VIHFA
VIRGIN ISLANDS
Housing Finance Authority

# CDBG- DR MONTHLY STATUS REPORT

JUNE 2026

07/06/2026

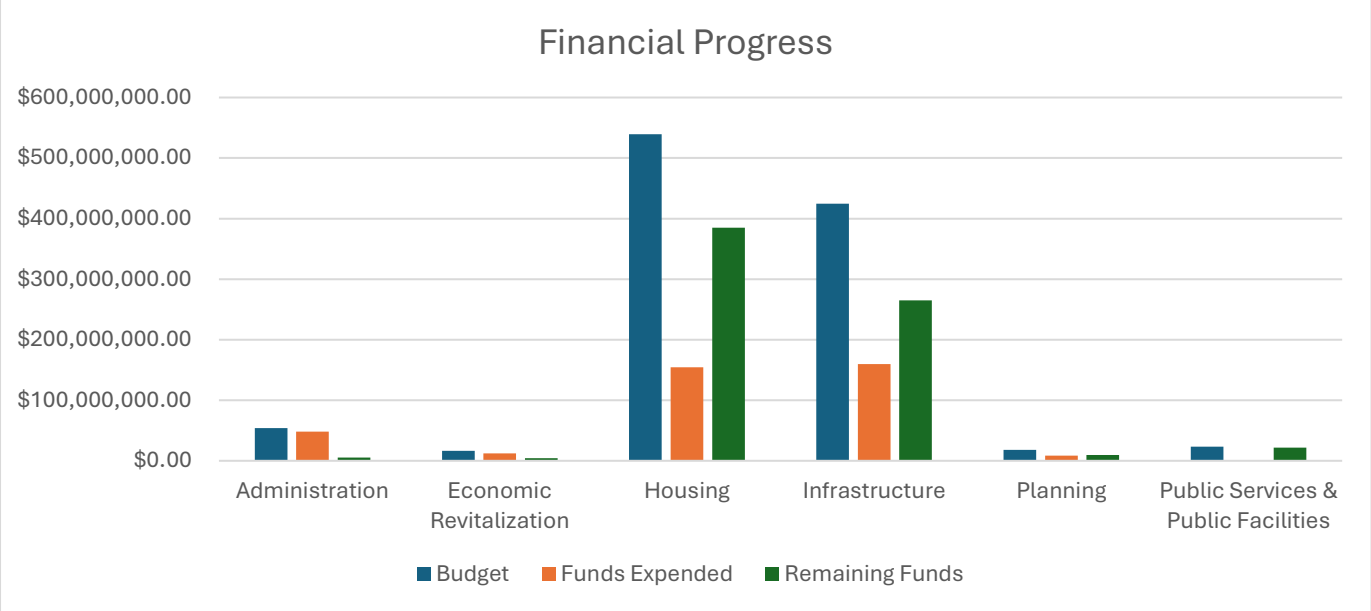
VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

VIHFA.GOV

# CDBG DISASTER RECOVERY DASHBOARD

## Financial Progress



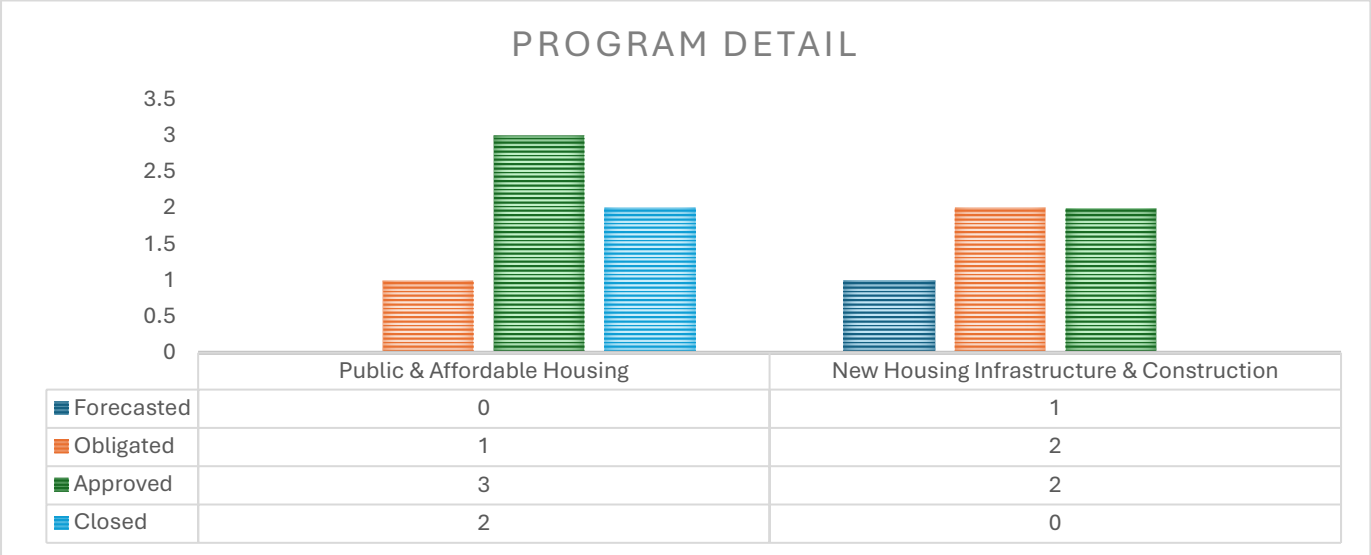

| Grant Fund Disbursement | Budget | Funds Expended | Budget Available | % Expended |
|---|---|---|---|---|
| **Administration** | $53,774,490.00 | $48,171,605.79 | $5,602,888.21 | 90% |
| **Economic Revitalization** | $16,415,196.00 | $12,267,122.11 | $4,148,073.89 | 75% |
| **Housing** | $539,431,048.00 | $154,412,564.39 | $385,018,483.61 | 29% |
| **Infrastructure** | $424,779,146.00 | $159,856,294.88 | $264,922,851.12 | 38% |
| **Planning** | $18,000,000.00 | $8,344,226.62 | $ 9,655,773.38 | 46% |
| **Public Services & Public Facilities** | $23,090,000.00 | $1,172,743.00 | $21,917,257.00 | 5% |
| **Total** | **$1,075,489,880.00** | **$384,224,556.79** | **$691,265,327.21** | **36%** |

## Projects Progress

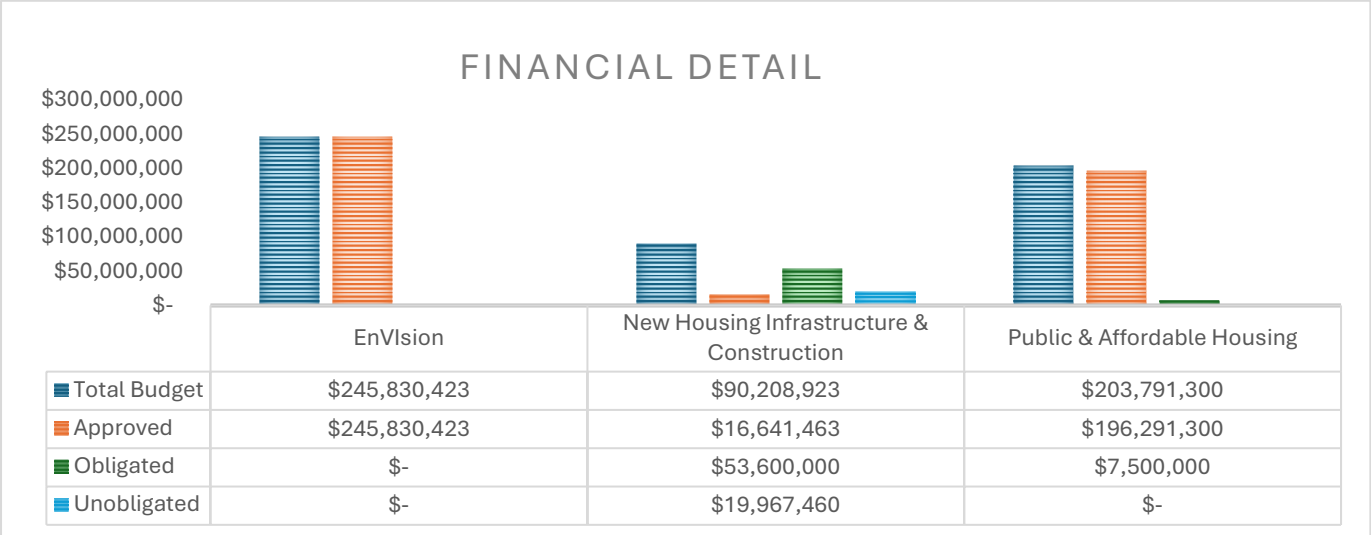
| | Forecasted | Obligated | Approved | Closed | Total |
|---|---|---|---|---|---|
| **Economic Revitalization** | | | 4 | 2 | 6 |
| **Housing** | 0 | 2 | 5 | 2 | 9 |
| **Infrastructure** | 0 | 4 | 4 | 0 | 8 |
| **Public Services & Public Facilities** | 1 | 2 | 2 | 0 | 5 |
| | | | | | |
| | Application Review | Environmental/ Regulatory | In Progress | Closed/ Completed | Total |
| **All Projects** | 1 (21 Local Match) | 13 | 15 | 5 | 34 (54 w/ Local Match) |

