

# Grantee: Virgin Islands

## Grant: P-17-VI-78-HIM1

October 1, 2025 thru December 31, 2025

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<b>Grant Number:</b> P-17-VI-78-HIM1	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Virgin Islands	<b>Contract End Date:</b>	<b>Review by HUD:</b> Original - In Progress
<b>Grant Award Amount:</b> \$1,075,489,884.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$0.00	<b>Estimated PI/RL Funds:</b> \$3,500,000.00	
<b>Total Budget:</b> \$1,078,989,884.00		

### Disasters:

#### Declaration Number

FEMA-4340-VI  
FEMA-4335-VI

### Narratives

#### Disaster Damage:

Hurricanes Irma and Maria had a devastating impact on the United States Virgin Islands (hereafter referred to as the U.S. Virgin Islands or the Territory). The two back-to-back Category 5 storms in September 2017 caused significant destruction to housing, infrastructure, and the economy; the total damage is estimated at \$11.3 billion. The entire population—over 100,000 residents—was impacted by the devastation brought on by the storms, with winds of over 185 miles per hour and up to 20 inches of rain in some areas. Irma crossed the islands as a windstorm tearing the roofs off buildings in her path; Maria came behind and caused water damage to all of the unprotected structures in the St. Thomas and St. John district, while inflicting severe damage on St. Croix.

The devastation brought by the 2017 storms was staggering. Five Virgin Islanders lost their lives to the storms. Thousands of residents were displaced and over 85% of households reported damage to their homes, with many structures rendered uninhabitable. Most residents had no potable water or electricity for weeks. At its peak, 95% of the Territory was without power and 90% of customers lost internet access due to damage to telecommunications infrastructure. The main airports on St. Croix and St. Thomas were closed for two weeks due to extensive damage to facilities, and all seaports were shut down for three weeks due to the sinking of over 400 vessels in and around the islands during the hurricanes. Roadways experienced washouts, debris, mudslides, and downed power lines. In total, the storm created more than 825,316 cubic yards of debris—more than local landfills could handle. Many government offices were rendered unusable, impacting the delivery of vital government services for several weeks. All primary healthcare facilities were left in need of reconstruction, while hundreds of patients had to be evacuated off-island to receive critical medical attention. Almost all public schools were damaged and according to the U.S. Virgin Islands Department of Education, 17 schools—half of all public schools in the Territory—suffered more than 50% damage to their facilities.

Over five years after Irma and Maria, their effects continue to disrupt the lives of Virgin Islanders. Although dialysis patients evacuated from the Territory have been able to return, the projected increase in patients requiring chronic dialysis in the near future requires an assessment of the current medical care infrastructure and established capacity limits. Additionally, over 9,000 students, or nearly 60% of all K-12 students enrolled in public schools, attended school on a reduced schedule for over a year due to limited classroom space. While the students were back to a full-time schedule in temporary portable buildings in October 2019, they continue to suffer from interrupted class scheduling and disruption to curriculum. According to findings of the 2019 Caribbean Exploratory Research Center Community Needs Assessment, there is evidence that elementary aged students across the Territory may have future issues with Post-Traumatic Stress Disorder (PTSD) as result of experiencing Hurricane Irma and/or Hurricane Maria and that girls may have more challenges with future PTSD than boys. Additionally, approximately 42.5% of the secondary students may be at risk for PTSD.

In addition, the economy as a whole has been slow to recover. This is most evident in the tourism sector, the single most important stream of revenue for the Territory, with many of the large hotels still closed for reconstruction or repairs. Though, in the third quarter of 2019 the number of visitors to the Territory has regained the pre-storm levels, the territory is still recovering economically.

Based on the FEMA IA data as of March 30, 2018, the Territory estimated that approximately 22,527 households sustained some damage to their primary residences from one or both hurricanes, representing 52% of all housing stock on the islands. Of the 22,527 households that were impacted, 5,175 suffered Major or Severe damage; of these, approximately 2,362 are the owners' primary residences and 2,813 are renter-occupied homes. Current data also indicate an additional 11,827 owner-occupied residences and 5,525 rental units sustained minor damage.

#### Recovery Needs:

To date, \$1.25 billion has been disbursed from federal and other sources of funds. CDBG-DR will be used as the funding of last resort to address the remaining unmet needs of \$1.07 billion.  
Housing



The total impact on housing, including rental and public housing, is estimated at \$2.29 billion with 86% of households that suffered “major” or “severe” damage occupied by LMI households. The Territory has created programs in this Action Plan to affirmatively further fair housing. When gathering public input, planning, and implementing housing related activities, VIHFA and its subrecipients will include participation by neighborhood organizations, community development organizations, social service organizations, community housing development organizations, as applicable, as well as members of each distinct affected community or neighborhood which might fall into the assistance category of low- and moderate-income communities. Addressing the housing needs of impacted residents is a priority to ensure housing stock is increased and housing quality is improved.

**Infrastructure**

Both storms also had a widespread and lasting impact on the Territory’s infrastructure. Total needs for infrastructure are quantified at \$6.93 billion, which includes estimated costs of emergency recovery measures; permanent repair and reconstruction work; and resilience and mitigation efforts. The Territory has identified multiple disaster-related infrastructure priorities that must be addressed, and which directly support housing needs. Residents not only suffered from direct damage to their homes from the hurricanes, but also endured the loss of critical services such as power and water due to damaged public infrastructure. The impact on many of these systems affect the speed in which heavy equipment can get up roads to rebuild homes and restore essential services like power. FEMA Public Assistance (PA) and other federal disaster relief funds will help to address many of these needs. To date, \$1.05 billion has been obligated for infrastructure recovery, leaving unmet infrastructure needs of \$5.87 billion. As mentioned above, some federal disaster recovery funds, including FEMA PA, require a “local match” contribution, which is currently anticipated to reach over \$500 million. The current known match requirement is \$81 million. From the first tranche, the Territory plans to leverage \$50.6million to cover the local match for a variety of programs, including public housing.

**Economic Development**

Hurricanes Irma and Maria not only damaged thousands of housing units and large portions of the U.S. Virgin Islands’ infrastructure network; the two storms also brought the economy to a halt and caused major fiscal, business, and wage losses. These losses further set back the ability of small business owners and workers to rebuild businesses and homes. One of the most severe economic effects of the storms has been the loss of government revenue, driven primarily by sharp declines in gross receipts and property tax receipts. Businesses in the U.S. Virgin Islands also suffered significant losses as a result of the 2017 storms that go well beyond damages to commercial property or lost inventories. The interruption of business and the challenges of recovery have led to large losses in revenue for small businesses as well as lost wages, especially for low- and moderate-income workers. This is particularly true for tourism, which is estimated to make up to 30% of the economy with indirect impacts on 80% of the economy. The storms brought tourism to a sudden halt, with all airports and seaports closing for several weeks due to the storms. Even when the ports reopened, tourism remained low because of a lack of accommodations (a result of disaster-caused damage to hotels) and the perception that the islands were completely decimated. Including lost government tax revenue, the total impact of the storms on the Territory’s economy is estimated at \$1.54 billion.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$981,694,444.08
B-17-DM-78-0001	\$0.00	\$227,752,610.44
B-18-DP-78-0001	\$0.00	\$700,352,955.39
B-19-DP-78-0001	\$0.00	\$53,588,878.25
<b>Total Budget</b>	\$0.00	\$981,694,444.08
B-17-DM-78-0001	\$0.00	\$227,752,610.44
B-18-DP-78-0001	\$0.00	\$700,352,955.39
B-19-DP-78-0001	\$0.00	\$53,588,878.25
<b>Total Obligated</b>	\$0.00	\$696,538,545.66
B-17-DM-78-0001	\$0.00	\$204,776,938.45
B-18-DP-78-0001	\$0.00	\$464,248,323.55
B-19-DP-78-0001	\$0.00	\$27,513,283.66
<b>Total Funds Drawdown</b>	\$13,123,866.64	\$345,860,073.79
B-17-DM-78-0001	\$1,033,323.02	\$147,179,709.51
B-18-DP-78-0001	\$12,090,543.62	\$191,059,005.03
B-19-DP-78-0001	\$0.00	\$7,621,359.25
<b>Program Funds Drawdown</b>	\$13,123,866.64	\$345,860,073.79
B-17-DM-78-0001	\$1,033,323.02	\$147,179,709.51
B-18-DP-78-0001	\$12,090,543.62	\$191,059,005.03
B-19-DP-78-0001	\$0.00	\$7,621,359.25
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$23,898,494.99	\$343,942,261.62
B-17-DM-78-0001	\$595,619.86	\$112,789,947.08
B-18-DP-78-0001	\$23,302,875.13	\$228,472,874.54
B-19-DP-78-0001	\$0.00	\$2,679,440.00



<b>HUD Identified Most Impacted and Distressed</b>	\$16,899,668.89	\$243,674,461.43
B-17-DM-78-0001	\$287,932.50	\$133,924,177.36
B-18-DP-78-0001	\$16,611,736.39	\$107,070,844.07
B-19-DP-78-0001	\$0.00	\$2,679,440.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

## Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
JDC Magens Junction Associates 2, LLC	\$ 0.00	\$ 3,555,474.57
Virgin Islands Department of Labor (VIDOL)	\$ 0.00	\$ 9,520,879.94
Virgin Islands Housing Authority (VIHA)	\$ 7,487,246.60	\$ 30,359,381.59
Virgin Islands Port Authority (VIPA)	\$ 0.00	\$ 129,892.55
Virgin Islands Territorial Emergency Management Agency	\$ 0.00	\$ 46,387.77
Virgin Islands Waste Management Authority (VIWMA)	\$ 142,147.77	\$ 287,932.50
Virgin Islands Water and Power Authority (WAPA)	\$ 0.00	\$ 78,523,913.69
Jackson Development Company, LLC	\$ 156,346.17	\$ 16,768,082.56
N/A	\$ 10,828,831.87	\$ 118,220,800.74
Office of the Lieutenant Governor	\$ 453,472.09	\$ 1,788,803.00
V.I. Housing Finance Authority (VIHFA)	\$ 3,962,840.34	\$ 81,187,784.14
VI Department of Public Works (DPW)	\$ 0.00	\$ 97,928.84
VI Department of Tourism	\$ 0.00	\$ 2,061,822.80
VI Economic Development Authority	\$ 0.00	\$ 339,405.04
VI Housing Finance Authority	\$ 867,610.15	\$ 1,052,911.25

