Grantee: Virgin Islands

Grant: B-18-DP-78-0002

July 1, 2026 thru September 30, 2026 Performance

Grant Number:
B-18-DP-78-0002

Obligation Date:

Award Date:

Grantee Name:
Virgin Islands

Contract End Date:
04/25/2035

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$774,188,000.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$774,188,000.00

Estimated PI/RL Funds:
$0.00

Total Budget:
$774,188,000.00

Disasters:

Declaration Number

FEMA-4340-VI
FEMA-4335-VI

Narratives

Mitigation Needs Assessment:

Although the Territory has long been exceptionally vulnerable to natural hazards such as hurricanes and tropical storms, the Islands' readiness and resilience were tested during the 2017 hurricane season. This Mitigation Needs Assessment arises from the unprecedented damage and lasting impacts of Hurricanes Irma and Maria. The impacts from these storms continue to be felt to this day both in the Virgin Islands and other islands in those hurricanes' path. In 2018 the total damage to the Territory from both storms was estimated to be $10.8 billion, including $6.9 billion in damage to infrastructure, $2.3 billion in damage to housing, and $1.5 billion in economic damage. The US Virgin Islands' recovery from these devasting storm events continues to the present day. The intention of the Mitigation Needs Assessment and Mitigation Action Plan is to reduce vulnerability and mitigate damages and losses to future hazard events by looking at the impact of prior events, including hurricanes. The Mitigation Needs Assessment focused on 7 major community lifelines: Safety and Security; Communications, Food, Water, and Shelter; Transportation; Health and Medical; Hazardous Materials (Management); and Energy (Power and Fuel).
Safety and Security
The vulnerability assessment of the 2019 THMP indicates that many residential and commercial properties in the Territory are vulnerable to hurricane winds, in part because of how close most buildings are to the coast and the nature of the winds the storms generate (USVI Hurricane Recovery and Resilience Task Force, 2018). On St. John, only one-third of both residential and commercial structures are considered vulnerable, almost all of which are classified as moderate or low consequence. On St. Thomas, the percentage of exposed buildings represents a majority, though also at moderate or low consequence. On St. Croix, just over half of commercial buildings and less than half of residential buildings are exposed, all of which are considered at moderate or low exposure. Lifeline vulnerabilities to hurricane winds are variable across the islands, with lifelines on St. John at
considerably less risk than that of St. Croix and St. Thomas. On those islands, lifeline facilities with pre-code structural components represent the most significant vulnerability. These facilities comprise Safety and Security lifelines.
Food, Water, Shelter

Food, water, and shelter lifelines provide basic needs such as housing, the commercial food supply chain and programs, and water systems. These lifelines are critical for sustaining life prior to, during, and following storm events. In the US Virgin Islands, these facilities include wastewater facilities, potable water facilities, desalinization facilities, shelters, and some residential buildings. Shelter facilities were stressed and damaged during and following the hurricanes as residents stayed at the shelters due to damages to homes. WAPA water facilities were damaged and impacts to the food supply chain resulted in delays to residents receiving food.
Water- Drought would have disparate impacts throughout the Territory. Although cisterns are common for USVI residents, the territory experiences a dry season that typically lasts from January to April. There is often a shorter dry season in June and July. Only one quarter to under a half of residents in the Territory are connected to the Territory's public water system that the Water and Power Authority (WAPA) operates, which means that many residents rely heavily on collected rainfall for water. Droughts can lead to empty cisterns, requiring residents to purchase water for essential daily use. The LMI ppopulation in the Territory would be more adversely affected by the need to purchase water to fill empty cisterns. For the many residents who are not also connected to WAPA water, purchasing water in periods of drought is part of providing food, water, and shelter Given the economic stress that the COVID-19 pandemic has already caused within the Territory, having a reliable and inexpensive water source is a key priority that impacts day-to-day life and potentially even health as well, given the necessity of good water to healthy individuals.
Shelter- Housing is a key component to be considered for residents of the Territory, as this is the primary means of shelter for residents when hurricanes and floods occur, with housing a key component for HUD in establishing the Community Development Block Grant program. In the Territory, limited housing options continues to be a source of concern for many residents, especially those considered LMI. The 2015 Housing Demand Study commissioned by VIHFA determined that there was already a 5,000-unit shortage of affordable housing in the Territory before the dual hurricane disasters in 2017, both for purchase and rent. As shown within that study, the Territory's housing market severely limits options for LMI individuals, as approximately 6% of the homes sold could be designated as affordable for them.
Health/Medical
Health and medical lifelines include facilities that comprise the medical supply chain, perform public health services, fatality management, patient movement, and medical care. This includes home care, pharmacies, and raw materials needed to produce medicine. Impacts to medical facilities were profound during the hurricanes of 2017, necessiating the evacuation of 800 patients from the Territory to facilities in Puerto Rico and the American mainland. Medical facilities in the Territory also suffer from workforce shortages, inadequate funding, and infrastructure limitations (USVI Hurricane Recovery and Resilience Task Force, 2018).
Earthquakes- Most lifeline facilities to include energy and medical facilities across the islands have high exposure to earthquakes. St. Thomas, where there is a wider breadth of exposure, has the highest percentage of lifelines with a higher exposure, followed closely by St. John. This earthquake exposure risk puts the Territory's already vulnerable and limited infrastructure at further risk.
Energy
Energy lifelines power the US Virgin Islands and include facilities that produce and distribute electric power, with two separate electricity grids managed by the Water and Power Authority (WAPA). The residential sector consumes over one-third of WAPA's electricity, and just under one-third is consumed by large power users that each use more than 25 kilowatts (U.S. Energy Information Administration, 2020). Primary WAPA generating facilities include the Harley Generating Station near Charlotte Amalie on St. Thomas and the generating facility at Estate Richmond near Christiansted on St. Croix.
Communications
Communications lifelines include communications infrastructure such as data centers and cell towers, in addition to LMR networks, payment-processing systems, 911/emergency dispatch facilities, and emergency alert systems. The 2017 hurricanes substantially damaged cellular, landline, and radio based telecommunications systems. Following the storms, cell phone availability decreased by between 80 to 90 percent for several weeks. The loss of cell phone coverage disrupted communications among residents as well as to responding agencies. St. John was noted to have been hard-hit, with landline and public safety radio communications destroyed between Coral Bay and Cruz Bay. Following the storm, amateur radio resources were used to relay information.
Transportation
Transportation lifelines facilitate the movement of people and goods throughout the

