VIHFA

VIRGIN ISLANDS
Housing Finance Authority

CDBG- MIT MONTHLY STATUS REPORT

JULY 2026

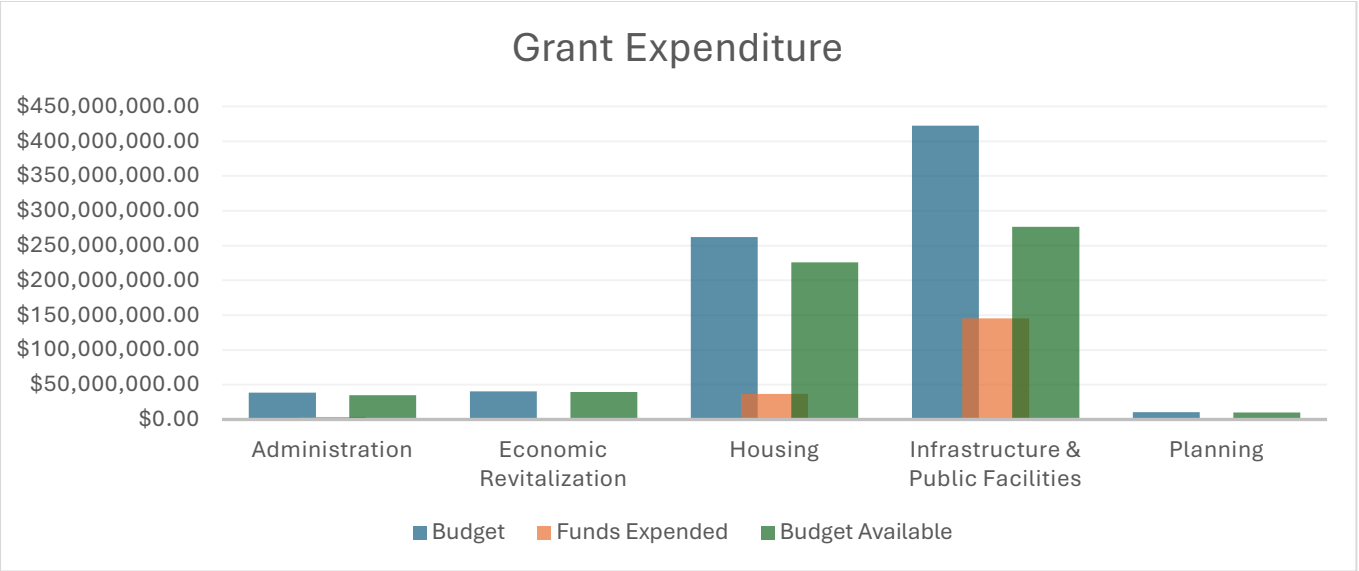
08/09/2026

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

CDBG-MITIGATION AT A GLANCE

Financial Progress



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	$38,709,400.00	$4,196,134.97	$34,513,265.03	10%
Economic Revitalization	$38,870,740.00	$849,521.38	$38,269,493.10	2%
Housing	$248,361,126.00	$37,442,351.61	$212,443,367.41	14%
Infrastructure & Public Facilities	$422,218,874.00	$145,140,205.04	$277,098,088.13	34%
Planning	$10,627,860.00	$580,602.48	$10,047,257.52	5%
Total	**$774,188,000.00**	**$188,208,815.48**	**$585,979,184.52**	**24%**

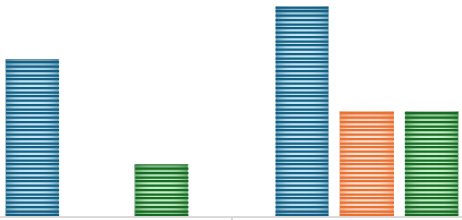
Projects Progress

	Forecasted	Obligated	Approved	Closed	Total
Housing	7	2	3		12
Infrastructure & Public Facilities	5	3	2		10
Economic Resilience & Revitalization		23	2	1	26
	Application Review	Environmental/ Regulatory	In Progress	Closed/ Completed	Total
All Projects	9	25	8		42

Housing

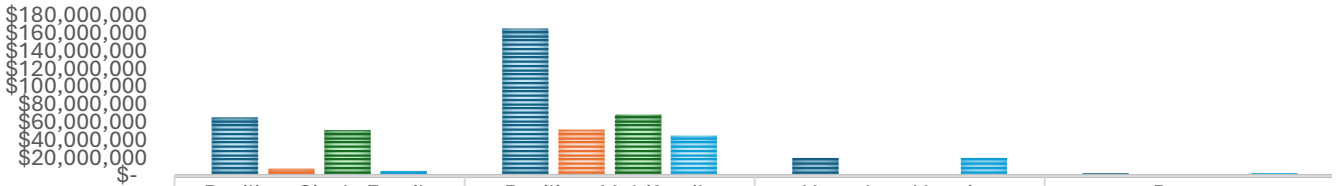
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PROGRAM DETAIL



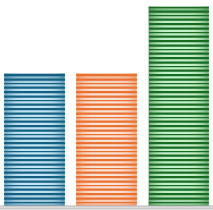
	Resilient Single Family	Resilient Multi Family	Homeless Housing	Buyout
Forecasted Projects	3	4	0	0
Obligated Projects	0	2	0	0
Approved Projects	1	2	0	0

BUDGET DETAIL



	Resilient Single Family	Resilient Multifamily	Homeless Housing	Buyout
Total Budget	$65,874,361	$165,572,126	$20,475,368	$3,180,000
Approved	$8,250,000	$51,755,945	$-	$-
Obligated	$51,478,325	$68,816,181	$-	$-
Unobligated	$6,146,036	$45,000,000	$20,475,368	$3,180,000

PROJECT PROGRESS



	Project Progress
Application	2
Regulatory	2
In Progress	3
Completed	0

FINANCIAL PROGRESS: APPROVED VS EXPENDED



	FINANCIAL PROGRESS
Approved	$69,833,620.00
Expended	$37,442,352.00
Remaining	$32,391,268.00

Projects Monthly Update:

Overview

**This overview includes projects with active applications that are under review, undergoing environmental review, approved, or currently in progress. Forecasted projects with no active applications are not represented below.*

Application Review	Environmental Review	Capacity Assessment	In Progress	Completed
2	2	0	3	0

Project	Total Project Cost	Expended to Date
Lovenlund Phase 1	$20,571,055.00	$16,207,820.46
Bellevue Village & Calabash Boom	$27,798,987.00	$21,211,150.93
Main Street Homes	$4,730,000.00	Not Started-Application Approved; Environmental Review
Residences at 340 North	$7,500,000.00	$0.00
Hill Street Apartments	$9,233,578.00	Not Started- Application Approved; Environmental Review

Monthly Update

Lovenlund Phase 1

Status:	In Progress
Project Description:	This Program will be established to increase homeownership opportunities for residents of low-to moderate income at or below 80%AMI and to provide workforce housing for those with income levels between 80%-120% of AMI. This project also consists of 99 units. Providing a broader income spectrum will have the benefit of decreasing the concentration of poverty and helping to provide work-force housing for those who would otherwise not be able to reach the desire of homeownership.
Period of Performance:	12/19/2024 to 2/23/2028
CDBG-MIT Funded Project Cost:	$20,571,055.00
Funds Expended This Month:	$848,608.84
Funds Expended to Date:	$16,207,820.46
Progress:	5% Homeownership Conversion 73% of Project Funds Drawn

Monthly Update:

Lovenlund Phase 1 building improvements advanced to 61% complete during the July reporting period. Construction activities focused on window work in Buildings 3, 5, and 8, continued door installation across Buildings 1 through 10, exterior plastering around reinstalled windows and concrete subframes, and preparation for signage and lighting installation. The critical path remains completion of window and door renovations, exterior painting, and related building repairs. The primary dependency remains the exterior paint color discrepancy, which the contractor is coordinating with Sherwin Williams to resolve due to faulty paint-mixing equipment calibration. Key next-month tasks include continued window and door renovations, completion of exterior painting and repairs, signage and lighting installation, and closeout of remaining critical path building improvement items.

