



VIHFA
VIRGIN ISLANDS
Housing Finance Authority

CDBG- DR MONTHLY STATUS REPORT



DECEMBER 2025

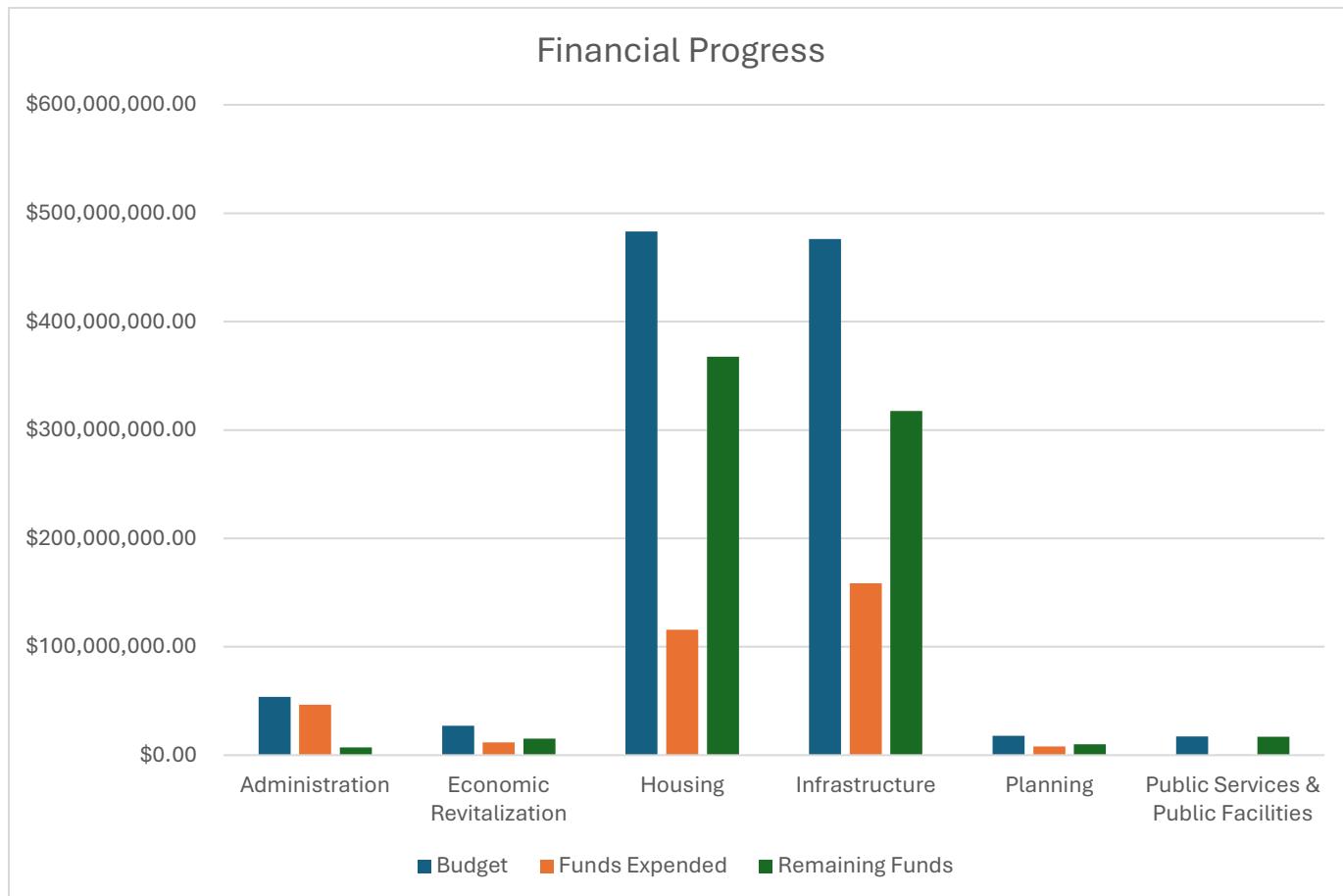
12/30/2025

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

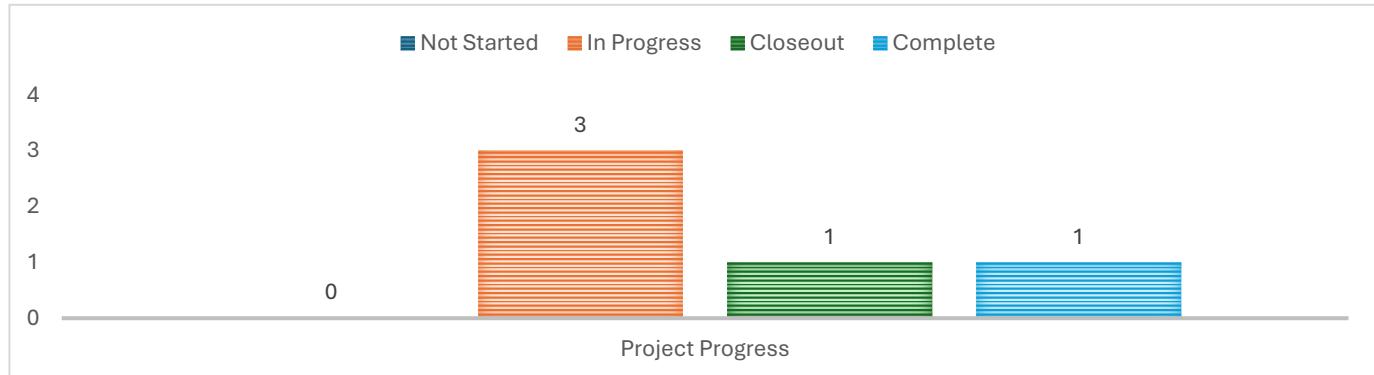
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CDBG DR Expenditure Dashboard