# Housing

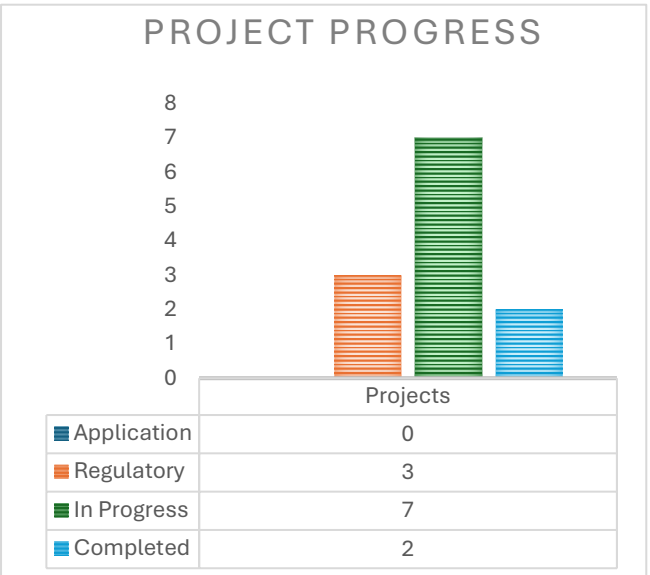
## Dashboard



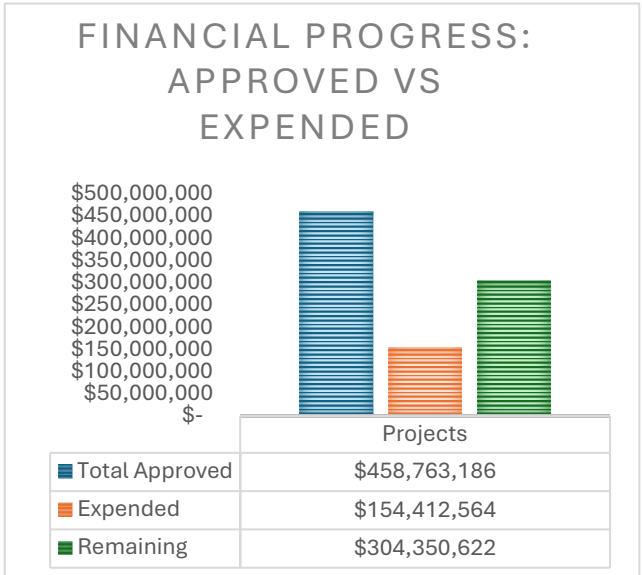

| | Public & Affordable Housing | New Housing Infrastructure & Construction |
|---|---|---|
| Forecasted | 0 | 1 |
| Obligated | 1 | 2 |
| Approved | 3 | 2 |
| Closed | 2 | 0 |




| | EnVIsion | New Housing Infrastructure & Construction | Public & Affordable Housing |
|---|---|---|---|
| Total Budget | $245,830,423 | $90,208,923 | $203,791,300 |
| Approved | $245,830,423 | $16,641,463 | $196,291,300 |
| Obligated | $- | $53,600,000 | $7,500,000 |
| Unobligated | $- | $19,967,460 | $- |




| | Projects |
|---|---|
| Application | 0 |
| Regulatory | 3 |
| In Progress | 7 |
| Completed | 2 |




| | Projects |
|---|---|
| Total Approved | $458,763,186 |
| Expended | $154,412,564 |
| Remaining | $304,350,622 |

# 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 | | 7 | 1 | 1 |

| Project | Project Cost | Expended to Date |
|---|---|---|
| Magen's Junction | $3,815,000.00 | $3,603,879.33 |
| Walter IM Hodge | $22,650.000.00 | $22,4445,879.29 |
| EnVIsion HRRP | $195,046,728.00 | $61,629,236.29 |
| EnVIsion RRRP | $50,384,097.00 | $6,580,304.97 |
| Own-A-Lot, Build A Home (5) | $8,241,463.00 | $80,731.31 |
| Lovenlund Phase 2 | $25,990,563.00 | $16,771,368.63 |
| D. Hamilton Jackson | $49,309,520.68 | $20,689,783.58 |
| Donoe Redevelopment | $34,900,000.00 | $22,543,770.53 |
| HFA Turnkey Homes (4 developments) | $64,255,500.00 | $67,610.46 |
| Ross Taarneberg Emergency Homes | $7,500,000 | 0 |
| Queen Louise | TBD | Not started |

## Monthly Update

**Walter IM Hodge Revitalization**

| | |
|---|---|
| Status: | Close Out |
| Project Description: | The revitalization consists of the interior and exterior rehabilitation of 248 existing vacant and occupied family apartments. There are 135 occupied units at Walter I. M. Hodge Pavilion. This project (also funded through additional sources, including FEMA PA/428 and 406, FEMA 404 and LIHTC) will include the interior rehabilitation of 248 units, the community center/management offices, as well as the exterior rehabilitation of the 20 residential buildings and ancillary community center/property office building, including new recreation amenities, a senior center (within two decommissioned residential units), site beautification and resiliency measures. The requested $22.65 million in CDBG-DR funds will be used for non-hazardous abatement, unit rehabilitation, and associated overhead and profit, and soft costs. |
| Period of Performance: | 6/8/2022 to 10/01/2025 |
| CDBG-DR Funded Project Cost: | $22,650,000 |
| Funds Expended This Month: | $0 |
| Funds Expended To Date: | $22,445,879.29 |
| Progress: | 100% - Project is in close out. Awaiting Match payment |

| | |
|---|---|
| Monthly Update: | Monthly reporting is unavailable. The subrecipient did not provide project updates for June. However, the local match payment request has been submitted for review. |

Performance Measures:

| Performance Measure | KPI | Monthly Performance Value |
|---|---|---|
| *Ex. Homes in Construction* | *2 homes in construction by 6/25* | *1 home* |
| Units Completed | 20 buildings and community center in active construction by 4th Qtr. 2023 (248 Units) | 248 units construction completed |
| Buildings Construction Complete | 20 buildings construction complete by November 2024 | 20 buildings construction completed |
| LMI residents occupying units | 248 LMI households occupying units | 128 LMI households occupying units |

**Lovenlund Phase 2**

| | |
|---|---|
| Status: | In Progress |
| Project Description: | Lovenlund Apartments - Phase 2 was developed as affordable rental housing utilizing the Federal Low Income Housing Tax Credit (LIHTC) program as the primary funding source. The property has now passed the end of the initial 15-year tax credit compliance period and was vulnerable to loss of affordability. The sale to Jackson Development provided an opportunity to preserve the long-term affordability of these properties and upgrade the physical plants to ensure quality and disaster resilience. New deed restrictions were placed upon the property extending rent and income restrictions for an additional 30 years in order to preserve long term affordability. Because Lovenlund - Phase 2 can be acquired at a cost significantly below new construction costs it is a very cost-effective method for preserving the long-term affordability of 96 rental units while also making capital improvements that maintain the quality and resiliency of this property for future generations. This project included acquisition, rehabilitation to the units, upgrade of energy efficient structure (generators, reverse water osmosis plant). |
| Period of Performance: | 12/23/2024 to 8/31/2026 |
| CDBG-DR Funded Project Cost: | $25,990,563.00 |
| Funds Expended This Month: | $ 0.00 |
| Funds Expended to Date: | $16,767,635.46 |
| Progress: | 73% Financial Progress / 2% Project Progress |
| Monthly Update: | *The subrecipient remains behind on monthly reporting requirements; however, the information provided reflects project activities for the month of May.*<br><br>During the May reporting period, the Lovenlund Phase 2 project was actively initiated and is currently ongoing, with construction commencing following issuance of Notices to Proceed and execution of AIA contracts. The project is approximately 10% complete, while associated common area improvements are |

significantly advanced at approximately 80% completion. Construction activities included mobilization of contractors, installation of scaffolding, and commencement of window removal and replacement in vacant units across Buildings 11, 14, 16, and 17, with four vacant units having completed window reinstallation by the end of the period. Interior and exterior finishing work around window installations was also undertaken, along with inspections of occupied units to assess necessary repairs and improvements.

Concurrently, work progressed in the project's common areas, including interior painting and rehabilitation of the community center, pump house, and maintenance structures, as well as initiation of pool repairs following drainage. Procurement activity included issuance of a change order to accommodate time delays, with an extension granted for completion of common area work. Financially, the project has expended approximately $16.7 million to date, representing about 64% of obligated funds.

Performance indicators reflect that 3 buildings and 36 units are currently in active construction, with no buildings or units fully completed to date under Phase 2. No tenants have been relocated or housed at this stage. Upcoming activities include continued unit assessments, completion of window installations, repairs to occupied units, and finalization of common area improvements, alongside evaluation of submitted bids for additional project components.

Performance Measures:

| | | | | | |
|---|---|---|---|---|---|
| Active Construction | 8 Buildings in Active Construction by 1st quarter 2026 | 8 Buildings in construction by end of 1st quarter of 2026 | **4 buildings active rehabilitation** | 3/2/2026 | 8/2/2027 |
| Complete Rehabilitation of Rental Bldgs./Units 96 units/8 Bldgs. | Completion of 8 buildings by June 30, 2027 | 30% Completed by 8/31/2026 | **n/a** | 3/2/2026 | 8/31/2026 |
| | | 60% completed by 11/30/2026 | | 3/2/2026 | 11/30/2026 |
| | | 85% completed by 2/28/2027 | | 3/2/2026 | 2/28/2027 |
| LMI Beneficiaries Occupying Rehabbed Units. | 96 LMI households Occupying the units by June 30, 2027 | 100% completion and 100% occupancy of units by project completion 6/30/2027 | | 3/2/2026 | 9/30/2027 |

**D. Hamilton Jackson Housing Community Revitalization Project**

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|---|---|
| Status: | In Progress |
| Project Description: | 4% LIHTC- The Project will consist of the interior and exterior rehabilitation of 56 existing apartments/7 residential buildings. The Project (also funded through additional sources, including FEMA PA/428 and 4% LIHTC) will also include new recreation amenities, including parking, site beautification and resiliency measures. The requested CDBG-DR funds will used for abatement, unit rehabilitation, common areas, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary).<br>9% LIHTC - The Project will consist of the interior and exterior rehabilitation of 54 existing apartments (returning 50 residential units) / 7 residential buildings. The Project (also funded through additional sources, including 9% |

