

Grantee: Virgin Islands

Grant: B-18-DP-78-0002

April 1, 2026 thru June 30, 2026 Performance Report

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

Disasters:

Declaration Number

FEMA-4340-VI
FEMA-4335-VI

Narratives

Mitigation Needs Assessment:

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

Safety and Security

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

considerably less risk than that of St. Croix and St. Thomas. On those islands, lifeline facilities with pre-code structural components represent the most significant vulnerability. These facilities comprise Safety and Security lifelines.

Food, Water, Shelter

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

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

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

Health/Medical

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

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

Energy

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

Communications

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

Transportation

Transportation lifelines facilitate the movement of people and goods throughout the

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

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

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

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

Proposed Use of Funds:

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

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

As well as planning and administrative activities.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	(\$58,832,194.00)	\$602,608,900.00
Total Budget	(\$58,832,194.00)	\$602,608,900.00
Total Obligated	(\$95,480,063.00)	\$565,961,031.00

Total Funds Drawdown	\$1,580,537.96	\$187,259,980.45
Program Funds Drawdown	\$1,580,537.96	\$187,259,980.45
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,193,614.53	\$186,263,955.10
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
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	\$ 710,063.58	\$ 15,757,375.62
Jackson Development Company, LLC	\$ 1,663,193.44	\$ 21,201,345.53
V.I. Housing Finance Authority (VIHFA)	\$ 0.00	\$ 3,385,646.82
VI Department of Public Works (DPW)	\$ 10,587.68	\$ 10,587.68
VI Housing Finance Authority	\$ 798,668.70	\$ 798,668.70
Virgin Islands Housing Authority (VIHA)	\$ 0.00	\$ 0.00
Virgin Islands Water and Power Authority (WAPA)	\$ 11,101.13	\$ 145,110,330.75

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	50.00%	70.76%	5.21%
Overall Benefit Amount	\$362,425,370.00	\$391,476,703.00	\$37,767,977.53
Limit on Public Services	\$116,128,200.00	\$0.00	\$0.00
Limit on Admin/Planning	\$154,837,600.00	\$49,337,260.00	\$4,381,672.17
Limit on Admin	\$38,709,400.00	\$38,709,400.00	\$3,865,775.52
Most Impacted and Distressed	\$774,188,000.00	\$532,700,585.00	\$0.00

Overall Progress Narrative:

During the April through June 2026 reporting period, the Virgin Islands Housing Finance Authority continued to advance the CDBG-MIT portfolio through a combination of active project implementation, environmental and regulatory review, procurement coordination, compliance monitoring, and strategic risk management. Overall grant expenditures remained steady at approximately 24 percent of the total CDBG-MIT allocation, with the largest drawdown concentration in Infrastructure and Public Facilities, followed by Housing. By June 2026, total CDBG-MIT expenditures were reported at approximately \$186.8 million, reflecting continued activity across the portfolio while also underscoring the need to accelerate projects that remain in environmental, application, or procurement phases.

Housing activities demonstrated continued forward movement, particularly for the Lovenlund Phase I and Bellevue Village/Calabash Boom projects. In April and May, rehabilitation activities were underway across multiple residential buildings, roof scopes, common areas, cistern systems, and site improvements. By June, Lovenlund Phase I continued exterior finishing, window reinstallation, roof-related work, gutter installation, and tenant engagement activities tied to the Path to Homeownership initiative. Bellevue Village and Calabash Boom also showed measurable progress, including exterior repairs, painting preparation, cistern cleaning and sealing, drainage improvements, structural repairs, and ongoing tenant readiness activities. These efforts reflect continued alignment between physical mitigation improvements and the broader goal of expanding resilient housing and homeownership opportunities for low- and moderate-income households.

Several housing projects also advanced through pre-construction and regulatory milestones. Main Street Homes progressed from application and environmental coordination toward environmental clearance, while the Residences at 340 North and Hill Street Apartments continued through application approval, design, and environmental review activities with the Residences at 340 North receiving the AUGF. These projects remain important to the long-term mitigation housing pipeline; however, their continued progress is dependent on completion of environmental review, procurement steps, permit approvals, and execution of required agreements. As a result, continued monitoring of milestones, documentation, and applicant responsiveness have and remain critical to keeping these projects on schedule.

Infrastructure and Public Facilities remained steady in project review and implementation. The Propane Supply Infrastructure project continued to represent the largest expenditure within the portfolio and remained substantially advanced, while the Veterans Drive Mitigation Project Phase II continued to move through coordination with federal and local partners. The Veterans Drive project remained dependent on timely submission and validation of the solicitation package, permit approvals, and alignment of amended project milestones. Additional infrastructure and public facilities projects, including the community resilience/public facility activities, remained in various stages of application, regulatory review, or project readiness, requiring continued attention to implementation risk, compliance requirements, and schedule feasibility. To date, three projects within this portfolio has advanced to the environmental review phase.

The Economic Revitalization and Resilience portfolio continued to include a large number of projects in application review, environmental review, SRA execution, or early implementation. Projects such as the St. Croix Women’s Coalition Crisis

Center, Royale Systems, Our Town Frederiksted, VI Aqua Farm, Galleon House, Hotel 1829, HSR Communications, St. Thomas Rescue, Seed to Soul Farm, G&D Seafood, and Rockmart reflected the breadth of mitigation activities supporting business continuity, facility hardening, emergency power, communications resilience, food security, and community services. Across this portfolio, progress was strongest where applicants submitted required documentation, independent cost estimates, amended applications, or procurement materials. Delays were most often associated with environmental review, applicant responsiveness, duplication of benefits analysis, procurement sequencing, and outstanding application amendments. On a brighter note, Phase 1 of the St. Croix Women’s Coalition Crisis Center has completed and Aqua Farms is 50% complete.