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	\$53,774,490.00	\$46,158,976.54	\$7,615,513.46	86%
Economic Revitalization	\$27,129,892.55	\$11,729,664.25	\$15,400,228.30	43%
Housing	\$483,132,493.62	\$119,951,118.88	\$363,181,304.74	25%
Infrastructure	\$476,073,203.83	\$158,492,819.75	\$317,580,384.08	33%
Planning	\$18,000,000.00	\$8,100,775.66	\$9,899,224.34	45%
Public Services & Public Facilities	\$17,379,800.00	\$791,404.38	\$16,588,395.62	5%
Total	\$1,075,489,880.00	\$345,224,829.46	\$730,265,050.54	32%

Housing Dashboard



Project Progress Overview

Not Started	Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
		2		6	1	1

Financial Overview

Project	Project Cost	Expended to Date
Magen's Junction	\$3,815,000.00	\$3,582,381.00
Walter IM Hodge	\$22,650,000.00	\$20,790,587.12
EnVIision HRRP	\$195,046,728.00	\$57,095,811.60
EnVIision RRRP	\$50,384,097.00	\$6,099,755.52
Own-A-Lot, Build A Home (5)	\$10,900,000.00	\$47,836.06
Lovenlund Phase 2	\$25,990,563.00	\$16,768,082.56
D. Hamilton Jackson	\$49,309,520.68	\$5,855,881.09
Donoe Redevelopment	\$34,900,000.00	\$9,663,598.02
HFA Emergency Housing (PAHD Project)	\$27,544,847.32	\$27,544,847.32
-Ross Taarnenberg EH		
HFA Turnkey Homes (4 developments)		
-Mount Pleasant	\$55,936,029.82	\$67,255.92
-Estate Fortuna		

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:	\$20,790,587.12															
Progress:	100% - Project is in close out.															
Monthly Update:	<p>Project Update (Narrative): The Walter I.M. Hodge Revitalization is in post monitoring phase. VIHA has submitted 53% of the tenant files meeting the required threshold for the National Objective. Draw request #9 in the amount of \$1,610,026.54 has been reviewed and approved by VIHFA Housing team and forwarded for approval and payment.</p> <p>Last Site Visit: No site visits reported.</p> <p>Dependencies/Bottlenecks/Delays: No bottlenecks</p> <p>Next Month's Goals and Deliverables: VIHA to submit the final project draw request.</p>															
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th><th>KPI</th><th>To Date Performance Value</th></tr> </thead> <tbody> <tr> <td><i>Ex. Homes in Construction</i></td><td><i>2 homes in construction by 6/25</i></td><td><i>1 home</i></td></tr> <tr> <td>Units Completed</td><td>20 buildings and community center in active construction by 4th Qtr. 2023 (248 Units)</td><td>248 units construction completed</td></tr> <tr> <td>Buildings Construction Complete</td><td>20 buildings construction complete by November 2024</td><td>20 buildings construction completed</td></tr> <tr> <td>LMI residents occupying units</td><td>248 LMI households occupying units</td><td>128 LMI households occupying units</td></tr> </tbody> </table>	Performance Measure	KPI	To Date Performance Value	<i>Ex. Homes in Construction</i>	<i>2 homes in construction by 6/25</i>	<i>1 home</i>	Units Completed	20 buildings and community center in active construction by 4 th Qtr. 2023 (248 Units)	248 units construction completed	Buildings Construction Complete	20 buildings construction complete by November 2024	20 buildings construction completed	LMI residents occupying units	248 LMI households occupying units	128 LMI households occupying units
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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:	\$ 447.10																												
Funds Expended to Date:	\$16,768,082.56																												
Progress:	65% Financial Progress / 2% Project Progress																												
Monthly Update:	<p>Project Update (Narrative): ODR is still reviewing the hard cost analysis submitted by the Developer. JDC has requested a budget revision. 2nd NTP will be issued upon approval of the hard cost analysis and budget revision.</p> <p>Last Site Visit: Compliance monitoring TBD.</p> <p>Dependencies/Bottlenecks/Delays: ODR construction review of the hard cost analysis. Issuance of 2nd NTP.</p> <p>Next Month's Goals and Deliverables: The main focus for next month is to finalize the hard cost analysis review and move toward issuing the 2nd Notice to Proceed, which will allow construction to begin. Timely compliance and coordination remain key deliverables.</p>																												
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D. Hamilton Jackson Housing Community Revitalization Project

Status:	In Progress
Project Description:	<p>4% LIHTC- The Project will consist of the interior and exterior rehabilitation of 56 existing apartments/7 residential buildings. The Project (also funded through additional sources, including FEMA PA/428 and 4% LIHTC) will also include new recreation amenities, including parking, site beautification and resiliency measures. The requested CDBG-DR funds will be used for abatement, unit rehabilitation, common areas, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary).</p> <p>9% LIHTC - The Project will consist of the interior and exterior rehabilitation of 54 existing apartments (returning 50 residential units) / 7 residential buildings. The Project (also funded through additional sources, including 9%</p>

