



CDBG- MIT MONTHLY STATUS REPORT

DECEMBER 2025

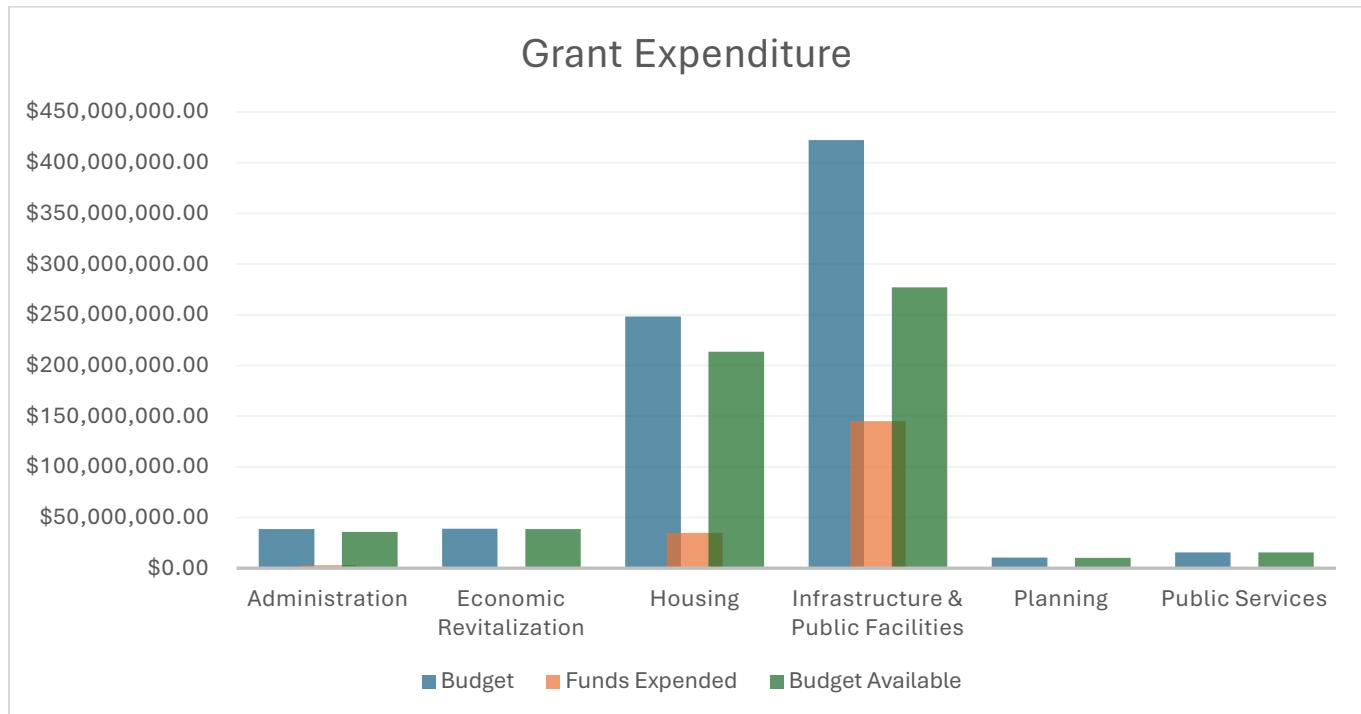
12/30/2025

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

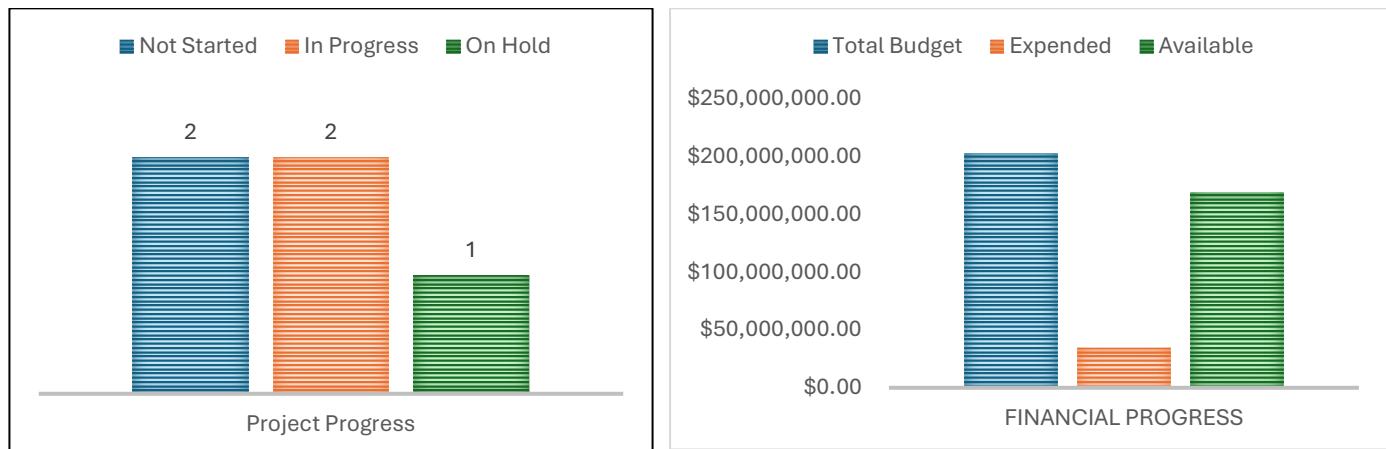
CDBG-MIT EXPENDITURES AT A GLANCE

Budget Expenditure Breakdown



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	\$38,709,400.00	\$2,954,766.98	\$ 35,754,633.02	8%
Economic Revitalization	\$38,870,740.00	\$221,441.52	\$ 38,649,298.48	1%
Housing	\$248,361,126.00	\$34,890,346.15	\$ 213,470,779.85	14%
Infrastructure & Public Facilities	\$422,218,874.00	\$145,099,229.62	\$ 277,119,644.38	34%
Planning	\$10,627,860.00	\$430,879.84	\$ 10,196,980.16	4%
Public Services	\$15,400,000.00	\$0.00	\$ 15,400,000.00	0%
Total	\$774,188,000.00	\$183,595,664.11	\$ 590,591,335.89	24%

Housing Dashboard



Project Progress Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	On Hold/Returned
3	2	0	2	0

Financial Overview

Project	Project Cost	Expended to Date
Lovenlund Phase 1	\$20,571,055.00	\$15,060,680.42
Bellevue & Calabash	\$27,798,987.00	\$19,829,665.73
Tutu North Senior Housing Multifamily	\$51,278,377.00	\$0.00
Main Street Homes	\$3,694,354.48	\$0.00
Residences at 340 North	\$7,500,000.00	\$0.00