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>			
B-17-DM-78-0001	70.00%	95.39%	56.04%
B-18-DP-78-0001	70.00%	100.00%	21.09%
B-19-DP-78-0001	70.00%	100.00%	14.97%
<b>Minimum Non Federal Match</b>			
B-17-DM-78-0001	\$ .00	\$ .00	\$ .00
B-18-DP-78-0001	\$ .00	\$ .00	\$ .00
B-19-DP-78-0001	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>			
B-17-DM-78-0001	\$156,834,860.00	\$196,147,341.44	\$125,568,426.71
B-18-DP-78-0001	\$512,579,305.00	\$653,392,105.39	\$154,401,477.47
B-19-DP-78-0001	\$35,636,610.80	\$50,909,438.25	\$7,621,359.25
<b>Limit on Public Services</b>			
B-17-DM-78-0001	\$36,402,600.00	\$16,289,500.00	\$5,305,019.74
B-18-DP-78-0001	\$116,882,550.00	\$9,377,696.00	\$4,884,183.95
B-19-DP-78-0001	\$8,038,332.60	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>			
B-17-DM-78-0001	\$48,536,800.00	\$22,134,200.00	\$17,583,165.17
B-18-DP-78-0001	\$155,843,400.00	\$46,960,850.00	\$36,657,527.56
B-19-DP-78-0001	\$10,717,776.80	\$2,679,440.00	\$ .00
<b>Limit on Admin</b>			
B-17-DM-78-0001	\$12,134,200.00	\$12,134,200.00	\$9,485,345.41
B-18-DP-78-0001	\$38,960,850.00	\$38,960,850.00	\$36,657,527.56
B-19-DP-78-0001	\$2,679,444.20	\$2,679,440.00	\$ .00



**Most Impacted and Distressed**

B-17-DM-78-0001	\$242,684,000.00	\$227,752,610.44	\$133,924,177.36
B-18-DP-78-0001	\$779,217,000.00	\$700,352,955.39	\$107,070,844.07
B-19-DP-78-0001	\$53,588,884.00	\$53,588,878.25	\$2,679,440.00

**Overall Progress Narrative:**

**No Narrative Found**

**Project Summary**

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$779,217,000.00	\$0.00
B-19-DP-78-0001	\$0.00	\$53,588,884.00	\$0.00
Administration, Administration	\$13,292.99	\$53,774,494.00	\$46,142,872.97
B-17-DM-78-0001	\$0.00	\$12,134,200.00	\$9,485,345.41
B-18-DP-78-0001	\$13,292.99	\$38,960,850.00	\$36,657,527.56
B-19-DP-78-0001	\$0.00	\$0.00	\$0.00
Economic Revitalization, Economic Revitalization	\$251,880.71	\$31,383,150.55	\$12,037,448.79
B-17-DM-78-0001	\$1,687.04	\$15,543,565.55	\$7,366,935.65
B-18-DP-78-0001	\$250,193.67	\$15,839,585.00	\$4,670,513.14
B-19-DP-78-0001	\$0.00	\$0.00	\$0.00
Housing, Housing	\$11,325,735.13	\$527,507,695.62	\$119,951,188.88
B-17-DM-78-0001	\$240,574.34	\$60,176,290.01	\$33,777,115.03
B-18-DP-78-0001	\$11,085,160.79	\$443,603,328.34	\$86,174,073.85
B-19-DP-78-0001	\$0.00	\$23,728,077.27	\$0.00
Infrastructure, Infrastructure	\$763,096.31	\$423,812,962.83	\$158,492,819.75
B-17-DM-78-0001	\$737,661.46	\$136,571,923.44	\$88,319,645.21
B-18-DP-78-0001	\$25,434.85	\$260,059,676.66	\$62,551,815.29
B-19-DP-78-0001	\$0.00	(\$5,909,773.27)	\$7,621,359.25
Planning, Planning	\$53,400.18	\$18,000,000.00	\$8,100,775.66
B-17-DM-78-0001	\$53,400.18	\$10,000,000.00	\$8,100,775.66
B-18-DP-78-0001	\$0.00	\$8,000,000.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00	\$0.00
Public Services and Public Facilities, Supportive Needs	\$716,461.32	\$21,011,581.00	\$1,005,075.19
B-17-DM-78-0001	\$0.00	\$8,258,021.00	\$0.00
B-18-DP-78-0001	\$716,461.32	\$12,753,560.00	\$1,005,075.19
B-19-DP-78-0001	\$0.00	\$0.00	\$0.00

**Activities**

**Project # / Administration / Administration**



## Grantee Activity Number: DR1-Admin-VIHFA

### Activity Title: Admin-VIHFA

**Activity Type:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

09/25/2018

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**

V.I. Housing Finance Authority (VIHFA)

**Overall**

**Total Projected Budget from All Sources**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Total Budget**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Total Obligated**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Total Funds Drawdown**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Program Funds Drawdown**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Program Income Drawdown**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Program Income Received**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Total Funds Expended**

V.I. Housing Finance Authority (VIHFA)

**Most Impacted and Distressed Expended**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Other Funds**

Match Funds

Non-Match Funds

**Oct 1 thru Dec 31, 2025 To Date**

	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$12,134,200.00
B-17-DM-78-0001	\$0.00	\$12,134,200.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$12,134,200.00
B-17-DM-78-0001	\$0.00	\$12,134,200.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$12,134,200.00
B-17-DM-78-0001	\$0.00	\$12,134,200.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$9,485,345.41
B-17-DM-78-0001	\$0.00	\$9,485,345.41
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$9,485,345.41
B-17-DM-78-0001	\$0.00	\$9,485,345.41
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$9,518,560.20
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$9,518,560.20
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$12,171,444.08
B-17-DM-78-0001	\$0.00	\$12,171,444.08
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

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

**Location Description:**

VI Housing Finance Authority CDBG-DR Program 3438 Kronprindsens Gade GERS Complex 1st Floor St. Thomas, VI 00802

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None



# Grantee Activity Number: DR2-Admin-VIHFA

## Activity Title: Admin-VIHFA

**Activity Type:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

03/31/2021

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**

V.I. Housing Finance Authority (VIHFA)

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$41,640,290.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$38,960,850.00
B-19-DP-78-0001	\$0.00	\$2,679,440.00
<b>Total Budget</b>	\$0.00	\$41,640,290.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$38,960,850.00
B-19-DP-78-0001	\$0.00	\$2,679,440.00
<b>Total Obligated</b>	\$0.00	\$38,960,850.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$38,960,850.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$13,292.99	\$36,657,527.56
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$13,292.99	\$36,657,527.56
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$13,292.99	\$36,657,527.56
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$13,292.99	\$36,657,527.56
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,525,163.25	\$36,657,527.56
V.I. Housing Finance Authority (VIHFA)	\$3,525,163.25	\$36,657,527.56
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$3,525,163.25	\$33,978,087.56
B-19-DP-78-0001	\$0.00	\$2,679,440.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$13,482,238.86
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$10,802,798.86
B-19-DP-78-0001	\$0.00	\$2,679,440.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00



Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

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

**Location Description:**

VI Housing Finance Authority CDBG-DR Program 3438 Kronprindsens Gade GERS Complex 1st Floor St. Thomas, VI 00802

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Activity Supporting Documents:** None

**Project # / Economic Revitalization / Economic Revitalization**



# Grantee Activity Number: DR1-634-SK42DayOTJ-1

## Activity Title: DR1-ER-WD-VIDOL-Skills4TodayOnTheJobTrainProg-LMI

**Activity Type:**

Public services

**Project Number:**

Economic Revitalization

**Projected Start Date:**

06/21/2021

**Benefit Type:**

Direct Benefit (Persons)

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

Economic Revitalization

**Projected End Date:**

06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**

Virgin Islands Department of Labor (VIDOL)

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$5,750,000.00
B-17-DM-78-0001	\$0.00	\$5,750,000.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$5,750,000.00
B-17-DM-78-0001	\$0.00	\$5,750,000.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$5,750,000.00
B-17-DM-78-0001	\$0.00	\$5,750,000.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$1,687.04	\$5,305,019.74
B-17-DM-78-0001	\$1,687.04	\$5,305,019.74
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$1,687.04	\$5,305,019.74
B-17-DM-78-0001	\$1,687.04	\$5,305,019.74
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$5,288,043.89
Virgin Islands Department of Labor (VIDOL)	\$0.00	\$5,288,043.89
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$3,810,476.05
B-17-DM-78-0001	\$0.00	\$3,810,476.05
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

**\*\*Activity completed 6/2024. Date changed to accomodate reclassification that must occur.\*\***

The project aims to train six hundred and twenty-five (625) individuals over a twenty-four month period; a portion of which includes employment for those participating in work-based learning.

Stages I and II, comprised of 400 individuals, will focus on the construction industry, because demand continues to be high and is expected to remain that way for the next three years. Many individuals working in this sector have little to no formal training and operate as helpers to skilled craftsmen. This training offers general knowledge to perform more proficiently on the work site in an entry level position, rather than as a helper, and for those who excel, an opportunity to build a career path in the construction trades industry.

Stage III, comprised of 225 individuals, opens opportunities to additional employment sectors also projected to continue growing over the next three years. In this stage, participants will be immersed in their selected field through real world experience as they work and learn simultaneously. Additionally, this stage will offer committed participants the opportunity to begin an apprenticeship. Stage III may run concurrently with Stage I to ensure all sectors are available at the same time.

Stage IV will include both pre and post training activities, as a requirement for all participants. In an effort to gain and retain employment, all participants must have access to the tools needed to be successful in the workplace. The Virgin Islands Department of Labor will procure the services of a project management firm to successfully execute work-based learning strategies.

**Location Description:**

Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

# of Persons	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	0	0	0	520/218	195/109	858/640	83.33

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None



# Grantee Activity Number: DR2-ER-NRP-LMI

## Activity Title: DR2-ER-Neighborhood Revitalization-LMI

**Activity Type:**

Public services

**Project Number:**

Economic Revitalization

**Projected Start Date:**

04/01/2023

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

Economic Revitalization

**Projected End Date:**

03/31/2028

**Completed Activity Actual End Date:**

**Responsible Organization:**

V.I. Housing Finance Authority (VIHFA)

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2025</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$3,500,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$3,500,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$3,500,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$3,500,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$11,000,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$11,000,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$250,193.67	\$437,677.09
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$250,193.67	\$437,677.09
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$250,193.67	\$437,677.09
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$250,193.67	\$437,677.09
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$437,677.09	\$437,677.09
V.I. Housing Finance Authority (VIHFA)	\$437,677.09	\$437,677.09
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$437,677.09	\$437,677.09
B-19-DP-78-0001	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00



Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The Neighborhood Revitalization Program targets several key economic revitalization needs at once. First, the programs promote sustainable modes of civic and private sector engagement for the preservation and development of commercial and historic districts with the potential to increase tourism revenue. Second, the program seeks to create a more vibrant local economy that can foster small business growth, housing stock improvements, and new private investments in designated urban areas across the U.S. Virgin Islands, including Charlotte Amalie in St. Thomas; Frederiksted and Christiansted in St. Croix; and the Cruz Bay Port area in St. John.

The Neighborhood Revitalization Program is intended to improve the quality of life of residents in urban areas close to the ports and to create a more vibrant business environment. The program will support activities such as aesthetic and functional enhancements, preservation of historic sites, increased security, better services for tourists and residents alike, and promotion of private investment.

**Location Description:**

**Activity Progress Narrative:**

During the fourth quarter of 2025, the Neighborhood Revitalization Program (NRP) demonstrated measurable, though uneven, progress across key operational areas, including application review, procurement, and early-stage project implementation. The program managed a diverse pipeline of projects, which encompassed façade improvements, small business stabilization, and commercial rehabilitation efforts. Multiple applications advanced through review, corrections, and procurement phases, with new submissions further expanding the program’s portfolio.

