VIHFA
VIRGIN ISLANDS
Housing Finance Authority

CDBG- DR MONTHLY STATUS REPORT

OCTOBER 2026

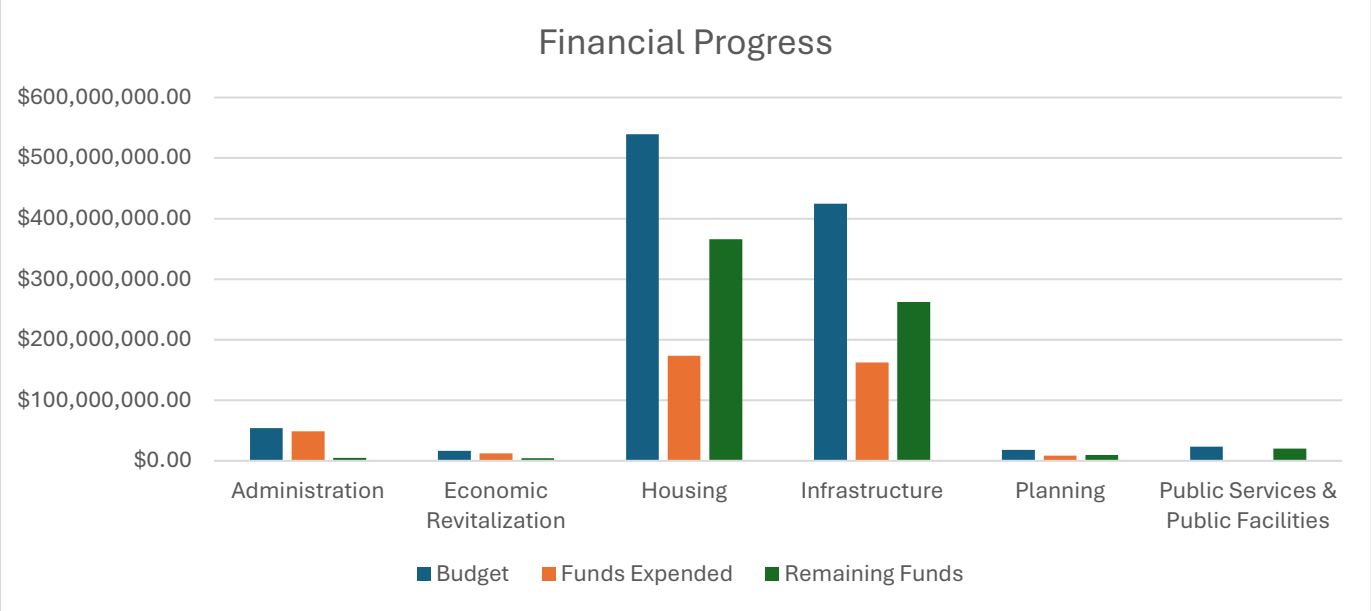
11/02/2026

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

CDBG DISASTER RECOVERY DASHBOARD

Financial Progress



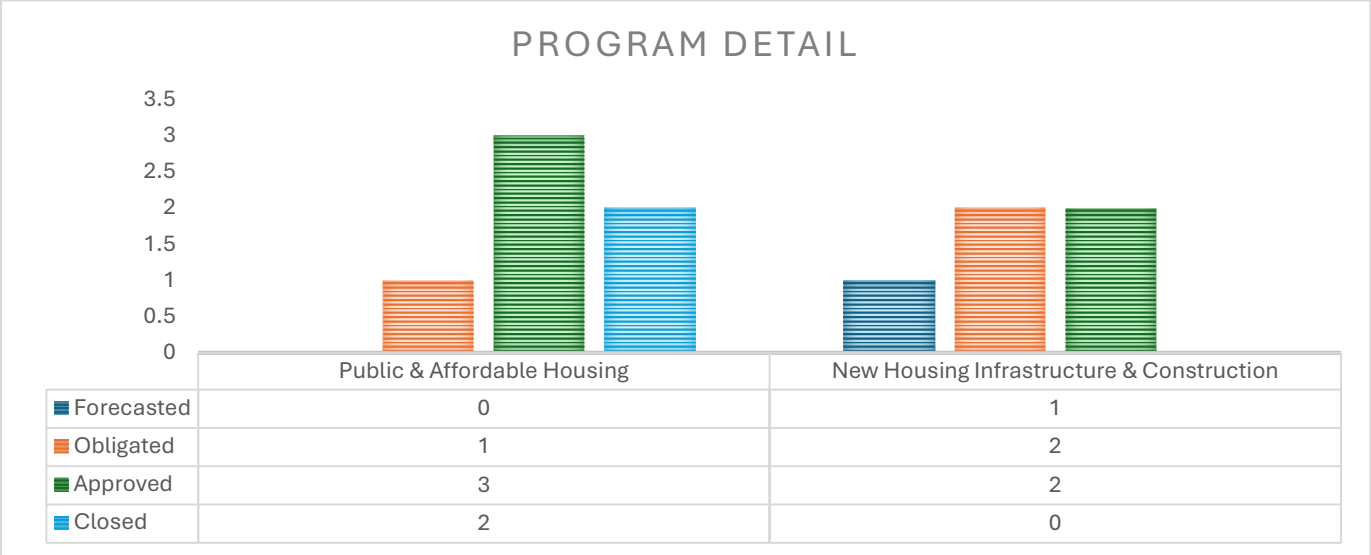
Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	$53,774,490.00	$49,084,883.45	$4,689,610.55	91%
Economic Revitalization	$16,415,196.00	$12,512,622.86	$3,902,573.14	76%
Housing	$539,431,048.00	$188,227,143.69	$351,203,904.31	35%
Infrastructure	$424,779,146.00	$165,035,299.46	$259,743,846.54	39%