Projects Monthly Update:

Lovenlund Phase 1

Status:	In Progress
Project Description:	This Program will be established to increase homeownership opportunities for residents of low-to moderate income at or below 80%AMI and to provide workforce housing for those with income levels between 80%-120% of AMI. This project also consists of 99 units. Providing a broader income spectrum will have the benefit of decreasing the concentration of poverty and helping to provide work-force housing for those who would otherwise not be able to reach the desire of homeownership.
Period of Performance:	12/19/2024 to 2/23/2028
CDBG-MIT Funded Project Cost:	\$20,571,055.00
Funds Expended This Month:	\$294.00

Funds Expended To Date:	\$15,060,680.42																																
Progress:	5% Homeownership Conversion 73% of Project Funds Drawn																																
Monthly Update:	<p>Project Update (Narrative): JDC executed the second notice to proceed for Lovenlund Phase 1 on November 7. Construction commenced date was slated for November 10. No construction/rehabilitation has begun. On November 24, Program staff inquired about an actual construction start date. JDC responded with working diligently to commence construction, however stated that "Contract start date may differ from actual construction start date". JDC also mentioned that the Three-Year Affordable Plan was awaiting approval from VIHFA but never mentioned it as a bottleneck in any monthly reports or monthly meetings with Program Staff. On December 11, JDC was issued with a Compliance Concerns Notice indicating Corrective Actions Required beginning on December 16. Failure to meet these deadlines may result in escalated enforcement actions. JDC provided a response to the Notice on December 15. VIHFA will collaborate internally and work to hold a meeting with JDC. JDC was informed that construction start date should begin no later than December 29, 2025. On December 16, 2025, JDC provided a "slightly tweaked" KPI & Budget to reflect the schedule to have work commence January 2026.</p>																																
<p>Last Site Visit: 8/13/2025</p> <p>Dependencies/Bottlenecks/Delays: No construction started since initial start date which was June 2025.</p> <p>Next Month's Goals and Deliverables: Construction underway</p>																																	
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> <th>To Date Performance</th> </tr> </thead> <tbody> <tr> <td colspan="4">Financial</td></tr> <tr> <td>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>7.5 Buildings (including the community center) in Active Construction by December 2025</td><td>3 buildings in active construction complete by Beginning of 1st Qtr 2026</td><td></td><td></td></tr> <tr> <td>Completion of 10 buildings by August 31, 2026</td><td>4 buildings completed by end 3rd quarter (2026)</td><td></td><td></td></tr> <tr> <td></td><td>4 buildings completed by end 1st quarter (2026)</td><td></td><td></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				7.5 Buildings (including the community center) in Active Construction by December 2025	3 buildings in active construction complete by Beginning of 1st Qtr 2026			Completion of 10 buildings by August 31, 2026	4 buildings completed by end 3rd quarter (2026)				4 buildings completed by end 1st quarter (2026)		
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	2 buildings completed by end 2nd quarter (February 2026)		
10 Completed Roof Retrofitting by 3rd Qtr, 2026	Roof Retrofitting 50% complete by 8/1/2026		
Renovation of Wastewater Treatments and Reverse Osmosis upgrade by December 2025	25% Quarterly Completion		

Calabash Boom and Bellevue Village

Status:	In Progress
Project Description:	These properties will undergo renovations that include property enhancements aimed risk mitigation, reducing damage to and loss of property and resilience against future disaster. Bellevue Village which consists of 72 units and Calabash Boom which consists of 48 units. This Program will be established to increase homeownership opportunities for residents of low-to moderate income at or below 80%AMI and to provide workforce housing for those with income levels between 80%-120% of AMI
Period of Performance:	12/19/2024 to 2/23/2028
CDBG-MIT Funded Project Cost:	\$27,798,987
Funds Expended This Month:	\$14,954.44
Funds Expended To Date:	\$19,829,665.73
Progress:	5% Homeownership Conversion 72% of Project Funds Drawn
Monthly Update:	<p>Project Update (Narrative): Updated KPI's were received, however the construction schedule does not align with renovation dates. JDC was requested to provide alignment and to provide an accurate construction start date. Issuance of NTP from VIHFA will remain on hold until accurate construction start date can be provided. Updated Mitigation Measures were returned and signed on 12/9/2025 by JDC.</p> <p>Last Site Visit: 8/16/2025</p> <p>Dependencies/Bottlenecks/Delays: Updated KPI's Pending to issue NTP.</p> <p>Next Month's Goals and Deliverables: Commence of rehabilitation once KPI's are received and NTP is issued.</p>

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial				
Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved			
Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned			
Performance				
7.5 Buildings currently pending Construction. The completion date is undetermined due to previous project issues.	3 buildings in active construction complete by end 4 th Qtr 2025			
	3 buildings in active construction complete by end of 1st Qtr. (2026)			
	2 buildings in active construction complete by end of 3rd Qtr. (2026)			
10 Completed Roof Retrofitting by 3rd Qtr, 2026	Roof Retrofitting 100% complete by 8/1/2026			
Renovation of Wastewater Treatments and Reverse Osmosis upgrade by December 2025	25% Quarterly Completion			
Installation of Generators	100% Generators installed by August 2026			
Homeownership Conversion	Offer Homeownership opportunity to current tenant and the LMI Community			

Tutu North Senior Housing Multifamily

Status:	Application has now been moved to “On Hold” status
Project Description:	Rehabilitation of 60 affordable rental units on St. Thomas intended for seniors that are LMI households.
Period of Performance:	10/01/2025 to 10/31/2027
CDBG-MIT Funded Project Cost:	\$20,000,000.00
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress:	0-Application review
Monthly Update:	<p>Project Update (Narrative): Currently on hold awaiting applicant’s response regarding whether they will withdraw the application for this project.</p> <p>Last Site Visit: 8/13/2025</p> <p>Dependencies/Bottlenecks/Delays: All documents have been received at this time. Cost reasonableness is also in discussion based on the amount per unit for 60 unit</p> <p>Next Month’s Goals and Deliverables: Cost reasonableness review has now been updated by Program; Application will remain on hold pending the applicant’s response to notice sent.</p>
Performance Measures:	TBD