Islands. Following the 2017 hurricanes, seaports in the Territory did not open for three weeks and both major airports remained closed for approximately two weeks as well (USVI Hurricane Recovery and Resilience Task Force, 2018). As relatively remote landmasses, the Islands rely on imports for many goods. The Islands' port facilities are particularly important for this reason, as well as due to their connection to the regional economy. Throughout the islands, ferry termnals, airports, and heliports connect the Islands to each other and to the global economy.
An exposure analysis shows that storm surge impacts from a SLOSH scenario would likely impact waterfront Transportation lifelines, especially as sea levels rise, given prior flood data and its current elevation. In addition to impacting critical facilities impacted by future sea level rise, on St. Croix five terminals at the Limetree Bay Refinery on St. Croix, the WAPA power facility, and the St. Patrick Catholic School would be impacted. On St. Thomas, two additional schools, the Police Headquarters, and liquefied petroleum gas facilities are expected to be inundated under this scenario.
Flooding- Although the USVI Flood Insurance Study maps flood zones for both inland and coastal areas, the 2019 THMP notes that the principal flooding cause is stormwater run-off. The runoff flooding can exceed delineated flood zones on flood insurance rate maps or may not be mapped at all. According to the FEMA Mitigation Assessment Team Report issued in the wake of Hurricanes Irma and Maria, flood damage from the Hurricanes was predominantly caused by localized ponding and runoff. Over the years, encroachments into historic flood zone have displaced flood water to unanticipated locations. Increased development, undersized culverts, impervious surface installation following development, combined sewer systems for stormwater and wastewater, insufficient preventative maintenance of sewer infrastructure, improper engineering design for drainage of constructed surfaces, inadequate use of green infrastructure, and functionally obsolete stormwater management infrastructure contribute to the pervasiveness of runoff and riverine flooding in the Territory. Exposure to flooding varies throughout the Virgin Islands , but flood risk impacts the residents on all three major islands in the Territory. Approximately 20% of the Islands' residents of St. Croix and St. Thomas are in the Special Flood Hazard Area. There is significant flood exposure for the US Virgin Islands' lifelines. The Islands' energy lifelines are particularly exposed owing to vulnerabilities to refinery operations on St. Croix. Transportation lifelines are exposed to flooding owing to their waterfront locations. On St. Croix, Health, and Medical lifelines such as the VA Clinic and Nesbitt Clinic are also exposed, alongside various Safety and Security lifelines such as police substations and educational facilities. The Ann E. Abramson Marine Facility is also exposed, in addition to the Anguilla Wastewater Treatment Facility. On St. John, various marine facilities, the deCastro Clinic, and VIERS Eco Education facility are in the Special Flood Hazard Area. Coastal flooding will be exposed to sea level rise (such as waterfront Transportation lifelines) in the future.
On St. Thomas, marina facilities, the Airport, WAPA Power Plant, and various schools and police stations are also within the Special Flood Hazard Area. Excepting the seaports, in most cases the impacted lifelines are in riverine or inland flood zones. Additionally, sea level rise flooding will eventually impact a subset of lifelines in the Special Flood Hazard Area or regulatory floodplain in the territory.

Proposed Use of Funds:

The MIT funds represent a unique and significan opportunity for the Territory to carry out strategic and high impact activities to minimize, mitigate, or eliminate risks and reduce losses from future disaster. The Territory is focused on implementing data-infomred investments through high-impact projects that will reduce risks, suffereing, and hardship attrributable to natural disasters, with particular attention to repetitive loss of property, critical infrastructure, and economic hardening in the Territory. The Territory proposed use of funds includes activities to:
-Infrastucture and Public Facilities with programs such as Community Resilience and Public Facilities ; and Resilient Critical and Natural Infrastructure.
-Economic Resilience and Revitalization with programs such as Commercial Hardeningn and Financing; and Small Business Mitigation.
-Housing with programs such as Multifamily Housing; VIHFA New Home Construction (Home Ownership); Homeless Housing Initiative; Innovative Resilient Housing.
-Public Services
As well as planning and administrative activities.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$0.00	$602,608,900.00
Total Budget	$0.00	$602,608,900.00
Total Obligated	$36,647,869.00	$602,608,900.00

Total Funds Drawdown	$2,047,076.31	$189,307,056.76
Program Funds Drawdown	$2,047,076.31	$189,307,056.76
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$2,047,076.31	$188,311,031.41
HUD Identified Most Impacted and Distressed	$0.00	$0.00
Other Funds	$ 0.00	$ 0.00
Match Funds	$ 0.00	$ 0.00
Non-Match Funds	$ 0.00	$ 0.00

Funds Expended

Overall	This Period	To Date
JDC Magens Junction Associates 2, LLC	$ 909,057.53	$ 16,666,433.15
Jackson Development Company, LLC	$ 268,905.27	$ 21,470,250.80
V.I. Housing Finance Authority (VIHFA)	$ 712,351.16	$ 4,097,997.98
VI Department of Public Works (DPW)	$ 14,045.04	$ 24,632.72
VI Housing Finance Authority	$ 132,754.23	$ 931,422.93
Virgin Islands Housing Authority (VIHA)	$ 0.00	$ 0.00
Virgin Islands Water and Power Authority (WAPA)	$ 9,963.08	$ 145,120,293.83

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	50.00%	70.76%	5.40%
Overall Benefit Amount	$362,425,370.00	$391,476,703.00	$39,160,625.82
Limit on Public Services	$116,128,200.00	$.00	$.00
Limit on Admin/Planning	$154,837,600.00	$49,337,260.00	$5,026,137.11
Limit on Admin	$38,709,400.00	$38,709,400.00	$4,422,547.40
Most Impacted and Distressed	$774,188,000.00	$532,700,585.00	$.00

Overall Progress Narrative:

During the July 1 – September 30, 2026 reporting period, VIHFA continued to advance its $774,188,000 CDBG-MIT grant to reduce long-term disaster risk and strengthen the resilience of housing, infrastructure, critical services, and the local economy across the Territory. The active portfolio included 32 projects: eight in application review, 15 in environmental or regulatory review, and nine in progress. Progress during the quarter was significantly constrained by HUD's July 20, 2026 suspension notice, which prohibits the execution of new agreements and the initiation of new procurement. As a result, environmental reviews requiring procurement, environmental public notices, subrecipient and developer agreements, and related procurement for several projects were placed on hold. VIHFA applied the suspension directives across the portfolio and continued to advance activities under executed agreements.