Notably, 2 projects: NMR, LLC and Peany’s Place completed procurement activities, achieved general contractor selection, and are now positioned to receive Notices to Proceed (NTP), marking an important milestone in their development.

Applicant engagement showed a marked increase. However, several applications experienced significant delays due to the need for multiple revision cycles. These delays primarily arose from inconsistencies in project scopes, disparities between proposed budgets and Independent Cost Estimates (ICEs). Operational constraints within the Office of Disaster Recovery (ODR) further impacted program advancement. Key challenges included extended eligibility review processes and the intricate requirements involved in review of project applications. Additional delays resulted from duplication-of-benefit determinations and the comprehensive evaluations required to ensure compliance with program standards. The absence of thorough initial reviews contributed to these discrepancies, further postponing both approval and implementation timelines.

The Rockmart Inventory & Display project went through an appeal process; however, its request for replacement of lost inventory was ultimately denied due to an inability to demonstrate an unmet need under program standards.

To address ongoing challenges, VIHFA initiated weekly meetings with ODR throughout the reporting period. The purpose of these meetings was to provide technical assistance, clarify program requirements, and monitor project progress, all with the objective of facilitating the timely advancement of project applications.

The Workforce Development (WD) program remained largely stagnant during the quarter, as a result, there was no advancement in application development, review, or approval. The program is now classified as delinquent and requires immediate interagency escalation to recover its schedule.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Businesses</b>	0	0/7
<b># of Non-business</b>	0	0/0
<b># of public facilities</b>	0	0/0

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

Project # /	Housing / Housing
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# Grantee Activity Number: DR1-616-DonoeRedev-1

## Activity Title: DR1-H-PAHD-VIHA-DonoeRedevelopment-LMI

**Activity Type:**  
Construction of new housing

**Project Number:**  
Housing

**Projected Start Date:**  
09/08/2020

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Housing

**Projected End Date:**  
09/30/2028

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Virgin Islands Housing Authority (VIHA)

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$86,670,000.00
B-17-DM-78-0001	\$0.00	\$10,900,000.00
B-18-DP-78-0001	\$0.00	\$75,770,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$86,670,000.00
B-17-DM-78-0001	\$0.00	\$10,900,000.00
B-18-DP-78-0001	\$0.00	\$75,770,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$34,900,000.00
B-17-DM-78-0001	\$0.00	\$10,900,000.00
B-18-DP-78-0001	\$0.00	\$24,000,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$182,081.32	\$9,663,598.02
B-17-DM-78-0001	\$34,928.82	\$6,754,480.47
B-18-DP-78-0001	\$147,152.50	\$2,909,117.55
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$182,081.32	\$9,663,598.02
B-17-DM-78-0001	\$34,928.82	\$6,754,480.47
B-18-DP-78-0001	\$147,152.50	\$2,909,117.55
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$9,568,794.47
Virgin Islands Housing Authority (VIHA)	\$0.00	\$9,568,794.47
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$10,570,342.10
B-17-DM-78-0001	\$0.00	\$9,317,691.90
B-18-DP-78-0001	\$0.00	\$1,252,650.20
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity 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.

The total project cost is \$57,287,374.00 from which \$19 million is from CDBG-DR, \$26+ million from LIHTC and \$2 million from Energy Tax Credit, Seller's Note and Deferred Developer Fee.

**Location Description:**

The 18.3-acre site is vacant land owned by the Virgin Islands Housing Authority located at 3B Estate Donoe on St. Thomas US Virgin Islands . It was densely populated with 300 units (demolished) almost 20 years ago; now to be redeveloped with 84 units on 10.64 acres ( Lease Area "A" on Consolidated Parcel No. 3B-1 & 3B Rem.) The remaining acreage (3B & 3B-1 Rem) will serve as a conservation easement & park easement to be developed into a nature trail/park in the future. The site is within vehicular & some walking accessible distance to a network of assets; including schools, public library, retail, movie theatre, pharmacies, grocery shopping and banks and is accessible by public transportation.

**Activity Progress Narrative:**

The Donoe Redevelopment Project showed steady movement across multiple building fronts. In October, construction progressed through roofing, framing, and structural stages, setting up interior work for the months ahead. November brought continued advancement as interior wall installation moved forward in Buildings 1–4 and Building 5 achieved new height milestones with work reaching the second-floor exterior walls. As December unfolded, Buildings 6 and 7 advanced through concrete foundation completion, while additional structures were prepared for slab pours and further framing. Environmental reviews also advanced, with ODR providing confirmation on soil capping sufficiency. These coordinated activities strengthened the project's overall readiness for continued vertical and interior progress into 2026.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Activity funds eligible for DREF</b>	0	0/0
<b># ELI Households (0-30% AMI)</b>	0	0/30
<b>#Low flow showerheads</b>	0	0/84
<b>#Low flow toilets</b>	0	0/84
<b># of Elevated Structures</b>	0	0/0
<b># of Section 3 Labor Hours</b>	0	0/94400
<b># of Targeted Section 3 Labor</b>	0	0/4720
<b># of Total Labor Hours</b>	0	0/377594
<b>#Sites re-used</b>	0	0/0
<b>#Units exceeding Energy Star</b>	0	0/84
<b>#Units with bus/rail access</b>	0	0/0
<b>#Units with other green</b>	0	0/0



#Units with solar panels 0 0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/84
# of Multifamily Units	0	0/84
# of Singlefamily Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/54	0/84	0
# Owner	0	0	0	0/0	0/0	0/0	0
# Renter	0	0	0	0/30	0/54	0/84	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None



# Grantee Activity Number: DR1-616-MagensJct2-1

## Activity Title: DR1-H-PAHD-JDC-MagensJct2-LMI

**Activity Type:**  
Construction of new housing

**Project Number:**  
Housing

**Projected Start Date:**  
03/22/2020

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Housing

**Projected End Date:**  
06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**  
JDC Magens Junction Associates 2, LLC

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$3,815,000.00
B-17-DM-78-0001	\$0.00	\$3,815,000.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$3,815,000.00
B-17-DM-78-0001	\$0.00	\$3,815,000.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$3,815,000.00
B-17-DM-78-0001	\$0.00	\$3,815,000.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$291.64	\$3,562,381.00
B-17-DM-78-0001	\$291.64	\$3,562,381.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$291.64	\$3,562,381.00
B-17-DM-78-0001	\$291.64	\$3,562,381.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$3,555,474.57
JDC Magens Junction Associates 2, LLC	\$0.00	\$3,555,474.57
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$3,518,603.71
B-17-DM-78-0001	\$0.00	\$3,518,603.71
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

\*\*This activity was completed 2/28/2022. Activity end date extended to 12/2025 to allow for reclassifications to occur.\*\*

This activity will provide a portion of development hard and soft costs attributed to the construction of the buildings for the Magens Junction Apartments Phase 2 which will include 60 new construction apartments contained in a nine-story building with ground floor amenity space. The total projected cost is estimated to be \$34,525,067.00 and is a mixture of low-income tax credit, developer equity and cdbg-dr funds. The complex includes a mix of 30 one bedroom one bath apartments and 30 two-bedroom two bath apartments and will be served by two high efficiency KONE elevators. The project will be income and rent restricted in compliance with the federal low-income housing tax credit program, providing homes for 60 Virgin Island families whose household incomes will range from 30% to 60% of the area median income (AMI). The Phase 2 development adjoins Magens Junction Apartments (Phase 1) which includes 48 apartments financed and developed under the same LIHTC program. Phase 1 has a waiting list of over 200 applicants. The project will provide direct benefit to the tenants who will reside in the units when completed by producing much needed affordable rental housing that was depleted throughout the territory in the aftermath of Hurricanes Irma and Maria. Budget includes activity delivery for the grantee. The total project cost is \$35.5 million, which includes \$3.5 million from CDBG-DR, 500K+ from Developer Equity, \$30+ million from LIHTC.

**Location Description:**

The development site is conveniently located in Estate Joseph & Rosendahl and partially in Estate Lovenlund, on the north-central side of St. Thomas. It is 10 minutes from downtown Charlotte Amalie, the main town on St. Thomas and the capitol of the USVI and a short walk to Magens Bay Beach. The property is owned by Jackson Development Company, LLC and consist of 4.53 acres. The project is an area where 33% to 50% of the population includes low-moderate income families. The site is surrounded with single and multifamily residential homes and adjacent to a small hotel. It is zoned B-2 allowing the contemplated development as a use by right.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Activity funds eligible for DREF</b>	0	0/0
<b># ELI Households (0-30% AMI)</b>	0	9/6
<b>#Low flow showerheads</b>	0	60/60
<b>#Low flow toilets</b>	0	60/60
<b># of Elevated Structures</b>	0	0/0
<b># of Section 3 Labor Hours</b>	0	0/0
<b># of Targeted Section 3 Labor</b>	0	0/0
<b># of Total Labor Hours</b>	0	0/0
<b>#Sites re-used</b>	0	0/0
<b>#Units exceeding Energy Star</b>	0	60/60
<b>#Units with bus/rail access</b>	0	0/0
<b>#Units with other green</b>	0	60/60
<b>#Units with solar panels</b>	0	0/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	60/60
<b># of Multifamily Units</b>	0	60/60



# of Singlefamily Units

0

0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	50/53	1/7	60/60	85.00
# Owner	0	0	0	0/0	0/0	0/0	0
# Renter	0	0	0	50/53	1/7	60/60	85.00

## Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents:

None



**Grantee Activity Number: DR1-616-RossMixed-1**  
**Activity Title: DR1-H-PAHD-VIHFA-RossTaanMixedUsed-LMI**  
**(Cancelled/Reclass In Progress)**

**Activity Type:**  
Construction of new housing  
**Project Number:**  
Housing  
**Projected Start Date:**  
11/20/2019  
**Benefit Type:**  
Direct Benefit (Households)  
**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way  
**Project Title:**  
Housing  
**Projected End Date:**  
06/19/2026  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
V.I. Housing Finance Authority (VIHFA)

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2025</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$3,255,500.00
B-17-DM-78-0001	\$0.00	\$3,255,500.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$3,255,500.00
B-17-DM-78-0001	\$0.00	\$3,255,500.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$3,255,500.00
B-17-DM-78-0001	\$0.00	\$3,255,500.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$1,683.50	\$67,255.92
B-17-DM-78-0001	\$1,683.50	\$67,255.92
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$1,683.50	\$67,255.92
B-17-DM-78-0001	\$1,683.50	\$67,255.92
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$64,548.16
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$64,548.16
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$4,017.75
B-17-DM-78-0001	\$0.00	\$4,017.75
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

This three- storied building will consist of commercial office bays on the two lower floors and residential units on the third floor which will allow for eight affordable rental units. The residential units on the third floor will be comprised of four (4) 2-bedroom units sized at 864 square feet and four (4) 1-bedroom units sized at 576 square feet. Providing these units will aid in the replacement of rental stock depleted by the Hurricanes Irma and Maria during 2017. The project will be funded by CDBG-DR, and VIHFA Local funds. CDBG-DR funding will finance the construction of the apartments while the VIHFA local funds will finance construction of the commercial floor and the office. A portion of both funding sources will pay for site work, landscaping, and construction of corridors, stairs, elevator, and accessible deck for the building Tenants occupying these units will not be low income residents. Rents however will be in line with fair market rents as published by HUD. The units will include shutters and/or impact resistant windows with energy efficient appliances, HVAC systems, low flow plumbing and energy efficient window glazing to reduce heat transfer. There will be no new utility infrastructure since public water and sewer and electrical services are located adjacent to the property. While low-income stock remains an urgent priority, mixed-income stock is also needed on the islands given the unmet need for rental units across the full spectrum of citizens. Unlike low-income individuals typically supported by Low-Income Housing Tax Credit housing, households with incomes of 120% of AMI are usually ineligible for LIHTC tax credit units. VIHFA defines affordable rent as rental costs that do not exceed 30% of a renter’s income and utilizes the HUD-defined fair market rents as a basis to determine affordable rent caps. Budget includes activity delivery for the grantee. The total project cost is \$7.6 million, which includes \$2.9 million from CDBG-DR and \$4.6 million from VIHFA Local Funds.