Main Street Homes

Status: (in Progress, hold)	Environmental Review
Project Description:	9 Rehabilitation units in downtown STT.
Expected Project Outcome(s):	Affordable housing for LMI population.
Period of Performance: (Start and End Date)	10/1/2025-10/31/2027
Grant Funded Project Cost: (include ADC)	\$3,694,354.48
Funds Expended This Month:	\$0
Funds Expended To Date:	\$0
Progress: (%)	0
Monthly Update:	<p>Project Update (Narrative): Application approved. Subrecipient will perform their own environmental review. Consulted with the environmental department to gather all requirements. We identified a potential DOB. However, the Subrecipient provided sufficient documentation indicating that the funds were intended for another part of the property and not the residential area. Documents included a notarized statement from the Virgin Islands Economic Development Agency (VIEDA). There is no Duplication of Benefits (DOB). RFP has</p>

been posted to VI Daily news and pending the 30-day timeframe. RFP posting ends on December 30, 2025. Capacity Assessment was scheduled for December 23. Capacity Assessment was conducted and now pending feedback from VIHFA's Compliance team. Main Street Homes RFP has now ended. Currently awaiting a response on how many bids were received and next steps to assigning an environmental contractor from Waterfront Development.

Last Site Visit: N/A

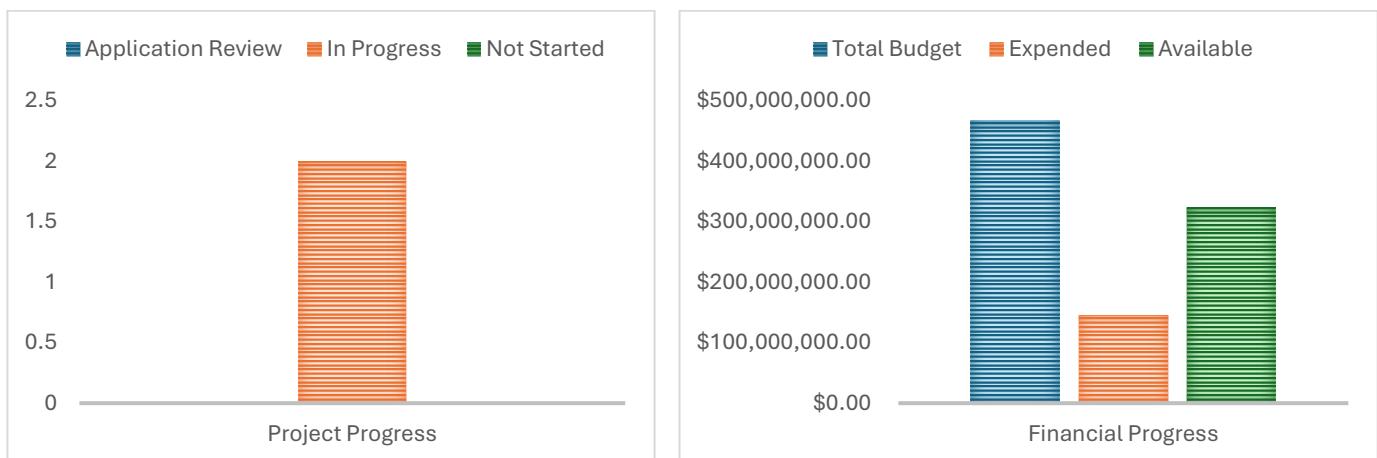
Dependencies/Bottlenecks/Delays: None

Next Month's Goals and Deliverables: Deliver finalized SRA with special conditions to the legal department.

The Residences at 340 North

Status: (in Progress, hold)	Environmental Review																										
Project Description:	New Construction/ Homeownership (80 Units- Phase 1: 33 Units)																										
Expected Project Outcome(s):	New Construction, broken into phases. Phase 1 will consist of 22 resilient townhomes.																										
Period of Performance: (Start and End Date)	10/1/2025-10/31/2027																										
Grant Funded Project Cost: (include ADC)	\$7,500,000.00																										
Funds Expended This Month:	\$0																										
Funds Expended To Date:	\$0																										
Progress: (%)	0																										
Monthly Update:	<p>Project Update (Narrative): Application was approved on December 5. Next steps will be a complete review of Environmental by VIHFA internal and Capacity Assessment which has been scheduled for January 2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: None to report.</p> <p>Next Month's Goals and Deliverables: Complete Capacity Assessment.</p>																										
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Infrastructure Dashboard



Project Progress Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	Not Started
8 (Public facilities will report in next month's report/finalizing workflow)	0	0	2	0

Financial Overview

Project	Project Cost	Expended to Date
Propane Supply Infrastructure	\$ 148,625,000.00	\$145,099,229.62
Veterans Drive Mitigation Project Phase 2	\$ 124,400,000.00	\$0.00
STX Anguilla Landfill Project – Phase 2: The application was returned despite being eligible. The Program is managing associated risks and would like to see more traction on the DR grants prior to approval.		

Monthly Update

Propane Supply Infrastructure

Status:	In Progress
Project Description:	Propane Supply Infrastructure is a covered project to acquire, maintain access to, and use of the USVI Propane Supply Infrastructure. This acquisition will address the risk to Energy Lifelines as identified in the Mitigation Needs Assessment, as these assets are used to supply over eighty percent of the fuel used for power generation in the Territory.

Period of Performance:	07/02/2024 - 07/03/2035																			
CDBG-MIT Funded Project Cost:	\$148,625,000.00																			
Funds Expended This Month:	\$8,900.85																			
Funds Expended To Date:	\$145,099,229.60																			
Progress:	See Performance measures																			
Monthly Update:	<p>Project Update (Narrative)</p> <p>Monthly reports remain current, and fuel reserves have been met, demonstrating strong adherence to operational requirements. However, the operation and maintenance plan remains outstanding. While this gap requires attention, the timely reporting and resource readiness provide a solid foundation for effective project management and compliance oversight. These elements ensure that the program maintains accountability, supports informed decision-making, and positions the team to address pending plans with a structured and consequential approach.</p> <p>Last Site Visit: April 11, 2025 – St. Croix Facility</p> <p>Dependencies / Bottlenecks / Delays: The subrecipient for the annual operation and maintenance plan of the project remains pending, creating delays in finalizing operational readiness.</p> <p>Next Month's Goals and Deliverables: The Program will use a consequential approach to address the pending outstanding operation and maintenance plan. As the Compliance Team had to reprioritize, monitoring will be addressed in the first quarter of 2026.</p>																			
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KPI	KPI % of Project	Met, Unmet	56.06%																	
Acquisition	50%	Met	50%																	
Fuel Reserve Compliance, (14 Months)	25% met for all 16 months	Met for reporting report	3.0%																	
16		Met for this reporting period	3.0%																	