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|---|---|
| | LIHTC) will also include the interior and exterior rehabilitation of the community center/management office, and ancillary maintenance facilities, including new recreation amenities, including parking, site beautification and resiliency measures. The requested CDBG-DR funds will used for abatement, unit rehabilitation, common areas, community/management spaces, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary). |
| Period of Performance: | 2/1/2025 to 11/30/2026 |
| CDBG-DR Funded Project Cost: | $47,220,000.00 (*$28,150,000.00 (4%) $19,070,000.00 (9%)*) |
| Funds Expended This Month: | $17,407,350.41 |
| Funds Expended To Date: | $20,689.783.58 (4% and 9%) |
| Progress: | 9% LIHTC- **65%** 4% LIHTC- **40%** |
| Monthly Update: | *The subrecipient remains behind on monthly reporting requirements; however, the information provided reflects project activities for the month of May.*<br><br>**D. Hamilton Jackson Terrace – 4% (May Reporting Period)**<br>During the May reporting period, the project continued progressing on schedule with construction activities advancing across multiple buildings. Building 11 successfully passed final inspection and is currently awaiting issuance of the Certificate of Occupancy (COO). Abatement activities commenced in Buildings 8 and 10, while roofing work for Building 9 was completed. The project is approximately 61% complete based on construction progress, with higher completion reflected in pay application metrics due to inclusion of soft costs. Financially, over $8.28 million has been expended to date, representing roughly 29% of obligated funds. Performance indicators show multiple buildings already completed (Buildings 12–14), while Buildings 8, 9, 10, and 11 remain on track for completion between June and September 2026. Upcoming activities include securing the COO for Building 11, initiating resident move-ins, filling vacancies in Building 12, and continuing construction progress across remaining structures.<br><br>**D. Hamilton Jackson Terrace – 9% (May Reporting Period)**<br>During the May reporting period, the project maintained steady progress and remains on schedule, with significant milestone achievements. Building 5 received its Certificate of Occupancy and residents have been successfully relocated into completed units. Construction activities continued across additional buildings, including near completion of interior finishes and roofing for Building 6, and ongoing roof and stucco work for Building 7, which is approximately halfway complete. Overall project completion is estimated at 80% based on construction activities, with higher completion reflected when accounting for soft costs. Financially, over $12.3 million has been expended to date, representing approximately 65% of obligated funds. Performance metrics indicate that Buildings 1 through 5 are fully completed, while Buildings 6 and 7 remain on track for completion in upcoming periods. Planned next steps include final inspections for Building 6, continued occupancy of completed units, and ongoing construction progression |

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|---|---|---|---|---|---|---|
| Performance Measures: | Active Construction | 14 Buildings in Active Construction by 2nd quarter 2026 | 4 buildings in active construction quarterly by end of 2nd quarter 2026 | **5 buildings in active construction** | 4/1/2025 | 6/30/2026 |
| | Complete Rehabilitation of Rental Bldgs./Units 106 units/14 Bldgs. | Completion of 14 buildings by December 2026 | Completion of 4 Buildings every quarter beginning December 2025 | **9 buildings construction complete** | 12/30/2025 | 12/30/2026 |
| | LMI Beneficiaries Occupying Rehabbed Units. | 106 LMI households Occupying the units by December 2026 | Occupancy of 22 units every nine months until December 2026 | N/A | 12/30/2025 | 12/30/2026 |

**Own- A- Lot, Build A Home**

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|---|---|
| Status: | In Progress |
| Project Description: | The Own A Lot Build A Home program is designed to assist first time homebuyers with the construction of their first home on property that they own. Eligible activities under this program include the installation of infrastructure, grading, installation of utilities, land preparation, and the construction of homes in mixed-income communities. Estimated 40 homes. |
| Period of Performance: | |
| CDBG-DR Funded Project Cost: | $10,900,000 |
| Funds Expended This Month: | $30,430.44 |
| Funds Expended To Date: | $80,731.31 |
| Progress: | 3% Project Progress |
| Monthly Update: | Monthly reporting is unavailable. The subrecipient did not provide project updates for June. |

| | | | | | | |
|---|---|---|---|---|---|---|
| Performance Measures: | Own a Lot Build A Home- Construct 25 homes for LMI Households | 12 Homes in Active Construction by March 2027 | 4 homes in active construction every 6 months | **3 homes in active construction** | 03/01/2025 | 09/30/2027 |
| | | Remaining 13 homes in active construction by December 2027 | 4 homes in active construction continuing every 6 months | | | |
| | | 25 homes completed by September 2028 | 50% completed by end of December 2027<br>50% completed thereafter. | **0 homes construction complete** | 12/31/2026 | 9/30/2028 |

**Donoe Redevelopment**

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| Status: | In Progress |
| Project Description: | The Donoe Redevelopment Project, which will be located at the Estate Donoe site, consists of the new construction of 84 walk-up apartments. These will |

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|---|---|
| | include 44 one-bedroom units sized at 681 square feet, 24 two-bedroom units sized at 1013 square feet, and 16 three-bedroom units sized at 1187 square feet. There will also be an onsite community building. The proposed community will be comprised of 14 buildings, with 6 apartments per building varying from three to five stories. A remediation plan for asbestos and lead contamination for buildings demolished between 2002-2003 will be implemented during the construction phase of the project. The proposed construction is primarily funded by CDBG-DR, and LIHTC Programs. CDBG-DR funding will be financing architectural design administrative (DEP), VIHA staff salaries, Civil Engineering, geotechnical surveys, hydrology surveys, environmental and zoning permits, market study, consulting fees, tax credit allocation fees, tax credit application fees, lender fees, insurance fees, general development costs and construction costs; FEMA will account for construction costs and Low Income Housing Tax Credit funds will cover developer fees and construction. Sixty (60) of the eighty-four replacement housing units will be set aside for households earning up to 30% AMI and the remaining twenty-four (24) units of the project will be affordable to households earning up to 60% of Area Median Income thereby serving 100% low-or very low-income individuals and families. Budget includes activity delivery for the grantee. |
| Period of Performance: | 09/08/2020- 6/30/2026 ---Currently amended application in review. Extension to 2027 requested |
| CDBG-DR Funded Project Cost: | $80,729,958.00 |
| Funds Expended This Month: | $4,698,654.53 |
| Funds Expended To Date: | $22,543,770.53 |
| Progress: | 41% / 28% Project funds drawn |
| Monthly Update: | *The subrecipient remains behind on monthly reporting requirements; however, the information provided reflects project activities for the month of May.*<br><br>During the May reporting period, the project remained actively under construction with continued steady progress across site work, infrastructure installation, and vertical construction activities. The project is approximately 42% complete overall. A key milestone achieved during the reporting period was the completion of the sanitary sewer connection to the public main, with piping installed along the building loop and extending up the site.<br><br>Construction activities advanced across multiple components of the development. Site work included clearing and grading within the microgrid area, with contractor mobilization and preparation for equipment pad installation. Retaining wall construction progressed to approximately 60% completion. Vertical construction advanced across all residential buildings, with Building 1 moving into interior finishes and drywall installation, Building 2 progressing through mechanical, electrical, and plumbing (MEP) inspections and insulation, and Buildings 3 and 4 advancing through roofing, window installation, and rough-in activities. Buildings 5 through 7 continued structural framing, while Buildings 8 through 12 progressed through foundation, slab, and wall construction. Buildings 13 and 14 advanced from lower foundations into upper-level structural work. |

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|---|---|
| | Financially, the project has expended approximately $18.0 million to date, representing about 22% of total obligated funds, with remaining funds of approximately $62.7 million. Planned activities for the upcoming month include advancing utility installations, continuing retaining wall construction, initiating microgrid equipment pad pours, progressing interior buildout in Buildings 1 and 2, and maintaining structural and vertical construction progress across Buildings 3 through 14. Additional efforts will focus on procurement of long-lead materials, closing out submittals, and resolving outstanding RFIs to support continued construction progress. |

Performance Measures:

| | | | | | |
|---|---|---|---|---|---|
| Active Construction | 14 Buildings in Active Construction by January 2026 | 7 Buildings in active construction by August 2025 and the remaining 7 buildings in active construction by January 2026 | **14 buildings in various stages of active construction** | 08/31/2025 | 2/28/2026 |
| Complete new construction of Rental Units | Completion of 84 new construction affordable housing units by 2027 | Completion of 4 Buildings every quarter until September 2027 | **0 buildings construction complete** | 07/01/2026 | 9/30/2027 |
| LMI Beneficiaries Occupying Units. | 84 LMI households Occupying the units by December 2027 | Occupancy of 22 units every seven months until September 2027 | **0 Units Occupied** | 10/1/2025 | 12/31/2027 |

**Ross Taarneberg Emergency Housing Development/Rehabilitation**

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|---|---|
| Status: | Environmental Review |
| Project Description: | 11 Emergency housing rental units |
| Period of Performance: | 06/01/2026-12/31/2027 |
| CDBG-DR Funded Project Cost: | $7,462,182.85 |
| Funds Expended This Month: | $0.00 |
| Funds Expended To Date: | $67,610.46 |
| Progress: | 0% |
| Monthly Update: | During the June reporting period, the Ross Taarneberg Emergency Housing project continued progressing through the environmental review phase, with coordinated internal efforts focused on advancing the project toward clearance and readiness for construction. The project remains approximately 70–80% complete within the application and pre-construction phase, with no physical construction activities initiated during this period.<br><br>Key activities during June centered on advancing environmental compliance requirements and resolving outstanding consultation items with regulatory agencies. Environmental testing activities were formally initiated, including the commencement of Phase I Environmental Site Assessment (ESA) and Noise Assessment work by the environmental consultant. Concurrently, |

| | |
|---|---|
| | program staff continued follow-up coordination with DPNR to obtain remaining consultation responses, with air quality consultation identified as the final outstanding component required to complete environmental review and advance toward the public posting phase.<br><br>Internal coordination efforts remained active throughout the reporting period, including continued engagement with the subrecipient through scheduled touchpoints to support project readiness. Program staff advanced pre-construction planning efforts by refining the Inter-Departmental Agreement (IDA), coordinating the development of procurement documentation, and preparing the project scope and Independent Cost Estimate (ICE) to allow for immediate advancement once environmental clearance is obtained. A procurement package for environmental assessments was also advanced to support compliance requirements.<br><br>Despite this progress, advancement of the project remains constrained by outstanding environmental consultation approvals from DPNR, including SHPO, EPA, and CZM coordination requirements. Planned next steps include completion of environmental consultations, initiation of public notices, submission of the Request for Release of Funds (RROF), and receipt of the Authority to Use Grant Funds (AUGF), which will allow the project to transition into procurement and construction phases |
| Performance Measures: | To be determined upon executed agreement. |

