

Grantee: Virgin Islands

Grant: P-17-VI-78-HIM1

January 1, 2026 thru March 31, 2026 Performance

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	(\$35,594.96)	\$696,502,950.70
B-17-DM-78-0001	(\$35,594.96)	\$204,741,343.49
B-18-DP-78-0001	\$0.00	\$464,248,323.55
B-19-DP-78-0001	\$0.00	\$27,513,283.66
Total Funds Drawdown	\$17,323,088.15	\$363,183,161.94
B-17-DM-78-0001	\$671,095.48	\$147,850,804.99
B-18-DP-78-0001	\$16,651,992.67	\$207,710,997.70
B-19-DP-78-0001	\$0.00	\$7,621,359.25
Program Funds Drawdown	\$17,323,088.15	\$363,183,161.94
B-17-DM-78-0001	\$671,095.48	\$147,850,804.99
B-18-DP-78-0001	\$16,651,992.67	\$207,710,997.70
B-19-DP-78-0001	\$0.00	\$7,621,359.25
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$343,942,261.62
B-17-DM-78-0001	\$0.00	\$112,789,947.08
B-18-DP-78-0001	\$0.00	\$228,472,874.54
B-19-DP-78-0001	\$0.00	\$2,679,440.00

HUD Identified Most Impacted and Distressed	\$0.00	\$243,674,461.43
B-17-DM-78-0001	\$0.00	\$133,924,177.36
B-18-DP-78-0001	\$0.00	\$107,070,844.07
B-19-DP-78-0001	\$0.00	\$2,679,440.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
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)	\$ 0.00	\$ 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 Manangement Authority (VIWMA)	\$ 0.00	\$ 287,932.50
Virgin Islands Water and Power Authority (WAPA)	\$ 0.00	\$ 78,523,913.69
Jackson Development Company, LLC	\$ 0.00	\$ 16,768,082.56
N/A	\$ 0.00	\$ 118,220,800.74
Office of the Lieutenant Governor	\$ 0.00	\$ 1,788,803.00
V.I. Housing Finance Authority (VIHFA)	\$ 0.00	\$ 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	\$ 0.00	\$ 1,052,911.25

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage			
B-17-DM-78-0001	70.00%	95.39%	56.32%
B-18-DP-78-0001	70.00%	100.00%	23.25%
B-19-DP-78-0001	70.00%	100.00%	14.97%
Minimum Non Federal Match			
B-17-DM-78-0001	\$.00	\$.00	\$.00
B-18-DP-78-0001	\$.00	\$.00	\$.00
B-19-DP-78-0001	\$.00	\$.00	\$.00
Overall Benefit Amount			
B-17-DM-78-0001	\$156,834,860.00	\$196,147,341.44	\$126,180,414.04
B-18-DP-78-0001	\$512,579,305.00	\$653,392,105.39	\$170,248,764.98
B-19-DP-78-0001	\$35,636,610.80	\$50,909,438.25	\$7,621,359.25
Limit on Public Services			
B-17-DM-78-0001	\$36,402,600.00	\$16,289,500.00	\$5,305,620.80
B-18-DP-78-0001	\$116,882,550.00	\$9,377,696.00	\$4,976,242.64
B-19-DP-78-0001	\$8,038,332.60	\$.00	\$.00
Limit on Admin/Planning			
B-17-DM-78-0001	\$48,536,800.00	\$22,134,200.00	\$17,623,494.32
B-18-DP-78-0001	\$155,843,400.00	\$46,960,850.00	\$37,462,232.72
B-19-DP-78-0001	\$10,717,776.80	\$2,679,440.00	\$.00
Limit on Admin			
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	\$37,462,232.72
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:

During this reporting period, VIHFA continued to move the CDBG-DR portfolio into more active implementation and project progress, payment review, construction oversight, environmental clearance, and compliance-driven project management. The quarter reflected a deliberate focus on advancing projects that were ready to move, strengthening oversight of projects with unresolved risks, and improving the quality of information.

Project movement was strongest in housing and select infrastructure activities. Active construction continued across major housing investments, including Donoe Redevelopment, D. Hamilton Jackson, EnVIsion HRRP, Own-A-Lot Build-A-Home, and other multifamily rehabilitation or redevelopment projects. Donoe advanced construction activity across all 14 buildings and the community center, with structural concrete, framing, MEP rough-ins, foundations, walls, and slab work progressing during the quarter. Draw Request #18 was processed and paid, and Draw Request #19 was anticipated for late March or early April, demonstrating the connection between verified construction progress and expenditure activity.

The D. Hamilton Jackson project also continued to progress, with the 9 percent LIHTC component moving to estimated 71 percent completion by March and the 4 percent LIHTC component advancing to approximately 48 percent completion. EnVIsion HRRP remained in progress during the quarter, with implementation focused on construction activity, change order review, file reconciliation, payment controls, and audit readiness. February reporting reflected 105 homes under construction and 86 completed. VIHFA continued to coordinate with ODR across program, environmental, compliance, and finance teams to ensure that change orders were supported, environmental approvals were aligned, files were complete, and premature or unsupported payments were avoided. While 86 homes were marked as construction complete by the subrecipient, homes were not officially closed until VIHFA performs a thorough file/record keeping review and final inspection.

Own-A-Lot Build-A-Home showed targeted project movement, with applicants advancing through construction, financial closing, environmental mitigation, and lender coordination. One applicant was under construction, another required revised plans due to site elevation conditions, and another remained delayed pending environmental clearance related to tree boa mitigation. VIHFA used environmental correspondence, DPNR coordination, and applicant follow-up to manage these risks and prepare eligible files for continued movement.

Infrastructure and local match activities also advanced during the quarter, though several remained dependent on executed agreements, environmental documentation, cost share agreements, and agency responses. Local Match activity reflected movement in the grant portal, with applications advancing through regulatory review, cost share agreement development, legal review, and environmental coordination. For the Walter I. M. Hodge Pavilion Local Match project, the Request for Release of Funds was completed on March 25, 2026, and the Authorization to Use Grant Funds was issued on March 30, 2026, allowing the project to move into the cost share agreement phase.

Environmental review remained one of the most important drivers of project movement and risk mitigation. Several projects, including Ross Taarneberg, Estate Fortuna/Wild Pineapple, Own-A-Lot sites, and Local Match applications, were dependent on DPNR consultation responses, FEMA documentation, environmental adoption, RROF preparation, AUGF issuance, mitigation conditions, or procurement of environmental services. VIHFA continued to coordinate with internal environmental staff, program leads, ODR, DPNR, FEMA contacts, and other partners to resolve gating items.

By the end of March 2026, VIHFA had demonstrated measurable portfolio movement through increased expenditures, continued construction activity, processing of draw requests, environmental clearance milestones, advancement of Local Match applications, and stronger coordination around high-risk projects. At the same time, the quarter confirmed that continued progress will depend on resolving outstanding environmental consultations and executing subrecipient agreements.