Veterans Drive Mitigation Project Phase 2

Status:	Project Approved- In Progress
Project Description:	The Veterans Drive Mitigation Project Phase II is a covered project to increase resilience to disasters and reduce the long-term risk of loss of life, injury, damage to and loss of property, by providing: (1) Stormwater improvements that will reduce peak stormwater flow and minimize erosion and pollution through best management practices. (2) Modern drainage infrastructure that exceeds design standards to reduce current and future

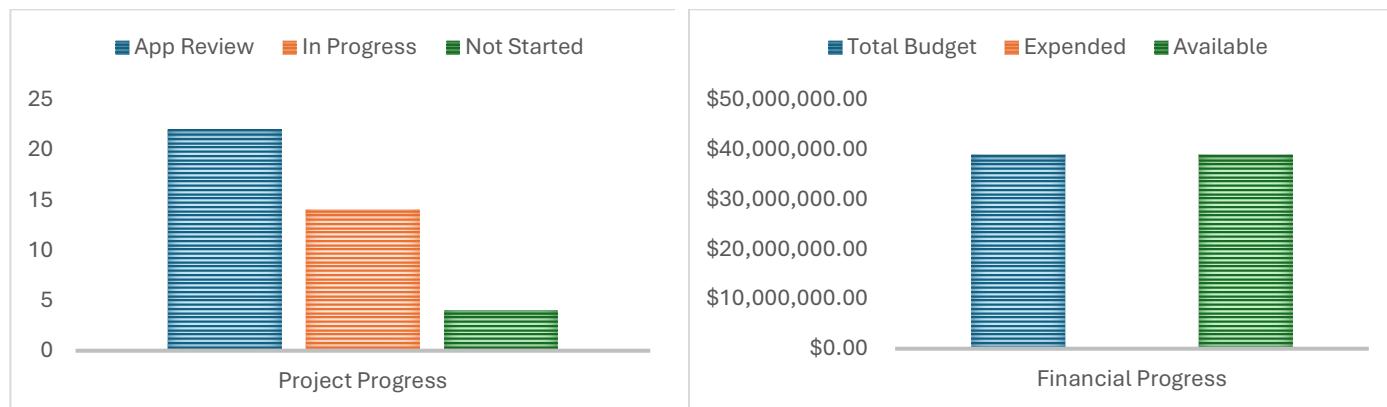
	flooding risks. (3) Hardened sea wall infrastructure that will improve the resiliency of the roadway and waterfront corridor.		
Period of Performance:	04/02/2025 to 04/30/2029		
CDBG-MIT Funded Project Cost:	\$ 124,400,000.00		
Funds Expended This Month:	\$0		
Funds Expended To Date:	\$0		
Progress:	3% based on project activity.		
Monthly Update:	<p>Project Update Narrative: The solicitation package remains outstanding. Program staff have requested a meeting with Eastern Federal Lands to address the delay and determine next steps.</p> <p>Last Site Visit: TBD</p> <p>Dependencies/Bottlenecks/Delays: The Program is currently tracking a delayed solicitation package. The U.S. Army Corps of Engineers (USACE) permit, originally expected by October 17, 2025, is still pending. The Subrecipient has informed HFA that completion of the solicitation package by Eastern Federal Lands requires the USACE permit for project activities. They were unable to obtain the signed permit because USACE was closed during the federal government shutdown from October 1 through November 12. Now that the government has reopened, it is anticipated that the permit and solicitation package will be shared soon.</p> <p>Additionally, HFA has been added to the monthly meetings with Eastern Federal Lands, with the first meeting was scheduled for December 2025. As a result of these delays, the Program has drafted an amendment to the existing Subrecipient Agreement to reset and correct project milestones. If both the solicitation package and USACE permit are not submitted by the end of December, HFA will convene a leadership meeting with the Commissioner prior to issuing an adverse notice.</p>		
	<p>Next Month's Deliverables/Goals:</p> <p>Next month's deliverables are to:</p> <ol style="list-style-type: none"> 1. Validate the Solicitation Package: Review the contents of the delayed solicitation package to ensure it meets all applicable grant requirements and 2. Issue the Amendment: Once the solicitation package is validated, proceed with issuing the amendment to the Subrecipient Agreement. This amendment should: <ul style="list-style-type: none"> • Clearly outline the revised project milestones. • Reference the delayed deliverables (solicitation package and USACE permit). • Include any necessary conditions or deadlines to ensure compliance and avoid further delays. 		
Performance Measures:	Performance Measure	KPI	Monthly Performance Value
	<i>Linear feet of improvement</i>	Pending	<i>Construction Pending</i>

	% of Project Completion	3%	Met
	% of Expenditure	0%	Met

STX Anguilla Landfill Project- Phase 2

Status:	The application was returned despite being eligible. The Program is managing associated risks and would like to see more traction on the DR grants.
CDBG-DR Funded Project Cost:	\$60,000,000
Update:	Assessing project viability

Economic Revitalization & Resilience Dashboard



Project Status Overview

Total Applications	Concurrent Review	Environmental Review	Capacity Assessment	SRA Execution	Not Started
27	1	23	7	18	25

Financial Overview

Project	Project Cost	Expended to Date
Commercial Hardening & Finance Project	\$ 12,988,935.00	\$209,964.00
Small Business Mitigation Project	\$ 7,863,935.00	\$0

Monthly Update

St. Croix Women's Coalition-Crisis Center Only

Status: (in Progress, hold)	In Progress
Project Description:	Exterior Hardening (weatherproofing), Paint exterior of building, gazebo, and property wall with high quality, moisture-resistant paint, Install three (3) new solar light fixtures on the existing poles in the parking. Repair

	water-damaged exterior buildings, gazebo, and the property wall with high-quality.
Expected Project Outcome(s):	Enhancing the facility's ability to offer continuous, high-quality service to vulnerable populations seeking assistance.
Period of Performance: (Start and End Date)	April 1 st – December 31 st , 2025
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	\$151,108.00
Grant Funded Project Cost: (include ADC)	\$
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$450.00
Progress: (%)	10%
Project Update:	<p>Project Update (Narrative): The contract is for project scope of work for the Crisis Center only. The beneficiary submitted the draft contract to VIHFA for review. Legal Counsel reviewed and approved the drafted contract; an agreement was executed between the beneficiary and Northshore Partners to commence construction of the Crisis Center. The project is now underway. A site inspection is scheduled for Monday, November 24, 2025, by VIHFA's ER&R Program staff and the Environmental NEPA Specialist.</p> <p>Last Site Visit: December 10, 2025.</p> <p>Dependencies/Bottlenecks/Delays: N/A</p> <p>Next Month's Goals and Deliverables: Continued project work activity. The Subrecipient may submit an invoice for reimbursement of contractual services.</p>
Current Month's Highlights and Milestones Achieved:	<ul style="list-style-type: none"> Construction commenced on Crisis Center Site inspection completed 11.24 and 12.10.25, respectively; project is approximately 80% complete Amended SRA transmitted to Compliance and Environmental Units for review and edit