**EnVIsion Homeowner Rehabilitation and Reconstruction Program (HRRP)**

| | |
|---|---|
| Status: | In Progress |
| Project Description: | The reconstruction and/or rehabilitation of an estimated 494 single family homes damaged from the 2017 Hurricanes Irma and Maria. |
| Period of Performance: | 10/1/2019 - 9/30/2026 |
| CDBG-DR Funded Project Cost: | $195,046,728.00 |
| Funds Expended This Month: | $6,830,259.29 |
| Funds Expended To Date: | $61,629,236.29 |
| Progress: | 29% Funds drawn down |
| Monthly Update: | Monthly reporting unavailable. The subrecipient did not provide sufficient project updates for June.<br><br>VIHFA Program staff maintained bi-weekly coordination with the ODR EnVIsion team and continued to strengthen oversight of project implementation through ongoing review of pay applications and change orders.<br>During the period, VIHFA program staff reviewed a total of 53 pay requests and 11 change orders, while also advancing internal tracking measures to monitor the quality and consistency of submitted change orders. These efforts are intended to improve program controls and ensure compliance with program requirements.<br><br>No new construction progress, milestone changes, or additional constraints were formally reported during the month. Activities remain focused on administrative oversight, compliance monitoring, and coordination with the subrecipient to support ongoing program delivery. |

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|---|---|---|---|---|---|---|
| Performance Measures | ~~494~~ Homes in Active Construction | 100 Homes in Active Construction Annually by September 2027 | 25 homes in active construction per quarter | **118 homes in active construction** | 1/01/2024 | 1/31/2026 |
| | | Have 94 Homes in Active Construction by June 2026 | 24 homes in active construction per quarter | | 9/01/2025 | 6/30/2026 |
| | Completion of ~~494~~ Rehab and Reconstruct Applicant Homes | Reconstruct or Rehab 494 Homes by 2027 | 96 homes completed annually for 2025 | **105 homes construction complete** | 1/01/2024 | 6/31/2026 |
| | | | 75 homes completed annually for 2026 | | 1/01/2025 | 12/31/2026 |
| | | | 75 homes completed semiannually for 2027 | | 1/01/2026 | 9/30/2028 |
| | Increase Program Draw Down Rate | Increase amount of funds drawn down by the end of 2024 by 60% | 30% of funds drawn down Semiannually by end of 2025 25% of additional funds drawn down semiannually by end of 2025 100% of total funds drawn down by 71/2027 | **29% funds drawn** | 10/1/2023 | 9/30/2028 |

**EnVIsion Renter Rehabilitation and Reconstruction Program (RRRP)**

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|---|---|
| Status: | In Progress |
| Project Description: | Reconstruct and/or rehabilitation of over 80 LMI rental housing damaged from the 2017 Hurricanes (Irma and Maria). |
| Period of Performance: | 7/1/2019 – 12/31/2025 |
| CDBG-DR Funded Project Cost: | $50,384,097.00 |
| Funds Expended This Month: | $481,477.23 |
| Funds Expended To Date: | $6,098,827.74 $6,580,304.97 |
| Progress: | 5% |
| Monthly Update: | Monthly reporting is unavailable. The subrecipient did not provide sufficient project updates for June. |

| | | | | | |
|---|---|---|---|---|---|
| Performance Measures | Rental Homes in Active Construction | Have 50 Homes in Active Construction | 36 Homes by beginning of 1Q26 | **2 Homes in active construction** | 10/01/2023 – 12/31/2025 |
| | | | | | 10/01/2024 – 9/01/2026 |
| | Rehab and Reconstruct Applicant Homes | Reconstruct/Rehab 50 Rental Homes Completed by 2028 | 25 homes annually | **2 Homes construction complete** | 10/01/2023 – 6/30/2028 |
| | Increase Program | Draw Down Funds 50% of fund by the end of 2027 | 30% by end of 2025 | **5% funds drawn** | 01/01/2024 – 12/31/2027 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Draw Down Rate | By 2028 an additional 50% drawn down | 22.5% Semi annually | | 01/01/2025 | 9/30/2028 |

**Estate Fortuna – Wild Pineapple**

| | |
|---|---|
| Status: | Environmental Review |
| Project Description: | New construction of 20 single family turnkey homes for homeownership. |
| Period of Performance: | 4/25/2026 - 7/31/2028 |
| CDBG-DR Funded Project Cost: | $15,721,562.90 |
| Funds Expended This Month: | $ 0.00 |
| Funds Expended to Date: | $0.00 |
| Progress: | 0% |
| Monthly Update: | During the June reporting period, the Estate Fortuna (Wild Pineapple) project remained in the environmental review phase, with continued internal coordination and technical efforts focused on resolving outstanding regulatory requirements necessary to advance the project toward environmental clearance and construction readiness. The project involves the phased development of single-family homes and supporting infrastructure and remains approximately 80% complete within the application and pre-construction phase.<br><br>Key activities during June centered on advancing environmental compliance and addressing pending consultations with the Department of Planning and Natural Resources (DPNR). Program and Planning & Construction (P&C) teams continued engagement with the A&E firm to develop and finalize responses to outstanding environmental concerns raised by DPNR, specifically related to historic preservation, coastal zone management (CZM), and previously submitted environmental documentation that required clarification. A coordinated technical response was prepared and advanced for submission, with internal review and discussion planned prior to formal transmittal.<br><br>Additionally, environmental field activities advanced with the initiation of a Phase I Environmental Site Assessment (ESA) task order issued to Tysam Tech, including site visits conducted in coordination with program and P&C staff. These efforts support completion of the environmental review and preparation for required public notices and subsequent Request for Release of Funds (RROF). Internal efforts also included ongoing review and revision of the Inter-Departmental Agreement (IDA) based on legal recommendations to ensure alignment with project scope and compliance requirements.<br><br>Despite these advancements, the project continues to experience delays due to outstanding environmental consultation approvals from DPNR, including SHPO and EPA-related requirements, which are necessary to finalize the environmental review and proceed to the public posting phase. These dependencies remain the primary constraint to advancement. Planned next steps include finalizing responses to DPNR inquiries, securing all required consultation approvals, completing environmental review documentation, and initiating public notices to support submission of the RROF and receipt of the Authority to Use Grant Funds (AUGF).<br><br>**Last Site Visit:** N/A |

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| | **Dependencies/Bottlenecks/Delays**:<br>• Pending TPDES permit from DPNR, which continues to gate environmental completion and project advancement.<br>• Outstanding Historic Preservation and CZM consultations, requiring final agency responses following submission of the subdivision plan.<br>• Environmental clearance sequencing, as procurement and construction cannot advance until consultations and environmental review are complete. |
| Performance Measures: | To be determined upon executed agreement. |

**Estate Mount Pleasant**

| | |
|---|---|
| Status: | In Progress |
| Project Description: | New construction of 7 single family turnkey homes for homeownership. |
| Period of Performance: | 3/1/2026 - 12/31/2027 |
| CDBG-DR Funded Project Cost: | $4,066,576.00 |
| Funds Expended This Month: | $ 0.00 |
| Funds Expended to Date: | $0.00 |
| Progress: | 0% |
| Monthly Update: | During the June reporting period, the Mount Pleasant 7 project remained in the procurement phase, with progress focused on finalizing contractor selection and preparing for construction contract execution. Construction has not yet commenced.<br><br>During the period, the evaluation committee reconvened to address compliance issues with the initial contractor selection and advanced a revised recommendation to proceed with an alternate contractor. Program, Procurement, and Planning & Construction (P&C) teams coordinated to align contract award, update project documentation, and prepare necessary application revisions to reflect adjusted costs.<br>The primary constraint remains completion of procurement and contract execution. Next steps include finalizing the contractor award and issuing the Notice to Proceed (NTP) to transition into construction. |
| Performance Measures: | To be determined upon final updated agreement. |

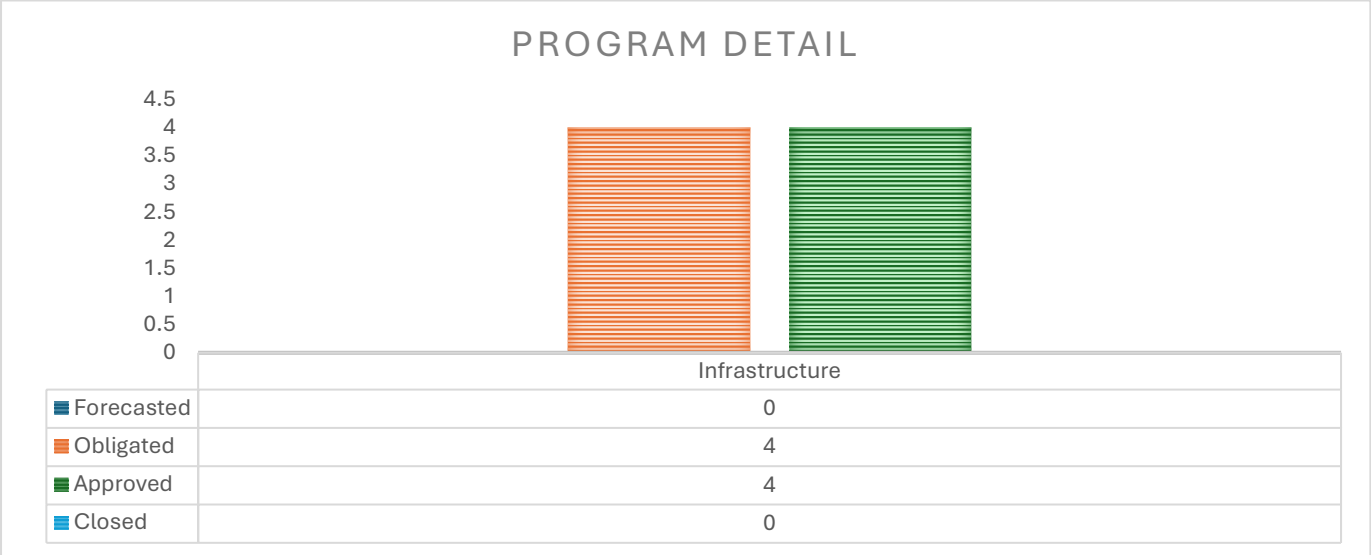
**Queen Louise Townhomes**

| | |
|---|---|
| Status: | Forecasted |
| Project Description: | TBD via design |
| Period of Performance: | TBD |
| CDBG-DR Funded Project Cost: | TBD |
| Funds Expended This Month: | $ 0.00 |
| Funds Expended to Date: | $0.00 |
| Progress: | 0% |

