed closely by St. John. This earthquake exposure risk puts the Territory's already vulnerable and limited infrastructure at further risk.

#### Energy

Energy lifelines power the US Virgin Islands and include facilities that produce and distribute electric power, with two separate electricity grids managed by the Water and Power Authority (WAPA). The residential sector consumes over one-third of WAPA's electricity, and just under one-third is consumed by large power users that each use more than 25 kilowatts (U.S. Energy Information Administration, 2020). Primary WAPA generating facilities include the Harley Generating Station near Charlotte Amalie on St. Thomas and the generating facility at Estate Richmond near Christiansted on St. Croix.

#### Communications

Communications lifelines include communications infrastructure such as data centers and cell towers, in addition to LMR networks, payment-processing systems, 911/emergency dispatch facilities, and emergency alert systems. The 2017 hurricanes substantially damaged cellular, landline, and radio based telecommunications systems. Following the storms, cell phone availability decreased by between 80 to 90 percent for several weeks. The loss of cell phone coverage disrupted communications among residents as well as to responding agencies. St. John was noted to have been hard-hit, with landline and public safety radio communications destroyed between Coral Bay and Cruz Bay. Following the storm, amateur radio resources were used to relay information.

#### Transportation

Transportation lifelines facilitate the movement of people and goods throughout the



Islands. Following the 2017 hurricanes, seaports in the Territory did not open for three weeks and both major airports remained closed for approximately two weeks as well (USVI Hurricane Recovery and Resilience Task Force, 2018). As relatively remote landmasses, the Islands rely on imports for many goods. The Islands' port facilities are particularly important for this reason, as well as due to their connection to the regional economy. Throughout the islands, ferry terminals, airports, and heliports connect the Islands to each other and to the global economy.

An exposure analysis shows that storm surge impacts from a SLOSH scenario would likely impact waterfront Transportation lifelines, especially as sea levels rise, given prior flood data and its current elevation. In addition to impacting critical facilities impacted by future sea level rise, on St. Croix five terminals at the Limetree Bay Refinery on St. Croix, the WAPA power facility, and the St. Patrick Catholic School would be impacted. On St. Thomas, two additional schools, the Police Headquarters, and liquefied petroleum gas facilities are expected to be inundated under this scenario.

**Flooding-** Although the USVI Flood Insurance Study maps flood zones for both inland and coastal areas, the 2019 THMP notes that the principal flooding cause is stormwater run-off. The runoff flooding can exceed delineated flood zones on flood insurance rate maps or may not be mapped at all. According to the FEMA Mitigation Assessment Team Report issued in the wake of Hurricanes Irma and Maria, flood damage from the Hurricanes was predominantly caused by localized ponding and runoff. Over the years, encroachments into historic flood zone have displaced flood water to unanticipated locations. Increased development, undersized culverts, impervious surface installation following development, combined sewer systems for stormwater and wastewater, insufficient preventative maintenance of sewer infrastructure, improper engineering design for drainage of constructed surfaces, inadequate use of green infrastructure, and functionally obsolete stormwater management infrastructure contribute to the pervasiveness of runoff and riverine flooding in the Territory. Exposure to flooding varies throughout the Virgin Islands, but flood risk impacts the residents on all three major islands in the Territory. Approximately 20% of the Islands' residents of St. Croix and St. Thomas are in the Special Flood Hazard Area. There is significant flood exposure for the US Virgin Islands' lifelines. The Islands' energy lifelines are particularly exposed owing to vulnerabilities to refinery operations on St. Croix. Transportation lifelines are exposed to flooding owing to their waterfront locations. On St. Croix, Health, and Medical lifelines such as the VA Clinic and Nesbitt Clinic are also exposed, alongside various Safety and Security lifelines such as police substations and educational facilities. The Ann E. Abramson Marine Facility is also exposed, in addition to the Anguilla Wastewater Treatment Facility. On St. John, various marine facilities, the deCastro Clinic, and VIERS Eco Education facility are in the Special Flood Hazard Area. Coastal flooding will be exposed to sea level rise (such as waterfront Transportation lifelines) in the future.

On St. Thomas, marina facilities, the Airport, WAPA Power Plant, and various schools and police stations are also within the Special Flood Hazard Area. Excepting the seaports, in most cases the impacted lifelines are in riverine or inland flood zones. Additionally, sea level rise flooding will eventually impact a subset of lifelines in the Special Flood Hazard Area or regulatory floodplain in the territory.