Key Performance Indicators: (Based on SRA) Always make sure it aligns with SRA and outcomes	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	Completed Media reimbursement payment	95 % of request submitted approved
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	Less than 5% of request returned	Less than 5% of request returned
Performance				
	Bids & Contracts Finalization	Finalize bids and execute contracts	20% Project Completion	13 % Project Completion
	Exterior Repairs & Installations	Paint exterior and install exterior solar lighting fixtures	85% Project Completion	0 % Project Completion
	Final Inspection & Payment	Complete inspection and issue final payment	100% Project Completion	Project not at stage for complete inspection or issuance of final payment
	Project Closeout	Complete final inspections and close out	100% Project Completion	Project not at stage for project closeout

Royale Systems, LLC

Status: (in Progress, hold)	In Progress
Project Description:	Exterior Hardening (weatherproofing), LMR Network & Communication, Emergency Power solar energy, and Commercial Standby Generator
Expected Project Outcome(s):	Ensuring business resilience and continuity of essential services during emergencies.
Period of Performance: (Start and End Date)	April 3 rd – September 31 st , 2025

Grant Source: (DR, MIT, EGgrid)	MIT																				
Total Project Cost: (all funding sources)	\$2,247,797.00																				
Grant Funded Project Cost: (include ADC)	\$																				
Funds Expended This Month:	\$																				
Funds Expended to Date:	\$200,964.00 towards project, \$9,000.00 remitted for Gross Receipts																				
Progress: (%)	10%																				
Project Update:	<p>Project Update (Narrative): Payment for the emergency backup system has been submitted to the vendor (ATS). The routing number provided for Tech Innovations was incorrect and resolved.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Procurement Selection for A&E services and Commercial Prime Generators.</p> <p>Next Month's Goals and Deliverables: Selection of vendor for architectural and engineering services and Commercial Prime Generators. Finalize amended SRA to adjust period of performance and detail project specific conditions.</p>																				
Current Month's Highlights and Milestones Achieved:	<ul style="list-style-type: none"> Payment for emergency backup system submitted to vendor (ATS) Reimbursement for advertising project management services 																				
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Always make sure it aligns with SRA and outcomes																					

Material Ordering & Receiving	Approve quotes and order materials	10% Project Completion	5% Project Completion
Site Preparation	Finalize site plans and obtain permits	30% Project Completion	5% Project Completion
Equipment Mobilization	Mobilize crane and verify schedule adherence	50% Project Completion	5% Project Completion
Installation of Equipment	Install tank, switch, generator, solar panels	70% Project Completion	5% Project Completion
Inspection & Certification	Certify system installations	85% Project Completion	0% Project Completion
Training	Conduct personnel training sessions	90% Project Completion	0% Project Completion
Project Closure	Complete final inspections and close out	100% Project Completion	0% Project Completion

Royal QOZBP, LLC: Royal Dane Mall

Status: (in Progress, hold)	In Progress
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, and solar energy system.
Expected Project Outcome(s):	Ensuring business resilience and continuity of essential services during emergencies including job creation to LMI individuals.
Period of Performance: (Start and End Date)	June 1 st , 2025-May 31 st , 2026- period of performance shall be adjusted based on completion of environmental assessment
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	\$3,182,948.00

Grant Funded Project Cost: (include ADC)	\$																												
Funds Expended This Month:	\$0.00																												
Funds Expended to Date:	\$0.00																												
Progress: (%)																													
Project Update:	<p>Project Update (Narrative):</p> <p>Applicant remain non-responsive relative to special conditions applied to SRA. Read confirmation transmitted to applicant on November 13th requesting final determination regarding grant conditions.</p> <p>Last Site Visit: N/A</p> <p>Dependences/Bottlenecks/Delays: Applicant's lack of response to transmitted SRA.</p> <p>Next Month's Goals and Deliverables: Resolution of delay, the applicant will be issued a subsequent deadline for response. If a response is not provided correspondence will be transmitted to the applicant canceling the project.</p>																												
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period																												
Key Performance Indicators: (Based on SRA) Always make sure it aligns with SRA and outcomes	<table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> <th>To Date Performance</th> </tr> </thead> <tbody> <tr> <td colspan="4">Financial</td> </tr> <tr> <td>Payment Requests Approved</td> <td>95% of requests submitted</td> <td>0% of request approved</td> <td>0%</td> </tr> <tr> <td>Payment Requests Approved</td> <td>Less than 5% of requests returned</td> <td>0% of request submitted</td> <td>0%</td> </tr> <tr> <td colspan="4">Performance</td> </tr> <tr> <td>Hiring Employees</td> <td>Hire two LMI employees</td> <td>20% Project Completion</td> <td>0% Project Completion</td> </tr> <tr> <td>Procurement of Supplies & Equipment</td> <td>Procure materials and equipment</td> <td>35% Project Completion</td> <td>0% Project Completion</td> </tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	To Date Performance	Financial				Payment Requests Approved	95% of requests submitted	0% of request approved	0%	Payment Requests Approved	Less than 5% of requests returned	0% of request submitted	0%	Performance				Hiring Employees	Hire two LMI employees	20% Project Completion	0% Project Completion	Procurement of Supplies & Equipment	Procure materials and equipment	35% Project Completion	0% Project Completion
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	Reinforcement of Towers	Assemble and reinforce towers	50% Project Completion	0% Project Completion
	Backup Power Installation	Install generators and solar systems	65% Project Completion	0% Project Completion
	Communications System Installation	Install Smart/Digital Tower for monitoring	80% Project Completion	0% Project Completion
	Redundant Communication Networks	Establish redundant communication infrastructure	90% Project Completion	0% Project Completion
	Preparedness Plan Development	Train staff and finalize preparedness plan	100% Project Completion	0% Project Completion