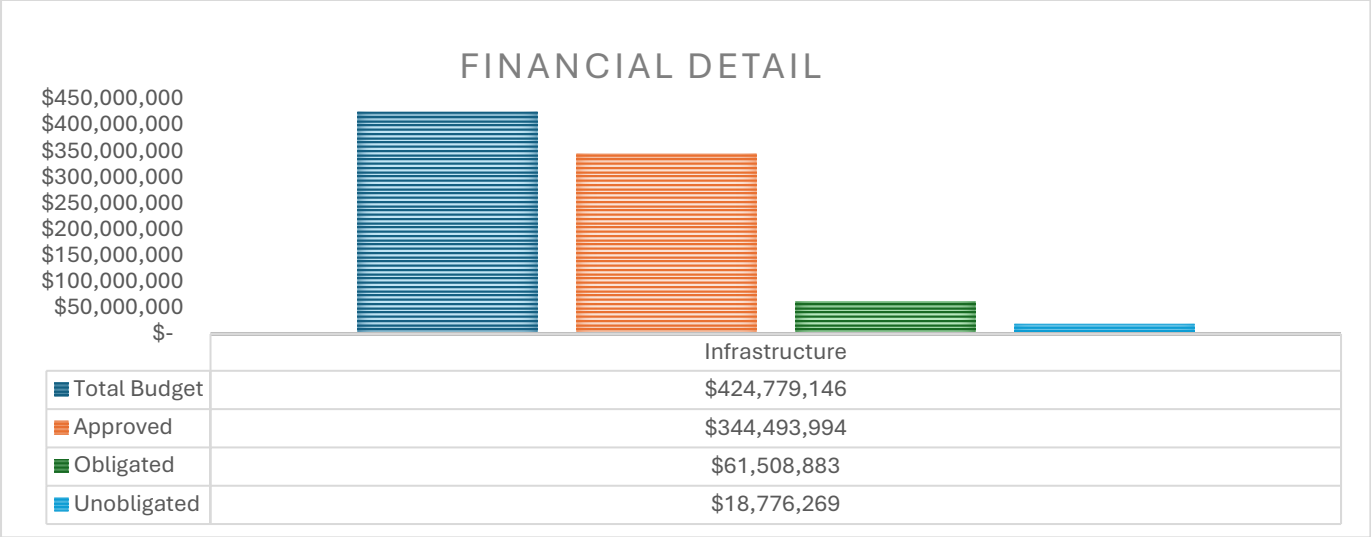
| | |
|---|---|
| Monthly Update: | **Project Update (Narrative):**<br>The project is advancing, with several actions completed to shorten the timeline and initiate project activities, including release of the re-solicitation for A&E design services on June 23, 2026; completion of the pre-bid conference on July 9, 2026; closure of the RFP for proposals on July 13, 2026; proposal review by the evaluation committee scheduled for July 15–17, 2026; submission of the evaluation report to the Interim Executive Director for approval on July 20, 2026; and issuance of the environmental procurement for task orders, which is due back on July 16, 2026. |
| Performance Measures: | To be determined upon executed agreement. |

# Infrastructure

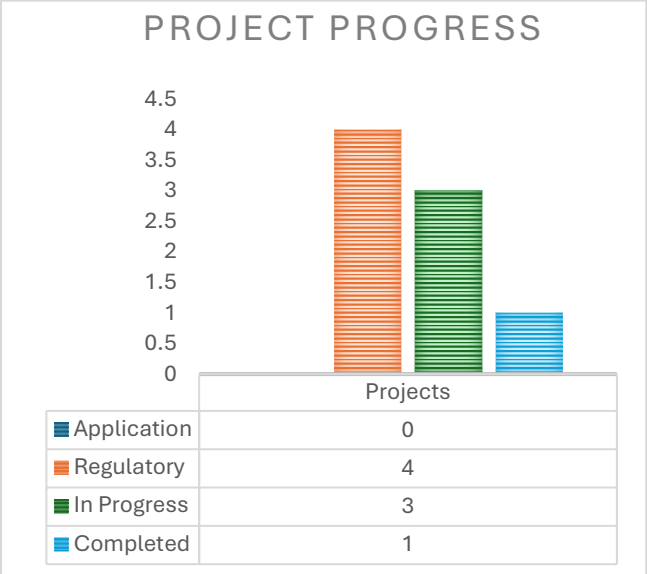
## Dashboard



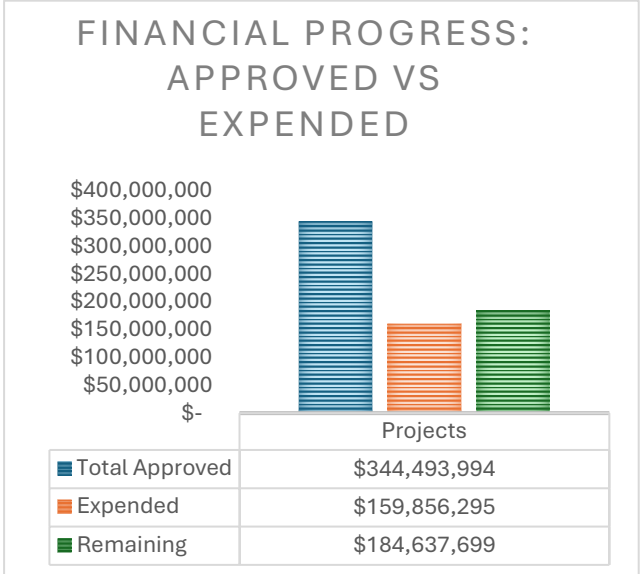

| | Infrastructure |
|---|---|
| Forecasted | 0 |
| Obligated | 4 |
| Approved | 4 |
| Closed | 0 |




| | Infrastructure |
|---|---|
| Total Budget | $424,779,146 |
| Approved | $344,493,994 |
| Obligated | $61,508,883 |
| Unobligated | $18,776,269 |




| | Projects |
|---|---|
| Application | 0 |
| Regulatory | 4 |
| In Progress | 3 |
| Completed | 1 |




| | Projects |
|---|---|
| Total Approved | $344,493,994 |
| Expended | $159,856,295 |
| Remaining | $184,637,699 |

# Monthly Projects 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 |
|---|---|---|---|---|---|
| 21 local match | 4 | 0 | 3 | 1 | 0 |

| Project | Project Cost | Expended to Date |
|---|---|---|
| Randolph Harley Power Generation | $88,359,748.00 | $78,813,891.57 |
| Street Addressing Initiative | $5,006,147.22 | $2,777,598.98 |
| Convenience Centers STX | $11,147,688 | $354,617.71 |
| Convenience Centers STT | | |
| Susannaberg & Bournefield | $10,539,500 | |
| Anguilla Landfill | $50,969,383 | $0 |
| Local Match | $ 239,980,411.00 | $77,812,257.80 |

## Monthly Update

**Randolph Harley Power Generation Plant**

| | |
|---|---|
| Status: | In Progress |
| Project Description: | The RHPP New Generation Project involves installing conventional, proven technology with a power generating capacity of 36-40 megawatts (MW) in incremental blocks of no more than 10 MW. These new generators will have dual fuel capabilities, enabling them to operate on both Liquified Propane Gas (LPG) or Liquified Natural Gas (LNG) as the primary fuel source, and #2 Distillate Fuel Oil (diesel) as the secondary fuel supply. The dual fuel capability allows for more flexible operations during LPG or LNG interruptions. |
| Period of Performance: | 07/19/19 - 09/30/2026 |
| CDBG-DR Funded Project Cost: | $86,739,337.95 |
| Funds Expended This Month: | $17,574.79 |
| Funds Expended To Date: | $78,813,891.57 |
| Progress: | Approximately 95% of the project is complete, with about 91% financial disbursement. |
| Monthly Update: | The RHPP New Generation Project continues to advance toward closeout, with overall engine and BESS construction activities reported at approximately 96 percent complete. VIWAPA has provided digital access to the engine and BESS as-built drawings, while hard copies remain outstanding and in transit. Project closeout activities are ongoing, including completion of remaining punch list items and submission of information needed to support the final system study and grid modeling efforts. |

| | |
|---|---|
| | The LPG Interconnection component remains in the procurement phase following direction to terminate the previous Exsol contract and rebid the work. VIWAPA continues working on required procurement tasks and development of the RFP package. Cost and schedule information remained pending as of the June 16 meeting, with updates expected from VIWAPA.<br>Environmental activities remain active. BESS remediation efforts have begun, and the first remediation report has been received. A second report is in progress, and VIWAPA is working to obtain associated cost information. The Program continues to monitor completion of the environmental reevaluation activities and pending remediation documentation.<br><br>Administration of the West Peak project management contract also remains ongoing. Previous contract amendments have been processed, and reconciliation of contract documentation is required before associated payments can be made. The Program continues to follow up on contract amendment processing and payment request status.<br><br>Section 3 compliance activities remain open. VIHFA and VIWAPA continue working through identified documentation deficiencies, and coordination is underway to schedule technical assistance discussions to address outstanding labor standards requirements. In addition, VIHFA Compliance is compiling a list of remaining monitoring items requiring resolution before project closeout.<br><br>**Last Site Visit**: May 12, 2026 — Environmental remediation site visit for the hydrocarbon spill compliance measures.<br><br>**Dependencies / Bottlenecks / Delays:** The overall bottleneck is the accumulation of outstanding requirements, including the LPG Interconnection RFP, environmental remediation documentation, as built and system study deliverables, Section 3 compliance resolution, and contract amendment processing, all of which continue to slow project closeout. These delays extend the schedule, limit progress on final reconciliation, and affect the overall pace of completion. |
| Performance Measures: | **Performance Goals** **KPIs**<br>Commercial use of 4 units- 100% Commissioning of each unit by<br>Commissioning of the four June 2025<br>Generating units<br><br>**Performance to Date: 100% met** |