Bottlenecks / Dependencies / Issues

The active project dependency is the exterior paint color discrepancy. The contractor is coordinating with Sherwin Williams to resolve discrepancies in the official paint colors due to faulty calibrations in prior paint-mixing equipment.

Performance Measures:

(additional construction activity listed in the narrative)

Key Activity	Performance Goal	Key Performance Indicators	Start Date	Monthly Performance Value	To Date Performance
Complete Exterior of Rehabilitation of 99/ 10 Buildings Units	**Roof Retrofitting**	Retrofit 3 Roofs in Q1/ Retrofit 3 Roofs in Q2/ Retrofit 4 Roofs in Q3	February 2026	1 building in Progress	9 buildings Completed
	Replace Doors & Door Frames	Replace doors in 3 Buildings in Q1/ Replace doors in 3 Buildings in Q2/ Replace doors in 43 Buildings in Q3	February 2026	3 buildings in Progress	4 buildings Completed
	Windows Reinstalments	Reinstall windows in 3 Buildings in Q1/Reinstall windows in 3 Buildings in Q2/Reinstall windows in 4 Buildings in Q31/	February 2026	4 buildings in Progress	5 buildings Completed
	Buildings Painted	Paint 3 Buildings in Q1/Paint 3 Buildings in Q2/ Paint 3 Buildings in Q3/	February 2026	0 Buildings in Progress	10 Buildings Completed

	Gutter Replacement	Replace Gutters on 3 Buildings in Q1/Replace Gutters on 3 Buildings in Q2/Replace Gutters on 3 Buildings in Q3/	February 2026	3 buildings in Progress	4 buildings Completed
	Alternative Energy Installed	Install Alternative Energy on 3 Buildings in Q2/ Install Alternative Energy on 4 Buildings in Q3/ Install Alternative Energy on 3 Buildings in Q4	April 2026	0 in progress	0 Completed

Calabash Boom and Bellevue Village

Status:	In Progress
Project Description:	These properties will undergo renovations that include property enhancements aimed at risk of mitigation, reducing damage to and loss of property and resilience against future disaster. Bellevue Village consists of 72 units and Calabash Boom which consists of 48 units. This Program will be established to increase homeownership opportunities for residents of low-to moderate income at or below 80%AMI and to provide workforce housing for those with income levels between 80%-120% of AMI
Period of Performance:	12/19/2024 to 2/23/2028
CDBG-MIT Funded Project Cost:	$27,798,987.00
Funds Expended This Month:	$1,160,172.99
Funds Expended to Date:	$21,211,150.93
Progress:	5% Homeownership Conversion 72% of Project Funds Drawn
Monthly Update:	Bellevue Village construction advanced to 60% complete during the reporting period. Construction activities included plaster patching at Building 26L, removal of debonded plaster at Buildings 27 and 28, decorative rail repair activities at Buildings 26 and 27, and mold remediation in Unit 33L. Additional work included continued exterior wall repairs, pressure washing, and installation of pumps and pressure tanks in multiple buildings. Budget/HUD eligibility remains on track and no project blockers were identified during this reporting period. Key activities for the upcoming month include continuation of exterior repairs, decorative rail cleanup, mold remediation follow-up, exterior painting, and ongoing homeownership counseling efforts.

Calabash Boom advanced to 57% complete during the reporting period. Construction activities included removal of scaffolding from Building 7, caulking of scaffold brace locations, touch-up painting on Buildings 5 and 6, erection of scaffolding at Building 4, restart of entrance door replacement activities, pressure washing of Building 8, and caulking of windows at Building 8. Budget and HUD eligibility remain on track and no project blockers were identified during the reporting period. Key activities planned for the next reporting cycle include priming Building 8, erection of scaffolding at Building 3, continuation of entrance door replacement activities, and ongoing rehabilitation work throughout the development. Homeownership counseling and applicant support services continue to advance participant readiness for homeownership

Homeownership conversion activities at Calabash Boom continue to progress steadily. Of the 48 occupied units, 30 tenants have committed to pursuing homeownership, while 13 tenants have chosen not to participate. Three tenants are currently in the application phase, eight tenants are qualified and ready to proceed to the Homebuyer Certificate Program, and fourteen tenants remain engaged in credit counseling activities. Program staff continue to provide outreach, document collection assistance, credit counseling support, and guidance through the eHome Homebuyer Education course to help residents achieve homeownership readiness. Overall, tenant engagement remains positive, and the program continues to make measurable progress toward converting qualified tenants into homeowners.

Bottlenecks / Dependencies / Issues

No blockers identified for Bellevue Village during this reporting period. Budget/HUD eligibility remains on track and project activities continue as scheduled.

Performance Measures:

Bellevue Village

(additional construction activity listed in the narrative)

Key Activity	Performance Goal	Key Performance Indicators	Start Date	Monthly Performance Value	To Date Performance
Complete Exterior Rehabilitation of 36 Duplex Buildings – *Based on findings of the Property Condition Assessment*	Roof Retrofitting	Retrofit 2 Buildings in Q1/ Retrofit 10 Buildings in Q2/ Retrofit 10 Buildings in Q3/ Retrofit 6 Buildings in Q4	February 2026	0 Buildings Completed	0 Buildings Completed
	Replace Doors & Door Frames	Replace Doors & Door Frames 12 Buildings in Q1/ Replace Doors & Door Frames 12 Buildings in Q2/ Replace Doors & Door Frames 12 Buildings in Q3	February 2026	5 Buildings in Progress	5 Buildings Completed