**Location Description:**

The Ross Taarneberg Mixed Use Building will be located at 26-A 102, 103, 104 Estate Taarneberg King Quarter, St. Thomas US Virgin Islands on land owned by the Virgin Islands Housing Finance Authority. It will be situated on the corner of Alton Adams Sr. Drive and Williams G. Lewis Lane. The site is in close proximity to public schools, a hospital and adjacent to a fire station. The current size of the site is .6 acres and the building’s square footage will be 16,000 square feet in total.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Activity funds eligible for DREF</b>	0	0/0
<b># ELI Households (0-30% AMI)</b>	0	0/1
<b>#Low flow showerheads</b>	0	0/0
<b>#Low flow toilets</b>	0	0/0
<b># of Elevated Structures</b>	0	0/0
<b># of Section 3 Labor Hours</b>	0	0/0
<b># of Targeted Section 3 Labor</b>	0	0/0
<b># of Total Labor Hours</b>	0	0/0
<b>#Sites re-used</b>	0	0/0
<b>#Units exceeding Energy Star</b>	0	0/0
<b>#Units with bus/rail access</b>	0	0/0
<b>#Units with other green</b>	0	0/0
<b>#Units with solar panels</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/8
<b># of Multifamily Units</b>	0	0/8



# of Singlefamily Units

0

0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/5	0/8	0
# Owner	0	0	0	0/0	0/0	0/0	0
# Renter	0	0	0	0/3	0/5	0/8	0

## Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents:

None

## Grantee Activity Number: DR1-H-ENV-RRRP-LMI

### Activity Title: DR1-H-EnVision-RRRP-LMI

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Housing

**Projected Start Date:**

09/25/2018

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

Housing

**Projected End Date:**

06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**

V.I. Housing Finance Authority (VIHFA)

**Overall**

**Total Projected Budget from All Sources**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Total Budget**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Total Obligated**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Total Funds Drawdown**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Program Funds Drawdown**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Program Income Drawdown**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Program Income Received**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Total Funds Expended**

V.I. Housing Finance Authority (VIHFA)

**Most Impacted and Distressed Expended**

B-17-DM-78-0001

B-18-DP-78-0001

B-19-DP-78-0001

**Other Funds**

Match Funds

Non-Match Funds

**Oct 1 thru Dec 31, 2025 To Date**

	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$10,076,819.00
B-17-DM-78-0001	\$0.00	\$10,076,819.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$10,076,819.00
B-17-DM-78-0001	\$0.00	\$10,076,819.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$10,076,819.40
B-17-DM-78-0001	\$0.00	\$10,076,819.40
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$106,745.78	\$6,098,894.88
B-17-DM-78-0001	\$106,745.78	\$6,098,894.88
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$106,745.78	\$6,098,894.88
B-17-DM-78-0001	\$106,745.78	\$6,098,894.88
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$6,008,912.27
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$6,008,912.27
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$3,212,602.65
B-17-DM-78-0001	\$0.00	\$3,212,602.65
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The program will cover eligible costs for repair or replacement of damage to rental housing; replacement of disaster-impacted residential appliances; resilience and mitigation; and environmental health hazard mitigation costs related to the repair of disaster-impacted rental property. For residences identified as substantially damaged, support will be granted for reconstruction. Other solutions may be considered in program policies, once units are rehabilitated or rebuilt, to continue to preserve affordable housing in the Territory. This is the Envision Program Rental Units.

As project awards are signed, each multifamily project will be established as an individual activity. The budget is then removed from this general category to shift to the specific activity.

**Location Description:**

¿Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

RRRP advanced significantly in its preparatory work throughout the quarter. October focused on progressing environmental testing requirements—particularly Tier II and lead/asbestos assessments. In November, program staff coordinated with landlords and applicants to gather required documentation and prepare relocation planning for households that would require URA actions. In December, program teams finalized IFB packages for 40 sites that had reached their readiness threshold. These steps strengthened the program’s operational position for construction mobilization early in 2026.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># ELI Households (0-30% AMI)</b>	0	0/55
<b># of Elevated Structures</b>	0	0/0
<b># of Properties</b>	0	2/95
<b># of Section 3 Labor Hours</b>	0	0/11042
<b># of Substantially Rehabilitated</b>	0	0/0
<b># of Targeted Section 3 Labor</b>	0	0/2761
<b># of Total Labor Hours</b>	0	0/18404

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/186
<b># of Multifamily Units</b>	0	0/141
<b># of Singlefamily Units</b>	0	2/45

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low/Mod%</b>
<b># of Households</b>	0	0	0	0/158	2/28	2/186	100.00
<b># Owner</b>	0	0	0	0/0	0/0	0/0	0
<b># Renter</b>	0	0	0	0/158	2/28	2/186	100.00

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found



## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

---

**Activity Supporting Documents:**

None



# Grantee Activity Number: DR1-H-HRRP-LMI

## Activity Title: Homeowner Rehab. & Reconstruction Program

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
Housing

**Projected Start Date:**  
09/25/2018

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Housing

**Projected End Date:**  
06/30/2028

**Completed Activity Actual End Date:**

**Responsible Organization:**  
V.I. Housing Finance Authority (VIHFA)

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$20,884,541.60
B-17-DM-78-0001	\$0.00	\$20,884,541.60
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$20,884,541.60
B-17-DM-78-0001	\$0.00	\$20,884,541.60
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$29,849,974.61
B-17-DM-78-0001	\$0.00	\$29,849,974.61
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$96,924.60	\$17,294,102.76
B-17-DM-78-0001	\$96,924.60	\$17,294,102.76
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$96,924.60	\$17,294,102.76
B-17-DM-78-0001	\$96,924.60	\$17,294,102.76
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$17,276,636.26
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$17,276,636.26
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$16,934,704.46
B-17-DM-78-0001	\$0.00	\$16,934,704.46
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The Territory will enter into grant agreements with homeowners that will result in the rehabilitation and reconstruction of storm-damaged residential owner-occupied structures. The program will cover eligible costs for the rehabilitation or replacement of damage to real property, replacement of disaster-impacted residential appliances, and environmental health hazard mitigation costs related to the repair of disaster-impacted property. The Territory will contract with one or more large scale contractors and assign them to the rehabilitation or the reconstruction of storm damaged properties.

**Location Description:**

Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Activity funds eligible for DREF</b>	0	0/0
<b>#Additional Attic/Roof</b>	0	0/0
<b>#Clothes washers replaced</b>	0	0/0
<b>#Dishwashers replaced</b>	0	0/0
<b>#Efficient AC added/replaced</b>	0	0/0
<b># ELI Households (0-30% AMI)</b>	0	10/5
<b>#Energy Star Replacement</b>	0	0/0
<b>#High efficiency heating plants</b>	0	0/0
<b>#Light fixtures (outdoors)</b>	0	0/0
<b>#Light Fixtures (indoors)</b>	0	5/0
<b>#Low flow showerheads</b>	0	0/0
<b>#Low flow toilets</b>	0	0/0
<b># of Elevated Structures</b>	0	0/0
<b># of Properties</b>	0	53/54
<b># of Section 3 Labor Hours</b>	0	0/8098
<b># of Substantially Rehabilitated</b>	0	0/0
<b># of Targeted Section 3 Labor</b>	0	0/2025
<b># of Total Labor Hours</b>	0	0/13496
<b>#Refrigerators replaced</b>	0	0/0
<b>#Replaced hot water heaters</b>	0	0/0
<b>#Replaced thermostats</b>	0	0/0
<b>#Sites re-used</b>	0	0/0
<b>#Units deconstructed</b>	0	0/0
<b>#Units exceeding Energy Star</b>	0	0/0
<b>#Units with bus/rail access</b>	0	0/0
<b>#Units with other green</b>	0	0/0
<b>#Units with solar panels</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	14/54
<b># of Singlefamily Units</b>	0	14/54



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/5	1/49	14/54	28.57
# Owner	0	0	0	3/5	1/49	14/54	28.57

## Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None



# Grantee Activity Number: DR2-612-OAL-LMI

## Activity Title: Own- A- Lot, Build A Home Project

**Activity Type:**  
Construction of new housing

**Project Number:**  
Housing

**Projected Start Date:**  
12/31/2023

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Housing

**Projected End Date:**  
09/30/2028

**Completed Activity Actual End Date:**

**Responsible Organization:**  
VI Housing Finance Authority

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$8,241,463.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$8,241,463.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$8,241,463.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$8,241,463.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$10,900,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$2,413,670.25
B-19-DP-78-0001	\$0.00	\$8,486,329.75
<b>Total Funds Drawdown</b>	\$47,836.06	\$47,836.06
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$47,836.06	\$47,836.06
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$47,836.06	\$47,836.06
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$47,836.06	\$47,836.06
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$47,836.06	\$47,836.06
VI Housing Finance Authority	\$47,836.06	\$47,836.06
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$47,836.06	\$47,836.06
B-19-DP-78-0001	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00



Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The Own A Lot Build A Home program is designed to assist first time homebuyers with the construction of their first home. 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.