Planning	$18,000,000.00	$8,419,491.06	$9,580,508.94	47%
Public Services & Public Facilities	$23,090,000.00	$2,264,575.35	$20,825,424.65	9%
Total	**$1,075,489,880.00**	**$425,544,015.87**	**$649,945,868.13**	**40%**

Projects Progress

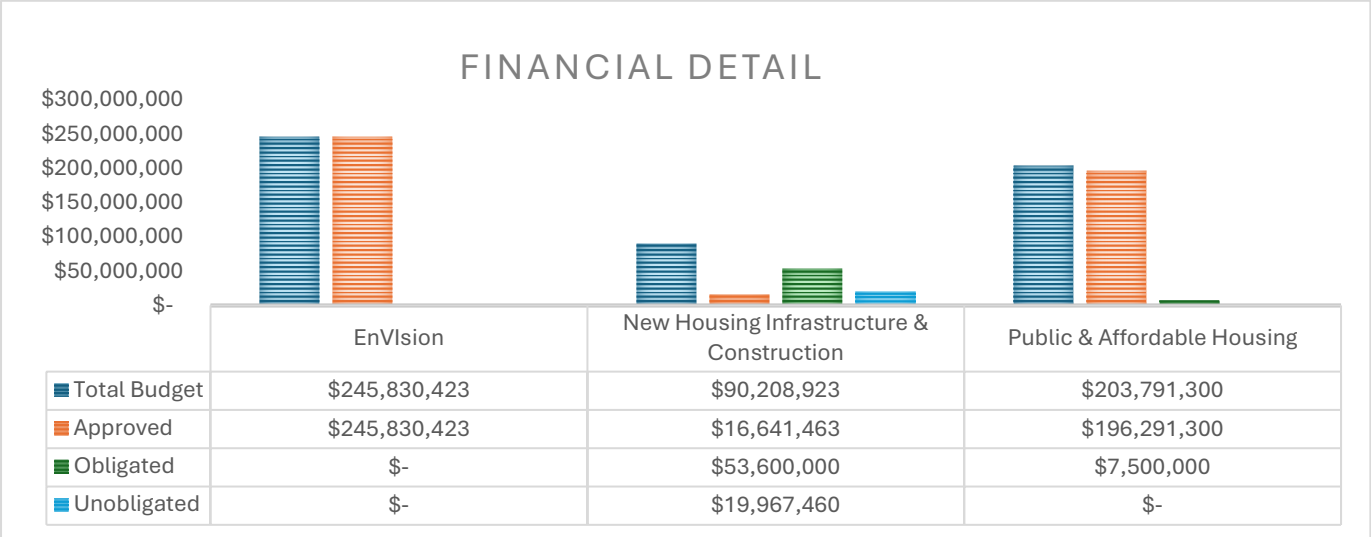
	Forecasted	Obligated	Approved	Closed	Total
Economic Revitalization	0	0	5	1	6
Housing	3	0	6	2	11
Infrastructure	0	4	4	1	9
Public Services & Public Facilities	1	2	2	0	5
Planning	1	0	1	0	2
	Application Review	Environmental/ Regulatory	In Progress	Closed/ Completed	Total
All Projects	0	11	12	3	26