**Repair and Resiliency - Street Addressing Initiative**

| | |
|---|---|
| Status: | The project remains in progress, with the program and legal counsel reviewing the revised Subrecipient Agreement. The media campaign continues to support community awareness, all named roads have been entered into MARS with beta testing underway, and Street Sign Installation is progressing on St. John as the contractor sources materials. The RFP for installation work on St. Thomas and St. Croix is still pending, and the MSRs remain outstanding. |
| Project Description: | The Territory-Wide Street Addressing Initiative (hereinafter "SAI") aims to establish a comprehensive street addressing system adhering to the following national and local standards: |

| | |
|---|---|
| | •Federal Geographic Data Committee's United States Thoroughfare, Landmark, and Postal Address Data Standard; Standard: FGDC-STD-016-2011<br>•United States Postal Service Publication 28, Postal Addressing Standards<br>•Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), 2009<br>•Virgin Islands Code, Title 1, Section 91(b)<br>•USVI Street Addressing Initiative Strategic Implementation Plan for Addressing |
| Period of Performance: | 03/02/2021 - 9/30/2026 |
| CDBG-DR Funded Project Cost: | $5,006,147.22 |
| Funds Expended This Month: | $948,681.34 per EM Grants |
| Funds Expended To Date: | $2,777,598.98 |
| Progress: | 55% based on disbursed amount |
| Monthly Update: | Progress continues across multiple workstreams within the VILGO Initiative, although several activities remain dependent on contract reviews, procurement actions, and pending payments.<br>The MARS address system remains in development, with backend configuration ongoing and the online tool nearing completion. The revised UVI MOU amendment has been submitted for review by ODR.<br>Procurement efforts continue, including development of the St. Thomas and St. Croix street sign RFP, while the Additional Highway Signs contract has advanced to contractor review. No updates were reported on the Major VI website portal.<br>Implementation progress remains mixed. St. John street sign installation is still delayed pending vendor payment, while additional procurement documentation is being gathered for the completed St. Croix highway signs.<br>A significant milestone was achieved with the successful E911 test conducted on June 12, 2026. The team is now planning a public demonstration and related outreach activities.<br>Communications efforts remain active, with the project mailer nearing completion and ongoing radio outreach across multiple stations.<br>Overall, progress continues across the initiative; however, several milestones remain contingent upon contract execution, review approvals, and resolution of outstanding payment issues.<br><br>**Last Site Visit**: Scheduled to be arranged through ODR.<br><br>**Dependencies / Bottlenecks / Delays:**<br>• Continued delays tied to payment processing and contract finalization.<br>• Dependency on interagency coordination with DPP, BIT, and VIODR that is affecting timelines.<br>• Incomplete readiness for system wide testing, including E911 integration. |
| Performance Measures: | Performance Goals — KPI's<br>Completion of Addressing December 2024 — 100% completion of MARS<br>Completion of street sign — 100% installation of street sign<br><br>Installation — STJ 2nd quarter 25, STT 3rd quarter 23, STX 2nd Quarter 2026 |

| | |
|---|---|
| | Performance to Date:<br>• STJ 97%, STT 70%, STX 85% name roads only.<br>• STJ 97%, ST 60%, SX 60%, street naming<br>• Highway Signs: Territory Wide - 30% |

**Repair and Resiliency - Convenience Centers and Sussanaberg & Bournefield**

| | |
|---|---|
| Status: | **STX – In Progress; STT – Environmental Review; STJ – Environmental Review** |
| Project Description: | The activity involves reconstructing and rebuilding the waste management convenience centers to support proper waste disposal for residents of the territory. The facilities included are:<br>• **STX (St. Croix):** Mon Bijou Convenience Center, Concordia Convenience Center, Cotton Valley Convenience Center<br>• **STT (St. Thomas):** Smith Bay Convenience Center, Red Hook Convenience Center<br>• **STJ (St. John):** Susannaberg Transfer Station, Bournefield Convenience Center |
| Period of Performance: | 10/1/2022-09/30/2026<br>*Pending updated SRA* |
| CDBG-DR Funded Project Cost: | $21,687,188.00 *(inc. ADC)* |
| Funds Expended This Month: | $0 |
| Funds Expended To Date: | $354,617.71 |
| Progress: | 90%, design phase STX centers; 0% STT/STJ |
| Monthly Update: | 1. **Susannaberg**<br>As of June 12, 2026, the Task Order for the Phase I Environmental Site Assessment (ESA) at the Susannaberg project site was fully executed. The official start date of performance was June 16, 2026. The timeline for the Phase I ESA is four weeks. The environmental review cannot be finalized until the Phase I ESA is completed.<br>2. **Red Hook**<br>The Red Hook Convenience Center is being considered for relocation. A key concern is the potential lack of a waste collection system in the eastern portion of St. Thomas, which could lead to a public health issue. The relocation is driven by competing interests for the same parcel between WMA and the Soccer Association. A site visit confirmed that the same parcel is being used but with a smaller footprint. Program staff will have ODR confirm the new footprint and update the lease to reflect the revised location. The environmental assessment will also need to be updated. Program staff must additionally inquire about the vendors currently operating at the site.<br>3. **Smith Bay**<br>ODR issued a letter directing a cessation of all project activity at the Smith Bay site. The letter, addressed to Mr. Alex Bruney at VIWMA, was sent by Jamila Haynes. VIWMA has agreed to provide a response. VIHFA requested a withdrawal letter by June 30, 2026.<br>4. **Bournefield**<br>The Environmental team is still awaiting historical data needed to develop accurate pricing for upcoming tests. In the interim, project staff have inquired |

| | |
|---|---|
| | about site control for the Bournefield location. The site appears to be owned and controlled by VIHA and would be purchased as part of the project. Although a verbal agreement between VIHA and VIWMA may exist, a formal agreement—such as an Option Agreement—may be required. Additional details will be provided in the next update.<br><br>5. **Cotton Valley**<br><br>The Cotton Valley Convenience Center design is currently 60 percent complete. The remediation plan was submitted by the contractor, reviewed by VIWMA, and forwarded to DPNR. The expected timeline for the construction permit has not yet been defined and will follow approval of the Concordia site permits.<br><br>6. **Mon Bijou**<br><br>The Mon Bijou Convenience Center design is also 60 percent complete. The remediation plan was submitted by the contractor, reviewed by VIWMA, and forwarded to DPNR. The construction permit timeline remains undefined and will be submitted after the Concordia site permits are approved.<br><br>7. **Concordia**<br><br>The Concordia Convenience Center remains at 90 percent design completion. Permits cannot be submitted until the design is finalized. The target date for design completion remains July 1, 2026, and VIHFA must confirm whether WMA will meet this deadline. The remediation plan was resubmitted to DPNR with documented changes. DPNR's response will determine the future timeline for remediation and construction. Remediation must be completed before any construction can begin, which will affect the overall construction schedule. |
| Performance Measures: | To be determined and included in the updated SRA between ODR and the Subrecipient. |

**Repair and Resiliency - Anguilla Landfill**

| | |
|---|---|
| Status: | Environmental Review |
| Project Description: | The proposed project will construct a Partial Final Closure System on the northeast corner of the existing slopes of Anguilla Landfill.<br>This project will serve as Phase 1 of the US EPA Region 2 approved Closure Turf Final Closure © System on a section of the northern slope, part of which faces Henry E. Rohlsen Airport. Initiating the Final Closure is crucial for obtaining cooperation from the FAA to continue disposal operations at Anguilla Landfill for St. Croix, until a new landfill site can be permitted and developed to accept waste. |
| Period of Performance: | TBD - 9/30/2029 (Start date is pending the execution of the subrecipient agreement) |
| CDBG-DR Funded Project Cost: | $50,969,383.00 |
| Funds Expended This Month: | $0 |
| Funds Expended To Date: | $0 |
| Progress: | 0%, The Program in reviewing the project application. |
| Monthly Update: | The Coastal Zone Management Federal Consistency Determination application has been submitted to DPNR. No confirmation of the receipt has been given thus far. VIHFA will continue conversations with VIPA/ODR to confirm the |

| | |
|---|---|
| | details of the outstanding fees owed to VIPA. The estimated time for completion is needed to verify the projects fits in the grant timeline. ODR/WMA has expressed issues with fitting this project within that window due to the CZM process but agreed to make it work. WMA has reported that the previous Task order contract for engineering services is under review by Ernst & Young to verify if a Choice Limiting Action exists. This determination will severely impact the timeline for project implementation.<br><br>Last Site Visit: March 14, 2025<br><br>Dependencies/Bottlenecks/Delays: Environmental review |
| Performance Measures: | To be determined and included in the updated SRA between ODR and the Subrecipient. |

**Local Match Infrastructure Program-UN and LMI**

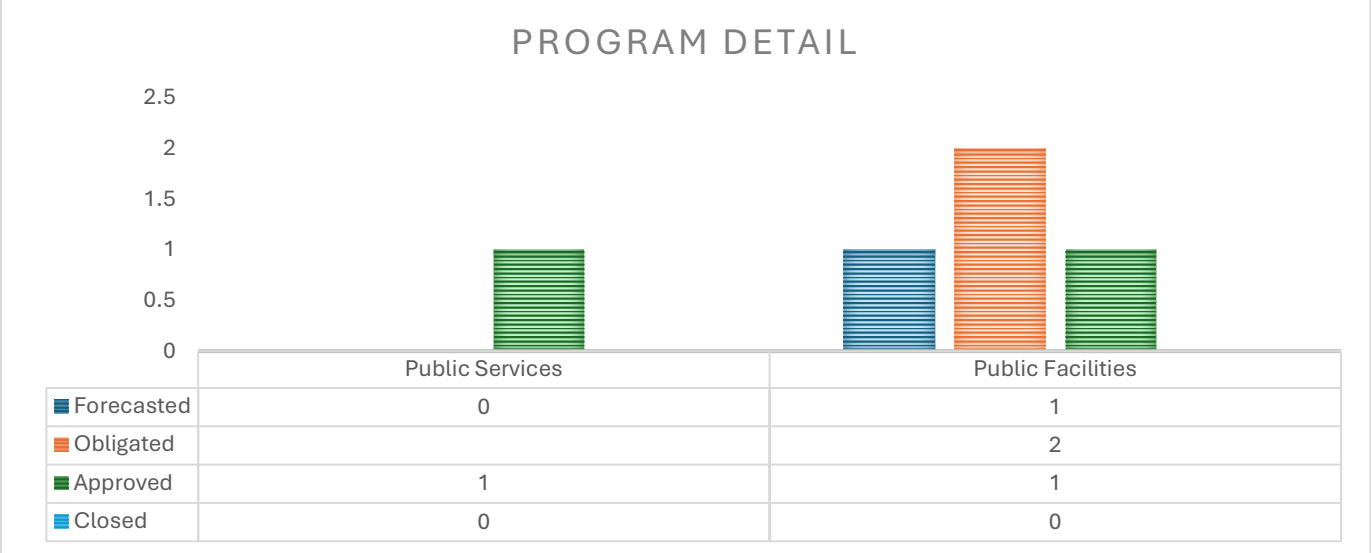
| | |
|---|---|
| Status: | In Progress |
| Project Description: | Funding of the non-federal match of the Federal Emergency Management Agency (FEMA) disaster assistance to the territory. |
| Period of Performance: | 10/10/2020 - 9/30/2026 |
| CDBG-DR Funded Project Cost: | $ 239,980,411.00 |
| Funds Expended This Month: | $0 |
| Funds Expended To Date: | **$**77,812,257 |
| Progress: | Corrected 33% |
| Monthly Update: | **Project Update Narrative:** The Program is following up with 16 issued cost share agreements. 8 has been shared with the leadership for the grantee's signature. The priority is to close out the STEP (PW 100, and 273) as well as agreements for WAPA (PW125, 85 and 307 (etc.).<br><br>**Last Site Visit:** TBD<br><br>**Dependencies/Bottlenecks/Delays:**<br><br>• Timely concurrent review of applications<br>• Lack of timely responses or coordination |