In summary, the CDBG-MIT program made meaningful progress from April through June 2026, particularly in active housing rehabilitation, infrastructure investment, and preparation of economic resilience projects for implementation. At the same time, a substantial portion of the portfolio remains in pre-construction, environmental, regulatory, or procurement stages. The next reporting period, VIHFA will continue to prioritize accelerating projects toward execution, resolving outstanding environmental and permitting dependencies, improving documentation completeness, and maintaining proactive communication with applicants, subrecipients, and HUD.

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
Admin_001, Administration	\$332,695.69	\$38,709,400.00	\$3,865,775.52
ER_001-CHF, Commercial Hardening & Financing Program	\$128,721.80	\$33,924,659.00	\$688,333.03
ER_002-SBM, Small Business Mitigation	\$68,700.00	\$6,363,935.00	\$110,335.67
H_001-MFH, Resilient Multifamily Housing	\$1,040,962.56	\$165,572,126.00	\$36,958,721.15
H_002-NHC, Single Family Resilient New Home	\$0.00	\$73,115,777.00	\$0.00
H_003-HHI, Homeless Housing Initiative	\$0.00	\$20,475,368.00	\$0.00
IF_001_CRPF, Community Resilience & Public Facilities	\$0.00	\$13,169,937.00	\$0.00
IF_002-RCNI, Resilient Critical & Natural Infrastructure	\$1,991.18	\$409,048,937.00	\$145,120,918.43
MIT-BUYO-LMI, Buyout Program	\$0.00	\$3,180,000.00	\$0.00
Planning_001, Planning	\$7,466.73	\$10,627,861.00	\$515,896.65
PS_001_PubSer, Public Services	\$0.00	\$0.00	\$0.00

Activities

Project # /	Admin_001 / Administration
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Grantee Activity Number: MIT-Admin-VIHFA

Activity Title: Admin-VIHFA

Activity Type:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
Admin_001	Administration
Projected Start Date:	Projected End Date:
04/25/2023	04/25/2035
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
NA	V.I. Housing Finance Authority (VIHFA)

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$38,709,400.00
Total Budget	\$0.00	\$38,709,400.00
Total Obligated	\$0.00	\$38,709,400.00
Total Funds Drawdown	\$332,695.69	\$3,865,775.52
Program Funds Drawdown	\$332,695.69	\$3,865,775.52
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,954,766.98
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$2,954,766.98
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

During this quarter the current occurred:

Human Capital: 2 new employees were onboarded within the Environmental Compliance department to meet the demand for personnel to perform environmental reviews on the growing list of projects.

Procurement: Procurement activity focused on post-award compliance reviews, procurement file documentation, project review coordination, training and capacity building, and contract administration support. The activities this quarter emphasized Procurement’s continued emphasis on strengthening procurement compliance, supporting corrective action responses, maintaining complete records, and improving organization-wide understanding of procurement requirements.

In April, Procurement initiated a post-award compliance review of Office of Disaster Recovery procurements related to the EnVision Program.

Procurement continued its “Procurement Challenge: 16 Weeks to Mastery” training initiative during the reporting period. Topics covered included Independent Cost Estimates, Cost and Price Analysis, Credit Card Purchases, Micro Purchases, Small Purchases, Formal Procurement, Evaluation of Proposals, and Contract

Administration. Staff were instructed to review applicable SOPs, watch short training videos, and complete weekly quizzes. In June, Procurement reopened quizzes for Weeks 1 through 7 to support staff participation and reinforce consistency, compliance, accountability, and operational excellence across procurement processes.

Highlights Include:

- Procurement initiated the EnVision Program post-award compliance and records review; launched and reinforced Week 1 of the Procurement Challenge; and issued a temporary office closure notice for departmental training.
- Procurement continued the Procurement Challenge with topics on formal procurement and evaluation of proposals, and confirmed completion of procurement review for projects in concurrent review.
- Procurement reopened quizzes for Weeks 1–7, launched Week 9 on contract administration

Communications: Mitigation-related communications represented the majority of activity for the quarter. In April, outreach began with the announcement of \$151,000 in funding for the Women's Coalition, underscoring continued investment in community resilience and support services. In May, communications expanded to include several major mitigation updates, including the announcement of \$2.2 million in funding for Royale Systems, the release and reposting of related RFQ notices, and public updates regarding the arrival of additional equipment. Additional Maycommunications included the announcement of \$192,000 in funding for VI Aquafarms and multiple procurement-related notices, including AC Development RFQ notices. June communications continued to emphasize mitigation investments and housing-related opportunities. Key announcements included \$1.7 million in funding for Concordia Eco-Resort, nine affordable rental homes through Main Street Homes, the Royal Systems Turnkey RFP, \$1.5 million for Sejah Farms, and \$7.5 million in funding for The Residences at 340 North. The quarter also included public communications on Bellevue and Calabash, which highlighted the transformation of 120 rental units into homeownership opportunities, as well as the Lovenlund announcement regarding the conversion of 99 rental units into homeownership opportunities. Additional mitigation communications included the VI Aquafarms security fencing press release and the Main Street Homes floodplain notice.

Compliance: Several monitoring letters and notifications were sent out this quarter with onsite and desktop monitorings to occur beginning July 2026.