#### **Proposed Use of Funds:**

The MIT funds represent a unique and significant opportunity for the Territory to carry out strategic and high impact activities to minimize, mitigate, or eliminate risks and reduce losses from future disaster. The Territory is focused on implementing data-informed investments through high-impact projects that will reduce risks, suffering, and hardship attributable to natural disasters, with particular attention to repetitive loss of property, critical infrastructure, and economic hardening in the Territory. The Territory proposed use of funds includes activities to:

- Infrastructure and Public Facilities with programs such as Community Resilience and Public Facilities ; and Resilient Critical and Natural Infrastructure.
- Economic Resilience and Revitalization with programs such as Commercial Hardening and Financing; and Small Business Mitigation.
- Housing with programs such as Multifamily Housing; VIHFA New Home Construction (Home Ownership); Homeless Housing Initiative; Innovative Resilient Housing.
- Public Services

As well as planning and administrative activities.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$661,441,094.00
<b>Total Budget</b>	\$0.00	\$661,441,094.00
<b>Total Obligated</b>	\$0.00	\$661,441,094.00



<b>Total Funds Drawdown</b>	\$1,083,336.34	\$181,123,285.47
<b>Program Funds Drawdown</b>	\$1,083,336.34	\$181,123,285.47
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$34,855,275.67
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$0.00	\$0.00
Match Funds	\$0.00	\$0.00
Non-Match Funds	\$0.00	\$0.00

### Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
JDC Magens Junction Associates 2, LLC	\$0.00	\$ 14,656,450.65
Jackson Development Company, LLC	\$0.00	\$ 19,261,797.33
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$ 935,888.71
VI Department of Public Works (DPW)	\$0.00	\$ 0.00
VI Housing Finance Authority	\$0.00	\$ 0.00
Virgin Islands Housing Authority (VIHA)	\$0.00	\$ 0.00
Virgin Islands Water and Power Authority (WAPA)	\$0.00	\$ 1,138.98

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	50.00%	39.06%	4.72%
<b>Overall Benefit Amount</b>	\$362,425,370.00	\$239,078,834.00	\$34,197,106.70
<b>Limit on Public Services</b>	\$116,128,200.00	\$15,400,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$154,837,600.00	\$49,337,260.00	\$1,860,101.61
<b>Limit on Admin</b>	\$38,709,400.00	\$38,709,400.00	\$1,595,583.81
<b>Most Impacted and Distressed</b>	\$774,188,000.00	\$591,532,779.00	\$0.00

## Overall Progress Narrative:

The Veterans Drive Mitigation project remains on schedule with respect to the special conditions specified in the subrecipient agreement. The team is emphasizing the importance of the grantee submitting the initial solicitation package to ensure adherence to project milestones and facilitate the timely issuance of the Notice to Proceed. Grant process training is being conducted as required. In July, HFA will prioritize scheduling technical assistance for procurement review, finalizing the solicitation review, and issuing the Notice to Proceed to release the solicitation package.

STX Anguilla Landfill Project- Phase 2. Per VIWMA this project is different than the project in CDBG-DR. This application is on hold until the infrastructure team speaks with VIWMA to ensure there is no DOB. Project is in consideration for being included with the Anguilla Landfill Closure funded under CDBG-DR. The Public Services projects are being evaluated for eligibility under this program. Projects eligible under public facilities will be transferred to this program. Housing programs are working with JDC on solidifying KPIs. The team continues to work with various developers on applications and proposals to increase housing stock in the territory.

Next quarter the team's focus is on expending funds to meet financial benchmarks set forth in their subrecipients agreements.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Admin_001, Administration	\$738,220.29	\$38,709,400.00	\$1,595,583.81
ER_001-CHF, Commercial Hardening & Financing Program	\$0.00	\$12,988,935.00	\$0.00
ER_002-SBM, Small Business Mitigation	\$0.00	\$7,863,935.00	\$0.00
ER_003-ERIP, Entrepreneurship Resilience and Innovation	\$0.00	\$9,008,935.00	\$0.00
ER_004-WDMP, Workforce Development Mitigation	\$0.00	\$9,008,935.00	\$0.00
H_001-MFH, Resilient Multifamily Housing	\$278,858.72	\$165,572,126.00	\$34,197,106.70
H_002-NHC, Single Family Resilient New Home	\$0.00	\$57,063,632.00	\$0.00
H_003-HHI, Homeless Housing Initiative	\$0.00	\$20,475,368.00	\$0.00
H_004-IRH, Innovative Resilient Housing	\$0.00	\$5,250,000.00	\$0.00
IF_001_CRPF, Community Resilience & Public Facilities	\$0.00	\$100,000,000.00	\$0.00
IF_002-RCNI, Resilient Critical & Natural Infrastructure	\$64,938.18	\$322,218,874.00	\$145,066,077.16
Planning_001, Planning	\$1,319.15	\$10,627,860.00	\$264,517.80
PS_001_PubSer, Public Services	\$0.00	\$15,400,000.00	\$0.00