Housing

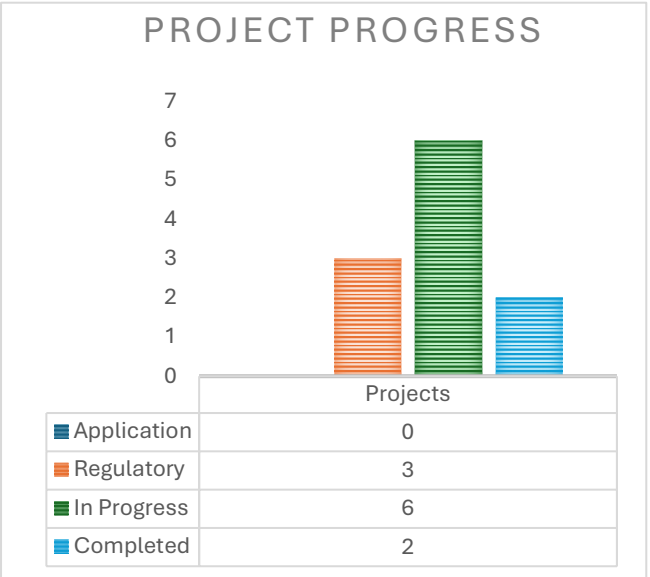
Dashboard



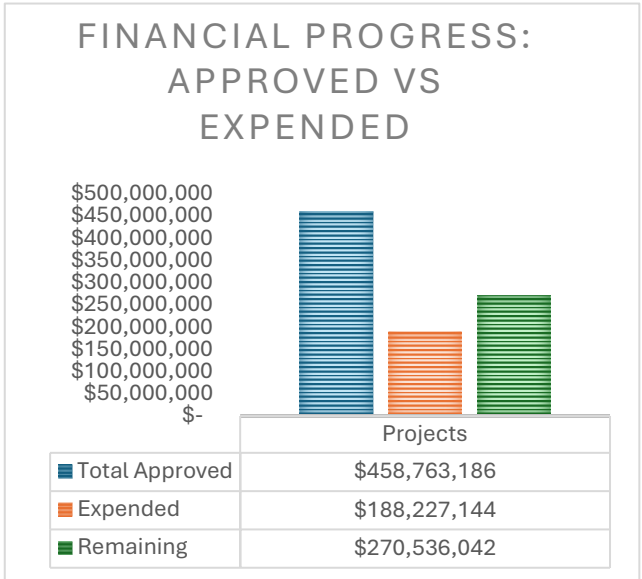
	Public & Affordable Housing	New Housing Infrastructure & Construction
Forecasted	0	1
Obligated	1	2
Approved	3	2
Closed	2	0



	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	6
Completed	2



	Projects
Total Approved	$458,763,186
Expended	$188,227,144
Remaining	$270,536,042