Our Town Frederiksted

Status: (in Progress, hold)	In Progress - environmental review
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy for commercial facilities
Expected Project Outcome(s):	This revitalization project will contribute to economic development by creating job opportunities for LMI households within the area, stimulating local businesses, and attracting investment. By fostering economic growth and diversification, the project will also provide emergency power during natural or man-made disasters, provide communications and security resilience
Period of Performance: (Start and End Date)	August 1st, 2025-May 31 st , 2027- period of performance shall be adjusted based on completion of environmental assessment
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (<i>all funding sources</i>)	\$3,500,000.00
Grant Funded Project Cost: (<i>include ADC</i>)	\$

Funds Expended This Month:	\$0.00																		
Funds Expended to Date:	\$0.00																		
Progress: (%)	0																		
Project Update:	<p>Project Update (Narrative):</p> <p>The applicant has made significant progress by submitting the binder package requested by the Environmental team, which included supporting documentation that provided extensive clarity on all project site locations. Due to the number and complexity of these sites, the project is considered unique. Additionally, the applicant successfully prepared seven Independent Cost Estimates (ICEs) recently requested by Procurement/Environmental, along with more detailed information to support the environmental review process. The applicant is now being prepared to advance to the next stage of the environmental review, which includes the procurement of these services.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental Review</p> <p>Next Month's Goals and Deliverables: Solicitation for Environmental Assessment Services</p>																		
Current Month's Highlights and Milestones Achieved:	<ul style="list-style-type: none"> • Binder package submitted with full site documentation • Project sites clarified (complex and unique) • 7 Independent Cost Estimates (ICEs) completed • Detailed narratives prepared for environmental review • Ready to advance environmental review stage • Preparation for procurement of environmental services in progress 																		
Key Performance Indicators: (Based on SRA) Always make sure it aligns with SRA and outcomes	<table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> <th>To Date Performance</th> </tr> </thead> <tbody> <tr> <td colspan="4">Financial</td> </tr> <tr> <td>Payment Requests Approved</td> <td>95% of Reimbursements/Vendor Requests Approved</td> <td>0% of request submitted approved</td> <td>0%</td> </tr> <tr> <td>Payment Requests Approved</td> <td>Less than 5% of requests returned</td> <td>0% of request submitted approved</td> <td>0%</td> </tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	To Date Performance	Financial				Payment Requests Approved	95% of Reimbursements/Vendor Requests Approved	0% of request submitted approved	0%	Payment Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0%		
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Performance			
Solicitation Process	Finalize project scope and issue solicitation package	0% Project Completion	0% Project Completion
Initial Assessment & Site Preparation	Conduct site assessments and initiate prep work	10% Project Completion	0% Project Completion
Architectural & Environmental Review	Complete architectural design and environmental assessment	30% Project Completion	0% Project Completion
Permitting & Approvals	Submit permit applications and obtain approvals	50% Project Completion	0% Project Completion
Construction Start – Property 1	Begin hardening and renovation work on first property	70% Project Completion	0% Project Completion
Construction Progress – Subsequent Properties	Continue construction across remaining properties	80% Project Completion	0% Project Completion
Final Installations & Compliance	Complete installations, inspections, and finalize compliance	100% Project Completion	0% Project Completion

VI Aqua Farm

Status: (in Progress, hold)	In Progress
Project Description:	Installation of security fencing to secure crops and resources, food security.

Expected Project Outcome(s):	Provide a safe environment for producing high-quality produce, eggs, and livestock, for the local community															
Period of Performance: (Start and End Date)	April 1st- November 28 th , 2026- period of performance shall be adjusted based on completion of environmental assessment															
Grant Source: (DR, MIT, EGrid)	MIT															
Total Project Cost: (all funding sources)	\$192,000.00															
Grant Funded Project Cost: (include ADC)	\$192,000.00															
Funds Expended This Month:	\$0.00															
Funds Expended to Date:	\$0.00															
Progress: (%)	0%															
Project Update:	<p>Project Update (Narrative):</p> <p>The subrecipient has successfully developed the Request for Proposal (RFP) with technical assistance provided by program staff. Following completion, the RFP was reviewed and approved by the Procurement team. The project is now in the staging phase for solicitation, which will initiate the official kickoff of the project.</p> <p>Last Site Visit: September 2025</p> <p>Dependencies/Bottlenecks/Delays: Solicitation for Project Services</p> <p>Next Month's Goals and Deliverables: Publish Solicitation for Vegetation Clearance of Property, Removal of Debris</p>															
Current Month's Highlights and Milestones Achieved:	<ul style="list-style-type: none"> Technical assistance provided by program staff RFP reviewed and approved by Procurement Currently staging for solicitation to kick off project 															
Key Performance Indicators: (Based on SRA)	<table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> <th>To Date Performance</th> </tr> </thead> <tbody> <tr> <td colspan="4">Financial</td> </tr> <tr> <td>Payment Requests Approved</td> <td>95% of requests submitted</td> <td>0% of request approved</td> <td>0%</td> </tr> </tbody> </table>				Performance Measure	KPI	Monthly Performance Value	To Date Performance	Financial				Payment Requests Approved	95% of requests submitted	0% of request approved	0%
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Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0%
Performance			
Purchase Fencing Materials	Procure fencing supplies	15% Project Completion	0% Project Completion
Ship Materials to VI	Coordinate shipment logistics	25% Project Completion	0% Project Completion
Deliver to Job Site	Transport materials to installation site	50% Project Completion	0% Project Completion
Remove Old Fencing	Remove fencing across pastures 1–4	75% Project Completion	0% Project Completion
Install New Fencing	Complete fencing installation (pastures 1–4)	100% Project Completion	0% Project Completion

Sunset Laundromat

Status: (in Progress, hold)	In Progress
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy for commercial facilities
Expected Project Outcome(s):	The amended application project scope of work: Emergency power solar energy installation and installation of building signage.
Period of Performance: (Start and End Date)	An updated project schedule timeline will be determined upon receipt of AUGF and the Notice to Proceed is transmitted to the applicant.
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	\$406,280.00-Total project cost to be amended on final approval of amended application

Grant Funded Project Cost: (include ADC)				
Funds Expended This Month:	\$0.00			
Funds Expended to Date:	\$0.00			
Progress: (%)	0%			
Project Update:	<p>Project Update (Narrative): The ER&R amended mitigation program application met preliminary environmental requirements and Scope of Work. The applicant submitted a draft Independent Cost Estimate for review. If the Independent Cost Estimate is deemed acceptable, the applicant will officially submit the Independent Cost Estimate and amended application. VIHFA anticipates the completion of the project's environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Applicant's submittal of requested supplemental information and completion of environmental assessment.</p> <p>Next Month's Goals and Deliverables: Applicants' submittal of requested documentation and commencement of environmental assessment</p>			
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period			
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Always make sure it aligns with SRA and outcomes	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted	0% of request approved	0%
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted	0%
	Performance			
	Permitting & Project Start	Execute contract and secure Historic	10% Project Completion	0% Project Completion