## Activities

**Project # / Admin\_001 / Administration**



**Grantee Activity Number: MIT-Admin-VIHFA****Activity Title: Admin-VIHFA****Activity Type:**

Administration

**Project Number:**

Admin\_001

**Projected Start Date:**

04/25/2023

**Benefit Type:**

N/A

**National Objective:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

04/25/2035

**Completed Activity Actual End Date:****Responsible Organization:**

V.I. Housing Finance Authority (VIHFA)

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2025****To Date**

\$0.00 \$38,709,400.00

**Total Budget**

\$0.00 \$38,709,400.00

**Total Obligated**

\$0.00 \$38,709,400.00

**Total Funds Drawdown**

\$738,220.29 \$1,595,583.81

**Program Funds Drawdown**

\$738,220.29 \$1,595,583.81

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$857,363.52

V.I. Housing Finance Authority (VIHFA)

\$0.00 \$857,363.52

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Activity Description:**

Program administration entails activities related to the overall administration and execution of CDBG-MIT. Eligible program administration costs include, but are not limited to costs associated with staffing and general management oversight and coordination.

**Location Description:****Activity Progress Narrative:****Accomplishments Performance Measures****No Accomplishments Performance Measures**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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**Activity Supporting Documents:** None

**Project # /** **H\_001-MFH / Resilient Multifamily Housing**

**Grantee Activity Number: MIT-642-Bellevue-LMI****Activity Title: MIT-MFH-Bellevue-LMI****Activity Type:**

MIT - Rehabilitation/reconstruction of residential structures

**Project Number:**

H\_001-MFH

**Projected Start Date:**

12/18/2024

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod-Income Housing

**Activity Status:**

Under Way

**Project Title:**

Resilient Multifamily Housing

**Projected End Date:**

12/30/2026

**Completed Activity Actual End Date:****Responsible Organization:**

Jackson Development Company, LLC

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2025 To Date**

\$0.00 \$17,655,617.00

**Total Budget**

\$0.00 \$17,655,617.00

**Total Obligated**

\$0.00 \$17,655,617.00

**Total Funds Drawdown**

\$165,343.51 \$12,022,386.18

**Program Funds Drawdown**

\$165,343.51 \$12,022,386.18

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$11,857,042.67

Jackson Development Company, LLC

\$0.00 \$11,857,042.67

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Activity Description:**

The Resilient Multifamily Housing Program encompasses a comprehensive approach to address the critical need for affordable housing, particularly for low- and moderate-income LMI households. This program allows for the acquisition, rehabilitation, reconstruction, and new construction of multifamily developments, with the primary aim of repairing, restoring, and expanding the affordable housing stock.

**Location Description:****Activity Progress Narrative:**

The program provided targeted technical assistance to support the finalization of Draw #2 for all JDC projects. This process involved reviewing and coordinating documentation, ensuring compliance with program requirements, and addressing any outstanding issues to facilitate a smooth submission. Currently, Draw #2 is pending review and approval by the finance department, which will authorize the release of funds necessary to advance project activities. In alignment with HUD guidance, the request to implement Special Purpose Entities (SPEs) to own and manage the properties has been officially approved, allowing for improved project structuring and risk management. An amended Developer's Agreement is currently in draft form; negotiations are underway with all relevant stakeholders, and the document is expected to be finalized pending signatures. Furthermore, the program is actively reviewing the updated project budget and revised construction schedule. These updates are essential for ensuring accurate tracking of project milestones and are currently undergoing a thorough programmatic review process. The review aims to facilitate the timely revision of key performance indicators (KPIs), aligning project goals with current progress and strategies.