Despite these constraints, construction continued under executed agreements. Within the Resilient Multifamily Housing program, rehabilitation advanced to 70% complete at Lovenlund Phase 1, 52% at Bellevue Village, and 50% at Calabash Boom, while homeownership conversion activities continued through tenant outreach, first-time homebuyer education, and credit-readiness support. VIHFA also issued the Notice to Proceed for The Residences at 340 North on July 16, 2026, and the developer received its building permit. Under Infrastructure and Public Facilities, the completed Propane Supply Infrastructure Acquisition remained in its compliance and monitoring phase, with VIHFA issuing desktop monitoring results to VIWAPA and tracking corrective actions, while the Veterans Drive Mitigation Project Phase 2 remained constrained by outstanding site-control matters and the suspension. Under Economic Revitalization, VI Aqua Farm reached approximately 95% completion under the Small Business Mitigation Program, and VIHFA issued desktop monitoring results for the Economic Resilience and Revitalization Program. Planning activities, including the ARCIVI coastal parks planning project, remain pending completion of the capacity assessment, environmental review, and subrecipient agreement. VIHFA further strengthened grant administration through a risk assessment of the Regulatory Division, approval of IT Governance Policy 2.0 and a Marketing and Communications Policy, and continued monthly status reporting to HUD. In the coming quarter, VIHFA will continue to monitor construction progress and homeownership readiness at active housing projects, track resolution of monitoring findings, advance internal control improvements, and resume environmental review, procurement, and agreement execution for pending projects once the suspension is lifted.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	$0.00	$0.00	$0.00
Admin_001, Administration	$556,771.88	$38,709,400.00	$4,422,547.40
ER_001-CHF, Commercial Hardening & Financing Program	$116,550.66	$33,924,659.00	$804,883.69
ER_002-SBM, Small Business Mitigation	$16,203.57	$6,363,935.00	$126,539.24
H_001-MFH, Resilient Multifamily Housing	$1,177,962.80	$165,572,126.00	$38,136,683.95
H_002-NHC, Single Family Resilient New Home	$67,886.22	$73,115,777.00	$67,886.22
H_003-HHI, Homeless Housing Initiative	$0.00	$20,475,368.00	$0.00
IF_001_CRPF, Community Resilience & Public Facilities	$0.00	$13,169,937.00	$0.00
IF_002-RCNI, Resilient Critical & Natural Infrastructure	$24,008.12	$409,048,937.00	$145,144,926.55
MIT-BUYO-LMI, Buyout Program	$0.00	$3,180,000.00	$0.00
Planning_001, Planning	$87,693.06	$10,627,861.00	$603,589.71
PS_001_PubSer, Public Services	$0.00	$0.00	$0.00

Activities

Project # / Admin_001 / Administration

Grantee Activity Number: MIT-Admin-VIHFA
Activity Title: Admin-VIHFA

Activity Type:
Administration

Activity Status:
Under Way

Project Number:
Admin_001

Project Title:
Administration

Projected Start Date:
04/25/2023

Projected End Date:
04/25/2035

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
NA

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

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$38,709,400.00
Total Budget	$0.00	$38,709,400.00
Total Obligated	$0.00	$38,709,400.00
Total Funds Drawdown	$556,771.88	$4,422,547.40
Program Funds Drawdown	$556,771.88	$4,422,547.40
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$556,771.88	$3,511,538.86
V.I. Housing Finance Authority (VIHFA)	$556,771.88	$3,511,538.86
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

From July 1 to September 30, 2026, VIHFA continued to manage, oversee, and coordinate the CDBG-MIT grant while strengthening internal controls, financial management, and transparency. Following HUD's July 20, 2026 suspension notice, VIHFA applied the suspension directives across the CDBG-MIT portfolio. The Finance Unit continued its quarterly review of eligible costs for potential reclassification from Administration to approved project activities to ensure consistent and accurate cost allocation. VIHFA also enhanced its monthly comparative performance reporting, continued submitting monthly status reports to HUD, and approved an Organizational Cross Cutting Policy in September 2026. To strengthen internal controls, VIHFA completed a risk assessment of the Regulatory Division and began planning Fraud, Waste, and Abuse training for staff. VIHFA's Information Technology (IT) Division strengthened the systems and controls that support grant management and compliance. In July 2026, the VIHFA Board approved IT Governance Policy 2.0, and IT advanced mailbox-access governance, approval controls, and time-bound access procedures to protect grant records and sensitive information, while continuing to implement multifactor authentication and other cybersecurity and access-management improvements. IT maintained the EMGrants grant management system

and restructured its scope change workflows, with proposed changes under program staff review; began verifying and standardizing IT equipment records to improve asset tracking and audit readiness; and expanded the agency's geographic information system (GIS) toward dashboards, field data collection, and compliance and monitoring support. IT also completed the intranet homepage refresh and Teams Calling rollout, prepared to reintroduce DocuSign for electronic signatures, approvals, and document routing, and began reviewing technology and telecommunications costs to identify savings.
The Communications Department strengthened its operating framework through approval of a Marketing and Communications Policy and supporting standard operating procedures that set expectations for request intake, review, approval, and turnaround, and formalized the citizen complaint intake process so that public and media inquiries are consistently routed, tracked, and addressed. Communications and IT advanced the redesign of the agency website, working with program teams to keep CDBG-MIT program information current, accessible, and consistent with HUD public information requirements. VIHFA issued public notices and announcements and produced public meeting announcements in English, Spanish, and Haitian Creole to support access for residents with limited English proficiency. Homeownership conversion outreach continued at Bellevue Village, Calabash Boom, and Lovenlund Phase 1 through individualized tenant engagement, documentation assistance, first-time homebuyer education, and credit-readiness support. Following the suspension notice, publication of environmental public notices for several CDBG-MIT projects was placed on hold.
Leadership and Organizational Changes