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 # / ER_001-CHF / Commercial Hardening & Financing Program

Grantee Activity Number: MIT-654-CHardFin-LMI

Activity Title: ER-CHF-Commercial Hardening Finance Projects

Activity Type:	Activity Status:
MIT - Economic Development	Under Way
Project Number:	Project Title:
ER_001-CHF	Commercial Hardening & Financing Program
Projected Start Date:	Projected End Date:
02/09/2025	12/28/2028
Benefit Type:	Completed Activity Actual End Date:
Direct (Person)	
National Objective:	Responsible Organization:
Low/Mod	VI Housing Finance Authority

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	\$20,935,724.00	\$33,924,659.00
Total Budget	\$20,935,724.00	\$33,924,659.00
Total Obligated	\$0.00	\$12,988,935.00
Total Funds Drawdown	\$128,721.80	\$688,333.03
Program Funds Drawdown	\$128,721.80	\$688,333.03
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$688,333.03	\$688,333.03
VI Housing Finance Authority	\$688,333.03	\$688,333.03
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The goal of the Commercial Hardening & Financing Program is to minimize operational down time and accelerate recovery of commercial areas after a disaster to benefit LMI residents and others. Privately owned commercial or industrial buildings or ports may be rehabilitated or hardened to become more resilient. Such projects may include but are not limited to those that result in abatement of asbestos hazards, remediation of mold, lead abatement, lead-based paint hazards evaluation and reduction, and the correction of code violations and provision of permanent emergency power (e.g., generators and solar arrays). 24 CFR 570.202(a)(3).

The intention of the program is to upgrade private buildings and return them to productive business uses and ensure the ability for such facilities to be fully operating during emergencies. Accordingly, at the time the application is submitted the private entity or person that is going to undertake the rehabilitation of the structure must own the property or have an option to purchase the property.

Commercial financing is often needed to supplement or replace CDBG-MIT funds for economic resilience and revitalization projects. Programs initiated or systems improved to enhance or replace privately available capital sources may be eligible for funding. 26 small business will receive funding to strengthen their business against future disasters.

Location Description:

Activity Progress Narrative:

During the April through June 2026 reporting period, the Commercial Hardening and Financing (CHF) Program demonstrated measurable improvements in project management practices through enhanced environmental

review coordination, procurement oversight, subrecipient engagement, and disciplined readiness tracking. While many projects remained in pre-construction phases due to environmental and regulatory requirements, VIHFA utilized the reporting period to strengthen program controls, establish clearer implementation pathways, and proactively address project-specific barriers to execution.

The CHF Program transitioned from generalized project monitoring to milestone-based management and targeted technical assistance. Projects such as HSR Communication, LLC, St. Thomas and Economic Development Authority (Padilla and Marcelli) faced challenges related to application amendments. VIHFA increased coordination with subrecipients, provided structured technical assistance sessions, and facilitated amendment reviews. For St. Thomas Rescue, VIHFA provided detailed technical assistance regarding Independent Cost Estimates, application revisions, and supporting documentation requirements. By June, the amended application had been completed and entered environmental review. Amended and developed Subrecipient Agreements with special conditions to support project advancement were transmitted to subrecipients for review and returned for execution. These actions demonstrate a more structured approach to project readiness management, positioning projects for implementation.

Hotel 1829 elected to independently procure environmental services to accelerate completion of its environmental review package, while VIHFA provided technical assistance and completed review materials to support accurate submissions. Similarly, HSR Communications, LLC advanced environmental due diligence through coordination with Cadastral records, identification of asbestos testing requirements, and refinement of Part 58 environmental review activities. For Galleon House and Our Town Frederiksted, VIHFA continued environmental review planning and solicitation activities while maintaining active communication with project sponsors regarding outstanding requirements. These actions reflect a shift toward proactive environmental risk management.

Project management maturity was also evident in procurement and contract administration activities. Royal Systems, LLC demonstrated the strongest implementation progress within the CHF Program. The project advanced from architectural design completion and subcontractor coordination to execution of an amended Subrecipient Agreement, procurement of critical equipment, vendor evaluations, and preparation for construction mobilization. Procurement activities included fuel tank solicitations, battery installation procurements, generator commissioning, UPS procurement activities, and preparation of additional solicitation packages for solar and construction services. VIHFA's oversight of procurement sequencing, contract execution, and expenditure tracking reflects a more sophisticated management framework designed to maintain implementation momentum while ensuring compliance with federal procurement requirements.

The St. Croix Women's Coalition Crisis Center project transitioned from final payment processing to compliance inspection and closeout preparation. VIHFA maintained oversight of reimbursement reviews, final inspections, and closeout documentation while ensuring all vendor payments were processed and reconciled. This progression demonstrates improved integration of financial management, compliance monitoring, and project closeout procedures. Across the CHF Program, monitoring activities increasingly emphasize reimbursement verification, procurement tracking, and implementation.

Overall, the CHF Program demonstrated meaningful advancement in project management capabilities during the reporting period. VIHFA strengthened environmental review coordination, improved procurement readiness, increased technical assistance to subrecipients, enhanced monitoring of implementation milestones, and established stronger accountability mechanisms for project progression. These improvements have positioned multiple projects to transition from environmental review and pre-construction phases into active implementation while maintaining compliance with CDBG-MIT requirements.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of buildings (non-residential)	1	1/18
# of Businesses	1	17/18
# of properties protected from	1	1/18

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Project # /

ER_002-SBM / Small Business Mitigation

Grantee Activity Number: MIT-656-SmBusMit-LMI

Activity Title: ER-SBM-SMALL BUSINESS MITIGATION PROJECTS

Activity Type:	Activity Status:
MIT - Economic Development	Under Way
Project Number:	Project Title:
ER_002-SBM	Small Business Mitigation
Projected Start Date:	Projected End Date:
02/09/2025	12/30/2027
Benefit Type:	Completed Activity Actual End Date:
Direct (Person)	
National Objective:	Responsible Organization:
Low/Mod	VI Housing Finance Authority