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	\$804,705.16	\$53,774,494.00	\$46,947,578.13
B-17-DM-78-0001	\$0.00	\$12,134,200.00	\$9,485,345.41
B-18-DP-78-0001	\$804,705.16	\$38,960,850.00	\$37,462,232.72
B-19-DP-78-0001	\$0.00	\$0.00	\$0.00
Economic Revitalization, Economic Revitalization	\$44,263.66	\$31,383,150.55	\$12,081,712.45
B-17-DM-78-0001	\$601.06	\$15,543,565.55	\$7,367,536.71
B-18-DP-78-0001	\$43,662.60	\$15,839,585.00	\$4,714,175.74
B-19-DP-78-0001	\$0.00	\$0.00	\$0.00
Housing, Housing	\$16,266,269.53	\$527,507,695.62	\$136,217,458.41
B-17-DM-78-0001	\$536,211.63	\$60,176,290.01	\$34,313,326.66
B-18-DP-78-0001	\$15,730,057.90	\$443,603,328.34	\$101,904,131.75
B-19-DP-78-0001	\$0.00	\$23,728,077.27	\$0.00
Infrastructure, Infrastructure	\$93,953.64	\$423,812,962.83	\$158,586,773.39
B-17-DM-78-0001	\$93,953.64	\$136,571,923.44	\$88,413,598.85
B-18-DP-78-0001	\$0.00	\$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	\$40,329.15	\$18,000,000.00	\$8,141,104.81
B-17-DM-78-0001	\$40,329.15	\$10,000,000.00	\$8,141,104.81
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	\$73,567.01	\$21,011,581.00	\$1,078,642.20
B-17-DM-78-0001	\$0.00	\$8,258,021.00	\$0.00
B-18-DP-78-0001	\$73,567.01	\$12,753,560.00	\$1,078,642.20
B-19-DP-78-0001	\$0.00	\$0.00	\$0.00

Activities

Project # /	Administration / Administration
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Grantee Activity Number: DR1-Admin-VIHFA

Activity Title: Admin-VIHFA

Activity Type:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
Administration	Administration
Projected Start Date:	Projected End Date:
09/25/2018	06/30/2029
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
N/A	V.I. Housing Finance Authority (VIHFA)

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$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
Program Funds Drawdown	\$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
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$9,518,560.20
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$9,518,560.20
Most Impacted and Distressed Expended	\$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

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
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Grantee Activity Number: DR2-Admin-VIHFA

Activity Title: Admin-VIHFA

Activity Type:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
Administration	Administration
Projected Start Date:	Projected End Date:
03/31/2021	06/30/2029
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
N/A	V.I. Housing Finance Authority (VIHFA)

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$804,705.16	\$37,462,232.72
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$804,705.16	\$37,462,232.72
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$804,705.16	\$37,462,232.72
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$804,705.16	\$37,462,232.72
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$36,657,527.56
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$36,657,527.56
Most Impacted and Distressed Expended	\$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

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:

During January through March 2026, VIHFA's CDBG-DR administrative actions were concentrated on moving programs and projects from review, documentation, and coordination into clearer implementation pathways. The quarter reflected continued effort to advance housing, infrastructure, public facilities, planning, and recovery activities by resolving project barriers, strengthening subrecipient follow-up, supporting procurement readiness, completing required compliance and environmental steps, and improving the flow of information needed to move projects toward execution, payment, construction, closeout, or continued oversight.

VIHFA maintained consistent coordination with ODR, program teams, and subrecipients to keep CDBG-DR activities moving through the implementation cycle. During the quarter, coordination focused on advancing closeout activities, addressing pending subrecipient agreements, confirming environmental status, reviewing applications, and resolving items that were delaying procurement, payment, or project execution. By March 2026, the CDBG-DR portfolio reflected a stronger emphasis on project movement, including payment request review, follow-up on subrecipient deliverables, and resolution of documentation gaps affecting implementation and closeout.

Targeted engagement with ODR and infrastructure subrecipients was used to move stalled or delayed activities forward. VIHFA requested in-person collaborative sessions with ODR and key subrecipients, including WAPA, LGO, and WMA, to address SRAs, monthly reports, payment status, cost increases, project schedules, environmental documentation, and unresolved compliance matters. These sessions were intended to shift discussions from general reporting to actionable next steps, helping identify what was needed for projects to advance through procurement, implementation, and closeout.

Procurement activity during the quarter supported the movement of projects from planning and review into solicitation and implementation. VIHFA reviewed procurement request forms, approved applications, CENST documentation, cost estimates, and available budget authority to determine whether projects were ready to proceed. Where discrepancies were identified, such as differences between procurement request amounts and environmentally cleared budgets, program, finance, procurement, and housing staff coordinated to resolve the issue so the project could continue moving within the required solicitation timeframe.

Agreement administration also supported project movement. VIHFA reviewed subrecipient agreements, cost share agreements, amendments, and legal sufficiency requests to ensure activities had the necessary authority to proceed. The VITEMA SRA review process in March reflected this implementation focus, as ODR, VIHFA program staff, and legal counsel worked to finalize agreement documents and related cost share materials so that approved activities could move beyond administrative review and into execution.

Compliance and monitoring activities were used not only for oversight, but also to support continued implementation. In January, VIHFA issued and processed the ODR EnVIsion desktop monitoring notification for the review period of January 26 through February 27, 2026. The monitoring review helped identify whether active and closed project files contained the agreements, procurement records, draw documentation, proof of payment, national objective support, and financial management records needed to support continued project movement, reimbursement, and closeout.

By March 2026, VIHFA documented advances in inspections, monitoring, environmental services, GIS Survey123 implementation, change order verification, labor compliance review, FHEO inspection tools, capacity assessments, and site inspections. These actions improved the agency's ability to verify work, confirm compliance, support payment processing, and maintain project momentum across the CDBG-DR portfolio.

Environmental review was a central factor in project movement during the quarter. VIHFA continued to complete site inspections, mitigation reviews, CENST documentation, and environmental coordination needed before procurement, construction, or other implementation steps could proceed. For housing activities such as Own-A-Lot, Build A Home, VIHFA tracked applicant-specific environmental requirements and mitigation conditions to determine when files were ready to move forward. For infrastructure and public facilities activities, environmental reviews and regulatory consultations remained key milestones affecting project schedules.

VIHFA also coordinated with DPNR and advanced preparation for Tier II reviews where required to support project readiness. The January and February reflected the need for updated environmental reviews, preliminary site-specific review documentation, application approval checklists, and Tier II reviews before solicitations could proceed. These activities were directly tied to implementation because environmental clearance determined whether projects could advance to procurement, award, construction, or other execution milestones.