In addition, the program is in the process of reviewing the Interior Upgrade Plan. During this review, several issues have been identified related to scope, compliance, and alignment with project standards. The plan will be returned to the project team for necessary edits and improvements to ensure it meets all regulatory and programmatic requirements before moving forward. In June, the Developer requested an amendment to the project scope to include termite remediation, which was identified during a recent site inspection. To proceed, the applicant must submit a URA (Uniform Relocation Assistance and Real Property Acquisition Policies Act) plan, as the proposed activity involves relocating the affected resident. Specifically, the single resident impacted by the termite remediation will be relocated from Bellevue Village. The program provided technical assistance and will continue to hold ongoing sessions to support this process. Importantly, there are no anticipated financial impacts on the original scope related to these relocations.

A meeting was held on June 24th with JDC to discuss the project's rehabilitation start date. During this meeting, the program reviewed estimated timelines, outlined necessary actions, and discussed funding strategies for the activities. The Developer has proposed a revised construction schedule based on detailed property assessments and mitigation requirements.

Given the new information, the program is moving toward amending key performance indicators (KPIs), followed by an update to the developer's agreement to reflect the revised timelines and scope.

Additionally, the program is considering issuing a limited Notice to Proceed the Termite Remediation. Further discussion regarding CDBG-MIT funding and proposed activities will continue.

## Accomplishments Performance Measures

**No Accomplishments Performance Measures**

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

**Grantee Activity Number: MIT-642-CalabashBoom-LMI****Activity Title: MIT-MHF-Calabash Boom-LMI****Activity Type:**

MIT - Rehabilitation/reconstruction of residential structures

**Project Number:**

H\_001-MFH

**Projected Start Date:**

12/18/2024

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod-Income Housing

**Activity Status:**

Under Way

**Project Title:**

Resilient Multifamily Housing

**Projected End Date:**

12/30/2026

**Completed Activity Actual End Date:****Responsible Organization:**

Jackson Development Company, LLC

**Overall****Total Projected Budget from All Sources**

	<b>Apr 1 thru Jun 30, 2025</b>	<b>To Date</b>
<b>Total Budget</b>	\$0.00	\$10,143,370.00
<b>Total Obligated</b>	\$0.00	\$10,143,370.00
<b>Total Funds Drawdown</b>	\$111,215.69	\$7,515,970.35
<b>Program Funds Drawdown</b>	\$111,215.69	\$7,515,970.35
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$7,404,754.66
Jackson Development Company, LLC	\$0.00	\$7,404,754.66
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Total Projected Budget from All Sources****Total Budget****Total Obligated****Total Funds Drawdown****Program Funds Drawdown****Program Income Drawdown****Program Income Received****Total Funds Expended**

Jackson Development Company, LLC

**Most Impacted and Distressed Expended****Activity Description:**

The Resilient Multifamily Housing Program encompasses a comprehensive approach to address the critical need for affordable housing, particularly for low- and moderate income LMI households. This program allows for the acquisition, rehabilitation, reconstruction, and new construction of multifamily developments, with the primary aim of repairing, restoring, and expanding the affordable housing stock.

**Location Description:****Activity Progress Narrative:**

The program provided targeted technical assistance to support the finalization of Draw #2 for all JDC projects. This process involved reviewing and coordinating documentation, ensuring compliance with program requirements, and addressing any outstanding issues to facilitate a smooth submission. Currently, Draw #2 is pending review and approval by the finance department, which will authorize the release of funds necessary to advance project activities. In alignment with HUD guidance, the request to implement Special Purpose Entities (SPEs) to own and manage the properties has been officially approved, allowing for improved project structuring and risk management. An amended Developer's Agreement is currently in draft form; negotiations are underway with all relevant stakeholders, and the document is expected to be finalized pending signatures. Furthermore, the program is actively reviewing the updated project budget and revised construction schedule. These updates are essential for ensuring accurate tracking of project milestones and are currently undergoing a thorough programmatic review process. The review aims to facilitate the timely revision of key performance indicators (KPIs), aligning project goals with current progress and strategies.



In addition, the program is in the process of reviewing the Interior Upgrade Plan. During this review, several issues have been identified related to scope, compliance, and alignment with project standards. The plan will be returned to the project team for necessary edits and improvements to ensure it meets all regulatory and programmatic requirements before moving. The Developer requested an amendment to the project scope to include termite remediation, which was identified during a recent site inspection. To proceed, the applicant must submit a URA (Uniform Relocation Assistance and Real Property Acquisition Policies Act) plan, as the proposed activity involves relocating the affected resident. Specifically, the single resident impacted by the termite remediation will be relocated from Bellevue Village to Calabash Boom. The program provided technical assistance and will continue to hold ongoing sessions to support this process. Importantly, there are no anticipated financial impacts on the original scope related to these relocations.