	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).																																
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%))																																
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Funds Expended To Date:	\$5,855,881.09 (4% and 9%)																																
Progress:																																	
Monthly Update:	<p>Project Update (Narrative):</p> <p>Construction progress:</p> <p>Buildings 1 – 2: Tenant move in are complete.</p> <p>Buildings 3 & CC: Certificate of occupancy received.</p> <p>Building 4: Scheduled to be completed January 2026</p> <p>Buildings 13 & 14: Tenant move in Bldg 13 is complete. Certificate of occupancy was received for Bldg 14 and tenant move in are being scheduled.</p> <p>Buildings 5, 11 & 12: Rehabilitation of buildings and units in progress.</p> <p>VIHFA Housing team reviewed and approved two draw requests (4% and 9%) totaling \$5,290,850.48.</p> <p>Last Site Visit: 11/6/2025</p> <p>Dependencies/Bottlenecks/Delays: None currently</p> <p>Next Month's Goals and Deliverables: The focus for next month is on financial draw approvals, resident relocations as buildings are completed, and maintaining compliance and reporting. These steps will help keep both phases of the project on schedule and support successful move-ins.</p>																																
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		quarter until September 2026		
Construction Complete	14 Buildings Construction complete	3 Buildings	3	
LMI Beneficiaries	# units Occupied	3 Units		

Own- A Lot, Build A Home

Status:	In Progress																								
Project Description:	The Own A Lot Build A Home program is designed to assist first time homebuyers with the construction of their first home on property that they own. Eligible activities under this program include the installation of infrastructure, grading, installation of utilities, land preparation, and the construction of homes in mixed-income communities. Estimated 40 homes.																								
Period of Performance:	1/1/2025 - 6/30/2026																								
CDBG-DR Funded Project Cost:	\$10,900,000																								
Funds Expended This Month:	\$9,139.27																								
Funds Expended To Date:	\$47,836.06																								
Progress:	3% Project Progress																								
Monthly Update:	<p>Project Update (Narrative): Two homeowners finalized closeout with Banco Popular. Environmental mitigation measures meetings were held with the applicants, contractors, ODR Housing team, VIHFA Housing and Environmental teams and DPNR (State Agency) on 11/20/2025 to further clarify all necessary mitigation steps during the construction phase of the project. Pre-Con meetings are pending.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Low applicant engagement.</p> <p>Next Month's Goals and Deliverables: Private lender closeouts for remaining applicants.</p>																								
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	Active Construction	4 Buildings completed every quarter until September 2026		
	Construction Complete	14 Buildings Construction complete		
	LMI Beneficiaries	# units Occupied		

Donoe Redevelopment

Status:	In Progress
Project Description:	The Donoe Redevelopment Project, which will be located at the Estate Donoe site, consists of the new construction of 84 walk-up apartments. These will include 44 one-bedroom units sized at 681 square feet, 24 two-bedroom units sized at 1013 square feet, and 16 three-bedroom units sized at 1187 square feet. There will also be an onsite community building. The proposed community will be comprised of 14 buildings, with 6 apartments per building varying from three to five stories. A remediation plan for asbestos and lead contamination for buildings demolished between 2002-2003 will be implemented during the construction phase of the project. The proposed construction is primarily funded by CDBG-DR, and LIHTC Programs. CDBG-DR funding will be financing architectural design administrative (DEP), VIHA staff salaries, Civil Engineering, geotechnical surveys, hydrology surveys, environmental and zoning permits, market study, consulting fees, tax credit allocation fees, tax credit application fees, lender fees, insurance fees, general development costs and construction costs; FEMA will account for construction costs and Low Income Housing Tax Credit funds will cover developer fees and construction. Sixty (60) of the eighty-four replacement housing units will be set aside for households earning up to 30% AMI and the remaining twenty-four (24) units of the project will be affordable to households earning up to 60% of Area Median Income thereby serving 100% low-or very low-income individuals and families. Budget includes activity delivery for the grantee.
Period of Performance:	09/08/2020- 6/30/2026- Extension to 2027 requested
CDBG-DR Funded Project Cost:	\$80,729,958.00
Funds Expended This Month:	\$4,649.12
Funds Expended To Date:	\$9,663,598.02
Progress:	0%
Monthly Update:	<p>Project Update (Narrative):</p> <p>Construction Progress:</p> <p>Buildings 1 – 4: Construction of interior walls on all floors is in progress.</p> <p>Building 5: Construction has been completed up to the 2nd floor exterior walls. Pouring of the 3rd floor slab is in progress.</p> <p>Buildings 6 & 7: Footings and foundation concrete poured.</p> <p>VIHFA Housing Program is currently reviewing draw request #17 in the amount of \$4,720,673.94. Official correspondence has been sent to ODR requesting a DOB analysis of all funding sources to be submitted along with all draw requests.</p>

	<p>Last Site Visit: 12/11/25</p> <p>Dependencies/Bottlenecks/Delays: Section 3 reporting</p> <p>Next Month's Goals and Deliverables: Submittal of draw request #18 for review and approval</p> <p>Next Month's Goals and Deliverables: The focus for next month is on payment processing, compliance review, and continued construction progress. Timely reporting and documentation remain a priority to keep the project on schedule.</p>																								
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Performance																									