Performance Measure:

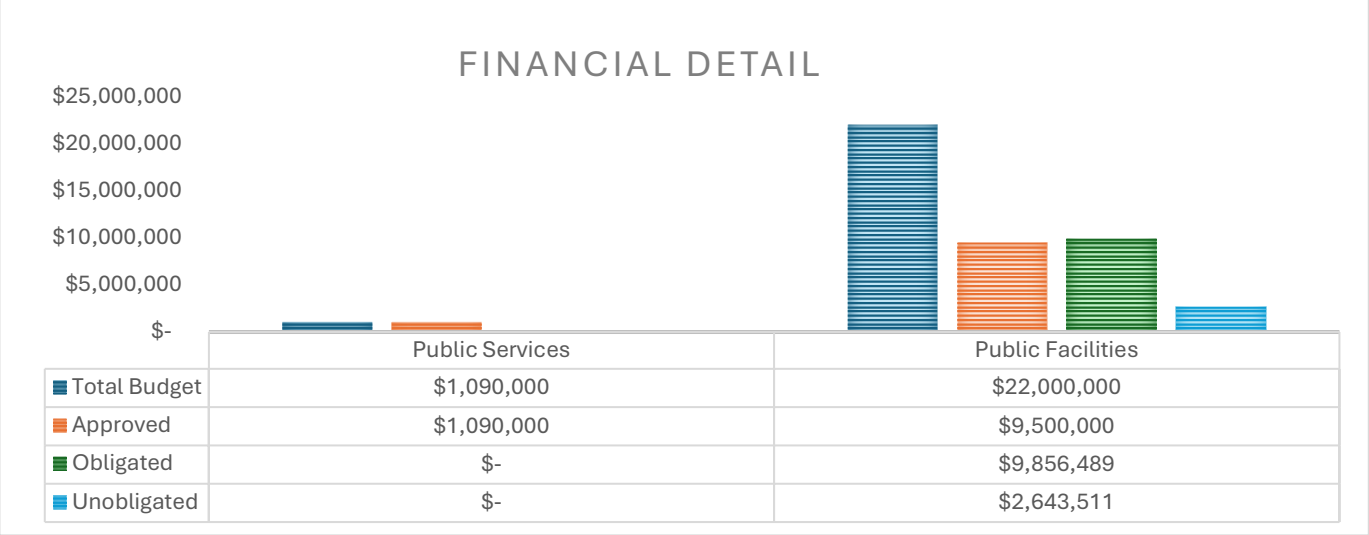
| Performance Measure | KPI | Monthly Performance Value |
|---|---|---|
| *Expenditure of Grant/payment reimbursement* | *100%* | *32%* corrected |

# Public Services and Public Facilities

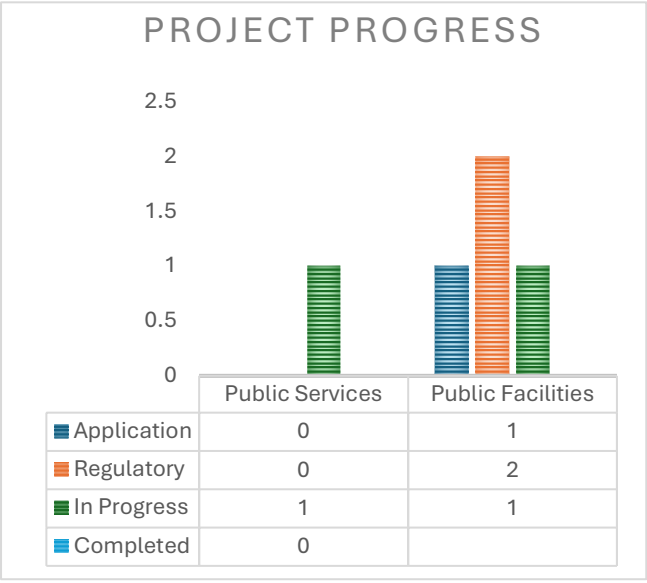
## Dashboard



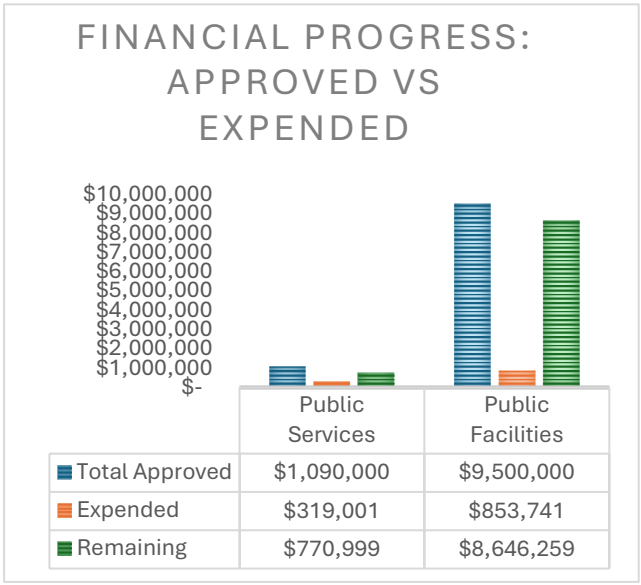

| | Public Services | Public Facilities |
|---|---|---|
| Forecasted | 0 | 1 |
| Obligated | | 2 |
| Approved | 1 | 1 |
| Closed | 0 | 0 |




| | Public Services | Public Facilities |
|---|---|---|
| Total Budget | $1,090,000 | $22,000,000 |
| Approved | $1,090,000 | $9,500,000 |
| Obligated | $- | $9,856,489 |
| Unobligated | $- | $2,643,511 |




| | Public Services | Public Facilities |
|---|---|---|
| Application | 0 | 1 |
| Regulatory | 0 | 2 |
| In Progress | 1 | 1 |
| Completed | 0 | |




| | Public Services | Public Facilities |
|---|---|---|
| Total Approved | $1,090,000 | $9,500,000 |
| Expended | $319,001 | $853,741 |
| Remaining | $770,999 | $8,646,259 |

Monthly Projects 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 |
|---|---|---|---|---|---|
| 1 | 2 | | 1 | 0 | |

| Project | Project Cost | Expenditure To Date |
|---|---|---|
| Public Services: Liberty Place (hold) | $1,090,000 | $97,848.58 |
| Public Facilities: St. Croix Foundation | $1,184,895 | Not Started- Environmental and Capacity |
| Public Facilities St. Croix Animal Welfare shelter | $4,500,000 | Application Review |
| Salvation Army | $4,171,594 | Not Started- Environmental Review |
| Sister Emma Cottages | $9,500,000 | In Progress |

## Monthly Update

**Liberty Place**

| | |
|---|---|
| Status: | Hold |
| Project Description: | Provide services to unhoused members of the community via the Assertive Community Action Team (ACAT) |
| Period of Performance: | 07/01/2024 - 07/31/2026 |
| CDBG-DR Funded Project Cost: | $1,090,000.00 |
| Funds Expended This Month: | $0.00 |
| Funds Expended To Date: | $97,848.58 |
| Progress: | 50% |
| Monthly Update: | Subrecipient failed to provide the requested financial documentation requested by ODR on May 29, 2026; thus, VIHFA begun reconciling financial documentation available to support final payment processing and project closeout.<br>Additionally, during the reporting period, VIHFA and ODR Legal Counsel met to discuss relevant findings to determine a path forward regarding payment owed to the subrecipient for services rendered by ODR based on issued project agreement.<br>**Dependencies/Bottlenecks/Delays:** Liberty Place has not been responsive to requests for additional information needed to resolve outstanding payment issues. |

| | |
|---|---|
| | **Next Month's Goals and Deliverables:** Submittal of pay request based on available financial documentation and finalize Counsel fact finding and resolution to services rendered. |

Performance Measures:

| Performance Measure | KPI | Monthly Performance Value | To Date Performance |
|---|---|---|---|
| Serve 90 LMI | 38 outreached monthly | Outreach: 54 | 3 |
| April 2025 | | Enrollments: 4 | Housed: 1 |
| May 2025 | | Enrollments: 11 | Housed: 0 |
| June 2025 | | Enrollment: 7 | Housed: 2 |
| July 2025 - June 2026 | | No Activity | |

**The St. Croix Foundation: Joint Intake Center**

| | |
|---|---|
| Status: | Environmental Review |
| Project Description: | Clearance, demolition, removal, reconstruction, and rehabilitation of buildings |
| Period of Performance: | 01/2026 – 12/2027 |
| CDBG-DR Funded Project Cost: | $1,184,895 |
| Funds Expended This Month: | $0.00 |
| Funds Expended To Date: | $0.00 |
| Progress: | 0% |
| Monthly Update: | Environmental site visit was conducted during the reporting period to complete the preliminary environmental review. The project remains pending completion of the capacity assessment. |
| Performance Measures: | To be determined upon execution of agreement |