A meeting was held on June 24th with JDC to discuss the project's rehabilitation start date. During this meeting, the program reviewed estimated timelines, outlined necessary actions, and discussed funding strategies for the activities. The Developer has proposed a revised construction schedule based on detailed property assessments and mitigation requirements.

Given the new information, the program is moving toward amending key performance indicators (KPIs), followed by an update to the developer's agreement to reflect the revised timelines and scope.

Additionally, the program is considering issuing a limited Notice to Proceed the Termite Remediation. Further discussion regarding CDBG-MIT funding and proposed activities will continue.

## Accomplishments Performance Measures

### No Accomplishments Performance Measures

## Beneficiaries Performance Measures

### No Beneficiaries Performance Measures found.

## Activity Locations

### No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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**Activity Supporting Documents:** None

**Grantee Activity Number: MIT-642-Lovenlund1-LMI****Activity Title: MIT-MFH-Lovenlund Phase 1-LMI****Activity Type:**

MIT - Rehabilitation/reconstruction of residential structures

**Project Number:**

H\_001-MFH

**Projected Start Date:**

12/18/2024

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

Low/Mod-Income Housing

**Activity Status:**

Under Way

**Project Title:**

Resilient Multifamily Housing

**Projected End Date:**

12/30/2026

**Completed Activity Actual End Date:****Responsible Organization:**

JDC Magens Junction Associates 2, LLC

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2025 To Date**

\$0.00 \$20,571,055.00

**Total Budget**

\$0.00 \$20,571,055.00

**Total Obligated**

\$0.00 \$20,571,055.00

**Total Funds Drawdown**

\$2,299.52 \$14,658,750.17

**Program Funds Drawdown**

\$2,299.52 \$14,658,750.17

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$14,656,450.65

JDC Magens Junction Associates 2, LLC

\$0.00 \$14,656,450.65

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Activity Description:**

The Resilient Multifamily Housing Program encompasses a comprehensive approach to address the critical need for affordable housing, particularly for low-and-moderate-income (LMI) households. This program allows for the acquisition, rehabilitation, reconstruction, and new construction of multifamily developments, with the primary aim of repairing, restoring, and expanding the affordable housing stock.

**Location Description:****Activity Progress Narrative:**

Subrecipient (JDC) submitted a request to begin construction in October, citing unforeseen site conditions and issues identified during the preconstruction assessment. The Housing team provided technical assistance, reviewed KPIs, and requested additional documentation to support the request. A payment request was submitted but returned due to insufficient documentation. Subsequently, the team offered further technical assistance and participated in a joint invoice review. JDC is currently collecting the required documents for resubmission.

The program delivered targeted technical assistance to facilitate the completion of Draw #2 for all JDC projects. This process included reviewing and coordinating documentation to ensure compliance with program requirements and addressing outstanding matters related to submission. Draw #2 is now pending review and approval from the finance department, which will determine the release of funds for project advancement.

In accordance with HUD guidance, the proposal to implement Special Purpose Entities (SPEs) for property ownership and management has received formal approval. An amended Developer's Agreement is being



drafted, with negotiations ongoing among stakeholders. Finalization of the document is anticipated upon receipt of signatures. Additionally, the program is reviewing the updated project budget and revised construction schedule. These updates are under programmatic review to ensure accurate tracking of milestones and timely revision of key performance indicators (KPIs), aligning project progression with set strategies.

The program is also evaluating the Interior Upgrade Plan. Several issues relating to scope, compliance, and adherence to project standards have been identified during this review. The plan will be returned to the project team for necessary revisions to ensure regulatory and programmatic compliance before further action.

As of June 30th, JDC continues planning and pre-construction activities for Lovenlund Phase 1 as part of broader housing redevelopment efforts. Current actions include reviewing architectural drawings and the Property Condition Report (Building Assessments) for Lovenlund Phase 1, and preparing a draft RFP scheduled for release per the proposed program timeline. JDC staff have completed two training sessions with the LCPTTracker team for labor compliance and project tracking, with additional sessions planned for June and July 2025 to prepare staff for upcoming reporting and compliance tasks at Lovenlund and other sites.