Ross Taarneberg Emergency Housing Development/Rehabilitation

Status:	Environmental phase
Project Description:	11 Emergency housing rental units
Period of Performance:	06/01/2026-12/31/2027
CDBG-DR Funded Project Cost:	\$7,462,182.85
Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$0.00
Progress:	0%
Monthly Update:	<p>Project Update (Narrative): Project is currently in regulatory review pending final environmental review and capacity assessment.</p> <p>Last Site Visit: N/A</p>
	<p>Dependencies/Bottlenecks/Delays: Environmental review</p> <p>Next Month's Goals and Deliverables: Environmental and capacity assessment clearance to allow submission of the Request for Release of Funds (RROF) to HUD. Procurement activities are also critical, with plans to draft and advertise the Invitation for Bid (IFB), followed by closing the solicitation</p>

	and awarding the contract. Procurement documents are already in draft format so the team can be ready to execute when the time comes.			
Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved		
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
	Performance			

EnVIision Homeowner Rehabilitation and Reconstruction Program (HRRP)

Status:	In Progress
Project Description:	The reconstruction and/or rehabilitation of an estimated 494 single family homes damaged from the 2017 Hurricanes Irma and Maria.
Period of Performance:	10/1/2019 - 9/30/2026
CDBG-DR Funded Project Cost:	\$195,046,728.00
Funds Expended This Month:	\$2,299,834.60
Funds Expended To Date:	\$57,095,811.60
Progress:	29% Funds drawn down
Monthly Update:	<p>Project Update (Narrative):</p> <p>Construction progress:</p> <p>Homes in Active Construction: 98</p> <p>Homes Completed: 81</p> <p>Homes pending solicitation: 0</p> <p>Last Site Visit: 11/6/2025</p> <p>Dependencies/Bottlenecks/Delays:</p> <p>Scheduling touch points with ODR. Construction change order process and reconciliation of project cost.</p> <p>Next Month's Goals and Deliverables: Draft a new SOP and guidelines for change orders for review and approval. Reconcile project cost against project budget.</p>
Performance Measures:	Performance Measure

Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial			

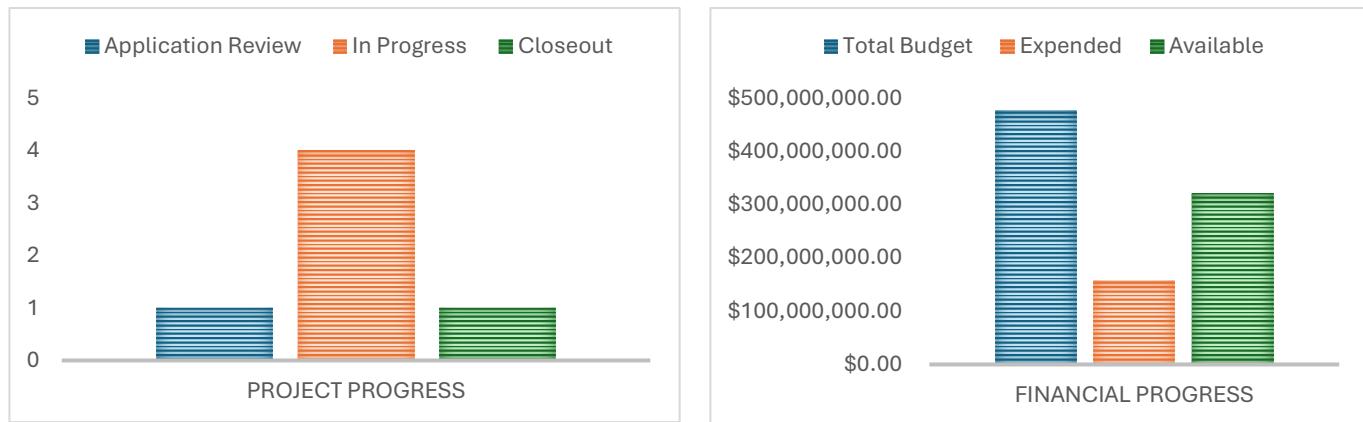
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	28/\$1,197,980.75	
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	17/\$1,218,548.05	
	Performance			
	<i>Active Construction</i>	<i>14 Buildings in Active Construction by Q4 2025</i>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

EnVIision Renter Rehabilitation and Reconstruction Program (RRRP)

Status:	In Progress
Project Description:	Reconstruct and/or rehabilitation of over 80 LMI rental housing damaged from the 2017 Hurricanes (Irma and Maria).
Period of Performance:	7/1/2019 – 12/31/2025
CDBG-DR Funded Project Cost:	\$50,384,097.00
Funds Expended This Month:	\$927.78
Funds Expended To Date:	\$6,099,755.52
Progress:	5%
Monthly Update:	<p>Project Update (Narrative):</p> <p>Construction progress:</p> <p>No homes in active construction –data and narrative reported conflicts.</p> <p>The program has 64 active applications – Procurement process for 24 has been completed and is currently pending completion of Tier II environmental. The remaining 40 locations require lead and asbestos testing.</p> <p>Last Site Visit: Ongoing</p> <p>Dependencies/Bottlenecks/Delays: Environmental testing.</p> <p>Next Month's Goals and Deliverables: Release the Invitation for Bid (IFB) for the 40 applications ready for solicitation. Hold 7 loan signings and 7 pre-construction meetings. Begin construction on 5 homes.</p>