**Location Description:**

**Activity Progress Narrative:**

The Own-A-Lot program made procedural and applicant-readiness gains this quarter. In October, the team focused on document collection and eligibility review for multiple applicants. November marked a key step forward as VIHFA, ODR, contractors, and DPNR convened to review all mitigation requirements with participating homeowners, ensuring alignment on expectations before groundbreaking. By December, two homeowners successfully completed the private lender closeout process, advancing toward pre-construction. These milestones contributed to stronger preparedness for upcoming construction activities in 2026.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Activity funds eligible for DREF</b>	0	0/0
<b># ELI Households (0-30% AMI)</b>	0	0/10
<b>#Low flow showerheads</b>	0	0/20
<b>#Low flow toilets</b>	0	0/20
<b># of Elevated Structures</b>	0	0/20
<b># of Section 3 Labor Hours</b>	0	0/0
<b># of Targeted Section 3 Labor</b>	0	0/0
<b># of Total Labor Hours</b>	0	0/0
<b>#Sites re-used</b>	0	0/0
<b>#Units exceeding Energy Star</b>	0	0/20
<b>#Units with bus/rail access</b>	0	0/0
<b>#Units with other green</b>	0	0/0
<b>#Units with solar panels</b>	0	0/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/20
<b># of Multifamily Units</b>	0	0/0
<b># of Singlefamily Units</b>	0	0/20

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low/Mod%</b>
<b># of Households</b>	0	0	0	0/10	0/10	0/20	0
<b># Owner</b>	0	0	0	0/10	0/10	0/20	0
<b># Renter</b>	0	0	0	0/0	0/0	0/0	0

**Activity Locations**

**No Activity Locations found.**



**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None



**Grantee Activity Number: DR2-616-DHamiltonJ-LMI**  
**Activity Title: D. Hamilton Jackson Housing Community Revitalization Project**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 Housing  
**Projected Start Date:**  
 01/21/2025  
**Benefit Type:**  
 Direct Benefit (Households)  
**National Objective:**  
 Low/Mod

**Activity Status:**  
 Under Way  
**Project Title:**  
 Housing  
**Projected End Date:**  
 06/30/2027  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 VI Housing Finance Authority

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2025</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$52,777,800.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$52,777,800.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$52,777,800.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$52,777,800.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$49,309,520.68
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$49,309,520.68
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$5,316,844.27	\$5,855,881.09
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$5,316,844.27	\$5,855,881.09
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$5,316,844.27	\$5,855,881.09
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$5,316,844.27	\$5,855,881.09
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$5,316,884.27	\$5,855,921.09
N/A	\$5,316,884.27	\$5,855,921.09
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$5,316,884.27	\$5,855,921.09
B-19-DP-78-0001	\$0.00	\$0.00
VI Housing Finance Authority	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00



<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The scope of work (SOW) for the David Hamilton Jackson Housing Community Revitalization project will consist of The D. Hamilton Jackson Terrace Buildings 1-14 and 1 building which encompass the Community Spaces Center. The SOW includes repair to the interior and exterior rehabilitation of 110 existing apartments/14 residential buildings. This Project (also funded through additional sources, including FEMA PA/428, 4% LIHTC and 9% LIHTC) will also include the interior and exterior rehabilitation of the community center/management office, and ancillary maintenance facilities, including new recreation amenities, including parking, site beautification and resiliency measures. The requested CDBG-DR funds will be used for abatement, unit rehabilitation, common areas, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary).

The scope of work within the apartments includes interior rehabilitation and non-hazardous abatement work, to include new plumbing and electrical wiring, new energy-efficient kitchen and bathroom fixtures, new floor tiles and painting, new kitchen cabinets, and smoke detector upgrades; also some units will have asbestos and lead-based paint remediation, as well as mold abatement completed as identified in the apartments from environmental assessments. There will be exterior rehabilitation of all buildings and site improvements throughout the project. Along with new roofs on each building and planned solar photo-voltaic (PV) arrays, there will also be additional resilience features incorporated into the project. New hurricane-wind resistant windows and entry doors will be installed. There will also be new site beautification measures, which will include landscaping (incorporating improved drainage to include some flood mitigation), seating areas and recreational facilities, new parking lots, as well as better defined parking throughout. The project will also include vastly improved community spaces including a renovated community center/property office building, a planned communal laundry facility, and additional improved maintenance areas.

In transforming the Project, residents will benefit from active and safe spaces to support healthy lifestyles, as well as added programming to connect residents to jobs and job training, and improved housing stability. Hamilton will participate in HUD's Rental Assistance Demonstration ("RAD") Program. Under RAD, the Project will be removed from Section 9 (public housing) and receive funding through a project-based section 8 agreement, which will improve the property's operational capacity.

**Location Description:**

Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

D. Hamilton Jackson displayed strong and visible progress over the quarter as multiple buildings advanced through rehabilitation and into occupancy. By October, the project teams were working through final finishes and inspections in early phase buildings. In November, Buildings 1 and 2 reached occupancy; Buildings 3 and the community center achieved certificates of occupancy, and Building 13 welcomed residents. In December, Building 14 moved toward scheduled tenant move ins following approval of interior design adjustments, while Buildings 5, 11, and 12 progressed through their respective rehabilitation scopes. Financial activity mirrored physical progress, with substantial draw approvals processed throughout the quarter to support ongoing work and unit turnover.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Activity funds eligible for DREF</b>	0	0/0
<b>#Additional Attic/Roof</b>	0	0/0
<b>#Clothes washers replaced</b>	0	0/0
<b>#Dishwashers replaced</b>	0	0/0
<b>#Efficient AC added/replaced</b>	0	0/0
<b># ELI Households (0-30% AMI)</b>	0	0/20



#Energy Star Replacement	0	0/0
#High efficiency heating plants	0	0/0
#Light fixtures (outdoors)	0	0/0
#Light Fixtures (indoors)	0	0/0
#Low flow showerheads	0	0/106
#Low flow toilets	0	0/106
# of Elevated Structures	0	0/14
# of Properties	0	3/0
# of Section 3 Labor Hours	0	0/94400
# of Substantially Rehabilitated	0	15/106
# of Targeted Section 3 Labor	0	0/4720
# of Total Labor Hours	0	0/377594
#Refrigerators replaced	0	15/0
#Replaced hot water heaters	0	0/106
#Replaced thermostats	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units exceeding Energy Star	0	0/0
#Units with bus/rail access	0	0/0
#Units with other green	0	0/0
#Units with solar panels	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/106
# of Multifamily Units	0	0/106
# of Singlefamily Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner	0	0	0	0/0	0/0	0/0	0
# Renter	0	0	0	0/0	0/0	0/0	0

### Activity Locations

No Activity Locations found.

#### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



**Grantee Activity Number: DR2-616-LovenId2-LMI**  
**Activity Title: DR2-H-PAHD-Lovenlund Phase 2-LMI**

**Activity Type:**  
Acquisition - buyout of residential properties

**Project Number:**  
Housing

**Projected Start Date:**  
12/18/2024

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Housing

**Projected End Date:**  
12/30/2027

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Jackson Development Company, LLC

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2025</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$28,340,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$28,340,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$28,340,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$28,340,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$25,990,563.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$25,990,563.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$4,252.38	\$16,768,082.56
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$4,252.38	\$16,768,082.56
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$4,252.38	\$16,768,082.56
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$4,252.38	\$16,768,082.56
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$156,346.17	\$16,768,082.56
Jackson Development Company, LLC	\$156,346.17	\$16,768,082.56
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$156,346.17	\$16,768,082.56
B-19-DP-78-0001	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$16,611,736.39	\$16,611,736.39
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$16,611,736.39	\$16,611,736.39
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00



Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

Lovenlund Apartments is near multiple landmarks: Flamboyant on the Bay Resort, Magens Junction Apartments, and Magens Bay Beach. The apartment complex has 195 units divided across 18 buildings. The total acres of the property are 27 acres. Phase I is acquisition, rehabilitation, and homeownership conversion of 99 out of 195 units and sits on 14.6 acres. Phase II is acquisition, rehabilitation, and preservation of the remaining 96 rental units and sits on 12.4 acres. Lovenlund Phase I's scope includes the rehabilitation of 99 units which includes the renovation of the community building, roof retrofit, wastewater treatment and reverse osmosis upgrades, the addition of alternative energy sources, plumbing upgrades and exterior painting. These 99 rental units will be converted to homeownership units. Phase II comprises of installing alternative energy power including solar, batteries, and microturbine power generation. It also includes upgrading reverse osmosis wastewater systems, and retrofitting roofs to the remaining 96 rental units out of the property's total 195 units. Lastly, Phase II will include interior and exterior painting and kitchen and bath cabinet and appliance replacement. Phase II is expected to take 20 months from the date CDBG-DR documentation is completed.

**Location Description:**

**Activity Progress Narrative:**

Throughout the quarter, Lovenlund Phase 2 advanced through the financial and compliance preparations required for the next stage of its rehabilitation scope. In October, the developer's hard-cost package remained under review by ODR, forming the basis for subsequent approvals. That review continued through November, during which the development team also submitted a request for budget revisions to align projected costs with scope requirements. By December, ODR was completing its analysis of those documents while coordinating internally on the issuance of the second Notice to Proceed. These steps positioned the project for active movement once the approvals are finalized.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/96
<b># of Multifamily Units</b>	0	0/96
<b># of Singlefamily Units</b>	0	0/0

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low/Mod%</b>
<b># of Households</b>	0	0	0	0/39	0/57	0/96	0
<b># Owner</b>	0	0	0	0/0	0/0	0/0	0
<b># Renter</b>	0	0	0	0/39	0/57	0/96	0

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found



## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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**Activity Supporting Documents:**

None



# Grantee Activity Number: DR2-616-WaltHodge-1

## Activity Title: DR2-H-PAHD-VIHA-WalterIMHodge-LMI

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
Housing

**Projected Start Date:**  
06/10/2022

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Housing

**Projected End Date:**  
06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Virgin Islands Housing Authority (VIHA)

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$24,688,500.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$24,688,500.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$24,688,500.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$24,688,500.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$22,650,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$22,650,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$58,679.26	\$20,790,587.12
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$58,679.26	\$20,790,587.12
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$58,679.26	\$20,790,587.12
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$58,679.26	\$20,790,587.12
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$7,487,246.60	\$20,790,587.12
Virgin Islands Housing Authority (VIHA)	\$7,487,246.60	\$20,790,587.12
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$7,487,246.60	\$20,790,587.12
B-19-DP-78-0001	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00



Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The scope of work for the Walter IM Hodge community includes interior and exterior work rehabilitation and renovation. Within the apartments the scope addresses interior rehabilitation, non-hazardous abatement new plumbing and electrical wiring, new energy-efficient kitchen and bathroom fixtures, new floor tiles and painting, new kitchen cabinets, and smoke detector upgrades. Some units will have asbestos and lead-based paint remediation, as well as mold abatement completed as identified in the apartments from environmental assessments.

The exterior scope will address exterior rehabilitation of all buildings and site improvements throughout the project. Along with new roofs on each building and planned solar photovoltaic (PV) arrays, this new aesthetically pleasing façade system will serve as a major wind retrofit and resilient feature. The wind retrofit system will include new hurricane-wind resistant windows and entry doors, as well as a new exterior louvers and protection for stairwells. There will also be new site beautification measures, which will include landscaping, redesigned pedestrian walkways, seating areas and recreational facilities, as well as parking throughout.

The project will also include vastly improved community spaces including a renovated community center/property office building, featuring a computer room and library. In addition, the project will also include a new senior center to accommodate the needs of residents (utilizing two existing residential units to be transformed for this community space).

**Location Description:**

The Walter I.M. Hodge Pavilion is located at #194A, 194AA, 194AB & 194C Estate Smithfield, Frederiksted, St. Croix 00820 U.S. Virgin Islands and was built in 1970.

**Activity Progress Narrative:**

From October through December, Walter IM Hodge continued progressing through the final phase of grant and compliance closeout. In October, the project team concentrated on assembling the remaining tenant documentation needed to satisfy HUD’s National Objective requirements. By November, those reviews advanced, and the project’s administrative team coordinated closely with VIHA to track file submissions, ensuring accuracy and completeness. In December, VIHA submitted 53% of tenant files for verification, and the Housing team reviewed and approved the next major draw request, clearing it for payment. The project steadily moved through the final administrative checkpoints needed before full closeout.