		Preservation approval		
Vendor Selection	Select vendors for removal, installation, and painting	20% Project Completion	0% Project Completion	
Construction & Installation	Complete painting, windows/doors, and solar installation	85% Project Completion	0% Project Completion	
Final Inspection & Project Closeout	Conduct final inspection and close out project	100% Project Completion	0% Project Completion	

Galleon House

Status: (in Progress, hold)	In Progress - Environmental Phase
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.
Expected Project Outcome(s):	Completion of weatherproofing, installation of exterior storm windows and doors, emergency power solar energy and EGU installation and commissioning
Period of Performance: (Start and End Date)	April 5th, 2025 – March 31st, 2026; an updated project schedule timeline will be determined upon receipt of AUGF and the Notice to Proceed is transmitted to the applicant.
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	\$194,000.00
Grant Funded Project Cost: (include ADC)	\$194,000.00
Funds Expended This Month:	\$0.00

Funds Expended to Date:	\$0.00																														
Progress: (%)	0%																														
Project Update:	<p>Project Update (Narrative): The preliminary review for St. Thomas Galleon was completed and uploaded to EM Grants. The approved project requires a Phase I Environmental Site Assessment, Noise Abatement and Control, and Wetlands Protection testing. VIHFA anticipates the completion of the project's environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Completion of environmental requirements</p> <p>Next Month's Goals and Deliverables: selection of contractor, commence environmental testing</p>																														
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period																														
Key Performance Indicators: (Based on SRA) Always make sure it aligns with SRA and outcomes	<table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> <th>To Date Performance</th> </tr> </thead> <tbody> <tr> <td colspan="4">Financial</td> </tr> <tr> <td>Payment Reimbursements/Vendor Requests Approved</td> <td>95% of requests submitted</td> <td>0% of request approved</td> <td>0%</td> </tr> <tr> <td>Payment Reimbursements/Vendor Requests Approved</td> <td>Less than 5% of requests returned</td> <td>0% of request approved</td> <td>0%</td> </tr> <tr> <td colspan="4">Performance</td> </tr> <tr> <td>Replace Windows, Doors & Shutters</td> <td>Install weather-resistant doors, windows, shutters</td> <td>10% Project Completion</td> <td>0% Project Completion</td> </tr> <tr> <td>Drainage & Downspout Replacement</td> <td>Upgrade roof drainage and replace downspouts</td> <td>25% Project Completion</td> <td>0% Project Completion</td> </tr> </tbody> </table>			Performance Measure	KPI	Monthly Performance Value	To Date Performance	Financial				Payment Reimbursements/Vendor Requests Approved	95% of requests submitted	0% of request approved	0%	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request approved	0%	Performance				Replace Windows, Doors & Shutters	Install weather-resistant doors, windows, shutters	10% Project Completion	0% Project Completion	Drainage & Downspout Replacement	Upgrade roof drainage and replace downspouts	25% Project Completion	0% Project Completion
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Drainage & Downspout Replacement	Upgrade roof drainage and replace downspouts	25% Project Completion	0% Project Completion																												

	Weatherize, Repair & Plaster Exterior	Weatherproof and plaster exterior walls	40% Project Completion	0% Project Completion
	Repair Concrete Walls	Repair and reinforce exterior concrete walls	55% Project Completion	0% Project Completion
	Repair Retaining Walls Roadside	Repair roadside retaining walls and walkways	65% Project Completion	0% Project Completion

Hotel 1829

Status: (in Progress, hold)	In Progress - Environmental Review
Project Description:	Exterior Hardening light-masonry repair, weatherization painting, installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.
Expected Project Outcome(s):	Completion of exterior hardening, installation of storm window, solar power and EGU commissioning.
Period of Performance: (Start and End Date)	May 1st, 2025 - May 31st, 2026
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (<i>all funding sources</i>)	\$1,100,000.00
Grant Funded Project Cost: (<i>include ADC</i>)	
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0%

<p>Project Update:</p>	<p>Project Update (Narrative): No new update; as of November 2025, VIHFA anticipates the completion of the project's environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental review and subsequent assessment</p> <p>Next Month's Goals and Deliverables: Completion of project environmental review</p>																																							
<p>Current Month's Highlights and Milestones Achieved:</p>	<p>No highlights for the reporting period</p>																																							
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Initiate Solicitation Process	Finalize and issue project solicitation package	10% Project Completion	0% Project Completion																																					
Exterior Painting & Minor Repairs	Paint exterior and repair cracks and gaps	20% Project Completion	0% Project Completion																																					
Repair/Replace Doors and Windows	Repair and weatherproof doors and windows	40% Project Completion	0% Project Completion																																					
Roof Painting	Apply weatherproof reflective roof paint	60% Project Completion	0% Project Completion																																					

	Internet & Security System Installation	Install internet routers and security cameras	80% Project Completion	0% Project Completion
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HSR Communications

Status: (in Progress, hold)	In Progress - Environmental Review
Project Description:	Installation of solar energy, commercial standby generator, and reinforcing telecommunication tower
Expected Project Outcome(s):	Solar energy and EGU installation and commissioning. Completion of telecommunication tower reinforcement
Period of Performance: (Start and End Date)	December 1st, 2024 to August 1st, 2027
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	\$321,300.00
Grant Funded Project Cost: (include ADC)	
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0%
Project Update:	<p>Project Update (Narrative): As of November 2025, program staff was informed that the Environmental Unit has not completed Part 58 Environmental Review for HSR Communication. The program remains in contact with the Environmental Unit regarding the completion of this report.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental Review and assessment</p>

	Next Month's Goals and Deliverables: Completion of Part 58 environmental review.			
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period			
Key Performance Indicators: (Based on SRA) Always make sure it aligns with SRA and outcomes	Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial				
Payment Reimbursements/Vendor Requests Approved	95% of requests submitted	0% of request approved	0% of request submitted	0% of request approved
Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted	0% of request submitted	0% of request approved
Performance				
Hiring Employees	Hire two LMI employees	20% Project Completion	0% Project Completion	
Procurement of Supplies & Equipment	Procure materials and equipment	35% Project Completion	0% Project Completion	
Reinforcement of Towers	Assemble and reinforce towers	50% Project Completion	0% Project Completion	
Backup Power Installation	Install generators and solar systems	65% Project Completion	0% Project Completion	
Communications System Installation	Install real-time monitoring Smart/Digital Tower	80% Project Completion	0% Project Completion	
Redundant Communication Networks	Establish redundant communication infrastructure	90% Project Completion	0% Project Completion	
Preparedness Plan Development	Develop and train staff on preparedness plan	100% Project Completion	0% Project Completion	