A meeting on June 24th between JDC and the program addressed the rehabilitation start date, reviewed projected timelines, outlined essential steps, and discussed funding approaches. The Developer has presented a revised construction schedule informed by comprehensive property assessments and mitigation requirements.

## Accomplishments Performance Measures

### No Accomplishments Performance Measures

## Beneficiaries Performance Measures

### No Beneficiaries Performance Measures found.

## Activity Locations

### No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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**Activity Supporting Documents:** None

**Project # /** IF\_002-RCNI / Resilient Critical & Natural Infrastructure

## Grantee Activity Number: DRM-I-PIAP-001

### Activity Title: Propane Infrastructure Acquisition Project

**Activity Type:**

MIT - Buyout of Properties

**Project Number:**

IF\_002-RCNI

**Projected Start Date:**

12/03/2023

**Benefit Type:**

Area ( Census )

**National Objective:**

Urgent Need Mitigation

**Activity Status:**

Under Way

**Project Title:**

Resilient Critical & Natural Infrastructure

**Projected End Date:**

04/30/2024

**Completed Activity Actual End Date:****Responsible Organization:**

Virgin Islands Water and Power Authority (WAPA)

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2025****To Date**

\$0.00 \$148,625,000.00

**Total Budget**

\$0.00 \$148,625,000.00

**Total Obligated**

\$0.00 \$148,625,000.00

**Total Funds Drawdown**

\$64,938.18 \$145,066,077.16

**Program Funds Drawdown**

\$64,938.18 \$145,066,077.16

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$1,138.98

Virgin Islands Water and Power Authority (WAPA)

\$0.00 \$1,138.98

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Activity Description:**

The activity entails the acquisition of the existing propane supply infrastructure on both St. Thomas and St. Croix. There will be no updates, changes, or modifications to the existing site, land, structures, or facilities. Additionally, there will be no changes to the intended use of the existing site, land, structures, or facilities. The use of the infrastructure will not change.

**Location Description:**

The location is the entire Territory. Structures are on St. Thomas and St. Croix

**Activity Progress Narrative:**

In April, the team is currently monitoring the project and performed a site visit on April 16, 2024. SRA amendment #2 has been fully executed. WAPA has been delinquent in their monthly report. VIHFA will submit an "Corrective/Adverse Action" letter. HFA is conducting onboarding training for WAPA staff due to recent reorganization. The sessions ensure new assignments align with grant responsibilities. HFA is tracking outstanding and remediated-monthly status reports. In July 2025, HFA will issue a noncompliance letter and set a firm deadline for remedial submissions. Additional technical assistance will be provided as needed.

**Performance Measures:**

1. Complete Acquisition: Completed. Transfer Settlement executed 7/16/24.
2. Secure Operational Oversight, Complete, Contract executed- 7/16/24



3. Maintain Fuel Reserve, Delayed, June Report is pending
4. Maintain Monthly Reports: Delayed June Report is pending

## Accomplishments Performance Measures

### No Accomplishments Performance Measures

## Beneficiaries Performance Measures

### No Beneficiaries Performance Measures found.

## Activity Locations

### No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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**Activity Supporting Documents:** None

**Grantee Activity Number: MIT-652-VETDREXT-LMI****Activity Title: IF-RCNI-Veterans Drive Road Mitigation Improvement Project****Activity Type:**

MIT - Public Facilities and Improvements-Covered Projects

**Project Number:**

IF\_002-RCNI

**Projected Start Date:**

05/05/2025

**Benefit Type:**

N/A

**National Objective:**

Urgent Need Mitigation

**Activity Status:**

Planned

**Project Title:**

Resilient Critical &amp; Natural Infrastructure

**Projected End Date:**

01/30/2029

**Completed Activity Actual End Date:****Responsible Organization:**

VI Department of Public Works (DPW)

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2025****To Date**

\$0.00 \$124,400,000.00

**Total Budget**

\$0.00 \$124,400,000.00

**Total Obligated**

\$0.00 \$124,400,000.00

**Total Funds Drawdown**

\$0.00 \$0.00

**Program Funds Drawdown**

\$0.00 \$0.00

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$0.00

VI Department of Public Works (DPW)

\$0.00 \$0.00

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Activity Description:**

The proposed project will provide improvements to public infrastructure to mitigate risk to transportation lifelines and reduce the risk of storm water, runoff erosion, and flood exposure as identified in the Mitigation Needs assessment and USVI Hazard Mitigation Plan. These proposed improvements meet the definition of mitigation activities as they advance long-term resilience to natural disasters and reduce the risk of loss of life, injury, damage to and loss of property, and hardship by lessening the impact of future disasters.