**Section 3 Qualitative Efforts:**

- Benchmarks have been met for this reporting period
- Outreach efforts to generate job applicants who are Public Housing Targeted Workers
- Held one or more job fairs

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Activity funds eligible for DREF</b>	0	0/0
<b>#Additional Attic/Roof</b>	0	0/0
<b>#Clothes washers replaced</b>	0	0/0
<b>#Dishwashers replaced</b>	0	248/0
<b>#Efficient AC added/replaced</b>	0	0/0
<b># ELI Households (0-30% AMI)</b>	0	0/113
<b>#Energy Star Replacement</b>	0	0/0
<b>#High efficiency heating plants</b>	0	0/0
<b>#Light fixtures (outdoors)</b>	0	0/0
<b>#Light Fixtures (Indoors)</b>	0	248/0
<b>#Low flow showerheads</b>	0	0/0
<b>#Low flow toilets</b>	0	0/0
<b># of Elevated Structures</b>	0	20/0
<b># of Properties</b>	0	0/1
<b># of Section 3 Labor Hours</b>	294800	314772/71760
<b># of Substantially Rehabilitated</b>	0	248/0
<b># of Targeted Section 3 Labor</b>	34012	35237/35880



# of Total Labor Hours	0	29255/287040
#Refrigerators replaced	0	152/0
#Replaced hot water heaters	0	0/0
#Replaced thermostats	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units exceeding Energy Star	0	248/0
#Units with bus/rail access	0	0/0
#Units with other green	0	0/0
#Units with solar panels	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	259/248
# of Multifamily Units	0	259/248
# of Singlefamily Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	82/222	0/26	82/248	100.00
# Owner	0	0	0	0/0	0/0	0/0	0
# Renter	0	0	0	82/222	0/26	82/248	100.00

### Activity Locations

**No Activity Locations found.**

#### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

---

**Activity Supporting Documents:** None



# Grantee Activity Number: DR2-H-HRRP-LMI

## Activity Title: Homeowner Rehab. & Reconstruction Program-LMI

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
Housing

**Projected Start Date:**  
03/31/2021

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Housing

**Projected End Date:**  
09/25/2026

**Completed Activity Actual End Date:**

**Responsible Organization:**  
V.I. Housing Finance Authority (VIHFA)

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$174,162,186.39
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$174,162,186.39
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$174,162,186.39
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$174,162,186.39
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$174,162,186.39
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$174,162,186.39
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$5,510,396.32	\$39,801,708.83
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$5,510,396.32	\$39,801,708.83
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$5,510,396.32	\$39,801,708.83
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$5,510,396.32	\$39,801,708.83
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$5,511,947.60	\$39,801,708.83
N/A	\$5,511,947.60	\$36,221,863.05
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$5,511,947.60	\$36,221,863.05
B-19-DP-78-0001	\$0.00	\$0.00
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$3,579,845.78
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$3,579,845.78
B-19-DP-78-0001	\$0.00	\$0.00



<b>Most Impacted and Distressed Expended</b>	\$0.00	\$3,298,847.61
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$3,298,847.61
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The Territory will enter into grant agreements with homeowners that will result in the rehabilitation and reconstruction of storm-damaged residential owner-occupied structures. The program will cover eligible costs for the rehabilitation or replacement of damage to real property, replacement of disaster-impacted residential appliances, and environmental health hazard mitigation costs related to the repair of disaster-impacted property. The Territory will contract with one or more large scale contractors and assign them to the rehabilitation or the reconstruction of storm damaged properties.

**Location Description:**

Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

HRRP remained one of the most active and productive programs this quarter. In October, construction and inspection teams coordinated across nearly 100 active sites, while completion numbers continued rising. By November, staff engagement with DPNR, ODR, and contractors intensified as the team worked through change orders, environmental status checks, site readiness planning, and applicant coordination. December brought continued increases in both completed homes—reaching 81—and active construction volume. Payment processing remained high, with rapid review of contractor invoices and reimbursement packages. The program ended the year with forward momentum across its pipeline of homeowner rehabilitation and reconstruction cases.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>Activity funds eligible for DREF</b>	0	0/0
<b>#Additional Attic/Roof</b>	0	0/0
<b>#Clothes washers replaced</b>	0	0/0
<b>#Dishwashers replaced</b>	0	0/0
<b>#Efficient AC added/replaced</b>	0	0/0
<b># ELI Households (0-30% AMI)</b>	0	13/48
<b>#Energy Star Replacement</b>	0	0/0
<b>#High efficiency heating plants</b>	0	0/0
<b>#Light fixtures (outdoors)</b>	0	0/0
<b>#Light Fixtures (indoors)</b>	0	0/0
<b>#Low flow showerheads</b>	0	0/0
<b>#Low flow toilets</b>	0	0/0
<b># of Elevated Structures</b>	0	42/0
<b># of Properties</b>	0	72/440
<b># of Section 3 Labor Hours</b>	0	0/65516
<b># of Substantially Rehabilitated</b>	0	4/0
<b># of Targeted Section 3 Labor</b>	0	0/16379
<b># of Total Labor Hours</b>	0	0/109194
<b>#Refrigerators replaced</b>	0	0/0
<b>#Replaced hot water heaters</b>	0	0/0
<b>#Replaced thermostats</b>	0	0/0



#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units exceeding Energy Star	0	0/0
#Units with bus/rail access	0	0/0
#Units with other green	0	0/0
#Units with solar panels	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	42/440
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	42/440

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	20/48	3/392	33/440	69.70
# Owner	0	0	0	20/48	3/392	33/440	69.70
# Renter	0	0	0	0/0	0/0	0/0	0

### Activity Locations

No Activity Locations found.

#### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

**Project # / Infrastructure / Infrastructure**





Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The activity reconstructs and rebuilds the waste management convenience centers for waste disposal for the residents of the territory.

This activity includes.

- Anguilla Landfill Partial Closure and Expansion
- Mon Bijou Convenience Center
- Concordia Convenience Center
- Cotton Valley Convenience Center
- Bournefield Convenience Center
- Red Hook Convenience Center
- Susannaberg Transfer Station

**Location Description:**

**Activity Progress Narrative:**

VIWMA continued collaborating with the design contractor throughout the quarter by reviewing draft drawings and providing technical feedback. The agency is also gathering required information to complete permit applications for the three St Croix sites. The contractor has not yet provided an updated project schedule, although invoices reflecting thirty percent design completion are expected before the end of the month. A payment of 100,968.37 dollars was issued to Oasis for completing the environmental review for the St Croix centers and a portion of the NEPA work for Smith Bay and Red Hook.

Environmental review activities advanced, with Susannaberg in active review and Bournefield undergoing concurrent review. ODR submitted a detailed memo to VIHFA confirming that the environmental review will be completed by internal HFA staff and outlining the components included in the site work budget line. VIWMA also provided a memo defining building types and site layouts to support the review process.

Several items remain outstanding. The SRA with ODR and WMA that includes key performance indicators has not been finalized, and Monthly Status Reports are still required. For the St Thomas Convenience Centers, NEPA evaluations for Smith Bay and Red Hook remain due on December fifteen, two thousand twenty five. Smith Bay requires final clarification of funding amounts in order to complete the CENST and to determine whether property acquisition should proceed before or after the full environmental review. At Red Hook, the thirty percent design package has not yet been submitted.

For the St Croix centers, required actions include updating the project schedule to capture changes through December one, two thousand twenty five, providing justification for the design timeline extension required under the SRA, and confirming additional staffing capacity. The remediation plan is still awaiting DPNR approval, and timelines for submission and execution have not yet been established. Additional pending deliverables include obtaining the environmental permit to construct and submitting the one hundred percent design packages for all three sites, which were originally due on November twenty nine, two thousand twenty five.

These issues have been escalated to leadership, who are working to secure the remaining documentation and resolve outstanding dependencies following identification of noncompliance.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Elevated Structures</b>	0	0/8
<b># of public facilities</b>	0	0/8

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1400
<b># of Multifamily Units</b>	0	0/900
<b># of Singlefamily Units</b>	0	0/500



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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**Activity Supporting Documents:** None



# Grantee Activity Number: DR1-624-HarleyPlant1

## Activity Title: DR1-I-EPSEI-WAPA-HarleyPlantUnits-STT-LMI

**Activity Type:**  
Rehabilitation/reconstruction of a public improvement

**Project Number:**  
Infrastructure

**Projected Start Date:**  
08/04/2019

**Benefit Type:**  
Area Benefit (Survey)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Infrastructure

**Projected End Date:**  
06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Virgin Islands Water and Power Authority (WAPA)

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$105,548,595.00
B-17-DM-78-0001	\$0.00	\$105,548,595.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$105,548,595.00
B-17-DM-78-0001	\$0.00	\$105,548,595.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$88,359,748.00
B-17-DM-78-0001	\$0.00	\$88,359,748.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$32,869.89	\$78,634,746.39
B-17-DM-78-0001	\$32,869.89	\$78,634,746.39
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$32,869.89	\$78,634,746.39
B-17-DM-78-0001	\$32,869.89	\$78,634,746.39
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$78,523,913.69
Virgin Islands Water and Power Authority (WAPA)	\$0.00	\$78,523,913.69
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$56,274,592.76
B-17-DM-78-0001	\$0.00	\$56,274,592.76
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The Randolph Harley Power Plant (RHPP) New Generation Project consists of two (2) phases: the first phase is installing four (4) power generators of up to 10 megawatts (10MW) each; and the second phase is installing a Battery Energy Storage System (BESS). The BESS equipment is needed to facilitate the use of new generators and to provide power storage capacity. The new generators will have dual fuel capability, which means that they are able to operate on both Liquefied Propane Gas (LPG) or Liquid Natural Gas (LNG) as the primary fuel source and #2 Distillate Fuel Oil (diesel) as a secondary fuel source. The dual fuel capability allows for more flexibility during emergencies and mitigates any risk if supply of the primary or secondary fuel sources are not available. The guaranteed minimum net plant heat rate at full load is Btu/kWh (LHV)- 10,000 Btu/kWh. The project will be constructed within the existing foot print of the power plant. The power generators with their auxiliary components will be designed and constructed to all federal and local regulations/codes to insure regulatory compliance at the projects site(s) in the STT/STJ district. All proposed units will be constructed in enclosures designed to withstand category five (5) hurricanes (175 MPH winds), earthquake seismic four (4) conditions and flooding. The generators shall be installed on platforms at a height of one (1.0) meters (m) above grade on a concrete slab foundation. These design features help to mitigate future disasters and will not result in the catastrophic damages incurred to the existing equipment during Hurricane(s) Irma and Maria. The project also includes a Battery Energy Storage System (BESS) with all the applicable control systems to be used for spinning reserve and voltage/frequency regulation for grid stability. Preliminary size and operating hours of the BESS is 9MW/18MWh finals will be determined upon completion of the sizing study and engineering analysis.

**Location Description:**

The Harley Plant for the St. Thomas/St. John District is located at Section 4 of Tract 4, No. 6 Southside Quarter, Estate Nisky, St. Thomas, VI 00802. The plant provides power generation to the St. Thomas/St. John District which includes St. Thomas, St. John, Water and Hassel Islands. They are interconnected to St. Thomas through an existing network of undersea power cables.