St. Thomas Rescue

Status: (in Progress, hold)	In Progress - Environmental Phase
Project Description:	Exterior weatherization hardening, hurricane impact-resistant doors and windows, and security fencing. Including the installation of a 60KW generator and a 19.4-28.6 KW solar system for emergency power, a 25ft building communications tower, and a 4k security system.
Expected Project Outcome(s):	Completion of weatherizing, installation of door, windows and security fencing. Installation and commissioning of EGU, solar system, communication tower and security system.
Period of Performance: (Start and End Date)	May 1st, 2025, to November 31st, 2025, period of performance shall be adjusted based on completion of environmental assessment
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: <i>(all funding sources)</i>	\$787,408.00
Grant Funded Project Cost: <i>(include ADC)</i>	\$787,408.00
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0%
Project Update:	<p>Project Update (Narrative): No new update; Environmental Unit is completing a preliminary review of the project. VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental assessment</p> <p>Next Month's Goals and Deliverables: Completion of environmental assessment</p>
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period

Key Performance Indicators: (Based on SRA) Always make sure it aligns with SRA and outcomes	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted	0% of request submitted approved	0% of request submitted approved
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0% of request submitted approved
	Performance			
	Quotes & Procurement	Obtain quotes and prepare procurement documentation	15% Project Completion	0% Project Completion
	Exterior Hardening & Window Installation	Strengthen building exterior; install hurricane-resistant windows/doors	30% Project Completion	0% Project Completion
	Generator Installation	Purchase and install 60KW generator for emergency power	45% Project Completion	0% Project Completion
	RoIP / VoIP Disaster Recovery Setup	Install and configure disaster communication system	50% Project Completion	0% Project Completion
	Network Resilience Installation	Deploy and configure network resilience equipment	100% Project Completion	0% Project Completion

Lunmus Baptist: Seed to Soul Farm

Status: (in Progress, hold)	In Progress - Environmental Phase
Project Description:	Installation of security fencing.

Expected Project Outcome(s):	Procurement and installation of security fencing
Period of Performance: (Start and End Date)	April 1st, 2025 – May 31st, 2025 an updated project schedule timeline will be determined upon completion of environmental review
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	\$159,098.00
Grant Funded Project Cost: (include ADC)	
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress: (%)	0%
Project Update:	<p>Project Update (Narrative): As of November 2025, no new update; the preliminary environmental review is complete. Phase I Environmental Site Assessment, Federal Flood Risk Management Standard, Wetlands Protection testing are pending. VIHFA anticipates the completion of the project' environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Completion of environmental assessment</p> <p>Next Month's Goals and Deliverables: Contractor selection for the completion of environmental assessment</p>
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period

Key Performance Indicators: (Based on SRA) Always make sure it aligns with SRA and outcomes	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved	0% of request submitted approved
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved	0% of request submitted approved
Performance				
	Ordering & Receiving Materials	Procure and receive fencing materials	30% Project Completion	0% Project Completion
	Removal of Old Fencing	Clear and remove fencing across identified areas	40% Project Completion	0% Project Completion
	Installation of New Fencing	Install new fencing in pasture #1	80% Project Completion	0% Project Completion
	Completion & Verification	Finalize all installations and verify completion	100% Project Completion	0% Project Completion

G& D Seafood

Status: (in Progress, hold)	In Progress
Project Description:	Installation of a solar energy solution and a commercial standby generator.
Expected Project Outcome(s):	Installation and commissioning of solar and EGU
Period of Performance: (Start and End Date)	April 1st, 2025 – September 30th, 2025, an updated project schedule timeline will be determined upon completion of environmental review

Grant Source: (DR, MIT, EGrid)	MIT		
Total Project Cost: (<i>all funding sources</i>)	\$252,110.00		
Grant Funded Project Cost: (<i>include ADC</i>)	\$252,110.00		
Funds Expended This Month:	\$0.00		
Funds Expended to Date:	\$0.00		
Progress: (%)	0%		
Project Update:	<p>Project Update (Narrative): As of November 2025, the preliminary review and drafted Part 58 Environmental Assessment completed. VIHFA anticipates the completion of the project's environmental review during the period of Q1-2026.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Completed environmental assessment</p> <p>Next Month's Goals and Deliverables: The ER&R program staff is awaiting VIHFA's selection of Environmental Consultant</p>		
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period		
Key Performance Indicators: (Based on SRA)	Performance Measure	KPI	Monthly Performance Value
Always make sure it aligns with SRA and outcomes	Financial		
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0% of request submitted approved
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0% of request submitted approved
	Performance		
	Procurement Phase	Procure solar PV system, generator,	10% Project Completion
			0% Project Completion

		tank, batteries, inverters, switches, conduits		
Installation Phase	Install roof-mount PV, diesel generator, fuel tank, and ancillary systems	62% Project Completion	0% Project Completion	
Testing & Commissioning Phase	Test PV system, generator, tank integration and functionality	77% Project Completion	0% Project Completion	
Operational Phase	Maintain and monitor power systems for reliability	100% Project Completion	0% Project Completion	

Rockmart Food Wholesaler

Status: (in Progress, hold)	In Progress
Project Description:	Purchase and installation of backup power generation, perishable and dry storage capacity, and satellite internet capabilities.
Expected Project Outcome(s):	Installation and commissioning of EGU and satellite internet service
Period of Performance: (Start and End Date)	May 1st, 2025 – June 30th, 2025, an updated project schedule timeline will be determined upon completion of environmental review.
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: (<i>all funding sources</i>)	\$67,655.00
Grant Funded Project Cost: (<i>include ADC</i>)	
Funds Expended This Month:	\$0.00

Funds Expended to Date:	\$0.00
Progress: (%)	0%
Project Update:	<p>Project Update (Narrative): As of November 2025, has not completed the Duplication of Benefits analysis for the applicant.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays:</p> <p>Next Month's Goals and Deliverables:</p>
Current Month's Highlights and Milestones Achieved:	No highlights for the reporting period

Public Services Dashboard

(Projects are being reallocated over to Community Resilience & Public Facilities; nothing to report)