	Buildings Painted	Paint 12 Buildings in Q2/ Paint 12 Buildings in Q3/ Paint 12 Buildings in Q4	February 2026	6 Buildings in Progress	6 Buildings Completed
	Hurricane Shutter Replacement	Hurricane Shutter Replacement in 2 buildings Q2/ Hurricane Shutter Replacement in 10 buildings Q3/ Hurricane Shutter Replacement in 12 buildings Q3/ Hurricane Shutter Replacement in 10 buildings Q4	February 2026	0 Buildings Completed	0 Buildings Completed
	Alternative Energy Installed	Install Alternative Energy on 10 Buildings	April 2026	0 Buildings Completed	0 Buildings Completed
Calabash Boom ***(additional construction activity listed in the narrative)***					
Key Activity	Performance Goal	Key Performance Indicators	Start Date	Monthly Performance Value	To Date Performance
Complete Exterior Rehabilitation of 8 Units – *Based on findings of the Property Condition Assessment*	Roof Retrofitting	Retrofit 2 Buildings in Q1/ Retrofit 3 Buildings in Q2/ Retrofit 3 Buildings in Q3	February 2026	0 Buildings in Progress	3 Buildings Completed
	Replace Doors & Door Frames	Replace Doors & Door Frames 12 Buildings in Q1/ Replace Doors & Door Frames 12 Buildings in Q2/ Replace Doors & Door Frames 12 Buildings in Q3	February 2026	0 Buildings in Progress	24 Buildings Completed * *All buildings, not just those mentioned in the property condition assessment*
	Buildings Painted	Paint 4 Buildings in Q2/ Paint 4 Buildings in Q3	February 2026	7 Buildings in Progress	3 Buildings Completed

	Gutter Replacement	Gutter Replacement in 2 buildings Q1/ Gutter Replacement in 2 buildings Q2/ Gutter Replacement in 2 buildings Q3	February 2026	0 Buildings in Progress	3 Buildings Completed
	Alternative Energy Installed	100% of Alternative Energy Installed	March 2026	0 Buildings in Progress	0 Buildings Completed

Main Street Homes

Status: (in Progress, hold)	Environmental Review
Project Description:	**9** Rehabilitation units in downtown STT.
Expected Project Outcome(s):	Affordable housing for the LMI population.
Period of Performance: (Start and End Date)	10/1/2025-10/31/2027
Grant Funded Project Cost: (include ADC)	$3,694,354.48
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Monthly Update:	HUD funding suspension and associated program impacts may affect the project's ability to advance into the next phase. The project's immediate next steps include completion of the final public posting requirements and submission of the Request for Release of Funds (RROF). Any delays affecting HUD review or authorization activities could impact the project's schedule and ability to proceed toward procurement, Authority to Use Grant Funds (AUGF) approval, and subsequent implementation activities.
Performance Measures:	To be determined upon executed agreement

The Residences at 340 North

Status: (in Progress, hold)	In Progress
Project Description:	New Construction/ Homeownership (80 Units- Phase 1: 33 Units)
Expected Project Outcome(s):	New Construction, broken into phases. Phase 1 will consist of 33 units.
Period of Performance: (Start and End Date)	10/1/2025-10/31/2027
Grant Funded Project Cost: (include ADC)	$7,500,000.00
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%

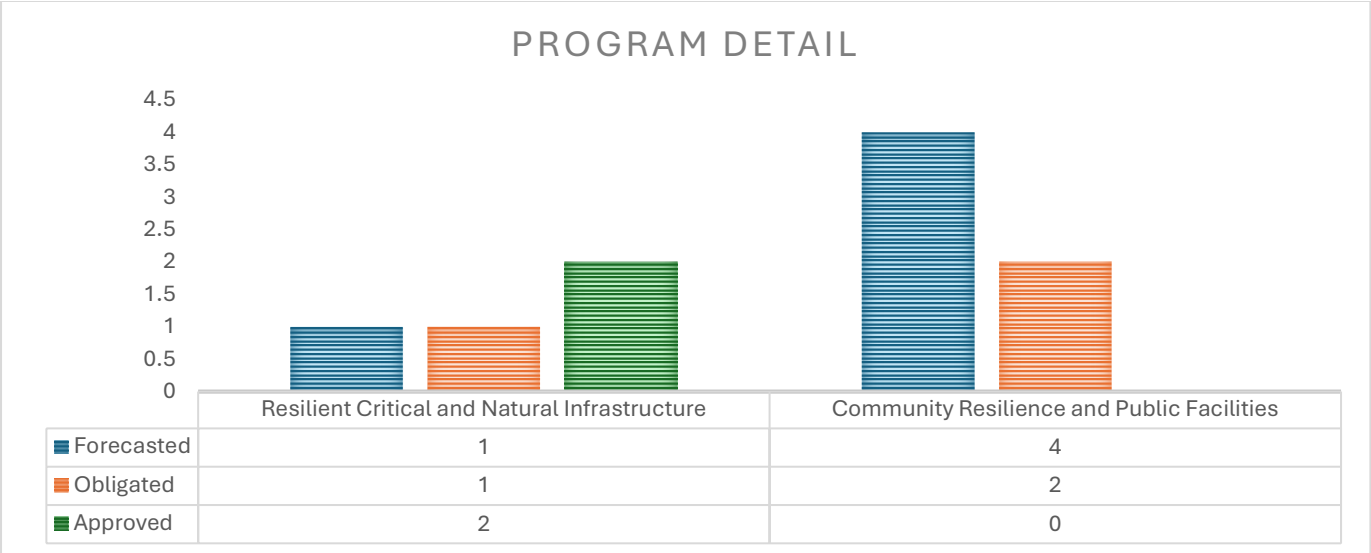
Monthly Update:	The Residences at 340 North continued to advance through pre-development activities during the reporting period. A significant milestone was achieved with receipt of the project's building permit approvals, positioning the project for advancement into implementation activities. Procurement efforts remained underway throughout the reporting period; however, no procurement actions were executed. The Request for Proposals (RFP) was completed during a previous reporting cycle, and the next procurement phase will require issuance of an Invitation for Bids (IFB) to facilitate site clearing activities. Project progression has been impacted by the current HUD suspension, and Program staff are awaiting guidance from Legal regarding how to proceed before advancing the project into its next phase. Additionally, AC Development submitted three draw requests through EM Grants totaling approximately $73,000, which are currently under review. **Bottlenecks / Dependencies** The primary project dependency is the ongoing HUD suspension and the associated need for legal guidance regarding allowable next steps. While building permit approvals have been received and procurement efforts remain underway, advancement into the next phase, including issuance of the IFB and site clearing activities, is dependent upon resolution of the HUD-related issues and direction from Legal.
Performance Measures:	No measures reported as project implementation underway.