**Activity Progress Narrative:**

The Program is awaiting HUD’s determination on a waiver related to completed work, which remains delayed due to the federal government shutdown. At the same time, the Program and ODR are refining documentation processes within the grant portal to ensure applications and amendments are properly captured as “Project Scopes.” WAPA has issued the Notice to Proceed for the remediation contract, but field activities cannot begin until DPNR issues the required drilling permit, which the contractor is responsible for securing. ODR continues to track the permit status and will notify VIHFA once approval is granted. Overall progress remains tied to actions by external agencies, particularly the timely issuance of permits that determine when remediation work can advance. VIHFA is analyzing the procurement requirements associated with Amendment 2, aided by ODR’s coordination with VIWAPA to obtain outstanding documentation. Work also continues to clarify the status of the system study; since the study was funded through an alternative source, RHPP will remove it from the application and initiate a formal scope change. A related waiver remains under HUD review. Several key administrative items, including the Subrecipient Agreement between ODR and VIWAPA and the Monthly Subrecipient Report, remain pending and continue to delay full compliance alignment and progress on required reporting.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Elevated Structures</b>	0	6/4
<b># of Linear miles of Public</b>	0	0/32
<b># of Section 3 Labor Hours</b>	0	665/0
<b># of Targeted Section 3 Labor</b>	0	43/0
<b># of Total Labor Hours</b>	0	387719/0



## Beneficiaries Performance Measures

# of Persons	Beneficiaries - Area Benefit Survey			
	Low	Mod	Total	Low/Mod%
	0	0	0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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**Activity Supporting Documents:** None



# Grantee Activity Number: DR1-I-LGOSAI-UN

## Activity Title: DR1-I-LGO-Street Addressing Initiative-UN

**Activity Type:**  
Acquisition, construction, reconstruction of public facilities

**Project Number:**  
Infrastructure

**Projected Start Date:**  
02/28/2023

**Benefit Type:**  
N/A

**National Objective:**  
Urgent Need

**Activity Status:**  
Under Way

**Project Title:**  
Infrastructure

**Projected End Date:**  
06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Office of the Lieutenant Governor

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$6,593,569.00
B-17-DM-78-0001	\$0.00	\$6,593,569.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$6,593,569.00
B-17-DM-78-0001	\$0.00	\$6,593,569.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$5,006,147.22
B-17-DM-78-0001	\$0.00	\$5,006,147.22
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$453,472.09	\$1,788,803.00
B-17-DM-78-0001	\$453,472.09	\$1,788,803.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$453,472.09	\$1,788,803.00
B-17-DM-78-0001	\$453,472.09	\$1,788,803.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$453,472.09	\$1,788,803.00
Office of the Lieutenant Governor	\$453,472.09	\$1,788,803.00
B-17-DM-78-0001	\$453,472.09	\$1,788,803.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00



Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The Territory wide Street Addressing Initiative proposes to complete a comprehensive street addressing system established by these national and local standards: Federal Geographic Data Committee's United States Thoroughfare, Landmark, and Postal Address Data Standard; Standard: FGDC-STD-016-2011, U.S. Postal Service Publication 28, Postal Addressing Standards, Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), 2009 Virgin Islands Code - USVI Street Addressing Initiative Strategic Implementation Plan for Addressing.

The SAI Territory Wide Phase seeks to accomplish the following to implement a nationally standardized street address system: create over 150,000 geo-coded Address Points & establish names for all roadways in the Territory, erect Street Name signs across the Territory, Finalize Master Address Repository System (MARS) protocols and general management. The MARS is a standardized database server that will be implemented through a GIS mapping platform, it houses the Territory's street addressing infrastructure and can link with other systems, databases and applications that use addresses and Official Release of MARS and Final Public Awareness Campaign

Once the project is complete the information stored in the MARS will be administered through the major global mapping applications such as Google Maps, Apple Maps, & OpenStreet Map as it is done nationally.

**Location Description:**

**Activity Progress Narrative:**

Under the Street Addressing Initiative, several communication and implementation activities advanced this quarter. The video campaign entered a new production phase, and VILGO continued outreach efforts tied to the St. Croix Festival in December, ensuring strong community visibility.

Administrative progress remains limited. The Subrecipient Agreement and Monthly Status Report from the Office of the Lieutenant Governor are still outstanding, and VIHFA has issued formal notice of these compliance gaps. ODR provided updated MSR guidance to support future submissions, and the web portal process is active and awaiting final approval from the Department of Property and Procurement for system access.

Field work is progressing at different stages across the districts, supported by updated performance metrics.

- Road naming: STJ 97%, STT 70%, STX 85%
- Street naming: STJ 97%, STT 60%, STX 60%
- Highway signs (territory-wide): 30% complete

Installation of the St. John sign is anticipated to begin in mid-December, while highway sign installation in St. Croix and St. Thomas is pending approval from the Historic Preservation Office. Updated completion percentages will be incorporated once ODR receives the next reporting package from the Office of the Lieutenant Governor.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/16195

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found



## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

---

**Activity Supporting Documents:**

None



# Grantee Activity Number: DR1-I-LMFDR-LMI

## Activity Title: Local Match for Federal Disaster Recovery - LMI

**Activity Type:**  
Acquisition, construction, reconstruction of public facilities

**Project Number:**  
Infrastructure

**Projected Start Date:**  
09/27/2018

**Benefit Type:**  
Area Benefit (Census)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Infrastructure

**Projected End Date:**  
09/30/2028

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Virgin Islands Territorial Emergency Management

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$14,131,869.00
B-17-DM-78-0001	\$0.00	\$14,131,869.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$14,131,869.00
B-17-DM-78-0001	\$0.00	\$14,131,869.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$14,131,869.05
B-17-DM-78-0001	\$0.00	\$14,131,869.05
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$109,171.71	\$7,465,684.21
B-17-DM-78-0001	\$109,171.71	\$7,465,684.21
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$109,171.71	\$7,465,684.21
B-17-DM-78-0001	\$109,171.71	\$7,465,684.21
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$7,241,103.80
N/A	\$0.00	\$7,241,103.80
Virgin Islands Territorial Emergency Management	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$11,459,569.92
B-17-DM-78-0001	\$0.00	\$11,459,569.92
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00



Non-Match Funds	\$ 0.00	\$ 0.00
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**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The program will provide payment of the non-federal share of match for FEMA PA, FHWA, USACE, and other federal agencies requiring a local match. Eligible applicants for the local match program include, but are not limited to, the following entities:

- Territory and municipal governments;
- Territorial agencies and authorities, including housing agencies VIHA and VIHFA for publicly-assisted housing;
- Public and parochial schools (K-12);
- University of the Virgin Islands;
- First responders;
- Critical infrastructure facilities as defined by FEMA (e.g., wastewater and potable water facilities); and
- Other local program applicants eligible to receive federal recovery funds, including eligible private non-profit organizations.

The budget includes activity delivery cost and include projects as identified but is not limited to:

FEMA Project Worksheet (PW) No.: 273(V1)  
 Brief Description: STEP-MANAGEMENT FEES  
 PROJECT TOTAL: \$268,473,000.00  
 Project cost requiring cost share: \$133,911,912.00  
 FEMA Share Amount: \$120,520,720.80  
 HUD Match Amount: \$13,391,191.20 (Application approved to date)

**Location Description:**

Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of buildings (non-residential)</b>	0	2/9
<b># of cable feet of public utility</b>	0	1/4
<b># of Linear feet of Public</b>	0	1955780/2314
<b># of Non-business</b>	0	9/0
<b># of Properties</b>	0	1/6500
<b># of public facilities</b>	0	268/23
<b># of Section 3 Labor Hours</b>	0	0/0

**Beneficiaries Performance Measures**

	Beneficiaries - Area Benefit Census			
	Low	Mod	Total	Low/Mod%
<b># of Persons</b>	0	0	0	0

<b>LMI%:</b>	
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## Activity Locations

**No Activity Locations found.**

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None



# Grantee Activity Number: DR2-I-LMFDR-LMI

## Activity Title: Local Match for Federal Disaster Recovery - LMI

**Activity Type:**  
Acquisition, construction, reconstruction of public facilities

**Project Number:**  
Infrastructure

**Projected Start Date:**  
03/28/2021

**Benefit Type:**  
Area Benefit (Census)

**National Objective:**  
Low/Mod

**Activity Status:**  
Under Way

**Project Title:**  
Infrastructure

**Projected End Date:**  
06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Virgin Islands Territorial Emergency Management

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$225,348,542.25
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$217,727,183.00
B-19-DP-78-0001	\$0.00	\$7,621,359.25
<b>Total Budget</b>	\$0.00	\$225,348,542.25
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$217,727,183.00
B-19-DP-78-0001	\$0.00	\$7,621,359.25
<b>Total Obligated</b>	\$0.00	\$90,945,164.14
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$71,918,210.23
B-19-DP-78-0001	\$0.00	\$19,026,953.91
<b>Total Funds Drawdown</b>	\$25,434.85	\$70,173,174.54
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$25,434.85	\$62,551,815.29
B-19-DP-78-0001	\$0.00	\$7,621,359.25
<b>Program Funds Drawdown</b>	\$25,434.85	\$70,173,174.54
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$25,434.85	\$62,551,815.29
B-19-DP-78-0001	\$0.00	\$7,621,359.25
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$68,901,912.80
N/A	\$0.00	\$68,901,912.80
Virgin Islands Territorial Emergency Management	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$85,328,418.75
B-17-DM-78-0001	\$0.00	\$10,224,379.49
B-18-DP-78-0001	\$0.00	\$75,104,039.26
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00



Non-Match Funds	\$ 0.00	\$ 0.00
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**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

The program will provide payment of the non-federal share of match for FEMA PA, FHWA, USACE, and other federal agencies requiring a local match. Eligible applicants for the local match program include, but are not limited to, the following entities:

- Territory and municipal governments;
- Territorial agencies and authorities, including housing agencies VIHA and VIHFA for publicly-assisted housing;
- Public and parochial schools (K-12);
- University of the Virgin Islands;
- First responders;
- Critical infrastructure facilities as defined by FEMA (e.g., wastewater and potable water facilities); and
- Other local program applicants eligible to receive federal recovery funds, including eligible private non-profit organizations.