- The Mitigation Needs Assessment identifies hazards that would have a high impact on Transportation Lifelines, which include riverine and coastal flooding, as well as erosion associated with flooding. The Veterans Drive improvements will mitigate these risks through drainage improvements, erosion control Best Management Practices (BMPs), and infrastructure hardening of the sea wall. The project utilizes green and natural infrastructure components and techniques compatible with ASFPM's NAI approach to ensure effective design. The proactive and multifunctional design integrates community infrastructure for flood damage reduction and open/green space for improved mobility. Additionally, the project aligns with the region's planned capital improvements and disaster recovery efforts, as outlined in the USVI CDBG-Mitigation Action Plan and USVI Hazard Mitigation Plan

- The construction, reconstruction and installation of public works and site or other improvements are eligible for CDBG activities. Veterans Drive is a public facility owned by the US Virgin Islands Department of Public Works. The project is therefore an eligible HUD activity under Section 105(a)(2) – Public Facilities and improvements of Title I of The Housing and Community Development Act.



has context menu

#### **Location Description:**

St. Thomas

#### **Activity Progress Narrative:**

In April, the project adopted the FWHA's environmental review, the AUGF was received, SRA was fully executed, onboarding/orientation meeting with DPW for next deliverables occurred. In May, the project started and first monthly report was received. Pre-solicitation review was delayed as the team worked with the subrecipient to gather/submit documentation to review and accept the solicitation packages. Therefore, program is pending the initial review of the procurement package for the Schedule A. Subrecipient has been advised of the need and follow-up is ongoing.

In June, DPW aligned with the special conditions outlined in the subrecipient agreement. The team is working with DPW on the first solicitation package to stay aligned with the project milestones and support timely issuance of the Notice to Proceed. Training for grant processes is ongoing and is based on need. In July, HFA will focus on scheduling TA on procurement review, completing the solicitation review and issuing the Notice to Proceed to publish the solicitation package.

#### **Accomplishments Performance Measures**

#### **No Accomplishments Performance Measures**

#### **Beneficiaries Performance Measures**

#### **No Beneficiaries Performance Measures found.**

#### **Activity Locations**

#### **No Activity Locations found.**

#### **Other Funding Sources**

No Other Funding Sources Found

#### **Other Funding Sources Budgeted - Detail**

#### **No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

**Project # / Planning\_001 / Planning**

**Grantee Activity Number: MIT-Planning-VIHFA****Activity Title: MIT-Planning****Activity Type:**

MIT - Planning and Capacity Building

**Project Number:**

Planning\_001

**Projected Start Date:**

04/25/2023

**Benefit Type:**

N/A

**National Objective:**

NA

**Activity Status:**

Under Way

**Project Title:**

Planning

**Projected End Date:**

04/23/2035

**Completed Activity Actual End Date:****Responsible Organization:**

V.I. Housing Finance Authority (VIHFA)

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2025****To Date**

\$0.00 \$10,627,860.00

**Total Budget**

\$0.00 \$10,627,860.00

**Total Obligated**

\$0.00 \$10,627,860.00

**Total Funds Drawdown**

\$1,319.15 \$264,517.80

**Program Funds Drawdown**

\$1,319.15 \$264,517.80

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$78,525.19

V.I. Housing Finance Authority (VIHFA)

\$0.00 \$78,525.19

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Activity Description:**

Planning funds will be used for activities such as Action Plan development, public outreach, and coordination, and VIHFA understands that planning studies may be beneficial to identify solutions to disaster risks and promote sound mitigation practices across the Territory. Studies may include, but are not limited to, climate change, flood control, earthquake mitigation, waste management, drainage improvements, resilient housing solutions, homelessness, surge protection, economic development and sustainability, infrastructure improvement, engineering studies or other efforts to mitigate risks and future damages and establish plans for comprehensive recovery and emergency planning efforts.

**Location Description:****Activity Progress Narrative:**

No planning activities occurred this quarter. However, we anticipate three applications for studies to be submitted in July and August.

The team has ongoing training and technical assistance to applicants, developers, and internally to increase grant knowledge capacity.



## **Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

## **Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

## **Activity Locations**

**No Activity Locations found.**

## **Other Funding Sources**

No Other Funding Sources Found

## **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None