Hill Street Residences

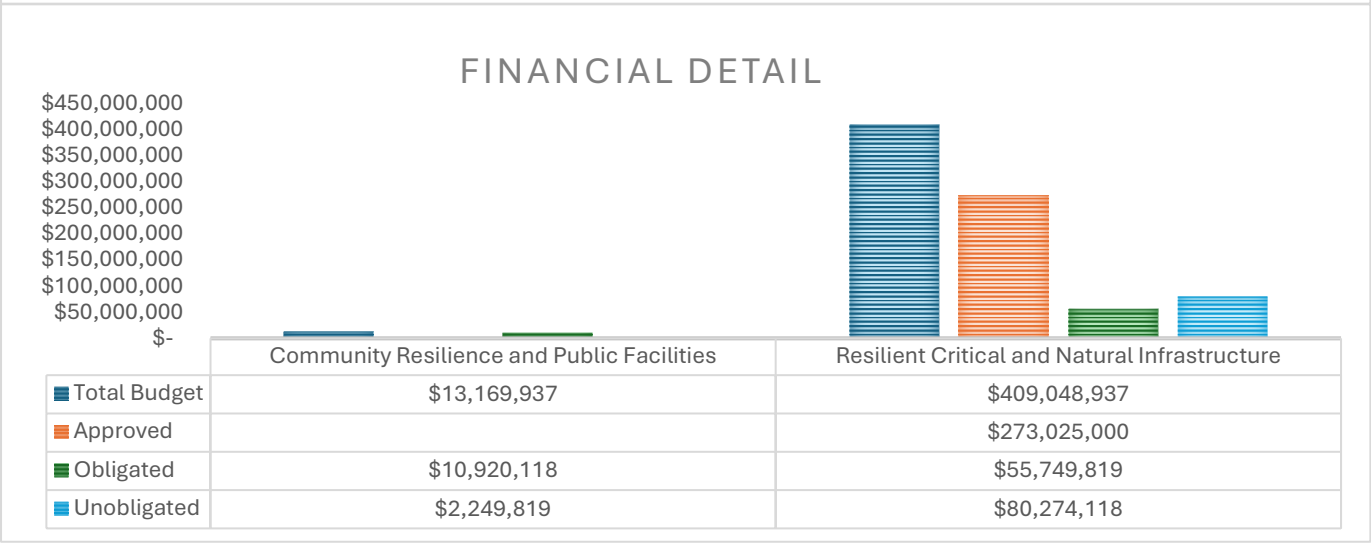
Status: (in Progress, hold)	Environmental Review
Project Description:	Multifamily Units, Rehabilitation/New Construction
Expected Project Outcome(s):	TBD
Period of Performance: (Start and End Date)	TBD
Grant Funded Project Cost: (include ADC)	$9,233,578 .00
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Monthly Update:	This reporting period remained focused on advancing the A/E design and the environmental review process. The CENST was provided to VIHFA's Planning and Construction team for action on both the 30% design and environmental review. Tests required: Phase I ESA, Noise, Lead, and Asbestos.
Performance Measures:	To be determined upon completion of environmental review and executed agreement.

Infrastructure

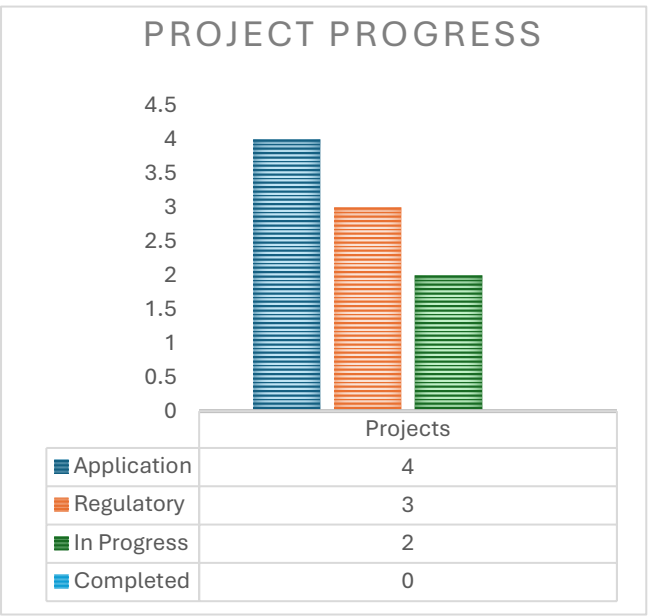
Dashboard



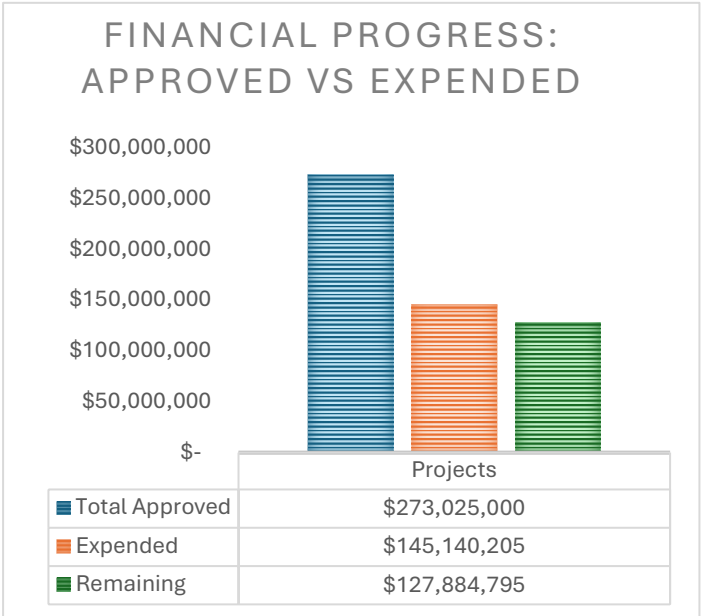
	Resilient Critical and Natural Infrastructure	Community Resilience and Public Facilities
Forecasted	1	4
Obligated	1	2
Approved	2	0



	Community Resilience and Public Facilities	Resilient Critical and Natural Infrastructure
Total Budget	$13,169,937	$409,048,937
Approved		$273,025,000
Obligated	$10,920,118	$55,749,819
Unobligated	$2,249,819	$80,274,118



	Projects
Application	4
Regulatory	3
In Progress	2
Completed	0



	Projects
Total Approved	$273,025,000
Expended	$145,140,205
Remaining	$127,884,795

Monthly Project Update

Overview

**This overview includes projects with active applications that are under review, undergoing environmental review, approved, or currently in progress. Forecasted projects with no active applications are not represented below.*

Application Review	Environmental Review	Capacity Assessment	In Progress	Close out	Complete
4	3	0	2	0	

Project	Project Cost	Expended to Date
Propane Supply Infrastructure	$ 148,625,000.00	$ 145,118,409.33
Veterans Drive Mitigation Project Phase 2	$ 124,400,000.00	$21,795.71
St. Thomas Abattoir Rehabilitation	$2,102,635.00	Not Started- Environmental Review
Roots and Wings Enhancing Resilience of Children	$599,588.00	Not Started- Environmental Review
STEEMCC REACH USVI Expansion	$3,468,850.00	Not Started- Environmental Review
From Crisis to Opportunity - JFL	$827,870.00	Not Started- Environmental Review
Catholic Charities Rita Schuster Shelter	$297,500.00	Not Started- Application Review
Catholic Charities Bethlehem Shelter	$430,704.00	Not Started- Application Review
Alexander Theater Shelter and Safe Room	$4,633,177.00	Not Started- Environmental Review

Monthly Update

Propane Supply Infrastructure Acquisition

Status: (in Progress, hold)	In Progress
Project Description:	A covered project to acquire, maintain access to, and use of the USVI Propane Supply Infrastructure. Project activities address the risk to Energy Lifelines as identified in the Mitigation Needs Assessment.
Expected Project Outcome(s):	Acquisition and operational control of the USVI Propane Supply Infrastructure.
Period of Performance: (Start and End Date)	7/2/2024 to 7/3/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$145,000,000.00
Grant Funded Project Cost: (include ADC)	$173,221.937.00 corrected
Funds Expended This Month:	$8,078.58 per EM Grants