- April 25 – August 23, 2026: Valdez Shelford held the role of Interim Executive Director/Chief Financial Officer.
- August 7, 2026: Dayna Clendinen departed as Chief Operating Officer/Chief Disaster Recovery Officer.
- August 24, 2026: Derek Gabriel was named Executive Director.

These transitions required ongoingcoordination to sustain leadership continuity and oversight of disaster recovery operations. VIHFA supported the August 2026 onboarding of Executive Director Derek Gabriel through comprehensive transition reports and project briefings to ensure continuity of grant administration and oversight.
In the coming quarter, VIHFA will continue reviewing administrative costs for potential reclassification, deliver Fraud, Waste, and Abuse training, roll out DocuSign agency-wide, complete the website redesign, address identified EMGrants module gaps, advance GIS dashboards to strengthen project tracking and reporting, expand proactive communication of project milestones and community impact, publish required public notices once the suspension is lifted, and continue coordinating with HUD to resolve the suspension.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / ER_001-CHF / Commercial Hardening & Financing Program

Grantee Activity Number: MIT-654-CHardFin-LMI
Activity Title: ER-CHF-Commercial Hardening Finance Projects

Activity Type:
MIT - Economic Development

Activity Status:
Under Way

Project Number:
ER_001-CHF

Project Title:
Commercial Hardening & Financing Program

Projected Start Date:
02/09/2025

Projected End Date:
12/28/2028

Benefit Type:
Direct (Person)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
VI Housing Finance Authority

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$33,924,659.00
Total Budget	$0.00	$33,924,659.00
Total Obligated	$20,935,724.00	$33,924,659.00
Total Funds Drawdown	$116,550.66	$804,883.69
Program Funds Drawdown	$116,550.66	$804,883.69
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$116,550.66	$804,883.69
VI Housing Finance Authority	$116,550.66	$804,883.69
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

The goal of the Commercial Hardening & Financing Program is to minimize operational down time and accelerate recovery of commercial areas after a disaster to benefit LMI residents and others. Privately owned commercial or industrial buildings or ports may be rehabilitated or hardened to become more resilient. Such projects may include but are not limited to those that result in abatement of asbestos hazards, remediation of mold, lead abatement, lead-based paint hazards evaluation and reduction, and the correction of code violations and provision of permanent emergency power (e.g., generators and solar arrays). 24 CFR 570.202(a)(3).
The intention of the program is to upgrade private buildings and return them to productive business uses and ensure the ability for such facilities to be fully operating during emergencies. Accordingly, at the time the application is submitted the private entity or person that is going to undertake the rehabilitation of the structure must own the property or have an option to purchase the property.
Commercial financing is often needed to supplement or replace CDBG-MIT funds for economic resilience and revitalization projects. Programs initiated or systems improved to enhance or replace privately available capital sources may be eligible for funding. 26 small business will receive funding to strengthen their business against future disasters.

Location Description:

Activity Progress Narrative:

During the quarter, the Commercial Hardening and Financing (CHF) Program built on the environmental review coordination, procurement planning, technical assistance, and

readiness tracking developed during April–June. Activity shifted toward documenting equipment delivery, preserving completed review work, reviewing payment support, and addressing implementation and closeout requirements within applicable restrictions.
Royal Systems project progressed to delivery of two 150-kilowatt prime-rated diesel generators. The generators arrived in the Territory in August and were subsequently transported to and secured at the telecommunications facility, with delivery documented by Program staff and the subrecipient. The projects' progress continues to be identified at 25 percent completion with $544,412.04 in expenditure. Delivery represented a tangible milestone, additional procurement and installation activities remained constrained by the suspension.
St. Croix Women's Coalition, Crisis Center hardening component remained physically complete, carrying forward previous quarter closeout preparation activity. The separate Emergency Shelter component remained in environmental review, with procurement of environmental services delayed. Physical completion of the Crisis Center therefore should not be reported as completion of the entire project or final administrative closeout.
Environmental work for St. Thomas Rescue, HSR Communications, Hotel 1829, Galleon House, and Our Town Frederiksted provided a foundation for continued readiness management. Across the portfolio, VIHFA retained technical assistance, environmental records, cost estimates, and draft agreement documents to support advancement when authorized.
CHF progress consisted of verified equipment delivery, continued compliance review, and preservation of implementation and closeout readiness not unrestricted construction advancement. Remaining priorities are to resolve amended agreements and environmental requirements, validate payment documentation, and complete the Crisis Center's outstanding closeout requirements. Restricted procurement, contractual, and installation actions remain subject to the required authorization.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of buildings (non-residential)	0	1/18
# of Businesses	0	17/18
# of properties protected from	0	1/18

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / ER_002-SBM / Small Business Mitigation

Grantee Activity Number: MIT-656-SmBusMit-LMI
Activity Title: ER-SBM-SMALL BUSINESS MITIGATION PROJECTS

Activity Type:
MIT - Economic Development

Activity Status:
Under Way

Project Number:
ER_002-SBM

Project Title:
Small Business Mitigation

Projected Start Date:
02/09/2025

Projected End Date:
12/30/2027

Benefit Type:
Direct (Person)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
VI Housing Finance Authority

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$6,363,935.00
Total Budget	$0.00	$6,363,935.00
Total Obligated	$0.00	$6,363,935.00
Total Funds Drawdown	$16,203.57	$126,539.24
Program Funds Drawdown	$16,203.57	$126,539.24
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$16,203.57	$126,539.24
VI Housing Finance Authority	$16,203.57	$126,539.24
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