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	(\$1,500,000.00)	\$6,363,935.00
Total Budget	(\$1,500,000.00)	\$6,363,935.00
Total Obligated	(\$1,500,000.00)	\$6,363,935.00
Total Funds Drawdown	\$68,700.00	\$110,335.67
Program Funds Drawdown	\$68,700.00	\$110,335.67
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$110,335.67	\$110,335.67
VI Housing Finance Authority	\$110,335.67	\$110,335.67
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Mitigation Improvements for Small Business Program is intended to minimize operational down time and accelerate recovery of small businesses after a disaster. Mitigation measures may include but are not limited to:

- Dry Floodproofing of Non-residential Structures
- Generator installation
- Solar power installation
- Weatherization
- Drainage Improvements
- Communication Systems

riorities will be projects that meet the CDBG-MIT criteria for eligible economic development assistance and do the following:

-
- Create jobs predominantly for LMI individuals
-
- Reduce risks to life, property, and critical environments
-

In conjunction with improvements, utilize job placement programs for trainees

Location Description:

Activity Progress Narrative:

During the reporting period, the Small Business Mitigation Program strengthened how projects are managed during implementation by moving beyond general project monitoring toward a more structured, readiness-driven management approach. VIHFA enhanced contractor coordination, construction readiness, environmental compliance oversight, technical assistance, and milestone tracking to better manage project dependencies, resolve implementation barriers, and maintain accountability for project advancement.

VI Aqua Farm serves as a strong example of improved project management progression during the reporting period. In April, contracts were executed for site clearing and fencing installation services, establishing a foundation for implementation. By May, payment processing commenced and project mobilization activities were underway. In June, both contractors had mobilized, land clearing activities had begun, approximately half of the site had been cleared, fencing materials had been delivered, and pole installation activities were underway. This progression, 50% project completion, demonstrates improved contractor coordination, procurement execution, expenditure management, and implementation oversight. Regular site visits and monitoring activities further strengthened accountability and ensured project activities remained aligned with approved scopes and schedules.

The program also strengthened management of environmentally constrained projects by moving from passive monitoring to active coordination of environmental requirements, as demonstrated by G&D Seafood. Key activities included coordination of Phase I Environmental Site Assessments, wetlands reviews, floodplain analyses, asbestos determinations, Coastal Zone Management reviews, endangered species consultations, and Part 58 environmental documentation. By clearly identifying environmental dependencies, communicating requirements to applicants, and providing targeted technical assistance, VIHFA improved project readiness and positioned these projects for timely advancement once environmental clearance is obtained. VIHFA also improved project management through stronger application management and targeted technical assistance. For example, Rockmart Food Wholesaler progressed from completion of the DOB analysis and identification of required amendments in April to preparation of revised applications in subsequent reporting periods. These revisions addressed eligibility requirements and refined project scopes, demonstrating a stronger emphasis on resolving eligibility and scope issues early in the project lifecycle to reduce future implementation risks.

The SBM Program also demonstrated improved financial and performance monitoring practices. Project reporting increasingly incorporated milestone-based performance tracking, procurement monitoring, reimbursement oversight, and implementation sequencing. Rather than focusing solely on expenditures, program management activities emphasized readiness indicators, contractor mobilization, environmental milestones, and procurement progress. This expanded oversight framework provides a more comprehensive understanding of project performance and allows for earlier identification and resolution of implementation risks.

The reporting period reflects a substantial progression in project management maturity across the Small Business Mitigation Program. VIHFA strengthened environmental review management, increased technical assistance to applicants, improved procurement and contractor oversight, enhanced monitoring of project milestones, and established clearer accountability for project advancement. These improvements have positioned the SBM portfolio for more efficient implementation while ensuring compliance with CDBG-MIT requirements and long-term resilience objectives.

Note: Measures report that 13 business have completed which is in error. This performance measure will be updated in the action plan once the QPR has been submitted.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Businesses	1	13/8

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Project # /

H_001-MFH / Resilient Multifamily Housing

Grantee Activity Number: MIT-642-Bellevue-LMI

Activity Title: MIT-MFH-Bellevue-LMI

Activity Type:

MIT - Rehabilitation/reconstruction of residential structures

Project Number:

H_001-MFH

Projected Start Date:

12/18/2024

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Under Way

Project Title:

Resilient Multifamily Housing

Projected End Date:

12/30/2027

Completed Activity Actual End Date:

Responsible Organization:

Jackson Development Company, LLC

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$17,655,617.00
Total Budget	\$0.00	\$17,655,617.00
Total Obligated	\$0.00	\$17,655,617.00
Total Funds Drawdown	\$406,347.75	\$13,080,092.23
Program Funds Drawdown	\$406,347.75	\$13,080,092.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,037,236.38	\$13,080,092.23
Jackson Development Company, LLC	\$1,037,236.38	\$13,080,092.23
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

During the reporting period, construction activity advanced across multiple buildings. Cistern cleaning activities were completed at Buildings 11, 12, 13, and 25, with cisterns cleaned and water fully replaced during the May monitoring period. Plastering and surface repair activities also progressed across Buildings 16, 17, 18, 19, 20, and 29, including removal of deteriorated plaster and application of new finishes in preparation for painting.