Funds Expended to Date:	$ 145,118,409.33
Progress: (%)	98% based on expenditure expended
Project Update:	Monthly Status Reports are being reviewed. Desktop Monitoring concludes in June. Results and paths forward to be determined in July. **Last Site Visit:** • St. Thomas Facility: Conducted on January 13, 2026 • St. Croix Facility: Conducted on January 22, 2026
Performance Measures:	<table><tr><td>KPI</td><td>KPI % of Project</td><td>Met, Unmet</td><td>58.82%</td></tr><tr><td>Acquisition</td><td>50%</td><td>Met</td><td>50%</td></tr><tr><td>Fuel Reserve Compliance, (17 Months)</td><td>25%</td><td>Met</td><td>3.2%</td></tr><tr><td>Monitoring Compliance (17 Months)</td><td>25%</td><td>Met</td><td>3.2%</td></tr></table>

Veterans Drive Mitigation Project Phase 2

Status: (in Progress, hold)	In Progress
Project Description:	A covered project to increase resilience to disasters and reduce the long-term risk of loss of life, injury, damage to and loss of property, by providing: (1) management of stormwater improvements to improve water flow, minimize erosion and pollution; (2) modernize drainage infrastructure to exceed design standards to reduce current and future flooding risks; (3) hardened sea wall infrastructure to improve the resiliency of the roadway and waterfront corridor.
Expected Project Outcome(s):	Hardened seawall, modernized drainage, and improved traffic/pedestrian control.
Period of Performance: (Start and End Date)	4/2/25 to 4/30/29
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$197,400,000.00 All sources $124,400,000.00 MIT
Grant Funded Project Cost: (include ADC)	$148,996,937.00
Funds Expended This Month:	$11,208.03 Per EM Grants
Funds Expended to Date:	$21,795.71
Progress: (%)	7% based on project activity
Project Update	Veterans Drive Mitigation Project Phase 2 continues to advance; however, key requirements must be completed before significant CDBG-MIT costs can be charged. A review of options to accelerate CDBG-MIT expenditures found that while advancing funds may be allowable, the strategies considered posed significant risk and administrative burden without meaningful benefit. DPW has continued using RAISE and GARVEE funds, fully exhausting RAISE funding and obligating $48 million in GARVEE funds through its agreement with Eastern Federal Lands Highway (EFLH). Outstanding items include required Subrecipient Agreement policies, the procurement package, and the U.S. Coast Guard MOA.

DPW submitted the remaining required policies on June 29, 2026, and they are under review, although comments on the Fraud, Waste, and Abuse Policy remain pending.

DPW expects to use other funding sources before CDBG-MIT funds, delaying major CDBG-MIT expenditures until later in the project. An updated schedule has been requested to align milestones and expenditure planning. Following HUD's July 20, 2026 suspension notice, VIHFA is seeking clarification and pursuing an appeal while continuing to monitor guidance related to project implementation and grant activities.

Dependencies / Bottlenecks / Delays:
Outstanding items affecting project implementation include: approval of the procurement package; execution of the USCG/GVI/EFLH MOA; receipt of an updated DPW project schedule; pending Compliance and Monitoring comments on the Fraud, Waste, and Abuse Policy; DPW's planned use of other funding sources before CDBG-MIT funds; and potential impacts from HUD's July 20, 2026 notice of funding suspension and pending guidance.

Performance Measures:

Performance Measure	KPI	Monthly Performance Value
Linear feet of improvement	*Pending*	*Construction Pending*
% of Project Completion	3%	Met
% of Expenditure	0%	Met

St. Thomas Abattoir Rehabilitation

Status: (in Progress, hold)	Environmental Review
Project Description:	Rehabilitation and build out of the structure of the St. Thomas Abattoir to bring it back into operations.
Expected Project Outcome(s):	A repaired structure that can be used to process federally compliant animal processing.
Period of Performance: (Start and End Date)	To Be Determined
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$2,518,000.00
Grant Funded Project Cost: (include ADC)	Pending application approval
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	10% based on project milestones
Project Update	During the reporting period, the Environmental Team reviewed and accepted the Department of Agriculture's June 24, 2026 responses to questions issued after the June 11, 2026 site visit. The responses supported completion of the Preliminary Environmental Review dated June 29, 2026 and identified the remaining environmental conditions necessary to advance the project. The next required actions include procurement of an external environmental firm to complete the Phase I Environmental Site Assessment, lead testing,

	and asbestos testing, as well as completion of required environmental consultation responses. The Environmental Team prepared procurement documentation needed to solicit the external contractor and continued tracking required consultation packages to support environmental clearance and project advancement. The project remains in the application and environmental-review readiness phase, with advancement dependent on completion of environmental due diligence, consultation review, capacity assessment review, and resolution of any HUD suspension impacts affecting project authorization or next steps. **Dependencies / Bottlenecks / Delays:** Project advancement remains dependent on completion of the Phase I Environmental Site Assessment, procurement of lead and asbestos testing services, completion of required consultation reviews, and completion of the capacity assessment. The current HUD suspension may also affect the timing of project advancement, procurement authorization, and application readiness.
Performance Measures:	To be determined upon execution of agreement.

St. Thomas East End Medical Center REACH USVI Expansion

Status: (in Progress, hold)	Application Review
Project Description:	Project intends to address healthcare accessibility on St. Thomas during hurricanes using medical transportation vans for patients in need.
Expected Project Outcome(s):	The purchase and customization of 3 mobile medical vans throughout the St. Thomas/St. John District.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$3,468,850.00
Grant Funded Project Cost: (include ADC)	Pending application
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	10% based on project milestones
Project Update:	The project is currently in concurrent review and has received approvals from all departments. Upon a secondary review, it was noted that the applicant should update the uploaded Independent Cost Estimate and project budget. Both documents contained ineligible costs as prescribed in HUD federal regulations. A Technical Assistance was held by program and procurement staff for the applicant on July 16, 2026. During this second review, the capacity assessment process was initiated and the documents were being gathered by the applicant. However, all activities were halted due to the HUD suspension issued on July 20, 2026.

	Dependencies / Bottlenecks / Delays Timely concurrent review.
Performance Measures:	To be determined upon execution of an agreement.