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

Infrastructure Dashboard



Project Status Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
6	14	0	2	1	0

Financial Overview

Project	Project Cost	Expended to Date
Randolph Harley Power Generation	\$88,359,748	\$78,634,746.39
Street Addressing Initiative	\$5,006,147.22	\$1,788,803.00
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:	\$86,739,337.95 per Amendment #2
Funds Expended This Month:	\$7,657.75
Funds Expended To Date:	\$78,634,746.39
Progress:	Approximately 95% of the project is complete, with 89% financial disbursement.
Monthly Update:	<p>Project Update (Narrative): ODR uploaded applications and scope changes in EMGrant while the procurement process for Amendment 2 (LPG) remains pending. The Monthly Status Report (MSR) also remains outstanding and must be addressed to ensure compliance tracking remains current. On December 2, the flood permit was received to support Amendment 2 remediation. By December 9, mobilization was completed, and work is scheduled to commence the following day, marking a key milestone in project implementation.</p> <p>Last Site Visit: Scheduled to be arranged through ODR.</p> <p>Dependencies / Bottlenecks / Delays: There is a need for a comprehensive outlook on the generating units and Battery Energy Storage Systems (BESS) to ensure project objectives are met. Without this clarity, project teams cannot accurately plan next steps or finalize deliverables, which delays overall completion and impacts the ability to close out the project on schedule. In addition, the Monthly Subrecipient Report remains outstanding, creating compliance risks and preventing VIHFA from having a full picture of project progress, which in turn slows approvals, decision-making, and the release of necessary resources. A letter of noncompliance has also been submitted to leadership for review, and until guidance or resolution is provided, corrective actions cannot be implemented, further stalling progress on related activities.</p> <p>Next Month's Goals and Deliverables: VIHFA will review the amendment submitted through EMGrants and participate in an onsite evaluation at the plant, in coordination with ODR.</p>
Performance Measures:	<p>Performance Goals KPIs</p> <p>Commercial use of 4 units- 100% Commissioning of each unit by Commissioning of the four Generating units June 2025</p> <p>Performance to Date: 100% met</p>

Street Addressing Initiative

Status:	In Progress
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Project Description:	<p>The Territory-Wide Street Addressing Initiative (hereinafter "SAI") aims to establish a comprehensive street addressing system adhering to the following national and local standards:</p> <ul style="list-style-type: none"> • Federal Geographic Data Committee's United States Thoroughfare, Landmark, and Postal Address Data Standard; Standard: FGDC-STD-016-2011 • United States Postal Service Publication 28, Postal Addressing Standards • Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), 2009 • Virgin Islands Code, Title 1, Section 91(b) • USVI Street Addressing Initiative Strategic Implementation Plan for Addressing
Period of Performance:	03/02/2021 - 9/30/2026
CDBG-DR Funded Project Cost:	\$5,006,147.22
Funds Expended This Month:	\$3,296.56
Funds Expended To Date:	\$1,788,803
Progress:	36% based on disbursed amount
Monthly Update:	<p>Project Update (Narrative): The campaign is ongoing, with preparations and rollout of video advertisements timed to coincide with the St. Croix Festival, ensuring visibility and community engagement throughout the event period. Progress under the Subrecipient Agreement (SRA) KPIs shows MARS completion of named roads at 97% in St. John, 70% in St. Thomas, and 85% in St. Croix. Street naming is nearly complete in St. John at 97%, while St. Thomas and St. Croix stand at 60% each. Street sign installation has not yet begun across all districts, and highway signs are currently 30% complete territory wide. Once 85% of roads are named, the RFP process will begin for sign installation in St. Croix and St. Thomas. Additional highway signs submitted on October 6 remain under review by DPP, while the RFP issued on October 20 closed on October 27. The evaluation, originally scheduled for November 10, was rescheduled to November 14 and then conducted on November 17. A groundbreaking ceremony was on December 2 at 2:00 PM in St. John, following the contract signing on October 17. The SRA between ODR and the Office of the Lieutenant Governor remains outstanding, along with the Monthly Subrecipient Report (MSR). In addition, an adverse letter has been issued to DCDRO for review and approval, underscoring the need for timely resolution to maintain compliance and ensure project continuity.</p> <p>Last Site Visit: Scheduled to be arranged through ODR.</p> <p>Dependencies / Bottlenecks / Delays: Without the Subrecipient Agreement (SRA) finalized, the formal framework for responsibilities, funding, and reporting between ODR and its partners remains incomplete, creating compliance exposure. In addition, the absence of the MSR prevents VIHFA and leadership from having a full picture of project progress, which slows approvals, decision-making, and the release of necessary resources.</p>
Performance Measures:	<p>Performance Goals</p> <p><i>Completion of</i></p> <p>KPI's</p>

	<i>Addressing December 2024</i>	<i>100% completion of MARS</i>
	<i>Completion of street sign Installation March 2026</i>	<i>100% installation of street sign STJ 2nd quarter 25, STT 3rd quarter 23, STX 2nd Quarter 2026</i>
Performance to Date		
<i>STJ 97%, STT 70%, STX 85% name roads only.</i>		
<i>STJ 97%, ST 60%, SX 60%, street naming</i>		
<i>Highway Signs: Territory Wide - 30%</i>		