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
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Grantee Activity Number: DR1-634-SK42DayOTJ-1
Activity Title: DR1-ER-WD-VIDOL-Skills4TodayOnTheJobTrainProg-LMI

Activity Type: Public services	Activity Status: Under Way
Project Number: Economic Revitalization	Project Title: Economic Revitalization
Projected Start Date: 06/21/2021	Projected End Date: 06/30/2029
Benefit Type: Direct (Person)	Completed Activity Actual End Date:
National Objective: Low/Mod	Responsible Organization: Virgin Islands Department of Labor (VIDOL)

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$601.06	\$5,305,620.80
B-17-DM-78-0001	\$601.06	\$5,305,620.80
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$601.06	\$5,305,620.80
B-17-DM-78-0001	\$601.06	\$5,305,620.80
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$5,288,043.89
Virgin Islands Department of Labor (VIDOL)	\$0.00	\$5,288,043.89
Most Impacted and Distressed Expended	\$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

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

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	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

Activity Supporting Documents: None

Grantee Activity Number: DR2-ER-NRP-LMI

Activity Title: DR2-ER-Neighborhood Revitalization-LMI

Activity Type:	Activity Status:
Public services	Under Way
Project Number:	Project Title:
Economic Revitalization	Economic Revitalization
Projected Start Date:	Projected End Date:
04/01/2023	03/31/2028
Benefit Type:	Completed Activity Actual End Date:
Area (Census)	
National Objective:	Responsible Organization:
Low/Mod	V.I. Housing Finance Authority (VIHFA)

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$43,662.60	\$481,339.69
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$43,662.60	\$481,339.69
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$43,662.60	\$481,339.69
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$43,662.60	\$481,339.69
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$437,677.09
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$437,677.09
Most Impacted and Distressed Expended	\$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

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:

The Neighborhood Revitalization Program (NRP) project progress remains measured and uneven, during ODR Program reviews. The measured progress arose from inconsistencies in project scopes, and reoccurring errors 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 project 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.

During reporting period seven (7) projects were identified for advancement to implementation. Peany’s Place project continued to make substantial progress, reaching 60% completion in construction during the current reporting period. Meanwhile, NMR, LLC submitted an amended application, with updates to project costs. The program review for NMR, LLC has been finalized and is now pending the outcome of the required environmental reassessment before further advancement can occur. The projects, Grace Gospel and Sunset Restore are projected to complete environmental and move towards implementation. Additionally, Rockmart Inventory & Display amended application has advanced to concurrent review.

To address ongoing challenges, VIHFA initiated joint meetings with ODR and subrecipients. The purpose of these meetings was to provide technical assistance, clarify program requirements, and guide project progress.

Pending HUD’ approval of the 7th substantial amendment to the DR action plan, the Workforce Development (WD) program will be deleted with funding allocated to other activities due to lack of project progress.

Accomplishments Performance Measures

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

Activity Supporting Documents:	None
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Project # /	Housing / Housing
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Grantee Activity Number: DR1-616-DonoeRedev-1

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

Activity Type:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
Housing	Housing
Projected Start Date:	Projected End Date:
09/08/2020	09/30/2028
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
Low/Mod	Virgin Islands Housing Authority (VIHA)

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$8,707,413.41	\$18,371,011.43
B-17-DM-78-0001	\$6,284.97	\$6,760,765.44
B-18-DP-78-0001	\$8,701,128.44	\$11,610,245.99
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$8,707,413.41	\$18,371,011.43
B-17-DM-78-0001	\$6,284.97	\$6,760,765.44
B-18-DP-78-0001	\$8,701,128.44	\$11,610,245.99
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$9,568,794.47
Virgin Islands Housing Authority (VIHA)	\$0.00	\$9,568,794.47
Most Impacted and Distressed Expended	\$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

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 Estate Donoe Redevelopment Project continued to advance implementation activities during the first quarter of 2026. The project will deliver 84 affordable rental housing units across 14 residential buildings, consisting of 44 one-bedroom, 24 two-bedroom, and 16 three-bedroom apartments, together with a community facility serving low- and moderate-income households on St. Thomas.

Throughout the quarter, project partners continued construction management, development coordination, financial administration, environmental compliance activities, and interagency planning necessary to support project advancement. As of the reporting period, approximately \$17.8 million had been drawn and expended toward eligible project activities, representing continued financial progress toward project completion.

Project efforts during the quarter focused on advancing environmental review requirements, coordinating with regulatory agencies, refining project agreements, and maintaining readiness for future construction activities. Environmental consultation requests remained under review by external agencies, and project teams continued coordination efforts to secure the approvals necessary to advance environmental clearance milestones, including environmental posting and submission of the Request for Release of Funds. Regular coordination meetings were held among project stakeholders to maintain project readiness and address outstanding requirements.

The project remains on schedule to support the creation of resilient affordable housing units for low- and moderate-income residents while leveraging CDBG-DR, FEMA, and Low-Income Housing Tax Credit funding sources. Activities completed during the quarter strengthened project readiness and positioned the development for continued advancement once remaining environmental approvals are obtained.

Q1 2026 Construction & Performance Metrics

- 84 affordable rental housing units planned across 14 residential buildings.
- 14-building development consisting of three- to five-story walk-up apartment buildings.
- \$17.8 million expended/drawn to date by the end of the reporting period.
- \$80.7 million obligated in CDBG-DR funding for project implementation.
- Ongoing environmental consultation and regulatory review activities continued throughout the quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Section 3 Labor Hours	0	47596/94400
# of Targeted Section 3 Labor	0	120/4720
# of Total Labor Hours	0	56695/377594

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
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Grantee Activity Number: DR1-616-MagensJct2-1
Activity Title: DR1-H-PAHD-JDC-MagensJnt2-LMI

Activity Type: Construction of new housing	Activity Status: Under Way
Project Number: Housing	Project Title: Housing
Projected Start Date: 03/22/2020	Projected End Date: 06/30/2029
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: Low/Mod	Responsible Organization: JDC Magens Junction Associates 2, LLC

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$7,627.22	\$3,570,008.22
B-17-DM-78-0001	\$7,627.22	\$3,570,008.22
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$7,627.22	\$3,570,008.22
B-17-DM-78-0001	\$7,627.22	\$3,570,008.22
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$3,555,474.57
JDC Magens Junction Associates 2, LLC	\$0.00	\$3,555,474.57
Most Impacted and Distressed Expended	\$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

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	9/6
#Low flow showerheads	0	60/60
#Low flow toilets	0	60/60
#Units exceeding Energy Star	0	60/60
#Units with other green	0	60/60

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

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
# 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

Activity Supporting Documents:	None
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Grantee Activity Number: DR1-616-RossMixed-1

Activity Title: DR1-H-PAHD-VIHFA-RossTaanMixedUsed-LMI

(Cancelled/Reclass In Progress)

Activity Type:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
Housing	Housing
Projected Start Date:	Projected End Date:
11/20/2019	06/19/2026
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
Low/Mod	V.I. Housing Finance Authority (VIHFA)

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$354.54	\$67,610.46
B-17-DM-78-0001	\$354.54	\$67,610.46
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$354.54	\$67,610.46
B-17-DM-78-0001	\$354.54	\$67,610.46
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$64,548.16
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$64,548.16
Most Impacted and Distressed Expended	\$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

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 proeject 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

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
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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 (HouseHold)

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	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$460,125.54	\$6,559,020.42
B-17-DM-78-0001	\$460,125.54	\$6,559,020.42
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$460,125.54	\$6,559,020.42
B-17-DM-78-0001	\$460,125.54	\$6,559,020.42
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$6,008,912.27
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$6,008,912.27
Most Impacted and Distressed Expended	\$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

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:

The Rental Rehabilitation and Reconstruction Program (RRRP) continued to advance affordable rental housing recovery efforts during the first quarter of 2026 through project underwriting, loan execution, construction readiness activities, and project mobilization. During the reporting period, multiple rental projects achieved critical implementation milestones, including grant signings, loan closings, and Notices to Proceed necessary to begin construction activities. Projects VI-RRR-01375, VI-RRR-01957, VI-RRR-01548, and VI-RRR-01581 advanced through funding and construction readiness milestones during the quarter.