From Crisis to Opportunity - Enhancing Basic Medical Care Available on St. Croix

Status: (in Progress, hold)	Environmental Review
Project Description:	This project addresses the medical and health lifeline by purchasing and installing a fluoroscopy machine. The fluoroscopy machine will provide immediate medical results allowing better medical treatment and lower mortality rates.
Expected Project Outcome(s):	The purchase and installation of one fluoroscopy machine in Juan F. Luis Hospital on St. Croix.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$822,870.20
Grant Funded Project Cost: (include ADC)	Pending obligation
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	The project entered the Regulatory review on June 16, 2026 as shown in EMGrants. The Environmental review is currently underway by VIHFA Environmental. The expected level of review is a CENST and should be near completion. An updated timeline for its completion will be requested to improve the project schedule accuracy. A capacity assessment was initiated concurrently due to the shortened timeline of a CENST. All activities have been halted due to the HUD suspension. **Dependencies/Bottlenecks/Delays:** Timely concurrent review.
Performance Measures:	To be determined upon execution of agreement

Roots and Wings Enhancing Resilience of Children

Status: (in Progress, hold)	Application Review
Project Description:	The purpose of the project is to create an exhibit to educate the community on hurricane preparedness.
Expected Project Outcome(s):	An educational exhibit about hurricanes specifically targeting residents.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT

Total Project Cost: (all funding sources)	$599,588.00
Grant Funded Project Cost: (include ADC)	$599,588.00
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Project Update:	This project is currently in the concurrent review step in EMGrants. The Procurement, Environmental and Finance reviews have been completed however, the Environmental completion mark has not been checked. This will be updated as the Environmental team have already begun the Environmental review process. A meeting was scheduled to inspect the parcels but it was cancelled due to the HUD suspension. Environmental activities will commence as the suspension is lifted. The capacity assessment was also halted due to the suspension and will be revisited as instructed by HUD. **Dependencies/Bottlenecks/Delays:** Timely concurrent review.
Performance Measures:	To be determined upon execution of agreement

Alexander Theater Shelter & Safe Room: Resilient Disaster Protection

Status: (in Progress, hold)	Environmental Review
Project Description:	The project attempts to enhance emergency preparedness by constructing a shelter/safe room in Christiansted, St. Croix. These shelters will be within walking distance of LMI communities where services such as emergency resources, critical communication, and emergency shelter.
Expected Project Outcome(s):	The construction of a FEMA compliant shelter in Christiansted.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$21,311,827.89
Grant Funded Project Cost: (include ADC)	$4,957,499.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update	The application entered environmental review on June 16, 2026. The environmental review has been completed by Tysam Tech, LLC and is under review by VIHFA Environmental. The last submission by Tysam

	Tech, LLC did not address every federal compliance factor as required by HUD regulations. Since its resubmission, the Environmental report addresses every compliance factor however, the level of detail is being analyzed at this time. During this time, the project will remain in the Regulatory step in EMGrants. In parallel, the capacity assessment has been initiated to expedite the project implementation. All activities related to this project has been halted due to the HUD suspension. **Dependencies/Bottlenecks/Delays:** Timely completion of the environmental review.
Performance Measures:	To be determined upon execution of agreement

Rita Schuster Resource Center Renovations

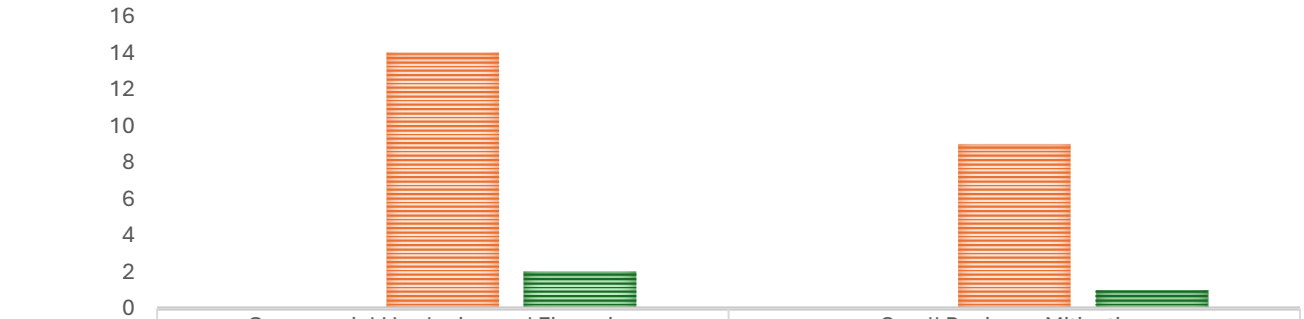
Status: (in Progress, hold)	Application Review (returned)
Project Description:	This project intends to provide Catholic Charities VI (CCVI) with the facilities necessary to provide the homeless and underserved population with safe and comfortable shelter during and after storms. The project will be a renovation and improvement of a CCVI facility in Friedenstahl.
Expected Project Outcome(s):	A newly renovated public resource center and shelter available to the underserved community.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$297,500.00
Grant Funded Project Cost: (include ADC)	$312,375.00
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Project Update	The Program scheduled an in-person meeting with the Executive Director of Catholic Charities of the Virgin Islands (CCVI), Andrea Shillingford. The meeting took place at the CCVI office on July 10, 2026. The purpose of the meeting was to review the recommended changes to submit a complete application. Among the identified deficiencies were project details, project budget, and ICE accuracy due to the passage of time. VIHFA will await CCVI's resubmission and will process the application based on funding availability. **Dependencies/Bottlenecks/Delays:** Timely application approval is needed to keep the project on schedule and allow subsequent tasks to proceed without delay. Limited subrecipient capacity continues to slow required progress, and additional technical assistance is needed.
Performance Measures:	To be determined upon executed agreement.

Bethlehem Shelter Renovation	
Status: (in Progress, hold)	Application Review (Returned)
Project Description:	This project intends to provide Catholic Charities VI (CCVI) with the facilities necessary to provide the homeless and underserved population with safe and comfortable shelter during and after storms. The project will be a renovation and improvement of a CCVI facility in Hospital Ground.
Expected Project Outcome(s):	A newly renovated homeless shelter available to the underserved community.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$430,704.00
Grant Funded Project Cost: (include ADC)	$452,239.00
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Project Update	The Program scheduled an in-person meeting with the Executive Director of Catholic Charities of the Virgin Islands (CCVI), Andrea Shillingford. The meeting took place at the CCVI office on July 10, 2026. The purpose of the meeting was to review the recommended changes to submit a complete application. Among the identified deficiencies were project details, project budget, and ICE accuracy due to the passage of time. VIHFA will await CCVI's resubmission and will process the application based on funding availability. **Dependencies/Bottlenecks/Delays:** Timely application approval is needed to keep the project on schedule and allow subsequent tasks to proceed without delay. Limited subrecipient capacity continues to slow required progress, and additional technical assistance is needed.
Performance Measures:	To be determined upon executed agreement.

Economic Revitalization & Resilience

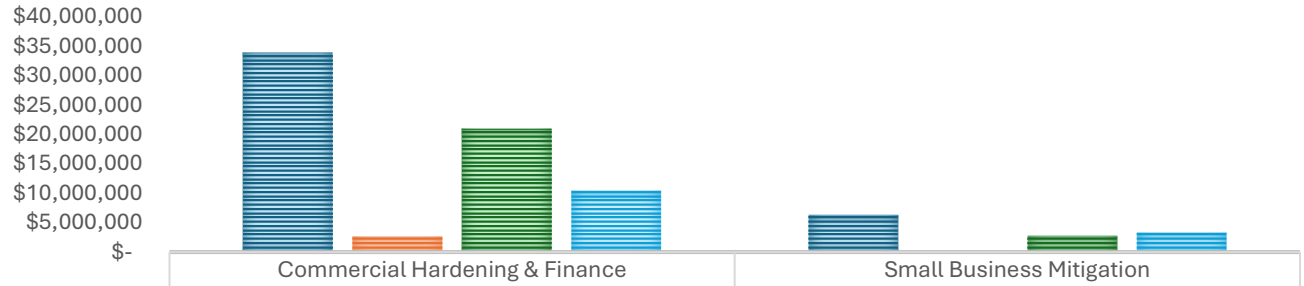
Dashboard

PROGRAM DETAIL



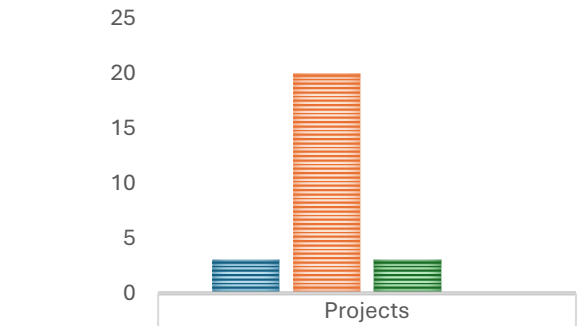
	Commercial Hardening and Financing	Small Business Mitigation
Forecasted	0	0
Obligated	14	9
Approved	2	1