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
0	3	0	6	2	0

Project	Project Cost	Expended to Date
Magen's Junction (Closeout)	$3,815,000.00	$3,603,894.14
Walter IM Hodge (Closeout)	$22,650.000.00	$22,470,001.20
EnVIsion HRRP (In progress)	$195,046,728.00	$68,960,127.70
EnVIsion RRRP(In progress)	$50,384,097.00	$6,614,577.43
Own-A-Lot, Build A Home (5) (In progress/ stalled)	$8,241,463.00	$132,700.59
Lovenlund Phase 2 (In progress)	$25,990,563.00	$18,679,531.19
D. Hamilton Jackson(In progress)	$49,309,520.68	$37,433,313.99
Donoe Redevelopment(In progress)	$86,670,000.00	$30,255,386.99
HFA Turnkey Homes (4 developments)- Mount Pleasant (no category/ procurement) Wild Pineapple (Environmental)	$80,560,007.75	$0.00
Ross Taarneberg Emergency Homes (Environmental)	$7,500,000.00	$0.00
Queen Louise (Environmental/ A&E procurement)	TBD	$0.00

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:	$22,650,000.00

Funds Expended This Month:	$583,909.34
Funds Expended to Date:	$22,470,001.20
Progress:	91% Funds Drawn – 100% Construction Complete
Monthly Update:	The Energy Solutions and Infrastructure Program reports that the Local Match application for the Walter I. M. Hodge project remains in the financial setup/reimbursement phase. The Local Match application has been completed, and ODR staff were tasked with submitting the payment reimbursement request. As of October 19, 2026, ODR advised that it had not yet received a payment request for the project. Submission of the reimbursement request remains pending. No other significant changes to the project scope or funding structure were reported during this reporting period.

Performance Measures:

Performance Measure	**KPI**	**Monthly Performance Value**	**To Date**
Ex. Homes in Construction	*2 homes in construction by 6/25*	*1 home*	0
Units Completed	20 buildings and community center in active construction by 4th Qtr. 2023 (248 Units)	248 units construction completed	248
Buildings Construction Complete	20 buildings construction complete by November 2024	20 buildings construction completed	20
LMI residents occupying units	248 LMI households occupying units	128 LMI households occupying units	128

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:	$1,059,951.57

Funds Expended to Date:	$18,679,531.19
Progress:	76% Funds Drawn - 50% Construction Complete
Monthly Update:	During the October reporting cycle, the subrecipient reported continued rehabilitation of Lovenlund Phase 2. Window reinstallation was completed in Building 16 and continued in Buildings 17 and 18. Roof repairs were completed in Buildings 15, 16, and 17, while exterior painting was completed in Building 15 and continued in Buildings 16 and 17. Interior unit inspections were also completed. The Common Areas and Community Center Roof components were reported complete, including minor roof repairs, soffit replacement, vent-boot sealing, and gutter installation at the Community Center. Alternative energy activities remained in contract negotiation and development with Carib Sun Energy. The project's resiliency component remained in the contracting phase during the third quarter. However, due to the HUD suspension, ODR flagged the contracting phase for further review. As a result, contracting and related implementation activities for the battery-backup initiative remained pending at the end of the reporting period. The reported physical-completion percentage, beneficiary counts, financial figures, and certain compliance entries remain under reconciliation and are excluded from final October reporting pending correction and verification.

Performance Measures:

Performance Measure	**KPI**	**Monthly Performance Value**	To Date
Ex. Homes in Construction			
Active Rehabilitation 8 Buildings/96 Units	8 Buildings/96 Units Active Rehabilitation by end 1st QTR 2026	8	6
Rehabilitation Complete 8 Buildings/96 Units	Rehabilitation Complete 8 Buildings/96 Units by End 2nd Qtr. 2027	0	0
LMI Beneficiaries Occupying Rehab Units	96 LMI Households occupying units by June 30, 2027	0	0