The program focused on positioning approved rental projects for construction through environmental review coordination, procurement support, construction planning, and compliance review activities. VI-RRR-01375 progressed from grant execution in January to construction mobilization by February, demonstrating continued advancement within the rental recovery pipeline. Additional rental projects entered loan closing and pre-construction phases during March, increasing the number of units positioned for future rehabilitation and reconstruction activities.

Throughout the quarter, program staff coordinated environmental reviews, applicant eligibility verification, construction readiness assessments, contractor engagement activities, and compliance monitoring to support project implementation. Procurement efforts also advanced to expand construction capacity and support the growing portfolio of active rehabilitation and reconstruction projects.

The RRRP remains focused on restoring resilient rental housing stock for low- and moderate-income households through continued project advancement, execution of funding agreements, and transition of approved projects into active construction. Activities completed during the first quarter strengthened the program pipeline and positioned additional rental projects for construction progress in subsequent reporting periods.

RRRP Q1 Construction Metrics

- 4 rental projects advanced through loan closing or award activities.
- 2 rental projects advanced to construction mobilization.
- 1 rental project received Notice to Proceed.
- Ongoing environmental and construction readiness reviews completed

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/95

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/158	2/28	2/186	100.00
# Renter	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
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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 (HouseHold)

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	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$20,884,541.61
B-17-DM-78-0001	\$0.00	\$20,884,541.61
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Budget	\$0.00	\$20,884,541.61
B-17-DM-78-0001	\$0.00	\$20,884,541.61
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Obligated	\$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
Total Funds Drawdown	\$61,819.36	\$17,355,922.12
B-17-DM-78-0001	\$61,819.36	\$17,355,922.12
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$61,819.36	\$17,355,922.12
B-17-DM-78-0001	\$61,819.36	\$17,355,922.12
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$17,276,636.26
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$17,276,636.26
Most Impacted and Distressed Expended	\$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

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	10/5
#Light Fixtures (indoors)	0	5/0
# of Properties	0	53/54

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/54
# of Singlefamily Units	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

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 (HouseHold)
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	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$7,739.93	\$55,575.99
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$7,739.93	\$55,575.99
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$7,739.93	\$55,575.99
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$7,739.93	\$55,575.99
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$47,836.06
VI Housing Finance Authority	\$0.00	\$47,836.06
Most Impacted and Distressed Expended	\$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

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 Build-A-Home Program continued to advance affordable homeownership opportunities during the first quarter of 2026 through active construction, construction oversight, financial management, and project development activities. During the quarter, three homes remained in the construction pipeline, representing beneficiaries located on St. Thomas and St. Croix. Program staff coordinated construction management activities, lender engagement, environmental compliance, and project monitoring to support continued project advancement. Construction progress was achieved across multiple projects during the reporting period. One home remained in active construction throughout the quarter and successfully advanced through its initial construction phases, including processing of the program's first construction reimbursement request. A second project resumed construction activities following resolution efforts related to environmental compliance requirements associated with a tree boa sighting at the project site. A third project advanced through site preparation, plan revisions, cost reasonableness review, and change order evaluation necessary to support construction progression. The program also continued efforts to expand participation through marketing and community outreach planning while maintaining oversight of active projects and processing construction-related requests. Coordination with lenders, contractors, DPNR, environmental partners, and program stakeholders remained ongoing throughout the quarter to address project-specific issues and maintain momentum toward completion. As of the end of the quarter, all three funded homes remained active within the development pipeline, with one project receiving its first construction payment and two additional homes progressing toward future reimbursement milestones. Activities completed during the quarter strengthened project readiness, advanced construction progress, and supported the program's objective of increasing resilient affordable homeownership opportunities for low- and moderate-income households

Q1 2026 Construction & Performance Metrics

- 3 homes in the active development and construction pipeline.
- 3 homes mobilized for construction activities.
- 1 home advanced through active construction and received its first construction payment.
- 1 project resumed construction progression following environmental review and mitigation activities.
- 1 project completed approved plan revisions and cost reasonableness review in preparation for change order approval and construction continuation.
- \$37,903.50 in construction reimbursements processed during the quarter.
- 649,000+ in homeowner assistance funds obligated across active projects (based on the three executed grant agreements)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/20
# of Singlefamily Units	0	0/20

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: DR2-616-DHamiltonJ-LMI

Activity Title: D. Hamilton Jackson Housing Community Revitalization Project

Activity Type:	Activity Status:
Rehabilitation/reconstruction of residential structures	Under Way
Project Number:	Project Title:
Housing	Housing
Projected Start Date:	Projected End Date:
01/21/2025	06/30/2027
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
Low/Mod	VI Housing Finance Authority

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$3,157,791.29	\$9,013,672.38
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$3,157,791.29	\$9,013,672.38
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$3,157,791.29	\$9,013,672.38
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$3,157,791.29	\$9,013,672.38
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$5,855,921.09
N/A	\$0.00	\$5,855,921.09
VI Housing Finance Authority	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$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

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 abatements 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:

The D. Hamilton Jackson Terrace Redevelopment Project continued to advance during the first quarter of 2026 as construction activities progressed across both the 4% and 9% Low-Income Housing Tax Credit components. The project consists of the comprehensive rehabilitation of 106 affordable housing units and a community center on St. Croix and remains a key component of the Territory's affordable housing recovery strategy. The development remained on schedule throughout the quarter and continued progressing toward its anticipated completion milestones.

Construction activities during the reporting period focused on advancing rehabilitation work, processing construction payments, supporting resident relocation and re-occupancy activities, and coordinating ongoing project oversight. Progress continued across multiple residential buildings as construction teams completed rehabilitation scopes and prepared completed units for occupancy. Program staff-maintained coordination with the Virgin Islands Housing Authority and project partners to support construction management, compliance monitoring, and financial oversight activities.

Significant construction milestones were achieved during the quarter, including the completion of seven residential buildings across the development. Five buildings were completed under the 9% tax credit component, and two buildings were completed under the 4% tax credit component. In addition, twenty-eight affordable housing units were occupied by low- and moderate-income beneficiaries. Two construction payment requests totalling approximately \$5.29 million were submitted for review and reimbursement during the reporting period, supporting continued construction progress and financial performance.

The project remains on track to deliver rehabilitated, resilient affordable housing for St. Croix residents while supporting neighborhood revitalization and long-term housing stability. Construction, occupancy, and financial activities completed during the quarter demonstrate continued progress toward full project completion and achievement of program objectives.