FINANCIAL DETAIL



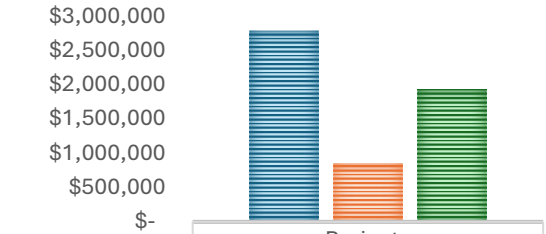
	Commercial Hardening & Finance	Small Business Mitigation
Total Budget	$33,924,659	$6,363,935
Approved	$2,577,407	$205,440
Obligated	$20,972,049	$2,806,244
Unobligated	$10,375,203	$3,352,251

PROJECT PROGRESS



	Projects
Application	3
Regulatory	20
In Progress	3
Completed	0

FINANCIAL PROGRESS: APPROVED VS EXPENDED



	Projects
Total Approved	$2,782,847
Expended	$849,521
Remaining	$1,933,326

Monthly Project Update

Overview

**This overview includes projects with active applications that are under review, undergoing environmental review, approved, or currently in progress. Forecasted projects with no active applications are not represented below.*

Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
3	20	0	2	0	1

Project	Project Cost	Expended to Date
Commercial Hardening & Finance Project	$ 33,924,659.00	$723,185.71
Small Business Mitigation Project	$ 6,363,935.00	$126,335.67

Monthly Update

St. Croix Women's Coalition

Status:	In Progress - Environmental Project 1 (Crisis Center): Complete Project 2 (Emergency Shelter): Environmental Review
Project Description:	Project 1: Exterior Hardening (weatherproofing), Paint exterior of building, gazebo, and property wall with high quality, moisture-resistant paint, Install three (3) new solar light fixtures on the existing poles in the parking. Repair water-damaged exterior buildings, gazebos, and the property wall with high-quality. Project 2: Emergency Shelter- Painting of exterior including the main house, manager apartment, along with ADA apartment, and offices with high-quality moisture resistant paint. Removal of rotten windows and existing doors and shutters. Installing new window door stills and PVC shutters to exterior windows and doors of the main house.
Expected Project Outcome(s):	Enhancing the facility's ability to offer continuous, high-quality service to vulnerable populations seeking assistance.
Period of Performance: (Start and End Date)	April 1st – December 31st, 2026
Grant Source : (DR, MIT, EGrid)	**MIT**
Total Project Cost: *(all funding sources)*	$151,108.00

Grant Funded Project Cost: *(include ADC)*	$ 161,686.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$51,967.94
Progress: (%)	Project 1: 100% Project 2: 0%
Project Update:	Crisis Center compliance inspection was performed to commence the closeout of project activities for the exterior hardening of the crisis center. The Emergency Shelter is ready to commence upon completion of the environmental review. **Dependencies/Bottlenecks/Delays:** Environmental review pending for Women's Coalition of St. Croix Shelter Project.

Performance Measures:

Project 1

Performance Measure	**KPI**	**Monthly Performance Value**	**To Date Performance**
Bids & Contracts Finalization	Finalize bids and execute contracts	100% Project Completion	Completed
Exterior Repairs & Installations	Paint exterior and install exterior solar lighting fixtures	85% Project Completion	Completed
Final Inspection & Payment	Complete inspection and issue final payment	95% Project Completion	Final inspection completed
Project Closeout	Complete final inspections and close out	95% Project Completion	Final inspection completed, close out pending.

Royal Systems, LLC

Status:	In Progress
Project Description:	Exterior Hardening (weatherproofing), LMR Network & Communication, Emergency Power solar energy, and Commercial Standby Generator
Expected Project Outcome(s):	Ensuring business resilience and continuity of essential services during emergencies.
Period of Performance: (Start and End Date)	July 14, 2025 – July 14, 2027
Grant Source : (DR, MIT, EGrid)	**MIT**
Total Project Cost: *(all funding sources)*	$2,247,797.00

Grant Funded Project Cost: *(include ADC)*	$2,405,143.00
Funds Expended This Month:	$ 0.00
Funds Expended to Date:	$544,412.04
Progress: (%)	25%
Project Update:	The amended SRA, including special environmental conditions, pending VIHFA execution. The RFP original issued in May 2026 for the fuel tanks is due July 24th. The battery installation RFP has closed, vendor selection and contract execution has been paused due to July 20th, 2026, the HUD issued directive has paused all new procurements. The directive affects the procurements for solar, fixed-rate transportation, and the construction RFP.

Our Town Frederiksted

Status:	In Progress – Environmental Review
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy for commercial facilities
Expected Project Outcome(s):	This revitalization project will contribute to economic development by creating job opportunities for LMI households within the area, stimulating local businesses, and attracting investment. By fostering economic growth and diversification, the project will also provide emergency power during natural or man-made disasters, provide communications and security resilience.
Period of Performance: (Start and End Date)	August 1, 2026 – February 31, 2028, amended period of performance
Grant Source : (DR, MIT, EGrid)	**MIT**
Total Project Cost: *(all funding sources)*	$3,500,000.00
Grant Funded Project Cost: *(include ADC)*	$3,745,000
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	The amended SRA, including compliance and special environmental conditions, was submitted to the subrecipient for review and acceptance and is pending HFA execution. Project implementation remains pending completion of the environmental assessment and receipt of the AUGF.

	Dependencies/Bottlenecks/Delays: Pending Environmental Review Solicitation.

VI Aqua Farm

Status:	In Progress
Project Description:	Installation of security fencing to secure crops and resources, food security.
Expected Project Outcome(s):	Provide a safe environment for producing high-quality produce, eggs, and livestock, for the local community
Period of Performance: (Start and End Date)	April 1, 2026 – September 3, 2026, amended period of performance
Grant Source : (DR, MIT, EGrid)	**MIT**
Total Project Cost*: (all funding sources)*	$192,000.00
Grant Funded Project Cost: *(include ADC)*	$205,440
Funds Expended This Month:	$16,000.00
Funds Expended to Date:	$84,700.00
Progress: (%)	50%
Project Update:	As of June 2026, the project has moved into active site work this reporting period; both vendors, RIECH, LLC (land vegetation clearance) and SNF General Maintenance (erection and installation of security fencing), have mobilized. Land clearing has been completed, with the entire property now cleared. Additionally, fencing materials were received, and pole installation is already underway. **Dependencies/Bottlenecks/Delays**: Completion of contract for services.