Convenience Centers and Sussanaberg & Bournefield

Status:	STX- In Progress STT- Environmental STJ- (Susannaberg & Bournefield)- Environmental
Project Description:	The activity involves reconstructing and rebuilding the waste management convenience centers to support proper waste disposal for residents of the territory. The facilities included are: <ul style="list-style-type: none"> STX (St. Croix): Mon Bijou Convenience Center, Concordia Convenience Center, Cotton Valley Convenience Center STT (St. Thomas): Smith Bay Convenience Center, Red Hook Convenience Center STJ (St. John): Susannaberg Transfer Station, Bournefield Convenience Center
Period of Performance:	10/1/2022-09/30/2026 <i>Pending updated SRA</i>
CDBG-DR Funded Project Cost:	\$21,687,188.00 (inc. ADC)
Funds Expended This Month:	\$0
Funds Expended To Date:	\$287,932.50
Progress:	10%, design phase and 5% amount disbursed.
Monthly Update:	<p>Project Update (Narrative): Key deliverables remain pending across multiple areas. The SRA with ODR/WMA, including KPIs, is outstanding, and Monthly Status Reports (MSRs) require completion.</p> <p>For the St. Thomas Convenience Centers, both Smith Bay and Red Hook sites have outstanding NEPA evaluations that were due December 15, 2025. At Smith Bay, clarity is needed on funding amounts to finalize the CENST and determine whether property acquisition should occur before or after the full environmental review. At Red Hook, submission of 30% design documents remains pending.</p> <p>For the St. Croix Convenience Centers, several items are outstanding: an updated project schedule reflecting changes as of December 1, 2025; justification for the design process time extension per SRA; and confirmation of added staffing capacity. The remediation plan requires final approval from DPNR, with timelines for submission, approval, and execution still to be established. Additional outstanding items include the environmental permit</p>

to construct and submission of 100% designs for all three sites, which were due November 29, 2025.

This issue has been escalated, and leadership is working diligently to acquire the necessary documents and resolve outstanding dependencies after non-compliance was addressed

Last Site Visit: STX centers 09/18/25 STT 10/17/25

Dependencies/Bottlenecks/Delays:

- **Documentation gaps:** Monthly Status Reports (MSRs), KPIs, updated schedules, and design submissions remain outstanding, limiting compliance tracking and project visibility.
- **Regulatory dependencies:** NEPA evaluations, construction permits, and DPNR approvals are pending, with timely consultations required to avoid further delays.
- **Soil remediation:** The remediation plan, including Cotton Valley, requires final approval from DPNR. Timelines for submission, approval, and execution remain undefined, creating uncertainty in project sequencing.
- **Resource constraints:** Staffing capacity has not been confirmed, and funding clarity is needed to finalize acquisition decisions and environmental reviews.
- **Missed deadlines:** Key deliverables such as 30% and 100% design submissions, as well as remediation timelines, have not been met, impacting procurement and construction readiness.

Next Month's Goals and Deliverables: VIHFA will actively monitor the pending documents to ensure timely resolution and compliance:

Performance Measures:

Performance Measure	KPI	Monthly Performance Value	To Date Performance

To be determined and included in the updated SRA between ODR and the Subrecipient.

Anguilla Landfill

Status:	Application Review
Project Description:	The proposed project will construct a Partial Final Closure System on the northeast corner of the existing slopes of Anguilla Landfill.

	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.																																				
Period of Performance:	TBD - 9/30/2026 (Start date is pending the execution of the subrecipient agreement)																																				
CDBG-DR Funded Project Cost:	\$50,969,383.00																																				
Funds Expended This Month:	\$0																																				
Funds Expended To Date:	\$0																																				
Progress:	0%, The Program in reviewing the project application.																																				
Monthly Update:	<p>Project Update (Narrative): The application was moved from ODR's queue to regulatory review after making the necessary edits. The edits included changing an equipment acquisition line item to equipment lease.</p> <p>Last Site Visit: March 14, 25</p> <p>Dependencies/Bottlenecks/Delays: Delays in Application Execution: Sequential Review Requirements and Regulatory Compliance</p> <p>Next Month's Goals and Deliverables: Ongoing environmental review</p>																																				
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th><th>To Date Performance</th></tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> </tbody> </table> <p>To be determined and included in the updated SRA between ODR and the Subrecipient.</p>	Performance Measure	KPI	Monthly Performance Value	To Date Performance																																
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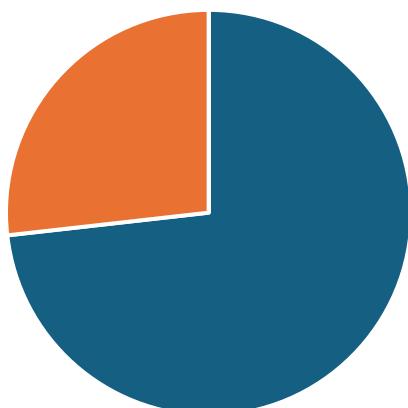
Local Match Infrastructure Program-UN and LMI

Status:	In Progress, The Program is transitioning the application process from paper submittals to an electronic process flow.
Project Description:	Funding of the non-federal match of the Federal Emergency Management Agency (FEMA) disaster assistance to the territory.
Period of Performance:	10/10/2020 - 9/30/2026
CDBG-DR Funded Project Cost:	\$ 239,980,411.00