Q1 2026 Construction & Performance Metrics

- 106 affordable housing units and an associated community center under rehabilitation.
- 7 residential buildings completed to date (5 buildings under the 9% LIHTC component and 2 buildings under the 4% LIHTC component).
- 6 buildings actively under construction during the reporting period.
- 28 affordable housing units occupied by LMI households.
- 2 payment requests submitted totalling approximately \$5.29 million for reimbursement review.
- Continued resident relocation and move-in coordination associated with completed buildings.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	31/20
#Low flow toilets	0	0/106
# of Elevated Structures	0	6/14
# of Properties	0	3/0

# of Section 3 Labor Hours	0	0/94400
# of Substantially Rehabilitated	0	46/106
# of Targeted Section 3 Labor	0	0/4720
# of Total Labor Hours	0	0/377594
#Refrigerators replaced	0	15/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	31/106
# of Multifamily Units	0	31/106

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
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Grantee Activity Number: DR2-616-LovenId2-LMI

Activity Title: DR2-H-PAHD-Lovenlund Phase 2-LMI

Activity Type:	Activity Status:
Acquisition - buyout of residential properties	Under Way
Project Number:	Project Title:
Housing	Housing
Projected Start Date:	Projected End Date:
12/18/2024	12/30/2027
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
Low/Mod	Jackson Development Company, LLC

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$1,118.92	\$16,769,201.48
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$1,118.92	\$16,769,201.48
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$1,118.92	\$16,769,201.48
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$1,118.92	\$16,769,201.48
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$16,768,082.56
Jackson Development Company, LLC	\$0.00	\$16,768,082.56
Most Impacted and Distressed Expended	\$0.00	\$16,611,736.39
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$16,611,736.39
B-19-DP-78-0001	\$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:

The Lovenlund Phase II Affordable Apartments project continued to advance during the first quarter of 2026 through ongoing rehabilitation activities, construction management, financial oversight, and coordination among project partners. The project consists of the rehabilitation of 96 multifamily rental units that will provide resilient affordable housing opportunities for low- and moderate-income households. The project remained on schedule throughout the reporting period and continued progressing toward major construction milestones.

Construction activities during the quarter focused on both interior and exterior rehabilitation improvements, including building system upgrades, site improvements, and unit rehabilitation activities. Project oversight efforts included construction monitoring, documentation review, financial management, and coordination among development, compliance, environmental, and finance teams to support continued progress.

Program and developer teams maintained active construction operations throughout the quarter while coordinating contractor activities and monitoring performance against approved schedules. Monthly project reviews focused on construction progress, draw request support, project reporting, and risk management activities to ensure continued advancement toward project completion. The project continued to move forward without significant reported delays and remained aligned with established project objectives.

The rehabilitation of Lovenlund Phase II remains a critical affordable housing recovery initiative designed to preserve and improve the Territory's rental housing inventory. Activities completed during the first quarter strengthened project delivery, supported ongoing construction progress, and advanced the project's goal of providing safe, resilient, and affordable housing opportunities for Virgin Islands residents.

Q1 2026 Construction & Performance Metrics

- 96 affordable rental units under rehabilitation.
- Project status remained on schedule throughout Q1 2026.
- Active rehabilitation work continued across residential buildings during the reporting period.
- Developer and VIHFA teams maintained active construction monitoring and project oversight activities.
- Monthly KPI reporting, construction verification, draw management, and compliance reviews were conducted to support project execution.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/96
# of Multifamily Units	0	0/96

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
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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 (HouseHold)

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	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$1,613,188.25	\$22,403,775.37
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$1,613,188.25	\$22,403,775.37
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$1,613,188.25	\$22,403,775.37
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$1,613,188.25	\$22,403,775.37
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$20,790,587.12
Virgin Islands Housing Authority (VIHA)	\$0.00	\$20,790,587.12
Most Impacted and Distressed Expended	\$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

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:

During the first quarter of 2026, VIHFA completed the environmental clearance process for the Walter I. M. Hodge Pavilion Local Match application and the associated donor project applications. The Request for Release of Funds (RROF) was completed on March 25, 2026, and the Authorization to Use Grant Funds (AUGF) was issued on March 30, 2026. Issuance of the AUGF authorized the use of CDBG-DR Local Match funds and enabled the project to advance into the cost share agreement phase. The Walter I. M. Hodge Pavilion Local Match project received approval for \$8,560,001.01 in Local Match funding.

During the quarter, VIHFA initiated development of the cost share agreements for the Walter I. M. Hodge Pavilion project and the associated donor projects. VIHFA also coordinated with the Office of Disaster Recovery (ODR) and VITEMA regarding the draft Subrecipient Agreement and completed legal sufficiency reviews to support execution of the agreement package and continued implementation of the Local Match funding structure.

The underlying Walter I. M. Hodge Revitalization Project continued progressing through administrative closeout activities during the quarter. The project remained construction complete and in closeout status while VIHFA staff reviewed compliance, labor standards, national objective, and financial documentation required for final closeout. Coordination continued among VIHFA, ODR, and VIHA to resolve outstanding documentation requirements and support successful project completion.

The first quarter represented a significant milestone for the Local Match project, as all environmental review and grant authorization requirements were completed, positioning the project to move from planning and compliance activities into agreement execution and implementation.

Next Steps: Obtain execution of the VITEMA Subrecipient Agreement, finalize the Walter I. M. Hodge Pavilion Local Match Cost Share Agreement and associated donor project cost share agreements, complete remaining closeout documentation reviews, and proceed with implementation of the approved Local Match funding structure.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Dishwashers replaced	0	248/0
# ELI Households (0-30% AMI)	102	120/113
#Light Fixtures (indoors)	0	248/0
# of Elevated Structures	0	20/0
# of Properties	0	1/1
# of Section 3 Labor Hours	0	19972/717600
# of Substantially Rehabilitated	0	248/0
# of Targeted Section 3 Labor	0	1241/35880
# of Total Labor Hours	0	534694/28704
#Refrigerators replaced	0	152/0
#Units exceeding Energy Star	0	248/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	20	29	49	102/222	29/26	131/248	100.00
# Owner	0	0	0	0/0	0/0	0/0	0
# Renter	20	29	49	102/222	29/26	131/248	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 (HouseHold)

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	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$2,249,091.07	\$42,050,799.90
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$2,249,091.07	\$42,050,799.90
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$2,249,091.07	\$42,050,799.90
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$2,249,091.07	\$42,050,799.90
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$39,801,708.83
N/A	\$0.00	\$36,221,863.05
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$3,579,845.78
Most Impacted and Distressed Expended	\$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

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:

The Homeowner Rehabilitation and Reconstruction Program (HRRP) continued to advance recovery efforts during the first quarter of 2026 through construction mobilization, grant execution, environmental compliance activities, and ongoing construction oversight. During the quarter, at least eighteen new projects advanced through grant execution and construction mobilization milestones, including multiple grant signings, loan closings, and Notices to Proceed that expanded the active construction pipeline.

Construction activity remained strong throughout the quarter with more than 90 HRRP homes in various stages of construction, ranging from newly mobilized projects to homes exceeding 90 percent completion. Several homes reached substantial completion thresholds above 85 percent, while additional projects entered construction following completion of pre-construction and environmental requirements. A limited number of projects remained temporarily on hold pending resolution of project-specific issues; however, the majority of active projects continued to advance toward completion.

Program staff provided ongoing construction management, quality assurance reviews, environmental coordination, income recertifications, file compliance reviews, and contractor oversight to support project delivery. Internal training activities focused on , recordkeeping requirements, and construction management procedures to strengthen program delivery and compliance monitoring.]