D. Hamilton Jackson Housing Community Revitalization Project

Status:	In Progress
Project Description:	The D. Hamilton Jackson Terrace, built in 1954 and located on approximately 6.889 acres in St. Croix, is set for a comprehensive rehabilitation project owned by VIHA, with a target completion date of August 1, 2026. The project involves renovating 106 housing units and a community center. Interior upgrades include new plumbing, electrical systems, energy-efficient fixtures, flooring, painting, kitchen cabinets, and safety upgrades such as smoke detectors, asbestos and lead-based paint removal, and mold remediation. Exterior improvements involve new roofs, solar PV arrays, hurricane-resistant windows and doors, and enhanced resilience features. Site improvements comprise landscaping with improved drainage and flood mitigation, recreational facilities, new parking lots, and better-defined parking. The buildings will be fortified against future hurricanes with impact-resistant windows, doors, and roofs, and upgraded facades and gutters to improve storm resilience. The project also includes site work to create new parking, relocate walkways, and upgrade utility infrastructure, including stormwater, sanitary lines, and fire

	hydrants. Existing utility systems will be upgraded to higher capacity, and new systems such as a rainwater cistern will be installed, all without negative impacts on existing water, sewer, or electrical services.
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:	$1,196,674.06
Funds Expended To Date:	$37,433,313.99
Progress:	71% Funds Drawn – 99% Construction Complete
Monthly Update:	During the October reporting cycle, the subrecipient reported completion of construction activities for the D. Hamilton Jackson Terrace 9% component. The playground, basketball court, and community garden were turned over for resident use, a new fence was installed along Water Gut Street, and the general contractor removed its construction trailer. Minor planting and cleanup continued. The remaining identified dependency is the WAPA connection for the maintenance of storage building. The subrecipient reported four additional occupants during the cycle, increasing cumulative beneficiaries from 41 to 45 against the projected 50 occupants. The reported 100% physical-completion value and Labor Standards information remain subject to correction and VIHFA validation before the project is classified as fully complete or moved into final closeout. During the October reporting cycle, the D. Hamilton Jackson Terrace 4% component advanced through final occupancy and turnover activities. The subrecipient reported receipt of the Building 10 Certificate of Occupancy and the return or placement of residents in Buildings 8 and 10. The main site entrance was opened, parking areas were cleaned and turned over for resident use, and construction demobilization commenced. Remaining work consists of minor landscaping, warranty items, and final demobilization. The subrecipient reported one building completed during the cycle and 17 additional beneficiaries, bringing the cumulative beneficiary count to 41 against the projected 56 occupants. The reported 100% physical-completion value, KPI entries, and Labor Standards information remain subject to correction and VIHFA validation.
Performance Measures:	

Performance Measure	**KPI**	**Monthly Performance Value**	To Date
Ex. Homes in Construction			
Active Rehabilitation	14 Buildings Active Rehabilitation - 4 Buildings in Active Rehabilitation by End of 2nd QTR 2026	14	14
Rehabilitation complete 14 Buildings/106 Units	14 Buildings Rehabilitation Complete	14	14
LMI Beneficiaries Occupying	106 LMI Households Occupying units by December 2026	106	65

Own- A- Lot, Build A Home

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:	3/1/2025 - 9/30/2028
CDBG-DR Funded Project Cost:	$8,241,463
Funds Expended This Month:	$97,973.09
Funds Expended To Date:	$136,368.74
Progress:	2% Funds Drawn
Monthly Update:	During the October reporting cycle, construction continued on three Own a Lot, Build a Home projects. OAL-02-2025 advanced to a reported 46% completion, with wall, reinforcing-steel, formwork, and electrical and plumbing rough-in activities underway; the Phase 2 payment check was provided on October 14. OAL-03-2025 remained at 60% completion, but construction was stopped pending DPNR approval, resolution of a documented compliance matter, and clarification regarding a potential Tier 2 reevaluation. OAL-05-2025 remained at 15% completion, with column reinforcing steel documented during the October 8 inspection and required permits posted. A change order is being processed following identification of an elevation issue. The OAL-01-2025 file remained in administrative preparation, with further advancement affected by the HUD suspension. On October 15, the program was presented to 31 attendees at a VIHFA Home Buyers Education class. Financial figures and applicability determinations remain subject to reconciliation and Compliance review.