By June, cistern cleaning, sealing, and refill activities had expanded across Buildings 2 through 29, with Buildings 1 and 30 through 36 remaining. Exterior wall repairs, plaster patching, painting, and exterior lighting installations also continued across several buildings, with some fixtures identified for replacement.

Weekly construction updates also reflected continued site-level movement, including completion of cistern filling and sealing, the start of priming and power washing on building exteriors, progress toward completion of painting on one building, and replacement of exterior lights, with some lighting requiring follow-up replacement.

For the combined Bellevue Village and Calabash Boom portfolio, the homeownership conversion pipeline

reflects 120 total units, broken out as 72 units at Bellevue Village and 48 units at Calabash Boom.
As of the June reporting period, the Path to Homeownership activity showed measurable tenant progression across the combined portfolio: 80 tenants moving forward to homeownership, representing 67% of the 120-unit portfolio; 30 tenants in credit counseling, representing 25%; 24 tenants in the application phase, representing 20%; and 23 tenants ready for certification, representing 19%.

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: MIT-642-CalabashBoom-LMI

Activity Title: MIT-MHF-Calabash Boom-LMI

Activity Type:

MIT - Rehabilitation/reconstruction of residential structures

Project Number:

H_001-MFH

Projected Start Date:

12/18/2024

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Under Way

Project Title:

Resilient Multifamily Housing

Projected End Date:

12/30/2027

Completed Activity Actual End Date:

Responsible Organization:

Jackson Development Company, LLC

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$10,143,370.00
Total Budget	\$0.00	\$10,143,370.00
Total Obligated	\$0.00	\$10,143,370.00
Total Funds Drawdown	\$288,329.91	\$8,121,253.30
Program Funds Drawdown	\$288,329.91	\$8,121,253.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$625,957.06	\$8,121,253.30
Jackson Development Company, LLC	\$625,957.06	\$8,121,253.30
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

During the April–June 2026 reporting period, Calabash Boom continued to demonstrate measurable construction progress through active building-level and site-level rehabilitation activities. Work advanced across Buildings 1 through 7 and the Community Center, including plaster patching and exterior rehabilitation activities. Site resiliency improvements also progressed through culvert work at Buildings 4 and 5, trench drain installation at the storeroom entrance, and removal and replacement of storeroom and pump room doors. Scaffolding was erected to support continued exterior rehabilitation activities, and prior exterior finish work had advanced at Buildings 5, 6, and 7 and the Community Center, with entry ramp reconstruction completed at Building 7. Together, these activities show continued upward movement across the project’s rehabilitation scope, including exterior repairs, drainage improvements, access improvements, and building/site readiness. In parallel, homeownership conversion activities continued across the Bellevue/Calabash portfolio, which includes 120 total units, consisting of 72 Bellevue units and 48 Calabash units. Reported homeownership progress included 80 tenants moving forward toward homeownership, 30 tenants in credit counseling, 24

tenants in the application phase, and 23 tenants ready for certification. These construction and homeownership milestones demonstrate continued progress toward resilient rehabilitation, resident readiness, and long-term affordable homeownership outcomes.

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: MIT-642-Lovenlund1-LMI

Activity Title: MIT-MFH-Lovenlund Phase 1-LMI

Activity Type:

MIT - Rehabilitation/reconstruction of residential structures

Project Number:

H_001-MFH

Projected Start Date:

12/18/2024

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Under Way

Project Title:

Resilient Multifamily Housing

Projected End Date:

12/30/2027

Completed Activity Actual End Date:

Responsible Organization:

JDC Magens Junction Associates 2, LLC

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$20,571,055.00
Total Budget	\$0.00	\$20,571,055.00
Total Obligated	\$0.00	\$20,571,055.00
Total Funds Drawdown	\$346,284.90	\$15,757,375.62
Program Funds Drawdown	\$346,284.90	\$15,757,375.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$710,063.58	\$15,757,375.62
JDC Magens Junction Associates 2, LLC	\$710,063.58	\$15,757,375.62
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

During the April–June 2026 reporting period, Lovenlund Phase 1 continued to advance through active construction and homeownership conversion activities under the CDBG-MIT Resilient Multifamily Housing Program. Construction progress continued across multiple residential buildings, with work focused on exterior rehabilitation, window reinstallation, roof-related improvements, building envelope work, exterior finishing, and common area improvements. Reported construction activities included exterior painting, roof repair work, gutter installation, recaulking, inspections, cistern cleaning/sealing, and continued improvements to shared site amenities.

The project demonstrated continued upward movement during the quarter as rehabilitation activities progressed across several buildings. By May, the project was reflected as 50% construction complete, with rooftop guttering ongoing on multiple buildings. By June, work had advanced across Buildings 4, 6, 8, and 10, including window reinstallation and exterior plastering of window openings. Completed window reinstallation was also reported in Buildings 1, 2, 4, 6, and 8, showing continued movement toward completion of building

envelope and unit-level rehabilitation activities.

In addition to construction progress, homeownership conversion activities also advanced during the reporting period. Tenant authorization forms for credit checks were received, and coordination was underway to initiate one-on-one counseling sessions upon completion of credit reviews. These activities support the project's transition from rehabilitation toward long-term affordable homeownership readiness for eligible households.