The budget includes activity delivery cost and include projects as identified but is not limited to:

FEMA Project Worksheet (PW) No.: 100  
 Brief Description: STEP-CONSTRUCTION  
 PROJECT TOTAL: \$248,887,835.00  
 Project cost requiring cost share: \$197,739,031.00  
 FEMA Share Amount: \$177,965,127.90  
 HUD Match Amount: \$19,773,903.10  
 FEMA Project Worksheet (PW) No.: 60(V1)  
 Brief Description: St. John Electric Distribution  
 PROJECT TOTAL: \$55,760,340.00  
 FEMA Share Amount: \$50,184,306.00  
 HUD Match Amount: \$5,576,034.00  
 FEMA Project Worksheet (PW) No.: 85  
 Brief Description: Water Island Composite Power Poles  
 PROJECT TOTAL: \$2,657,702.71  
 FEMA Share Amount: \$2,392,832.44  
 HUD Match Amount: \$265,870.27  
 FEMA Project Worksheet (PW) No.: 307  
 Brief Description: St. Thomas Electric Distribution  
 PROJECT TOTAL: \$158,996,325.35  
 FEMA Share Amount: \$143,096,692.82  
 HUD Match Amount: \$15,899,632.54  
 FEMA Project Worksheet (PW) No.: 273(V1)  
 Brief Description: STEP-MANAGEMENT FEES  
 PROJECT TOTAL: \$268,473,000.00  
 Project cost requiring cost share: \$133,911,912.00  
 FEMA Share Amount: \$120,520,720.80  
 HUD Match Amount: \$13,391,191.20

**Location Description:**

Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

This quarter, the Program continued managing reimbursement and regulatory review activities while addressing outstanding documentation across several applications. Four delayed payment reimbursement requests totaling 308,186.04 dollars remain on hold pending required applicant information, and no new reimbursement submissions were received. To improve processing efficiency, delayed applications in concurrent review were prioritized for advancement. Application movement through the review pipeline improved during the quarter. Four applications were advanced to CDRO for approval, and three moved into environmental compliance review. Twelve applications transitioned from concurrent review to regulatory review, reducing the backlog and strengthening overall workflow. Twelve additional applications remain under regulatory review as supporting documents continue to be collected and reviewed. Progress was also made on interagency coordination. The Local Match Cost Share Agreement was drafted, reviewed by legal, and finalized, resolving a key bottleneck that had slowed regulatory progress. Environmental reviewers identified a FEMA contact to supply required documentation needed for completion of regulatory reviews, supporting continued movement of applications toward approval. The Program continues to collaborate with ODR staff to address reviewer comments, clear outstanding items, and maintain momentum across reimbursement and application processing activities.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of buildings (non-residential)	0	14/0
# of cable feet of public utility	0	8/0
# of Linear feet of Public	0	51845889/120
# of Linear miles of Public	0	7037356/0
# of Non-business	0	18582/90
# of Properties	0	13521/0
# of public facilities	0	477/572
# of Section 3 Labor Hours	0	43058/0
# of Total Labor Hours	0	60704/0

## Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

## Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

**Project # / Planning / Planning**

## Grantee Activity Number: DR1-Planning

### Activity Title: Planning

**Activity Type:**

Planning

**Project Number:**

Planning

**Projected Start Date:**

09/24/2018

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning

**Projected End Date:**

06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**

V.I. Housing Finance Authority (VIHFA)

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$9,660,594.96
B-17-DM-78-0001	\$0.00	\$9,660,594.96
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$9,660,594.96
B-17-DM-78-0001	\$0.00	\$9,660,594.96
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$9,625,000.00
B-17-DM-78-0001	\$0.00	\$9,625,000.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$53,400.18	\$7,761,370.62
B-17-DM-78-0001	\$53,400.18	\$7,761,370.62
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$53,400.18	\$7,761,370.62
B-17-DM-78-0001	\$53,400.18	\$7,761,370.62
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$7,644,076.82
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$7,644,076.82
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$4,331,043.69
B-17-DM-78-0001	\$0.00	\$4,331,043.69
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



**Other Funds:**

**Overall**

Match Funds

**This Period**

\$ 0.00

**To Date**

\$ 0.00

**Activity Description:**

Funds used for planning.

**Location Description:**

Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of community engagement</b>	0	104/40
<b># of Plans or Planning Products</b>	0	10/5

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

**Project # / Public Services and Public Facilities / Supportive Needs**



## Grantee Activity Number: DR2-P-PF-LMI

### Activity Title: Supportive Needs Housing

**Activity Type:**

Acquisition, construction, reconstruction of public facilities

**Project Number:**

Public Services and Public Facilities

**Projected Start Date:**

03/31/2021

**Benefit Type:**

Direct Benefit (Persons)

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

Supportive Needs Housing

**Projected End Date:**

06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**

VI Housing Finance Authority

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$22,000,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$22,000,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$22,000,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$22,000,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$9,529,940.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$9,529,940.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$606,103.28	\$791,404.38
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$606,103.28	\$791,404.38
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$606,103.28	\$791,404.38
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$606,103.28	\$791,404.38
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$606,103.28	\$791,404.38
VI Housing Finance Authority	\$606,103.28	\$791,404.38
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$606,103.28	\$791,404.38
B-19-DP-78-0001	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00



Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

In the initial phase this program will support the restoration of the Territory's two homes for the elderly – Herbert Grigg and Queen Louise. Herbert Grigg Home for the Aged experienced significant damage from the hurricanes; Queen Louise Home for the Aged suffered less severe damages. Both facilities continued to operate, albeit with limited capacity. In addition to its service as a home for the elderly, both facilities provided space for emergency special needs shelters on St. Croix and St. Thomas respectively.

To address this need, this program will cover the eligible costs to rehabilitate, reconstruct or newly construct a facility to meet the needs of this population. Funds will be delivered in the form of forgivable construction loans. These loans will be forgivable over a five-year period (forgiven 20% per year over a 5-year period.) Eligible uses include financing for the acquisition of land, buildings, or new construction.

This program addresses the urgent need for adequate, permanent emergency shelters in the U.S. Virgin Islands.

To this end, the program will support the development of multi-purpose facilities which will be dedicated to sheltering needs in disasters and other emergency situations. Additionally, the program may support increasing sheltering capacity by hardening and upgrading existing community, public or private infrastructure to bring them up to sheltering standards.

**Location Description:**

Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

Throughout the reporting period, all CDBG DR Public Facilities (PF) projects remained in pre implementation, with activities centered on amended application reviews, cost reasonableness validation, and eligibility reassessment. Progress across the quarter was consistently slowed by documentation gaps, unsubmitted or outdated ICEs, and delayed ODR program reviews. Applicants struggled to supply compliant documentation (ICEs, MSRs, scope narratives), resulting in repeated TA cycles. VIHFA prioritized project reviews for readiness, anticipated impact/benefit to the community, cost reasonableness, duplication of benefits and addressed funding of last resort. This prioritization process resulted in greater attention being given to amended applications. Consequently, the Caribbean Centers for Boys and Girls application and Salvation Army of the Virgin Islands applications were denied, and additional support was provided to ODR to facilitate the completion of needed adjustments to other applications.

Concerns over a possible duplication of funding with the St. Croix Foundation led to requests for input by HUD, who determined there was no DOB and ODR is working to complete submission of their application before the end of January 2026. Catholic Charities was transitioned to CDBG-MIT Public Facilities to provide for accelerated project review and implementation.

Environmental reviews are ongoing pending completion of phase 1 ESAs.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of buildings (non-residential)	0	5/0
# of public facilities	0	1/3

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	0	0	0	0/5700	0/3800	0/9500	0



## Activity Locations

**No Activity Locations found.**

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None



## Grantee Activity Number: DR2-P-PS-LMI

### Activity Title: Public Services for Vulnerable Population-LMI

**Activity Type:**

Public services

**Project Number:**

Public Services and Public Facilities

**Projected Start Date:**

03/31/2021

**Benefit Type:**

Direct Benefit (Persons)

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

Supportive Needs Housing

**Projected End Date:**

06/30/2029

**Completed Activity Actual End Date:**

**Responsible Organization:**

VI Housing Finance Authority

Overall	Oct 1 thru Dec 31, 2025	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$1,090,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$1,090,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$1,090,000.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$1,090,000.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$1,473,798.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$1,473,798.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$110,358.04	\$213,670.81
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$110,358.04	\$213,670.81
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$110,358.04	\$213,670.81
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$110,358.04	\$213,670.81
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$213,670.81	\$213,670.81
N/A	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
VI Housing Finance Authority	\$213,670.81	\$213,670.81
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$213,670.81	\$213,670.81
B-19-DP-78-0001	\$0.00	\$0.00



<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

According to the 2010 Census, 11% of the Territory's population has one or more disabilities. The 2017 disasters exacerbated situations for already vulnerable populations. Within this group the share of unemployment is high resulting in a wide range of social services and subsidies required for these individuals and households. The occurrence of two back-to-back Category 5 storms and the displacement and chaos that followed, has also increased the need for supportive services for vulnerable populations.

To address this need, the program will provide grants through a competitive application process to social services organizations to enhance the support service network for vulnerable populations including, but not limited to, services to the homeless, at-risk youth, victims of domestic violence, disabled and/or the elderly.

Public services must be documented to show the proposed service is either new, or the CDBG-DR funding will provide a measurable increase in an existing and operational service.

**Location Description:**

Territory-wide (St. Thomas-St. John and St. Croix districts)

**Activity Progress Narrative:**

During the fourth quarter of 2025, the Virgin Islands Housing Finance Authority (VIHFA) concentrated its efforts to address a citizen complaint payment dispute involving Liberty Place, Inc. for its Assertive Community Action Team (ACAT) project and addressing compliance with (eligibility) requirements with Meeting the Needs of the Community (MTOC) project. Alongside this key issue, the quarter was marked by substantial administrative burden, stemming primarily from instances of, the Office of Disaster Recovery (ODR) "programmatically subrecipient", non-performance. Continued difficulties in ensuring the accuracy of reporting further compounded these challenges.

October and November 2025 meetings were held with Liberty Place and ODR, respectively. During that period VIHFA learned that Liberty Place and ODR had executed a Project Agreement the agreement expanded reimbursement expectations and created multiple conflicting governing documents, prompting need for legal clarification. VIHFA Legal concluded VIHFA must reimburse Liberty Place for all eligible, necessary, reasonable, and documented costs within the performance period of the Amended SRA (July 2023 – December 2024) and costs outside this period are not eligible under the CDBG-DR Public Services Grant. All eligible reimbursements for expenditures within the Amended SRA's performance period will be processed.

No new services provided during the period for Meeting the Needs of the Community (MTOC) program; due to an expired subrecipient agreement. VIHFA dedicated significant resources to the review and processing of payment requests and managed subrecipient performance to maintain program integrity and effectiveness. An amended pay request #1 was submitted in December 2025; VIHFA denied the submittal, concerns included: alignment and eligibility issues, documentation and case management gaps including timekeeping and payroll irregularities.

Issues related to beneficiary reporting, unresolved payment requests, and adherence to reporting requirements remain outstanding for the projects. Ensuing VIHFA will move forward with the official project closeout for MTOC.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Non-business</b>	0	3/1

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low/Mod%</b>
<b># of Cases closed</b>	0	0	0	3/0	0/0	7/0	42.86



<b># of Cases opened</b>	0	0	0	20/0	0/0	23/0	86.96
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	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low/Mod%</b>
<b># of Persons</b>	0	0	0	23/184	0/122	131/306	17.56

## Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

**Activity Supporting Documents:** None

## Monitoring, Audit, and Technical Assistance

<b>Event Type</b>	<b>This Report Period</b>	<b>To Date</b>
Monitoring, Audits, and Technical Assistance	0	73
Monitoring Visits	0	14
Audit Visits	0	0
Technical Assistance Visits	0	57
Monitoring/Technical Assistance Visits	0	2
Report/Letter Issued	0	16