The Mitigation Improvements for Small Business Program is intended to minimize operational down time and accelerate recovery of small businesses after a disaster.
Mitigation measures may include but are not limited to:
•Dry Floodproofing of Non-residential Structures
•Generator installation
•Solar power installation
•Weatherization
Drainage Improvements
•Communication Systems
riorities will be projects that meet the CDBG-MIT criteria for eligible economic development assistance and do the following:
•
Create jobs predominantly for LMI individuals
•
Reduce risks to life, property, and critical environments
•
In conjunction with improvements, utilize job placement programs for trainees

Location Description:

Territory wide

Activity Progress Narrative:

The Small Business Mitigation Program built on implementation, contractor coordination, environmental review, and project readiness activities established during the prior quarter, VI Aqua Farm advanced into active implementation through contractor mobilization, partial land clearing, delivery of fencing materials, commencement of fencing installation, and disbursement of eligible mitigation expenditures.
During the reporting period, VI Aqua Farm continued implementation under previously executed contracts. Land clearing was completed, existing fencing was removed, and new fence installation reached a reported 40 percent, while overall project progress remained reported at 50 percent through September. Program staff conducted site monitoring, identified fencing construction concerns, coordinated corrective work, and reviewed payment support to align reimbursement with verified completion. Change order was not processed due to increased project cost pending authorization to resume restricted activities. Despite a written stop work notice, the project has achieved measurable construction progress but remains incomplete and subject to amended agreement, payment, and closeout resolution.
The broader Small Business Mitigation pipeline also advanced through allowable application and environmental readiness activities. Environmental testing and review activities progressed for G&D Seafood and Atlantic Maintenance and Trucking, while Rockmart Food Wholesaler's amended mitigation application was approved and transmitted for environmental review. However, implementation for these and other pipeline projects remained limited or paused and VIHFA preserved completed applications, site review information, environmental documentation, and readiness records pending authorization to resume restricted activities
Overall, the quarter reflects controlled implementation and readiness advancement rather than unrestricted program expansion. VIHFA converted prior quarter mobilization into completed land clearing, additional fencing installation, documented site monitoring, and payment review at VI Aqua Farm while maintaining environmental and application readiness across the remaining Small Business Mitigation portfolio. These actions preserved federal investments, strengthened project level oversight, and positioned the portfolio for continued implementation when completed amended agreements, environmental, financial, and HUD authorization requirements are resolved.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Businesses	0	13/8

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / H_001-MFH / Resilient Multifamily Housing

Grantee Activity Number: MIT-642-Bellevue-LMI
Activity Title: MIT-MFH-Bellevue-LMI

Activity Type:
MIT - Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
H_001-MFH

Project Title:
Resilient Multifamily Housing

Projected Start Date:
12/18/2024

Projected End Date:
12/30/2027

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

Responsible Organization:
Jackson Development Company, LLC

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$17,655,617.00
Total Budget	$0.00	$17,655,617.00
Total Obligated	$0.00	$17,655,617.00
Total Funds Drawdown	$115,233.88	$13,195,326.11
Program Funds Drawdown	$115,233.88	$13,195,326.11
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$115,233.88	$13,195,326.11
Jackson Development Company, LLC	$115,233.88	$13,195,326.11
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

During the July 1 – September 30, 2026 reporting period, rehabilitation and homeownership conversion activities continued at Bellevue Village, a 72-unit affordable housing development on St. John undergoing mitigation improvements to reduce damage and loss of property and strengthen resilience against future disasters, with the goal of converting units to homeownership for low- and moderate-income households. The developer, Jackson Development Company, reported construction at 52% complete as of September 2026. Work completed during the quarter included plaster patching and removal of debonded plaster at Buildings 26 through 28, decorative rail repairs at Buildings 26 and 27, mold remediation in one unit, replacement of exterior doors at Buildings 20 through 29 and Building 33 with associated plastering and finish work, and installation of new water pumps at all buildings. Exterior painting was completed at Buildings 10 through 15 and 17 through 28 and continued at Buildings 7 through 9, while scaffolding was relocated to Buildings 2, 3, 4, and 35 to support the next phase of exterior rehabilitation. Homeownership conversion activities continued through individualized tenant outreach, documentation assistance, first-time homebuyer education, and credit-

readiness support. As of the latest reported update, 51 tenants are moving forward toward homeownership, including 27 who have qualified and 11 who have received homeownership certificates; 13 are in the application phase, 12 are in credit counseling, one did not qualify, and 16 have elected not to pursue homeownership. VIHFA also began coordinating with the developer to evaluate mortgage financing options to facilitate unit sales to qualified buyers. No project blockers were identified, and budget and HUD eligibility remain on track. In the coming quarter, VIHFA will continue to monitor construction progress, support buyer readiness, and advance mortgage financing solutions to achieve initial homeownership closings.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: MIT-642-CalabashBoom-LMI
Activity Title: MIT-MHF-Calabash Boom-LMI

Activity Type:
MIT - Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
H_001-MFH

Project Title:
Resilient Multifamily Housing

Projected Start Date:
12/18/2024

Projected End Date:
12/30/2027

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

Responsible Organization:
Jackson Development Company, LLC

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$10,143,370.00
Total Budget	$0.00	$10,143,370.00
Total Obligated	$0.00	$10,143,370.00
Total Funds Drawdown	$153,671.39	$8,274,924.69
Program Funds Drawdown	$153,671.39	$8,274,924.69
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$153,671.39	$8,274,924.69
Jackson Development Company, LLC	$153,671.39	$8,274,924.69
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