Overall, Lovenlund Phase 1 continued to make measurable progress during the quarter through both physical construction activities and homeownership preparation. The project advanced building rehabilitation, roof and exterior improvements, window reinstallation, common area upgrades, and resident homeownership readiness activities, supporting CDBG-MIT objectives to preserve affordable housing, improve long-term housing resilience, and create sustainable homeownership opportunities for eligible households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of homes retrofitted with	4	4/99

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: MIT-642-MainSH-LMI

Activity Title: Resilient Multifamily Housing- Main Street Homes

Activity Type:	Activity Status:
MIT - Rehabilitation/reconstruction of residential structures	Under Way
Project Number:	Project Title:
H_001-MFH	Resilient Multifamily Housing
Projected Start Date:	Projected End Date:
05/01/2026	12/21/2027
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
Low/Mod-Income Housing	V.I. Housing Finance Authority (VIHFA)

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	\$4,730,000.00	\$4,730,000.00
Total Budget	\$4,730,000.00	\$4,730,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The project allows for the rehabilitation, reconstruction of multifamily development. This effort focuses on restoring and upgrading an existing residential structure which sustained significant damage during Hurricanes Irma and Maria. While the project aims to rehab and reconstruct, it also aims at enhancing the safety, quality, and resilience of multifamily properties. Key objectives include upgrading and modernizing existing housing to meet current accessibility, and energy efficiency standards, preserving affordable housing options, and promoting community stability.

Location Description:

Activity Progress Narrative:

During the April–June 2026 reporting period, Main Street Homes demonstrated measurable progress through the environmental review and compliance pathway required for CDBG-MIT implementation. The project advanced from addressing environmental review comments and resubmitting documentation to securing Historic Preservation Committee approval, which allowed the project to move forward in the environmental review process. Following the Historic Preservation milestone, the project progressed into the public notice and floodplain compliance stage. Environmental documentation was resubmitted, public posting timelines were established, and required floodplain-related notices, including early and final postings, were incorporated into the project’s environmental path forward. By June, the environmental review process had advanced beyond documentation review into public posting and

HUD authorization readiness. Project coordination confirmed that environmental requirements had moved forward to the public posting stage, with the posting period serving as the next step prior to submission for HUD Authority to Use Grant Funds. The project continued to show upward movement at the end of the quarter, with public posting activity advancing and final public notice documentation being posted. These environmental milestones demonstrate that, although construction had not yet commenced, Main Street Homes continued to move through required CDBG-MIT compliance steps and remained positioned for HUD authorization, procurement execution, and construction mobilization upon completion of the remaining approval requirements.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / H_002-NHC / Single Family Resilient New Home

Grantee Activity Number: MIT-644-340NTH-LMI

Activity Title: New Home Construction

Activity Type:	Activity Status:
MIT - Residential New Construction	Under Way
Project Number:	Project Title:
H_002-NHC	Single Family Resilient New Home Construction
Projected Start Date:	Projected End Date:
05/01/2026	12/30/2027
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
Low/Mod-Income Housing	V.I. Housing Finance Authority (VIHFA)

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	\$8,250,000.00	\$8,250,000.00
Total Budget	\$8,250,000.00	\$8,250,000.00
Total Obligated	\$8,250,000.00	\$8,250,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

This project is designed to expand climate-resilient, below-market-rate homeownership opportunities. The development introduces a master-planned community constructed using hurricane-resistant ICF building systems, energy-efficient design, and decentralized utilities to reduce long-term disaster risk and improve overall affordability. Residences of 340 North will consist of 22 Single Family Homes, enabling homeownership opportunities to LMI households.¿

Location Description:

Activity Progress Narrative:

During the April–June reporting period, The Residences at 340 North continued to advance through critical pre-construction and implementation-readiness activities in alignment with CDBG-MIT requirements and program objectives. The project supports the CDBG-MIT purpose by advancing resilient affordable homeownership and reducing long-term disaster risk through hazard-resistant housing design, resilient construction standards, and site-level mitigation features. The project also remains aligned with the applicable CDBG-MIT national objective by supporting affordable homeownership opportunities for eligible low- and moderate-income households and maintaining long-term affordability controls through recorded restrictions. During the quarter, VIHFA and the developer continued progressing activities necessary to move the project toward implementation, including agreement finalization, compliance review, affordability structure, program income controls, site control/implementation readiness, and coordination around required local approvals.

These activities represent measurable progress toward project delivery even though vertical construction had not yet commenced.

Progress toward construction mobilization was impacted by local regulatory and permitting requirements, including pending DPNR-related approvals. However, VIHFA and the developer continued active coordination to address outstanding permitting requirements and maintain project momentum. This approach is consistent with CDBG-MIT expectations that funded activities be carefully evaluated, documented, and advanced through necessary planning, permitting, and implementation steps before construction proceeds.

Overall, the project demonstrated continued progress during the reporting period by advancing required administrative, compliance, and readiness milestones while maintaining alignment with CDBG-MIT objectives: resilient housing, long-term risk reduction, benefit to eligible households, affordability preservation, and readiness for construction upon resolution of remaining local regulatory approvals.

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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Project # /	IF_001_CRPF / Community Resilience & Public Facilities
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Grantee Activity Number: MIT-646-Community PF
Activity Title: CRPF-Portfolio Projects

Activity Type:
MIT - Public Facilities and Improvements-Non Covered

Project Number:
IF_001_CRPF

Projected Start Date:
06/02/2025

Benefit Type:
Area (Census)

National Objective:
Urgent Need Mitigation

Activity Status:
Planned

Project Title:
Community Resilience & Public Facilities

Projected End Date:
12/29/2030

Completed Activity Actual End Date:

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

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	(\$86,830,063.00)	\$13,169,937.00
Total Budget	(\$86,830,063.00)	\$13,169,937.00
Total Obligated	(\$86,830,063.00)	\$13,169,937.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

This will consist of activities within the Community Resilience and Public Facilities Projects: St. Croix Multipurpose Facility, St. Croix Foundation, are two of the projects.