Quarterly priorities included advancing construction production, maintaining applicant file quality, processing environmental review submissions, supporting relocation activities where applicable, and addressing documentation requirements necessary to move projects efficiently through construction and closeout phases.

Program is currently performing file reconciliation. Homes were entered into the DRGR system with the appropriate status, i.e., under way. Upon full file reconciliation, performance measures will be updated.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	13/48
# of Elevated Structures	0	42/0
# of Properties	0	72/440
# of Substantially Rehabilitated	0	4/0
#Replaced hot water heaters	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	72/440
# of Singlefamily Units	0	72/440

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

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 # / Infrastructure / Infrastructure



Grantee Activity Number: DR-I-RR-CCTR-LMI

Activity Title: DR-I-RR-ConvenienceCenters-LMI

Activity Type:	Activity Status:
Rehabilitation/reconstruction of public facilities	Under Way
Project Number:	Project Title:
Infrastructure	Infrastructure
Projected Start Date:	Projected End Date:
10/01/2022	06/30/2029
Benefit Type:	Completed Activity Actual End Date:
Area (Census)	
National Objective:	Responsible Organization:
Low/Mod	Virgin Islands Waste Manangement Authority

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$5,837,231.29
B-17-DM-78-0001	\$0.00	\$5,837,231.29
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Budget	\$0.00	\$5,837,231.29
B-17-DM-78-0001	\$0.00	\$5,837,231.29
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Obligated	\$0.00	\$5,837,231.29
B-17-DM-78-0001	\$0.00	\$5,837,231.29
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Funds Drawdown	\$24,613.51	\$312,546.01
B-17-DM-78-0001	\$24,613.51	\$312,546.01
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$24,613.51	\$312,546.01
B-17-DM-78-0001	\$24,613.51	\$312,546.01
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$287,932.50
Virgin Islands Waste Manangement Authority	\$0.00	\$287,932.50
Most Impacted and Distressed Expended	\$0.00	\$287,932.50
B-17-DM-78-0001	\$0.00	\$287,932.50
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$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:

St. Croix Convenience Centers

VIHFA has requested DPNR’s response to the remediation plan. DPNR is requiring a Phase I ESA for each site because the previous assessments expired after 180 days. At DPNR’s request, the Virgin Islands Waste Management Authority (VIWMA) is working with an environmental firm to update the remediation plan. In parallel, VIWMA continues to support the contractor during the design phase by reviewing drawings and gathering information needed for permit applications. VIWMA has not yet provided the contractor’s schedule, which is needed to track delays and expected completion dates. As of March 25, 2026, the 30% design invoices had not been received. An executed SRA between ODR and VIWMA, along with the required Monthly Status Reports, remains outstanding.

Red Hook

WMA retains responsibility for the environmental review. A site control dispute with the Soccer Association continues, as equipment and materials remain on the property. A meeting with the Department of Public Works did not resolve the issue.

Smith Bay

WMA is considering relocating the Smith Bay site to the former Addelita Cancryn Junior High School dump site and will await a formal decision letter from the Office of Disaster Recovery (ODR). VIHFA will make a determination on the Smith Bay and Red Hook applications by Quarter Two 2026.

Susannaberg and Bournefield

Both sites are undergoing environmental review. VIHFA is soliciting an internal vendor, and an evaluation committee is selecting an environmental firm to conduct the assessments.

Program Bottlenecks and Outstanding Items

VIHFA had hoped that Quarter One would bring greater clarity to several ongoing issues; however, bottlenecks remain, affecting the following areas:

1. Status of the Subrecipient Agreement between the Virgin Islands Waste Management Authority and the Office of Disaster Recovery.
 2. Drawdowns on the project.
 3. Design status and contractor coordination for the St. Croix Convenience Centers.
 4. Monthly Subrecipient Reports, which have not been submitted to VIHFA.
 5. Final determination on the Smith Bay and Red Hook sites.
 6. Completing the project within the grant cycle, given delays in environmental review, design progress, and administrative compliance.
- In light of continued reporting gaps, several unidentified bottlenecks that emerged throughout Quarter One, and the noncompliance finding initially proposed, VIHFA will convene an in-person meeting with ODR and other key stakeholders in April. This meeting will focus on resolving outstanding items, clarifying responsibilities, and establishing a definitive path forward to prevent further delays and ensure full program compliance.

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



Grantee Activity Number: DR1-624-HarleyPlant1

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

Activity Type:	Activity Status:
Rehabilitation/reconstruction of a public improvement	Under Way
Project Number:	Project Title:
Infrastructure	Infrastructure
Projected Start Date:	Projected End Date:
08/04/2019	06/30/2029
Benefit Type:	Completed Activity Actual End Date:
Area (Survey)	
National Objective:	Responsible Organization:
Low/Mod	Virgin Islands Water and Power Authority (WAPA)

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$15,466.68	\$78,650,213.07
B-17-DM-78-0001	\$15,466.68	\$78,650,213.07
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$15,466.68	\$78,650,213.07
B-17-DM-78-0001	\$15,466.68	\$78,650,213.07
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$78,523,913.69
Virgin Islands Water and Power Authority (WAPA)	\$0.00	\$78,523,913.69
Most Impacted and Distressed Expended	\$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

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:

HUD provided a response on the waiver on February 23, 2026. VIHFA is awaiting ODR and WAPA's mitigation strategy outlining how they will address the denial of the waiver. The Program is also tracking the Request for Information on Project Scope 3, which was submitted as a new item by ODR. Given this development, the Program will recall the support ticket to reorder the project scopes that were submitted in an incorrect chronological sequence. The formal amendment to exclude a system study from the RHPP project, due to coverage by an alternative funding source, remains pending. The Subrecipient Agreement between ODR and VIWAPA has not yet been finalized. Procurement documentation for Amendment 2 also remains outstanding. The outstanding Monthly Subrecipient Reports were submitted to the Office of Disaster Recovery in accordance with ODR's meeting notes with VIWAPA. ODR has reviewed the reports and provided comments to VIWAPA. VIHFA continues to coordinate with ODR and WAPA on addressing deficiencies and incomplete Section 3 labor reports. The Labor Compliance Specialist has set a due date of May 1. The Program is allowing the Compliance Specialist to lead these remedial sessions and will be tracking progress. VIHFA was hoping to receive clarity and identify bottlenecks in the following areas:

- 1. Procurement for Amendment 2
- 2. Finalization of the Subrecipient Agreement between VIWAPA and ODR
- 3. Monthly Subrecipient Reports not submitted to VIHFA, including Section 3 documentation

In lieu of moving forward with the formal noncompliance as proposed, the Program will convene an in person meeting in April with all stakeholders to lead the development of a clear compliance schedule and ensure timely resolution of outstanding issues.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Elevated Structures	0	6/4
# of Section 3 Labor Hours	0	665/0
# of Targeted Section 3 Labor	0	43/0
# of Total Labor Hours	0	387719/0

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

Activity Supporting Documents:	None
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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	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$18,779.00	\$1,807,582.00
B-17-DM-78-0001	\$18,779.00	\$1,807,582.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$18,779.00	\$1,807,582.00
B-17-DM-78-0001	\$18,779.00	\$1,807,582.00
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$1,788,803.00
Office of the Lieutenant Governor	\$0.00	\$1,788,803.00
Most Impacted and Distressed Expended	\$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

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:

The Program received visibility on March 18, 2026, and subsequently executed the SRA, which transfers programmatic oversight from VIHFA to ODR.