Sunset Laundromat

Status:	In Progress – Environmental Review
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy for commercial facilities
Expected Project Outcome(s):	The amended application project scope of work: Emergency power solar energy installation and installation of building signage.
Period of Performance: (Start and End Date)	July 1, 2026 - February 28, 2027; amended period of performance

Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$53,000.00
Grant Funded Project Cost: *(include ADC)*	$56,710
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Amended SRA including compliance and environmental special conditions was submitted to subrecipient for review and acceptance of terms and pending HFA execution; both projects, including DR, are awaiting the completion of environmental assessment and receipt of AUGF to commence project implementation. **Dependencies/Bottlenecks/Delays**: Environmental assessment

Galleon House

Status:	In Progress – Environmental Review
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.
Expected Project Outcome(s):	Completion of weatherproofing, installation of exterior storm windows and doors, emergency power solar energy and EGU installation and commissioning
Period of Performance: (Start and End Date)	July 1, 2026 – March 31, 2027, amended period of performance
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$194,000.00
Grant Funded Project Cost: *(include ADC)*	$213,400
Funds Expended This Month:	$0.00

Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	The environmental services procurement package was prepared to initiate task orders for required environmental testing. This advancement supports progress toward completing environmental review requirements and positions the project for the next phase of implementation. **Dependencies/Bottlenecks/Delays**: Environmental review and subsequent assessment.

Hotel 1829

Status:	In Progress – Environmental Review
Project Description:	Exterior Hardening light-masonry repair, weatherization painting, installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.
Expected Project Outcome(s):	Completion of exterior hardening, installation of storm window, solar power and EGU commissioning.
Period of Performance: (Start and End Date)	August 1- March 31, 2027, amended period of performance
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$1,100,000.00
Grant Funded Project Cost: *(include ADC)*	$1,210,000
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	To expedite procurement and support timely completion of the environmental assessment, the applicant elected to procure environmental services. Technical assistance, including completed environmental review materials, was provided to support preparation of a complete and accurate environmental review package. The

	amended SRA, including applicable special conditions, was transmitted to the applicant for review and concurrence. **Dependencies/Bottlenecks/Delays**: Environmental assessment

HSR Communications

Status:	In Progress
Project Description:	Installation of solar energy, commercial standby generator, and reinforcing telecommunication tower
Expected Project Outcome(s):	Solar energy and EGU installation and commissioning. Completion of telecommunication tower reinforcement
Period of Performance: (Start and End Date)	December 1st, 2026 to August 1st, 2027
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$321,300.00
Grant Funded Project Cost: *(include ADC)*	$353,430.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	In-person technical assistance was provided to the applicant to support development and submission of an amended application, including preparation of an Independent Cost Estimate (ICE) for the revised scope of work. **Dependencies/Bottlenecks/Delays**: Part 58 environmental assessment.

St. Thomas Rescue

Status:	In Progress – Environmental Review
Project Description:	Exterior weatherization hardening, hurricane impact-resistant doors and windows, and security fencing. Including the installation of a 60KW generator and a 19.4-28.6 KW solar system for emergency

	power, a 25ft building communications tower, and a 4k security system.
Expected Project Outcome(s):	Completion of weatherizing, installation of door, windows and security fencing. Installation and commissioning of EGU, solar system, communication tower and security system.
Period of Performance: (Start and End Date)	As of July 2026, the amended period performance start date was September 1st, 2026-August 15th, 2027.
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$787,408.00
Grant Funded Project Cost: *(include ADC)*	$866,144
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Technical assistance was provided to the applicant to support the development and submission of an amended application. The amended application was approved during the reporting period and has been advanced to the Environmental Unit for review.

Lunmus Baptist: Seed to Soul Farm

Status:	In Progress – Environmental Review
Project Description:	Installation of security fencing.
Expected Project Outcome(s):	Procurement and installation of security fencing
Period of Performance: (Start and End Date)	April 1st, 2025 – May 31st,2025 an updated project schedule timeline will be determined upon completion of environmental review
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$159,098.00
Grant Funded Project Cost*: (include ADC)*	$170,235.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00

Progress: (%)	0%
Project Update:	The project advanced through the environmental review process during the reporting period. Completion is pending finalization of the Phase I Environmental Site Assessment, Federal Flood Risk Management Standard review, and wetlands protection testing. VIHFA anticipates completing the environmental review in Q3 2026, positioning the project for the next phase of implementation.

G& D Seafood

Status:	In Progress – Environmental Review
Project Description:	Installation of a solar energy solution and a commercial standby generator.
Expected Project Outcome(s):	Installation and commissioning of solar and EGU
Period of Performance: (Start and End Date)	April 1st, 2025 – September 30th, 2025, an updated project schedule timeline will be determined upon completion of environmental review
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$252,110.00
Grant Funded Project Cost: *(include ADC)*	$269,758.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	The project advanced during the reporting period with completion of the environmental review and project inspection on July 15, 2026. Following inspection, required testing remains the next critical step and is scheduled for completion by August 31, 2026, positioning the project to move forward toward the next phase of implementation.

Rockmart Food Wholesaler

Status:	In Progress – Environmental Review
Project Description:	Purchase and installation of perishable and dry storage capacity and satellite internet capabilities.

Expected Project Outcome(s):	Installation and commissioning of EGU and satellite internet service
Period of Performance: (Start and End Date)	October 1st, 2026 –December 30th, 2026, an updated project schedule timeline will be determined upon completion of environmental review.
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$177,758.99
Grant Funded Project Cost: *(include ADC)*	$190,202.10
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	In-person technical assistance was provided directly to the applicant to support the development and submission of an amended application incorporating eligible disaster recovery scope. The amended application was approved during the reporting period and has been transmitted to the Environmental Unit for review.

Planning

Accessible Resilient Community Infrastructure in the Virgin Islands Planning (ARCIVI)

Status:	In Progress – Environmental Review
Project Description:	Planning and design for resilient, accessible coastal park improvements across four Territorial Parks sites, including community engagement, monitoring, design, permitting, and nature-based solutions to strengthen disaster resilience, reduce erosion and stormwater risks, and improve equitable public access.
Expected Project Outcome(s):	Resilient, accessible coastal park plans
Period of Performance: (Start and End Date)	To Be Determined
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$438,000.00
Grant Funded Project Cost: (include ADC)	$481,800.00
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Project Update	The Program continued advancing the ARCIVI Planning application through final review and transition activities. Program staff followed up on obtaining the required application signatures and coordinated transition of the project to Ann Hanley for director oversight. The Program met with the applicant and Director Hanley to provide a status update, discuss the application review posture, and initiate transfer of the program files for continued planning oversight. The project is no longer managed by the Infrastructure Division and has transitioned to Ann Hanley, Director, for oversight of planning and implementation activities. **Dependencies / Bottlenecks / Delays** Activities are dependent on the outcome of the HUD funding suspension.
Performance Measures:	To be determined upon execution of an agreement