During the July 1 – September 30, 2026 reporting period, rehabilitation and homeownership conversion activities continued at Calabash Boom, a 48-unit affordable housing development undergoing mitigation improvements to reduce damage and loss of property and strengthen resilience against future disasters, with the goal of converting units to homeownership for low- and moderate-income households. The developer, Jackson Development Company, reported construction at 50% complete as of September 2026. Work completed during the quarter included replacement of entry doors at all units, gutter replacement at Buildings 2, 3, and 8, exterior painting and touch-up work at Buildings 2, 5, and 6, window caulking at Building 8, and the sequential removal and erection of scaffolding across Buildings 1, 3, 4, and 7 to support continued exterior rehabilitation. Work also advanced on the Community Center restrooms and on the rainwater-system connection between the lower and upper cisterns. Termite inspections were completed for all buildings, and remediation of activity identified at Buildings 1, 2, 4, and 7 and the Community Center is planned before interior repairs begin. Homeownership conversion activities continued through individualized tenant outreach,

documentation assistance, first-time homebuyer education, and credit-readiness support. Of the 48 households, 30 tenants are moving forward toward homeownership, eight have qualified, 14 are in credit counseling, one did not qualify, and 13 have elected not to pursue homeownership. No project blockers were identified, and budget and HUD eligibility remain on track. In the coming quarter, VIHFA will continue to monitor construction progress, termite remediation, and tenant readiness to advance unit sales.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: MIT-642-Lovenlund1-LMI
Activity Title: MIT-MFH-Lovenlund Phase 1-LMI

Activity Type:
MIT - Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
H_001-MFH

Project Title:
Resilient Multifamily Housing

Projected Start Date:
12/18/2024

Projected End Date:
12/30/2027

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

Responsible Organization:
JDC Magens Junction Associates 2, LLC

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$20,571,055.00
Total Budget	$0.00	$20,571,055.00
Total Obligated	$0.00	$20,571,055.00
Total Funds Drawdown	$909,057.53	$16,666,433.15
Program Funds Drawdown	$909,057.53	$16,666,433.15
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$909,057.53	$16,666,433.15
JDC Magens Junction Associates 2, LLC	$909,057.53	$16,666,433.15
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

During the July 1 – September 30, 2026 reporting period, rehabilitation and homeownership conversion activities continued at Lovenlund Phase 1, a 99-unit multifamily development on St. Thomas undergoing mitigation improvements to strengthen resilience against future disasters, with the goal of converting units to homeownership for low- and moderate-income households and providing workforce housing for households earning between 80% and 120% of Area Median Income. The developer, Jackson Development Company, reported construction advancing from 61% complete in July to 70% complete as of September 2026. Work completed during the quarter included window work and the completion of interior window reinstallation, with associated plastering and finish work around reinstalled windows and concrete subframes at Buildings 2 through 10; door installation across Buildings 1 through 10; porch-door repairs at Buildings 3, 5, 8, 9, and 10; and installation of exterior lighting throughout Buildings 1 through 10. Exterior painting reached approximately 80% completion, and common area improvements reached 85% completion, including installation of an air-conditioning unit in the community fitness center. Completion of exterior painting is delayed by a paint color

discrepancy attributed to faulty calibration of the supplier's paint-mixing equipment, which the contractor continues to attempt to resolve with the supplier. Homeownership conversion activities advanced through the collection of tenant authorization forms for credit checks, and homeownership counselors will begin individual meetings with participating tenants upon receipt of the credit results. VIHFA's Compliance and Monitoring Unit also conducted a monitoring review of the project and held an exit conference with the developer on September 16, 2026, with the formal monitoring report to follow. In the coming quarter, VIHFA will continue to monitor construction progress, resolution of the paint supply issue, the developer's extension request, and tenant readiness to advance homeownership conversion.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of homes retrofitted with	0	4/99

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: MIT-642-MainSH-LMI
Activity Title: Resilient Multifamily Housing- Main Street Homes

Activity Type:
MIT - Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
H_001-MFH

Project Title:
Resilient Multifamily Housing

Projected Start Date:
05/01/2026

Projected End Date:
12/21/2027

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

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

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

Activity Description:

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

Location Description:

Activity Progress Narrative:

During the July 1 – September 30, 2026 reporting period, Main Street Homes, a CDBG-MIT Resilient Multifamily Housing project for the rehabilitation of nine affordable rental units for low- and moderate-income households in downtown Charlotte Amalie, St. Thomas, continued through the environmental review and pre-implementation phase. The public comment period for the project's environmental notices, initiated on June 29, 2026, concluded on July 14, 2026. The project has also secured key pre-construction approvals, including Historic Preservation Commission approval of the architectural and engineering drawings and renderings, a Coastal Zone Management waiver, and building permits. However, the remaining environmental clearance steps, funding approval, and execution of the subrecipient agreement were placed on hold following the HUD suspension notice issued on July 20, 2026. As a result, no construction activities occurred and no funds were expended during the quarter. VIHFA will continue to maintain project readiness and coordinate with the

developer to complete the remaining environmental and funding requirements once the suspension is lifted.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

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

Grantee Activity Number: MIT-644-340NTH-LMI
Activity Title: New Home Construction

Activity Type:
MIT - Residential New Construction

Activity Status:
Under Way

Project Number:
H_002-NHC

Project Title:
Single Family Resilient New Home Construction

Projected Start Date:
05/01/2026

Projected End Date:
12/30/2027

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

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

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$8,250,000.00
Total Budget	$0.00	$8,250,000.00
Total Obligated	$0.00	$8,250,000.00
Total Funds Drawdown	$67,886.22	$67,886.22
Program Funds Drawdown	$67,886.22	$67,886.22
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$67,886.22	$67,886.22
V.I. Housing Finance Authority (VIHFA)	$67,886.22	$67,886.22
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