Location Description:

usvi

Activity Progress Narrative:

The Community Resilience and Public Facilities portfolio remains primarily in the pre-implementation phase, with most highlighted projects moving through application or environmental review. Several projects have advanced into environmental review, including the St. Thomas Abattoir Rehabilitation, From Crisis to Opportunity at Juan F. Luis Hospital, and the Alexander Theater Shelter and Safe Room. These activities are intended to strengthen critical public facilities, improve emergency readiness, and expand access to essential services during and after disaster events.

The St. Thomas Abattoir Rehabilitation moved into environmental review following a June 16, 2026 working session to address findings and questions from the environmental team. The project will rehabilitate and build out the existing abattoir structure to support federally compliant animal processing. The From Crisis to Opportunity project will strengthen the medical and health lifeline on St. Croix through the purchase and installation of a fluoroscopy machine, while the Alexander Theater Shelter and Safe Room is planned as a FEMA-compliant shelter in Christiansted near low- and moderate-income communities.

Other projects remain in application review. The STEEMCC REACH USVI Expansion is awaiting final review and will improve healthcare accessibility during hurricanes through the purchase and customization of three mobile

medical vans for the St. Thomas/St. John District.
The Catholic Charities Rita Schuster Resource Center Renovations and Bethlehem Shelter Renovation projects were returned during application review, and applicants requested technical assistance to address application requirements, capacity considerations, and program requirements. Both projects are intended to improve shelter and resource center capacity for homeless and underserved residents during and after storm events.
Overall, progress during the reporting period was concentrated in review, coordination, and technical assistance. The next priority is to resolve outstanding application requirements, complete environmental review steps, and position projects for obligation and implementation. Continued monitoring of review milestones and applicant responsiveness will be critical to moving these investments from planning into measurable mitigation outcomes.

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 # / IF_002-RCNI / Resilient Critical & Natural Infrastructure

Grantee Activity Number: DRM-I-PIAP-001

Activity Title: Propane Infrastructure Acquisition Project

Activity Type:	Activity Status:
MIT - Buyout of Properties	Under Way
Project Number:	Project Title:
IF_002-RCNI	Resilient Critical & Natural Infrastructure
Projected Start Date:	Projected End Date:
12/03/2023	04/28/2026
Benefit Type:	Completed Activity Actual End Date:
Area (Census)	
National Objective:	Responsible Organization:
Urgent Need Mitigation	Virgin Islands Water and Power Authority (WAPA)

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$148,625,000.00
Total Budget	\$0.00	\$148,625,000.00
Total Obligated	\$0.00	\$148,625,000.00
Total Funds Drawdown	\$1,033.39	\$145,110,330.75
Program Funds Drawdown	\$1,033.39	\$145,110,330.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,101.13	\$145,110,330.75
Virgin Islands Water and Power Authority (WAPA)	\$11,101.13	\$145,110,330.75
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The activity entails the acquisition of the existing propane supply infrastructure on both St. Thomas and St. Croix. There will be no updates, changes, or modifications to the existing site, land, structures, or facilities. Additionally, there will be no changes to the intended use of the existing site, land, structures, or facilities. The use of the infrastructure will not change. The end date was adjusted 08.12.2025 from 04.28.24 to 04.28.26 to accommodate the ongoing tasks associated with this activity.

Location Description:

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

Activity Progress Narrative:

Propane Acquisition (VIWAPA) – April to June 2026

During the April–June 2026 reporting period, the Propane Acquisition project continued to advance through implementation and compliance activities. Program staff focused on monitoring project performance, reviewing Monthly Status Reports (MSRs), preparing for compliance monitoring, and strengthening project oversight.

April 2026

- The project remained in compliance and maintained steady implementation progress.
- Program staff coordinated the capture of project information in the Environmental GIS system and tracked

- submission of the Operations and Maintenance Plan.
- Site visits conducted in January were incorporated into ongoing project oversight and monitoring activities.
 - Preparations began for a desktop monitoring review to assess project compliance and performance.

May 2026

- Program and VIWAPA prepared for the upcoming desktop monitoring review.
- Documentation requests were issued and project records were assembled for Compliance and Monitoring review.
- The project maintained continued to be one of the most advanced projects within the portfolio.
- Monitoring activities focused on project management practices, documentation, reporting, and compliance requirements.

June 2026

- The desktop monitoring review was completed, with an exit conference held on June 3, 2026.
- Program staff began reviewing draft monitoring results and coordinating with Compliance and Monitoring on issuance of the formal findings letter.
- Monthly Status Reports for May and June were reviewed for completeness, and follow-up was initiated where additional information was required.
- The project continued to demonstrate substantial progress, with expenditures exceeding \$145 million.
- By the end of the quarter, the Program was reviewing monitoring results, tracking corrective actions if necessary, and continuing oversight of project implementation and reporting.

Quarter Accomplishments

- Completed desktop monitoring review and exit conference.
- Continued review and reconciliation of Monthly Status Reports.
- Advanced environmental GIS documentation and project oversight activities.
- Coordinated with Compliance and Monitoring on issuance of formal monitoring results and follow-up actions.

Key Focus Going Forward

- Receive and address formal desktop monitoring findings, if any.
- Ensure timely and complete submission of Monthly Status Reports.
- Continue monitoring project expenditures, compliance requirements, and implementation milestones.
- Complete review of Operations and Maintenance documentation and any outstanding monitoring actions.