The media campaign remains active and continues to focus on increasing community awareness and engagement. For the Master Addressing Repository (MARS), all named roads have been entered into the system. The project team is exploring options to extend contractual support for addressing unnamed roads. Informal publication beta testing is currently underway.

Regarding Street Sign Installation, the St. John contractor is actively sourcing materials and ensuring compliance with approved sign samples. The RFP for street sign installation on St. Thomas and St. Croix is still pending.

Performance to Date — updates will be confirmed during the April meeting. Monthly Subrecipient Reports remain outstanding. • Road Naming Completion: STJ 97%, STT 70%, STX 85% (named roads only) • Street Naming Completion: STJ 97%, STT 60%, STX 60% • Highway Signs: Territory-wide 30%

While the SRA has been executed, the MSRs remain pending. Rather than moving forward with an adverse letter, the program is now planning an in-person meeting in April with the LGO and ODR to address the outstanding compliance issues.

VIHFA is also addressing the reporting of performance measures as percentage complete does not indicate per island nor the amount of final signs installed in order to enter accurate performance measures for DRGR reporting purposes.

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

Grantee Activity Number: DR1-I-LMFDR-LMI

Activity Title: Local Match for Federal Disaster Recovery - LMI

Activity Type:	Activity Status:
Acquisition, construction,reconstruction of public facilities	Under Way
Project Number:	Project Title:
Infrastructure	Infrastructure
Projected Start Date:	Projected End Date:
09/27/2018	09/30/2028
Benefit Type:	Completed Activity Actual End Date:
Area (Census)	
National Objective:	Responsible Organization:
Low/Mod	Virgin Islands Territorial Emergency Management

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$54,156,869.05
B-17-DM-78-0001	\$0.00	\$14,131,869.05
B-18-DP-78-0001	\$0.00	\$40,025,000.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Budget	\$0.00	\$54,156,869.05
B-17-DM-78-0001	\$0.00	\$14,131,869.05
B-18-DP-78-0001	\$0.00	\$40,025,000.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Obligated	\$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
Total Funds Drawdown	\$35,094.45	\$7,500,778.66
B-17-DM-78-0001	\$35,094.45	\$7,500,778.66
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$35,094.45	\$7,500,778.66
B-17-DM-78-0001	\$35,094.45	\$7,500,778.66
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$7,241,103.80
N/A	\$0.00	\$7,241,103.80
Virgin Islands Territorial Emergency Management	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$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

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:

The Program is conducting smaller TA sessions with the ODR team to ensure proper documentation within the applications. During this reporting period, TA was provided on Duplication of Benefits (DOB) assessments as well as Environmental Adoption, which requires that the project scope mirrors or aligns with the FEMA REC. Thirteen RROFs were submitted for acceptance during the reporting period. The environmental team continues to advance activities necessary to adopt the REC into the regulatory review process.

The SRA between ODR and VITEMA was submitted to VIHFA on March 20, 2026, for review and comments. Two AUGFs were received for bundles on March 30, 2026: one covering WAPA projects PW60, 126, and 307, and another covering projects 943, 1340, 1003, 1019, 77, 1202, 1186, 1183, 1189, 1050, 1237, and 647.

VIHA anticipates beginning execution of the cost-share agreement in Quarter Two.

Accomplishments Performance Measures

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

Activity Supporting Documents:	None
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Grantee Activity Number: DR2-I-LMFDR-LMI
Activity Title: Local Match for Federal Disaster Recovery - LMI

Activity Type: Acquisition, construction,reconstruction of public facilities	Activity Status: Under Way
Project Number: Infrastructure	Project Title: Infrastructure
Projected Start Date: 03/28/2021	Projected End Date: 06/30/2029
Benefit Type: Area (Census)	Completed Activity Actual End Date:
National Objective: Low/Mod	Responsible Organization: Virgin Islands Territorial Emergency Management

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$132,205,405.14
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$113,178,451.23
B-19-DP-78-0001	\$0.00	\$19,026,953.91
Total Budget	\$0.00	\$132,205,405.14
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$113,178,451.23
B-19-DP-78-0001	\$0.00	\$19,026,953.91
Total Obligated	\$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
Total Funds Drawdown	\$0.00	\$70,173,174.54
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$62,551,815.29
B-19-DP-78-0001	\$0.00	\$7,621,359.25
Program Funds Drawdown	\$0.00	\$70,173,174.54
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$0.00	\$62,551,815.29
B-19-DP-78-0001	\$0.00	\$7,621,359.25
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$68,901,912.80
N/A	\$0.00	\$68,901,912.80
Virgin Islands Territorial Emergency Management	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$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

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:

The Program is conducting smaller TA sessions with the ODR team to ensure proper documentation within the applications. During this reporting period, TA was provided on Duplication of Benefits (DOB) assessments as well as Environmental Adoption, which requires that the project scope mirrors or aligns with the FEMA REC. Thirteen RROFs were submitted for acceptance during the reporting period. The environmental team continues to advance activities necessary to adopt the REC into the regulatory review process. The SRA between ODR and VITEMA was submitted to VIHFA on March 20, 2026, for review and comments. Two AUGFs were received for bundles on March 30, 2026: one covering WAPA projects PW60, 126, and 307, and another covering projects 943, 1340, 1003, 1019, 77, 1202, 1186, 1183, 1189, 1050, 1237, and 647. VIHA anticipates beginning execution of the cost-share agreement in the next reporting period.

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

Activity Supporting Documents: None

Project # / Planning / Planning

Grantee Activity Number: DR1-602-2040VPlan

Activity Title: DR1-P-PLAN-EDA-2040VisionPlan

Activity Type:	Activity Status:
Planning	Completed
Project Number:	Project Title:
Planning	Planning
Projected Start Date:	Projected End Date:
11/11/2019	01/02/2022
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
N/A	VI Economic Development Authority

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	(\$35,594.96)	\$339,405.04
B-17-DM-78-0001	(\$35,594.96)	\$339,405.04
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Budget	(\$35,594.96)	\$339,405.04
B-17-DM-78-0001	(\$35,594.96)	\$339,405.04
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Obligated	(\$35,594.96)	\$339,405.04
B-17-DM-78-0001	(\$35,594.96)	\$339,405.04
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$339,405.04
B-17-DM-78-0001	\$0.00	\$339,405.04
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$339,405.04
B-17-DM-78-0001	\$0.00	\$339,405.04
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$339,405.04
VI Economic Development Authority	\$0.00	\$339,405.04
Most Impacted and Distressed Expended	\$0.00	\$339,405.04
B-17-DM-78-0001	\$0.00	\$339,405.04
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00

Activity Description:

Vision 2040 is proposed as a long-term strategic economic recovery and development plan intended to foster an opportunity for the U.S. Virgin Islands to become one of the most prosperous and resilient economies on earth. Economic growth, job creation, and wealth generation would be the measurable deliverables of Vision 2040; with implied focus on improved quality of life for the people of the U.S. Virgin Islands. Based on their existing portfolio and oversight of economic development activities within the Territory, VIEDA would be best positioned to facilitate long-term economic growth, job creation, and wealth generation Territory-wide.