During the July 1 – September 30, 2026 reporting period, The Residences at 340 North advanced from pre-development toward implementation readiness. Following execution of the Developer Agreement with AC Development, LLC on May 28, 2026, VIHFA issued the Notice to Proceed on July 16, 2026, establishing the project implementation start date for the construction of 22 resilient townhome units (11 Calabash and 11 Maho models) for low- and moderate-income homebuyers. The Notice to Proceed conditions the start of construction on receipt of all required permits. The developer received its building permit from the Department of Planning and Natural Resources (DPNR) during the quarter. The next procurement phase, an Invitation for Bids for site-clearing activities, was placed on hold following the HUD suspension notice issued on July 20, 2026, and no procurement actions were executed during the period. VIHFA reviewed the developer's pre-development reimbursement requests, totaling approximately $73,000, and completed a cost eligibility review

documenting that the costs were project-related, adequately supported, and free of duplication of benefits. Cumulative expenditures totaled $62,974.45 as of September 30, 2026. The developer also secured a $300,000 Federal Home Loan Bank award to strengthen the project's financing. VIHFA will continue to coordinate with the developer and Legal to advance site clearing and construction mobilization once the suspension is lifted.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: MIT-H-SFRNHC-LMU
Activity Title: H-NHC-SFH-HFA TURNKEY HOMES

Activity Type:
MIT - Residential New Construction

Activity Status:
Under Way

Project Number:
H_002-NHC

Project Title:
Single Family Resilient New Home Construction

Projected Start Date:
05/30/2025

Projected End Date:
03/28/2035

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

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

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$64,865,777.00
Total Budget	$0.00	$64,865,777.00
Total Obligated	$7,802,145.00	$64,865,777.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
V.I. Housing Finance Authority (VIHFA)	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

To enhance the quality of life for U.S. Virgin Islands residents and alleviate strain on the housing stock, this innovative program aims to empower Low- to Moderate-Income (LMI) households to become homeowners through direct financial incentives, effectively fostering a new wave of first-time buyers. By creating this new homeowner stock, the initiative will also relieve some of the pressures on the rental market, Due to a multitude of factors, displaced individuals must resort to informal, often overcrowded living arrangements in existing single-family homes. The unique challenges facing the construction of new single-family homes in the Territory include limited buildable land due to steep grades and high topography, resulting in exorbitant costs for site preparation and construction, particularly in St. Thomas and St. John. This project will consist of new residential construction on VIHFA's land portfolio.

Location Description:

USVI Territory

Activity Progress Narrative:

During the July 1 – September 30, 2026 reporting period, VIHFA continued pre-development planning for its CDBG-MIT HFA Turnkey Homes activity under the Single Family Resilient New Home Construction program, which includes the Warren E. Brown development on VIHFA-owned property. Following the developer's withdrawal of its application in June 2026, VIHFA elected to advance Warren E. Brown as an HFA-administered turnkey development to expand affordable homeownership opportunities for low- and moderate-income households. During the quarter, VIHFA's Housing, Planning and Construction, Legal, and Environmental staff coordinated on the project delivery approach, including the procurement strategy for architectural and

engineering (A&E), design, and environmental services, to ensure that solicitation language complies with federal procurement and environmental review requirements and avoids choice-limiting actions prior to environmental clearance. However, following the HUD suspension notice issued on July 20, 2026, procurement activities were placed on hold, and the project was unable to advance into design and environmental review. No funds were expended during the quarter. VIHFA will finalize the project scope and proceed with procurement, design, and environmental review once the suspension is lifted.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / IF_002-RCNI / Resilient Critical & Natural Infrastructure

Grantee Activity Number: DRM-I-PIAP-001
Activity Title: Propane Infrastructure Acquisition Project

Activity Type:
MIT - Buyout of Properties

Activity Status:
Under Way

Project Number:
IF_002-RCNI

Project Title:
Resilient Critical & Natural Infrastructure

Projected Start Date:
12/03/2023

Projected End Date:
04/28/2026

Benefit Type:
Area (Census)

Completed Activity Actual End Date:

National Objective:
Urgent Need Mitigation

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

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$148,625,000.00
Total Budget	$0.00	$148,625,000.00
Total Obligated	$0.00	$148,625,000.00
Total Funds Drawdown	$9,963.08	$145,120,293.83
Program Funds Drawdown	$9,963.08	$145,120,293.83
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$9,963.08	$145,120,293.83
Virgin Islands Water and Power Authority (WAPA)	$9,963.08	$145,120,293.83
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

During the July 1 – September 30, 2026 reporting period, the Propane Supply Infrastructure Acquisition project remained in its compliance and monitoring phase. The acquisition of the USVI Propane Supply Infrastructure by the subrecipient, the Virgin Islands Water and Power Authority (VIWAPA), has been completed, securing operational control of assets that address risks to the Territory's Energy Lifeline as identified in the Mitigation Needs Assessment. Under the Subrecipient Agreement, VIWAPA must continue to meet operational, fuel reserve, monitoring, and reporting requirements through the end of the period of performance on July 3, 2035. On August 20, 2026, VIWAPA's fuel reserve planning reports were added to its Monthly Status Report, bringing this required operating report current. As of August 2026, VIWAPA had met the fuel reserve compliance measure in all 25 monthly reporting periods and the monitoring compliance measure in 24 of 25 periods; the remaining variance relates to a June 2026 Monthly Status Report that was uploaded with supporting

documentation but not submitted electronically, and VIHFA is following up with VIWAPA to complete the submission. VIHFA's Compliance and Monitoring Unit issued the formal results of its desktop monitoring review on August 26, 2026, covering procurement, financial management, written agreements, record keeping and reporting, environmental compliance, and labor compliance, and requested a written response and corrective action plan within 60 days. VIHFA is tracking the remediation actions identified in its September 11, 2026 desktop monitoring tracker and has made the tracker a standing item in program meetings with VIWAPA. VIHFA also provided technical assistance to VIWAPA staff on accessing project information in the grant management portal. VIWAPA reported that it had submitted the required permit request addressing findings related to the St. Croix fuel pier, and that a survey completed in late June 2026 identified significant deterioration of the piles supporting the pier platform for the fire-suppression system; the pier-related work is expected to be funded outside of CDBG-MIT. Expenditures for the quarter totaled $9,963.08 in activity delivery costs, bringing cumulative expenditures to $145,120,293.83 as of September 21, 2026. In the coming quarter, VIHFA will continue to monitor VIWAPA's compliance with the Subrecipient Agreement, track resolution of the monitoring findings, and coordinate with HUD on the appropriate path to closeout. As the team will work to capture performance measure data for the upcoming QPR.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: MIT-652-VETDREXT-LMI
Activity Title: IF-RCNI-Veterans Drive Road Mitigation Improvement Project