Funds Expended This Month:	\$2,730.00								
Funds Expended To Date:	\$147,856,584.00								
Progress:	62%								
Monthly Update:	<p>Project Update Narrative: Of seventeen applications, there are three applications in initial review, three applications in concurrent review, eleven applications advanced to regulatory review. Once the AUGF is received the projects will be advanced by Program to contracting amendment stage. This includes the review and execution of the developed Local Match CostShare Agreement. This agreement was drafted and submitted to legal for review. Environmental has identified a contact at FEMA to produce the required documents, which are required for regulatory review.</p> <p>Last Site Visit: TBD</p> <p>Dependencies/Bottlenecks/Delays The transition to electronic submittals has revealed gaps in existing policy, particularly in the development and execution of Project Agreements for beneficiary applicants and the absence of a fully developed Standard Operating Procedure (SOP). These gaps have contributed to delays in responding to application related information requests.</p> <p>Next Month's Deliverables/Goals: The Program will work with legal to finalize the Local Match Agreement and will follow up with Environmental on the application currently in regulatory review.</p>								
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th></tr> </thead> <tbody> <tr> <td><i>Expenditure of Grant/payment reimbursement</i></td><td>100%</td><td>52.46%</td></tr> </tbody> </table>			Performance Measure	KPI	Monthly Performance Value	<i>Expenditure of Grant/payment reimbursement</i>	100%	52.46%
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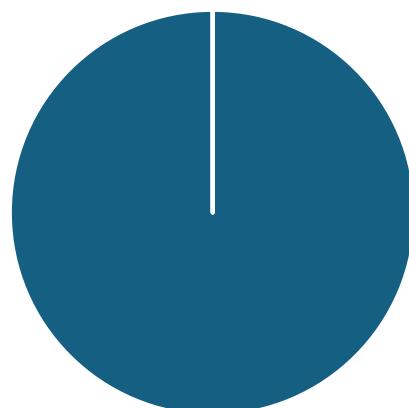
Public Services Dashboard

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

Financial Overview

Project	Project Cost	Expended to Date
Liberty Place	\$1,090,000	
Project Promise- Removed	0	\$0
Meeting the Needs of the Community	\$280,248	

Monthly Update

Liberty Place

Status:	In Progress
Project Description:	Services to individuals and families experiencing homelessness.
Period of Performance:	07/01/2024 - 07/31/2026
CDBG-DR Funded Project Cost:	\$1,090,000.00
Funds Expended This Month:	\$83,585.45
Funds Expended To Date:	\$97,848.58
Progress:	50%
Monthly Update:	Project Update (Narrative): VIHFA Legal Department reviewed SRA's and payment requests and determined that VIHFA is responsible for allowable costs

incurred through December 31, 2024. Communication to Subrecipient re: payment responsibility provided to ODR.

Last Site Visit: April 24, 2025

Dependencies/Bottlenecks/Delays: Liberty Place's refusal to commence services until full reimbursement has been received impacts achievement of a national objective. VIHFA's ability to resolve citizen complaints filed with HUD have been impacted by Subrecipient's failure to adequately administer the project. Correspondence to Subrecipient based on Legal review of documentation developed is pending transmittal.

- **Next Month's Goals and Deliverables:** To complete all payments for all eligible costs through December 2024. Resumption of services.

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial				
	Payment Reimbursements/VPRs Approved	95% of requests submitted approved		
	Payment Reimbursements/VPRs Approved	Less than 5% of requests returned		
Performance				
	Serve 90 LMI	38 outreached monthly	Outreach: 54	3
	April 2025		Enrollments: 4	Housed: 1
	May 2025		Enrollments: 11	Housed: 0
	June 2025		Enrollment: 7	Housed: 2
	July- December 2025		No Activity	

Meeting the Needs of Our Community

Status:	Complete
Project Description:	Provide counseling and support services to individuals experiencing post-traumatic stress post storms.
Period of Performance:	07/01/2024-07/31/2025
CDBG-DR Funded Project Cost:	\$280,248.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	.04%
Monthly Update:	<p>Project Update (Narrative): All program activity ceased when SRA term expired July 31, 2025. Subrecipient submitted one payment request and supporting documentation that does not align with the achievement of a national objective. The payment request was denied, and program closeout documentation has been requested.</p> <p>Last Site Visit: April 23, 2025</p>

	<p>Dependencies/Bottlenecks/Delays: Subrecipient has provided inadequate oversight of Awardee and has failed to provide adequate technical assistance to ensure submission of accurate payment requests.</p> <p>Next Month's Goals and Deliverables: Submission of all required Program closeout documentation.</p>																																				
<p>Performance Measures:</p>	<table border="1" data-bbox="441 354 1473 909"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> <th>To Date Performance</th> </tr> </thead> <tbody> <tr> <td colspan="4">Financial</td> </tr> <tr> <td>Payment Reimbursements/Vendor Requests Approved</td> <td>95% of requests submitted approved</td> <td></td> <td></td> </tr> <tr> <td>Payment Reimbursements/Vendor Requests Approved</td> <td>Less than 5% of requests returned</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Performance</td> </tr> <tr> <td>Serve 50 LMI</td> <td>38 outreached monthly</td> <td>Outreach: 22</td> <td></td> </tr> <tr> <td>April 2025</td> <td></td> <td>Counseling -2</td> <td>2</td> </tr> <tr> <td>May – June 2025</td> <td></td> <td>Counseling - 0</td> <td>2</td> </tr> <tr> <td>July – December 2025</td> <td></td> <td>0; expired SRA</td> <td>2</td> </tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	To Date Performance	Financial				Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved			Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned			Performance				Serve 50 LMI	38 outreached monthly	Outreach: 22		April 2025		Counseling -2	2	May – June 2025		Counseling - 0	2	July – December 2025		0; expired SRA	2
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July – December 2025		0; expired SRA	2																																		

Lutheran Social Services (Sister Emma Cottages)