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

Activity Title: IF-RCNI-Veterans Drive Road Mitigation Improvement Project

Low/Mod

VI Department of Public Works (DPW)

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

has context menu

Location Description:

St. Thomas

Activity Progress Narrative:

Veterans Drive Project (April – June 2026)

The Veterans Drive Coastal Resilience Project continued to advance during the April–June 2026 reporting period, with program staff focused on coordination, risk mitigation, policy reviews, procurement readiness, and resolution of external dependencies affecting project implementation.

April 2026

- DPW submitted the Fraud, Waste and Abuse Policy, which was forwarded for Compliance and Monitoring review.
- The Program continued to track issuance of the U.S. Army Corps of Engineers (USACE) permit and coordinated with DPW regarding the procurement package for the actual construction of the roadway where the CDBG_MIT funds will be utilized.
- Coordination efforts continued with DPW, Eastern Federal Lands (EFL), the U.S. Coast Guard (USCG), and other stakeholders to address right-of-way and permitting requirements.
- Program staff identified the need to update project schedules and amend the Subrecipient Agreement once permitting and federal coordination requirements were resolved.

May 2026

- DPW reported ongoing negotiations with the U.S. Coast Guard regarding project requirements and access issues.
- The Program continued reviewing options to accelerate expenditure of CDBG-MIT funds and coordinated with DPW regarding procurement documentation.
- Follow-up efforts continued on the USACE permit, procurement package, policies, and project implementation schedule.
- Leadership discussions focused on identifying strategies to advance project expenditures while maintaining compliance requirements.

June 2026

- The Program conducted multiple coordination meetings with DPW to address outstanding deliverables, including the procurement package, required policies, and the agreement between DPW and the U.S. Coast Guard.
 - Review of GARVEE and RAISE grant funding structures was completed to evaluate opportunities for accelerating expenditure of CDBG-MIT funds.
 - The Program determined that project implementation remains dependent upon resolution of the USCG Memorandum of Agreement (MOA) and completion of the procurement package.
 - DPW advised that an MOA between USCG, GVI, and Eastern Federal Lands was anticipated.
 - Program staff identified the need for a scope change and updated project schedule in EM Grants, as several milestones no longer reflected actual project conditions.
 - Delays in the procurement package and Coast Guard coordination were elevated to leadership due to their impact on expenditure timelines and project implementation.
- Quarter Accomplishments

- Continued coordination with DPW, USCG, USACE, and Eastern Federal Lands.
 - Review of multiple policies submitted as part of the capacity assessment process.
 - Evaluation of funding expenditure strategies to improve timeliness of CDBG-MIT expenditures.
 - Identification of required scope changes and schedule updates to better align project milestones with actual project conditions.
 - Escalation of critical external dependencies for executive-level assistance.
- Key Challenges

- Outstanding procurement package from DPW.
- Pending MOA/agreement involving the U.S. Coast Guard.
- Delays in finalization of required policies and supporting documentation.
- Need for updated project schedule and scope amendments before advancement into procurement and contractor selection activities.

Outlook for Next Quarter

The Program will continue working with DPW and federal partners to finalize the USCG agreement, complete procurement readiness reviews, update project schedules, and position the project to advance into implementation activities and increased expenditure of CDBG-MIT funds.

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 # / Planning_001 / Planning

Grantee Activity Number: MIT-Planning-VIHFA

Activity Title: MIT-Planning

Activity Type:	Activity Status:
MIT - Planning and Capacity Building	Under Way
Project Number:	Project Title:
Planning_001	Planning
Projected Start Date:	Projected End Date:
04/25/2023	04/23/2035
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
NA	V.I. Housing Finance Authority (VIHFA)

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	\$0.00	\$10,627,860.00
Total Budget	\$0.00	\$10,627,860.00
Total Obligated	\$0.00	\$10,627,860.00
Total Funds Drawdown	\$7,466.73	\$515,896.65
Program Funds Drawdown	\$7,466.73	\$515,896.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$430,879.84
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$430,879.84
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

Within this program, a planning study has requested MIT assistance. The Accessible Resilient Community Infrastructure in the Virgin Islands Planning project is progressing through the CDBG-MIT review process and is intended to support planning and design for resilient, accessible improvements at four recreational sites across the Territory. The project will develop long-term plans for coastal park improvements, including community engagement, design, permitting, monitoring, and nature-based solutions to strengthen disaster resilience,

reduce erosion and stormwater risks, and improve equitable public access. As of the June 2026 reporting period, the project had a total project cost of \$438,000, with grant-funded costs pending final application approval followed by agreement execution. The project is still in the pre-implementation phase. The program is following up on required signatures for application approval, after which the project is expected to proceed through environmental review, resulting in a CENST, and agreement execution to support the start of the planning study.

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 # / PS_001_PubSer / Public Services

Grantee Activity Number: MIT-PS-Pubervices-LMI

Activity Title: PS-Improved Access to Healthcare

Activity Type:	Activity Status:
MIT - Public Services and Information	Under Way
Project Number:	Project Title:
PS_001_PubSer	Public Services
Projected Start Date:	Projected End Date:
02/09/2025	08/31/2026
Benefit Type:	Completed Activity Actual End Date:
Direct (Person)	05/01/2026
National Objective:	Responsible Organization:
Low/Mod	V.I. Housing Finance Authority (VIHFA)

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	(\$15,400,000.00)	\$0.00
Total Budget	(\$15,400,000.00)	\$0.00
Total Obligated	(\$15,400,000.00)	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
V.I. Housing Finance Authority (VIHFA)	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

These are for applicants that have services that improves access to healthcare. This includes improved access to behavioral health.

Location Description:

USVI

Activity Progress Narrative:

As per action plan substantial amendment #7, this activity has been removed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Businesses	0	4/6

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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