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

Activity Status:
Under Way

Project Number:
IF_002-RCNI

Project Title:
Resilient Critical & Natural Infrastructure

Projected Start Date:
05/05/2025

Projected End Date:
01/30/2029

Benefit Type:
Area (Census)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
VI Department of Public Works (DPW)

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$124,400,000.00
Total Budget	$0.00	$124,400,000.00
Total Obligated	$0.00	$124,400,000.00
Total Funds Drawdown	$14,045.04	$24,632.72
Program Funds Drawdown	$14,045.04	$24,632.72
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$14,045.04	$24,632.72
VI Department of Public Works (DPW)	$14,045.04	$24,632.72
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

The proposed project will provide improvements to public infrastructure to mitigate risk to transportation lifelines and reduce the risk of storm water, runoff erosion, and flood exposure as identified in the Mitigation Needs assessment and USVI Hazard Mitigation Plan. These proposed improvements meet the definition of mitigation activities as they advance long-term resilience to natural disasters and reduce the risk of loss of life, injury, damage to and loss of property, and hardship by lessening the impact of future disasters.

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The Mitigation Needs Assessment identifies hazards that would have a high impact on Transportation Lifelines, which include riverine and coastal flooding, as well as erosion associated with flooding. The Veterans Drive improvements will mitigate these risks through drainage improvements, erosion control Best Management Practices (BMPs), and infrastructure hardening of the sea wall. The project utilizes green and natural infrastructure components and techniques compatible with ASFPM's NAI approach to ensure effective design. The proactive and multifunctional design integrates community infrastructure for flood damage reduction and open/green space for improved mobility. Additionally, the project aligns with the region's planned capital improvements and disaster recovery efforts, as outlined in the USVI CDBG-Mitigation Action Plan and USVI Hazard Mitigation Plan

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

has context menu

Location Description:

St. Thomas

Activity Progress Narrative:

The Veterans Drive Mitigation Project Phase 2 had several pre-implementation requirements outstanding during the reporting period. DPW finalized its response to the Attorney General's comments on the Memorandum of Understanding (MOU) with the U.S. Coast Guard, with the revised MOU pending further coordination and finalization. Once finalized, Eastern Federal Lands Highway (EFLH) will reassess procurement activities and update project milestones. An updated project schedule is also needed to align procurement, implementation milestones, and CDBG-MIT expenditure planning.
Following HUD's July 20, 2026 suspension, procurement activities were impacted and could not advance as planned. The program continued to meet weekly with DPW to monitor project status, address outstanding requirements, and maintain project readiness to the extent permitted under the suspension.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / MIT-BUYO-LMI / Buyout Program

Grantee Activity Number: MIT-648-BuyOut-LMI
Activity Title: Buyout Program

Activity Type:
MIT - Buyout of Properties

Activity Status:
Planned

Project Number:
MIT-BUYO-LMI

Project Title:
Buyout Program

Projected Start Date:
04/06/2026

Projected End Date:
12/20/2027

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
Low/Mod-Income Housing

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

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$3,180,000.00
Total Budget	$0.00	$3,180,000.00
Total Obligated	$3,180,000.00	$3,180,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
V.I. Housing Finance Authority (VIHFA)	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

The CDBG-MIT Buyout Program was established as a comprehensive measure aimed at mitigating disaster risks, strengthening community resilience, and advancing sustainable development. This initiative is intended to encourage community participation, safeguard at-risk populations, and support the realization of sustainable and prosperous neighborhoods, thereby providing enduring advantages for regions susceptible to disasters. The Program is designed as a mitigation activity intended to reduce long-term exposure to flooding, storm surge, and repetitive loss by permanently removing residential structures from high-risk areas. It is structured to principally benefit residents of low- and moderate-income areas - LMA, in alignment with HUD's LMA national objective. Eligible properties must be residential, located within the designated CZM floodplain, and may include those substantially damaged by covered disaster events.

Location Description:

Activity Progress Narrative:

This activity has not yet started.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / Planning_001 / Planning

Grantee Activity Number: MIT-Planning-VIHFA
Activity Title: MIT-Planning

Activity Type:
MIT - Planning and Capacity Building

Activity Status:
Under Way

Project Number:
Planning_001

Project Title:
Planning

Projected Start Date:
04/25/2023

Projected End Date:
04/23/2035

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
NA

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

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$10,627,860.00
Total Budget	$0.00	$10,627,860.00
Total Obligated	$0.00	$10,627,860.00
Total Funds Drawdown	$87,693.06	$603,589.71
Program Funds Drawdown	$87,693.06	$603,589.71
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$87,693.06	$518,572.90
V.I. Housing Finance Authority (VIHFA)	$87,693.06	$518,572.90
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

During the July 1 – September 30, 2026 reporting period, VIHFA continued to advance CDBG-MIT planning and capacity building activities that support data-driven mitigation investments and strengthen the capacity of VIHFA and its partners to implement resilient projects. The Accessible Resilient Community Infrastructure in the Virgin Islands (ARCIVI) planning project, which will support planning and design of resilient, accessible coastal park improvements at four Territorial Parks sites, including community engagement, monitoring, permitting,

and nature-based solutions to reduce erosion and stormwater risks and improve equitable public access, has received application approval and is pending completion of the capacity assessment, environmental review, and development and issuance of the subrecipient agreement. Following HUD's July 20, 2026 suspension notice, these activities were placed on hold, and no new planning agreements were executed during the quarter. During the quarter, VIHFA continued to apply its Recovery and Resilience planning application and review checklists to ensure that proposed planning activities are eligible, cost-reasonable, tied to identified mitigation needs, and consistent with the approved Action Plan. In the coming quarter, VIHFA will complete the ARCIVI capacity assessment, environmental review, and subrecipient agreement, resume capacity assessments for pending applicants, and advance additional mitigation planning activities once the suspension is lifted.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None