Status:	Hold								
Project Description:	Construct a new facility for up to 16 severely disabled children, replacing the existing complex to better withstand flooding and hurricanes.								
Period of Performance:	04/01/2024 - 03/31/2026								
CDBG-DR Funded Project Cost:	\$6,447,350.00								
Funds Expended This Month:	\$0.00								
Funds Expended To Date:	\$0.00								
Progress:	0%								
Monthly Update:	<p>Project Update (Narrative): Project on hold due to uncertainty regarding project costs which are unsubstantiated. Updated and clarified ICE was requested in December 2025 and has not been provided to date.</p> <p>Last Site Visit: No Site visits performed during this reporting period</p> <p>Dependencies/Bottlenecks/Delays: No ICE to substantiate increased costs</p> <p>Next Month's Goals and Deliverables: Submission of ICE to substantiate increased costs</p>								
<p>Performance Measures:</p>	<table border="1" data-bbox="441 1834 1473 1967"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> <th>To Date Performance</th> </tr> </thead> <tbody> <tr> <td colspan="4">Financial</td> </tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	To Date Performance	Financial			
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Financial									

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

The St. Croix Foundation: Joint Intake Center

Status:	Not Started																											
Project Description:	Clearance, demolition, removal, reconstruction, and rehabilitation of buildings																											
Period of Performance:	01/2026 – 12/2027																											
CDBG-DR Funded Project Cost:	\$586,619.16																											
Funds Expended This Month:	\$0.00																											
Funds Expended To Date:	\$0.00																											
Progress:	0%																											
Monthly Update:	<p>Project Update (Narrative): Discussions were held at the executive level to determine available funding for project. While an initial amount was confirmed, communication with awardee is pending an officially communicated amount. Additionally complaint on DOB were submitted to HUD. HUD provided a response indicating no DOB found. Subrecipient tasked to update</p> <p>Last Site Visit: None this reporting period</p> <p>Dependencies/Bottlenecks/Delays: Lack of communication with Awardee by Subrecipient is delaying the submittal of an amended application for approval.</p> <p>Next Month's Goals and Deliverables: Complete upload of updated documents and any amendment needed to the application.</p>																											
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Performance Measure	KPI	Monthly Performance Value	To Date Performance																									
Financial																												
Performance																												

St. Croix Animal Welfare Center

Status:	Application Phase			
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Project Description:	Rebuild and hardening existing structures, building of a new structure and paving of 3 new parking areas and connecting drives, and the establishment of a new building																							
Period of Performance:	01/2026 – 12/2027																							
CDBG-DR Funded Project Cost:	\$4,500,000.00																							
Funds Expended This Month:	\$0.00																							
Funds Expended To Date:	\$0.00																							
Progress:	0%																							
Monthly Update:	<p>Project Update (Narrative): Amended application has been uploaded to grant portal and is undergoing review by Subrecipient.</p> <p>Last Site Visit: None this reporting period.</p> <p>Dependencies/Bottlenecks/Delays: Subrecipient communication with applicant has previously been inadequate, leading to significant delays with project start.</p> <p>Next Month's Goals and Deliverables: Completion of project review, resulting in an approved application and execution of SRA.</p>																							
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Performance Measure	KPI	Monthly Performance Value	To Date Performance																					
Financial																								
Performance																								

Salvation Army

Status:	Denied			
Project Description:	Demolition, renovation and rebuild of the Main Street Market Square location of the Salvation's Army Compound			
Period of Performance:	01/2026 – 12/2027			
CDBG-DR Funded Project Cost:	Pending, subject to revision based on amended application			
Funds Expended This Month:	\$0.00			
Funds Expended To Date:	\$0.00			
Progress:	0%			
Monthly Update:	<p>Project Update (Narrative): Application has been denied by Grantee due to lack of supporting documentation to support an eligible project.</p> <p>Last Site Visit: None this reporting period.</p>			

Dependencies/Bottlenecks/Delays: Subrecipient communication with Grantee has been insufficient; additional information requested to finalize review and subsequent transmittal of application for VIHFA approval.

Next Month's Goals and Deliverables: Completion of project review, resulting in an approved application and execution of SRA.

Performance Measures:

Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial			
Performance			

Economic Revitalization:

NMR, LLC

Status:	In Progress																
Project Description:	Business exterior repairs, windows and shutter replacements including priming and painting of the warehouse/manufacturing shop, exterior of building and pergola replacement.																
Period of Performance:	05/26/2025 – 08/31/2025																
CDBG-DR Funded Project Cost:	\$80,818.00																
Funds Expended This Month:	0.00																
Funds Expended To Date:	0.00																
Progress:	0%																
Monthly Update:	<p>Project Update (Narrative): Procurement concluded, general contractor selected and contract development finalized.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Procurement, contractor selection and contract development.</p> <p>Next Month's Goals and Deliverables: Issuance of NTP and project implementation. Finalization of KPIs</p>																
Performance Measures:	<p>TBD</p> <table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> <th>To Date Performance</th> </tr> </thead> <tbody> <tr> <td>Financial</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Performance</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	To Date Performance	Financial				Performance							
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Financial																	
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Peany's Place, Inc.

Status:	In Progress
Project Description:	Building improvements to restore the aesthetics, maintain area visual cohesiveness, improve physical structures and install security devices.
Period of Performance:	To be included based on executed SRA.
CDBG-DR Funded Project Cost:	\$125,529.00
Funds Expended This Month:	0.00
Funds Expended To Date:	0.00
Progress:	0%
Monthly Update:	<p>Project Update (Narrative): Procurement concluded, general contractor selected and contract development finalized.</p>

Last Site Visit: N/A

Dependencies/Bottlenecks/Delays: Procurement, contractor selection and contract development.

Next Month's Goals and Deliverables: Issuance of NTP and project implementation with KPI's finalized.

Performance Measures:

TBD

Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial			
Performance			