**St. Croix Animal Welfare Center**

| | |
|---|---|
| Status: | Application Review |
| Project Description: | Rebuild and harden existing structures, building of a new structure and paving of 3 new parking areas and connecting drives, and the establishment of a new building |
| Period of Performance: | 01/2026 – 12/2027, pending revision based on approval of amended application |
| CDBG-DR Funded Project Cost: | $4,500,000.00 |
| Funds Expended This Month: | $0.00 |
| Funds Expended To Date: | $0.00 |
| Progress: | 0% |
| Monthly Update: | ODR reported that a deadline of June 26, 2026 has been established for the subrecipient to communicate its desired path forward regarding the submitted project |

| | |
|---|---|
| | application. The application remains in ODR's review queue. The FEMA Project Worksheet has not yet been completed and is required to align the existing application with available funding.<br>**Last Site Visit**: None this reporting period.<br><br>**Dependencies/Bottlenecks/Delays**: Revision of FEMA' project worksheet and alignment of environmental approvals by FEMA and ODR; ODR and subrecipient is awaiting FEMA response. |
| Performance Measures: | To be determined. |

**Salvation Army**

| | |
|---|---|
| Status: | Environmental Review |
| Project Description: | Demolition, renovation and rebuild of the Main Street Market Square location of the Salvation's Army Compound |
| Period of Performance: | 01/2026 – 12/2027 |
| CDBG-DR Funded Project Cost: | $4,171,593.84 |
| Funds Expended This Month: | $0.00 |
| Funds Expended To Date: | $0.00 |
| Progress: | 0% |
| Monthly Update: | Program review has been completed, and the application remains in concurrent review pending completion of the preliminary environmental review anticipated by June 30th. Upon review completion, the application will advance for CDRO approval in July and then enter the environmental review phase.<br>**Dependencies/Bottlenecks/Delays**: Completion of environmental assessment. |
| Performance Measure: | To be determined upon executed agreement |

**Lutheran Social Services: Sister Emma Cottages**

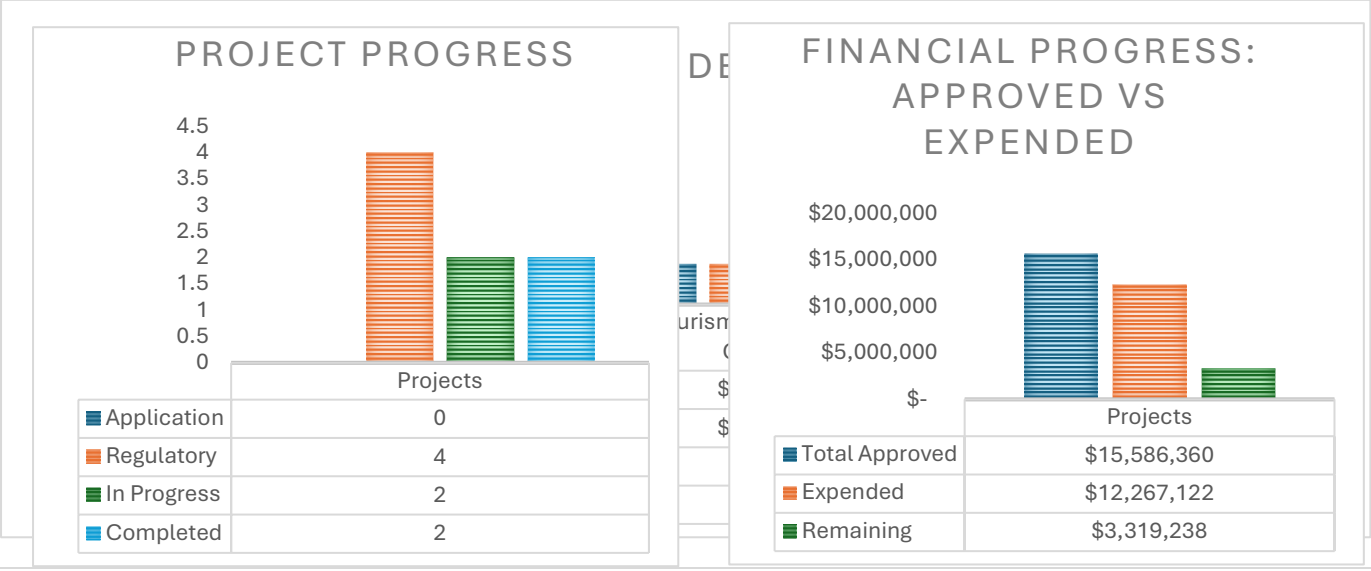
| | |
|---|---|
| Status: | In Progress |
| Project Description: | Construct a new facility for up to 16 severely disabled children, replacing the existing complex to better withstand flooding and hurricanes. |
| Period of Performance: | June 8, 2026 – September 30, 2027 |
| CDBG-DR Funded Project Cost: | $9,228,450.00<br>$9,500,000 w/ ADC |
| Funds Expended This Month: | $0.00 |
| Funds Expended To Date: | $0.00 |
| Progress: | 0% |
| Monthly Update: | The amended application has been approved, and the Subrecipient Agreement has been executed. The project is awaiting the upload of the executed contract and issuance of the Notice to Proceed. Project commencement is expected to begin during the next reporting period. Expenditure in the amount of at least 10% mobilization expected next month. |

| Performance Measures: | Performance Measure | KPI | Monthly Performance Value | To Date Performance |
|---|---|---|---|---|
| | **Performance** | | | |
| | New construction of public facility | Subject to the terms of amended SRA | | Project has not started. |

## Economic Revitalization

### Dashboard



# Monthly Projects 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 |
|---|---|---|---|---|---|
| | 4 | | 2 | 0 | 2 |

| Project | | | Project Cost | Expenditure To Date |
|---|---|---|---|---|
| Skills for Today | | | $10,537,696 | $9,538,542 |
| Tourism 2040 Marketing Campaign | | | $2,377,500 | $2,061,916 |
| Neighborhood Revitalization | $3,500,000 | | | |
| | NMR, LLC | | $121,852 | $0 |
| | Peany's Place | | $125,529 | $52,417 |
| | Thomasville | | $2,142,640 | Not Started- Environmental Review |
| | Grace Gospel | | $30,391 | Not Started- Environmental Review |
| | Rodgers Properties | | $95,996 | Not Started- Environmental Review |
| | Sunset Restore | | $138,151 | Not Started- Environmental Review |

## Monthly Update

**NMR, LLC**

| | |
|---|---|
| Status: | In Progress |
| Project Description: | Business exterior repairs, windows and shutter replacements including priming and painting of the warehouse/manufacturing shop, exterior of building and pergola replacement. |
| Period of Performance: | 05/26/2025 – 08/31/2026 |
| CDBG-DR Funded Project Cost: | $121,851.50 |
| Funds Expended This Month: | 0.00 |
| Funds Expended To Date: | 0.00 |

| | |
|---|---|
| Progress: | 0% |
| Monthly Update: | VIHFA transmitted project determination correspondence regarding choice-limiting actions to ODR. VIHFA also advised that any costs incurred outside the approved project scope and budget established under Subrecipient Agreement No. NRP-002-2025 are ineligible for reimbursement with CDBG-DR funds. This includes costs associated with work authorized or performed outside the approved environmental review record, any required environmental re-evaluation, and the applicable AUGF. VIHFA is awaiting submission of a pay request for eligible costs.<br>**Last Site Visit:** May 12, 2026<br>**Dependencies/Bottlenecks/Delays:** Contract and SRA amendments |

Performance Measures:

| Performance Measure | KPI | Monthly Performance Value | To Date Performance |
|---|---|---|---|
| Non-structural Façade repairs, Exterior Paint, Window replacement, Improve Building Curb Appeal, and Gutter Repair/replacement | Procurement, selection and commencement of construction activities | 30% construction complete | 90% construction complete |

**Peany's Place, Inc.**

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|---|---|
| Status: | Complete |
| Project Description: | Building improvements to restore the aesthetics, maintain area visual cohesiveness, improve physical structures and install security devices. |
| Period of Performance: | September 5, 2025 - August 31, 2026 |
| CDBG-DR Funded Project Cost: | $125,529.00 |
| Funds Expended This Month: | $52,416.82 |
| Funds Expended To Date: | $52,416.82 |
| Progress: | 100% |
| Monthly Update: | Façade activities have been completed; the contractor has addressed the identified deficiencies. Processed two payments and project closeout remain pending.<br>**Last Site Visit:** June 22, 2026<br>**Dependencies/Bottlenecks/Delays:** Completion of deficiencies noted during inspection. |

Performance Measures:

| Performance Measure | KPI | Monthly Performance Value | To Date Performance |
|---|---|---|---|
| The Subrecipient will conduct and provide a survey of the location of their clients' residences to demonstrate the service area. | Procurement, selection and Monthly Site commencement of construction. | 30% construction complete | 95% construction complete |

## Planning:

**Housing Demand Study**

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|---|---|
| Status: | In Progress |
| Project Description: | The Housing Demand Study will:<br>• Analyze current housing availability, affordability, and condition.<br>• Forecast future housing needs over the next 10–20 years, considering population trends, economic development, and climate risks.<br>• Identify barriers to housing access for vulnerable populations and LMI households.<br>• Include climate and hazard-related risk factors that impact future housing demand and location planning.<br>• Provide actionable recommendations to support long-term recovery, affordability, and housing resilience. |
| Period of Performance: | 4/21/2026- 5/31/2027 |
| CDBG-DR Funded Project Cost: | $300,000 |
| Funds Expended This Month: | $0.00 |
| Funds Expended To Date: | $0.00 |
| Progress: | 0% |
| Monthly Update: | VIHFA finalized the RFP which is slated to close first week July. Upon finalization and award and execution of contract, study will begin. |

**Department of Health: VI Universal Warehouse (VIUDW)**

| | |
|---|---|
| Status: | Application Review |
| Project Description: | Development of the Territorial Health and Human Services Gap Analysis and Resiliency Action Plan (GARA Plan). The data-informed strategic plan, based on the implementation of the VI Universal Data Warehouse (VIUDW) will provide visibility into healthcare vulnerabilities and infrastructure deficiencies permitting the Territory to quantify needs and a basis for specialized services to protect vulnerable populations and the loss of lives of Virgin Islanders |
| Period of Performance: | July 1, 2026 – March 2028 |
| CDBG-DR Funded Project Cost: | $4,750,000.00 |
| Funds Expended This Month: | $0.00 |
| Funds Expended To Date: | $0.00 |
| Progress: | 0% |
| Monthly Update: | Program review has been completed, and concurrent review remains ongoing. During the reporting period, a meeting was held to address Finance's concern regarding the need for a detailed budget for personnel and staff costs. The applicant indicated that the proposed costs are intended to support contractual services. |