The development of the plan will primarily be dedicated to assessing, compiling, and analyzing feedback from Virgin Islands locally and in the diaspora on the economic future of the Territory. With expert consulting and technological analysis, the data collected would feed the creation of a more comprehensive 20-year vision plan. The scope of this portion of the project is limited to the activities required to gather data, draft, and deliver the Vision 2040 Plan document. The purpose of the 2040 Vision Plan is to create a long-term vision that will ensure resilience through collaborative efforts and a collective consensus of the economic direction of the Territory. Initial efforts will include gathering survey data from a large portion of the population living in the Territory in addition to Virgin Islanders living abroad who relocated due to the storm and to find housing and jobs in the aftermath. The data gathered will be recorded in a database management program and utilized for analysis by technical experts and a management team as well as being leveraged for additional outreach. This project proposes to engage all major islands (St. Croix, St. Thomas, St. John, Water Island), the businesses and economic development organizations within, and the large areas of the diaspora, including but not limited to Atlanta, GA and Washington D.C. area. In addition, nongovernmental community organizations, the University of the Virgin Islands, the private business sector, along with local and federal government agencies may be engaged in this project. CDBG-DR funding will be used towards the development of the plan and not to pay any employee salaries. CDBG-DR will also award Three Hundred and Nineteen Thousand Dollars (\$319,000), to be deducted from the allocated project budget of One Million and Eighty-One Thousand Nine-Hundred and Seventy-Four dollars and Sixty-Four Cents (\$1,081,974.64), as a grant match for the U.S. Economic Development Administration (USEDA) grant. The USED A grant funds will be utilized for the plan activities for the first year.

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
# of Plans or Planning Products	0	1/1

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
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Grantee Activity Number: DR1-Planning

Activity Title: Planning

Activity Type:	Activity Status:
Planning	Under Way
Project Number:	Project Title:
Planning	Planning
Projected Start Date:	Projected End Date:
09/24/2018	06/30/2029
Benefit Type:	Completed Activity Actual End Date:
Area (Census)	
National Objective:	Responsible Organization:
N/A	V.I. Housing Finance Authority (VIHFA)

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$35,594.96	\$9,660,594.96
B-17-DM-78-0001	\$35,594.96	\$9,660,594.96
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Budget	\$35,594.96	\$9,660,594.96
B-17-DM-78-0001	\$35,594.96	\$9,660,594.96
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Total Obligated	\$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
Total Funds Drawdown	\$40,329.15	\$7,801,699.77
B-17-DM-78-0001	\$40,329.15	\$7,801,699.77
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$40,329.15	\$7,801,699.77
B-17-DM-78-0001	\$40,329.15	\$7,801,699.77
B-18-DP-78-0001	\$0.00	\$0.00
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$7,644,076.82
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$7,644,076.82
Most Impacted and Distressed Expended	\$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

Activity Description:

Funds used for planning.

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
# of community engagement	0	104/40
# of Plans or Planning Products	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

Activity Supporting Documents:	None
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Project # /	Public Services & Public Facilities / Public Services & Public
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Grantee Activity Number: DR2-P-PS-LMI
Activity Title: Public Services for Vulnerable Population-LMI

Activity Type: Public services	Activity Status: Under Way
Project Number: Public Services & Public Facilities	Project Title: Public Services & Public Facilities
Projected Start Date: 03/31/2021	Projected End Date: 06/30/2029
Benefit Type: Direct (Person)	Completed Activity Actual End Date:
National Objective: Low/Mod	Responsible Organization: VI Housing Finance Authority

Overall	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$48,396.09	\$262,066.90
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$48,396.09	\$262,066.90
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$48,396.09	\$262,066.90
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$48,396.09	\$262,066.90
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$213,670.81
N/A	\$0.00	\$0.00
VI Housing Finance Authority	\$0.00	\$213,670.81
Most Impacted and Distressed Expended	\$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

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 first quarter of 2026, the Virgin Islands Housing Finance Authority (VIHFA), as the grantee, continued its efforts to resolve a citizen complaint concerning a payment dispute involving Liberty Place, Inc. and its Assertive Community Action Team (ACAT) project. To address this issue, VIHFA engaged in in-person discussions with the Office of Disaster Recovery (ODR) to review additional funding obligations for the subrecipient. The period also saw the denial of the payment request for the Meeting the Needs of the Community (MTOC) project. VIHFA provided specific details regarding the denial and formally transmitted correspondence to ODR, outlining the project closeout which was attributed to non-compliance with eligibility requirements. Alongside these central concerns, the quarter was characterized by a substantial administrative burden. This burden stemmed primarily from repeated instances of non-performance by ODR, which acted as a programmatic subrecipient. These challenges required ongoing oversight and intervention by VIHFA to ensure proper management and compliance within the program.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Cases closed	0	0	0	3/0	0/0	7/0	42.86
# of Cases opened	0	0	0	20/0	0/0	23/0	86.96

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	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

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 (Person)

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	Jan 1 thru Mar 31, 2026	To Date
Total Projected Budget from All Sources	\$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
Total Budget	\$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
Total Obligated	\$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
Total Funds Drawdown	\$25,170.92	\$816,575.30
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$25,170.92	\$816,575.30
B-19-DP-78-0001	\$0.00	\$0.00
Program Funds Drawdown	\$25,170.92	\$816,575.30
B-17-DM-78-0001	\$0.00	\$0.00
B-18-DP-78-0001	\$25,170.92	\$816,575.30
B-19-DP-78-0001	\$0.00	\$0.00
Program Income Drawdown	\$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
Program Income Received	\$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
Total Funds Expended	\$0.00	\$791,404.38
VI Housing Finance Authority	\$0.00	\$791,404.38
Most Impacted and Distressed Expended	\$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

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:

Public Facilities (PF) projects remained focused on several key areas: reviewing amended applications, validating cost reasonableness, and reassessing project eligibility. Despite these targeted efforts, overall progress was hindered due to persistent documentation gaps. Many applicants faced challenges in providing the necessary compliant documents, such as Independent Cost Estimates (ICEs) and substantiation a tie to the disaster. These deficiencies necessitated repeated cycles of technical assistance, as VIHFA and program administrators worked with applicants to fulfill all submission requirements and move projects forward.

During the reporting period project identification of projects and reviews were prioritization; this process focused on several critical factors, including project readiness, the anticipated impact and benefit to the community, cost reasonableness, the potential for duplication of benefits, and considerations regarding funding of last resort including a tie to the disaster. Through this approach, VIHFA dedicated increased attention to amended applications to ensure that resources were allocated effectively and in accordance with program goals.

VIHFA held joint meetings with ODR and applicants to technical assistance focused on completing eligibility, compliant and approved project applications. Project reviews were completed for the Lutheran Social Services: Sister Emma Cottages, Salvation Army of the Virgin Islands: Main Street/Market Square Renovation and the St. Croix Animal Welfare projects. Meanwhile, environmental reviews for the relevant projects are ongoing, with progress contingent upon the completion of Phase 1 Environmental Site Assessments (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

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

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
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