Performance Measures:

Performance Measure	**KPI**	**Monthly Performance Value**	To Date
Ex. Homes in Construction			
Own A Lot Build A Home – Construct 25 New Homes	12 Homes in Active Construction by March 2027	4 Homes Active Construction Every 6 Mos.	3
	13 Homes in Active Construction by December 2027	4 Homes Active Construction Every 6 Mos.	0
	25 Construction complete by September 2028	50% completed by end of December 2027	0
		50% completed by end of September 2028	0

Donoe Redevelopment

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 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:	$7,911.32
Funds Expended To Date:	$30,255,386.99
Progress:	35% Funds Drawn
Monthly Update:	For the September 16–October 15 reporting cycle, the subrecipient reported that Buildings 1 and 2 were turned over, Buildings 3 and 4 passed Certificate of Occupancy inspections, and construction continued across Buildings 5 through 14, the Community Building, site infrastructure, and Microgrid components. The subrecipient also reported overall physical completion of 68%. ODR reported that it could not reconcile the submitted information for the reporting month. Consequently, VIHFA cannot fully validate the reported construction accomplishments, physical-progress percentage, expenditures, beneficiary data, Fair Housing information, or compliance entries at this time. These items remain provisional and will not be treated as final October accomplishments until corrected information is received and reconciled.

Performance Measures:

Performance Measure	**KPI**	**Monthly Performance Value**	To Date
Ex. Homes in Construction			
14 Buildings Active Construction	7 Buildings in active construction by August 2025	7	7
	7 buildings in active construction by January 2026	7	7
14 Buildings Construction Complete	4 Buildings Construction Complete Every Qtr. by September 2027	14	2
84 LMI Beneficiaries Occupying Units	Occupancy of 22 units every seven months until September 2027	0	0

Ross Taarneberg Emergency Housing Development/Rehabilitation

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
Funds Expended to Date:	$0
Progress:	0%
Monthly Update:	During the reporting period, environmental due diligence activities continued for the project. The Phase I Environmental Site Assessment (ESA) was returned to the vendor for final edits to add the recommended mitigation measures for one identified Recognized Environmental Condition (REC) and one De Minimis Condition in connection with the subject property. No Historical Recognized Environmental Conditions (CREC) or Controlled Recognized Environmental Conditions (CREC) were identified. The Noise Assessment report has been submitted by the vendor and is under review. The project maintained progress on environmental documentation and reviewed activities necessary to support future environmental clearance requirements. While administrative and environmental review efforts continued, procurement and project implementation activities remain paused due to the ongoing HUD suspension. As a result, the project remains in a holding pattern pending resolution of suspension-related restrictions and authorization to advance environmental clearance and pre-construction activities.
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 - 9/30/2028
CDBG-DR Funded Project Cost:	$195,046,728.00
Funds Expended This Month:	$1,759,901.71
Funds Expended To Date:	$68,960,127.70
Progress:	35% Funds Drawn
Monthly Update:	During the reporting period, the Homeowner Rehabilitation and Reconstruction Program (HRRP) continued construction monitoring, project closeout, environmental compliance, permitting coordination, and administrative file management activities. One HRRP home was completed during the reporting cycle, bringing cumulative completions to 110 homes. No new HRRP homes were mobilized during the period, and cumulative mobilizations remained at 106 homes. HRRP progress continues to be affected by several pre-construction and construction-related constraints. Outstanding Tier II Environmental Review requirements, including pending agency consultations, environmental testing, and site assessments, continue to affect the advancement

of applicant files. The Program hired a new Environmental Specialist during the reporting period to strengthen coordination with DPNR and other relevant agencies and support completion of outstanding environmental requirements. Delays in approved construction plans, A&E revisions, ECR corrections, and DPNR permitting also continue to affect construction schedules.

Applicant site readiness and relocation remain additional challenges. Some applicants require assistance preparing their homes for construction, while limited temporary housing availability, particularly on St. Thomas, can delay relocation and construction starts. Where Uniform Relocation Assistance requirements apply, additional notices, relocation coordination, identification of comparable replacement housing, and eligible relocation assistance must be addressed before construction can proceed.

The ongoing HUD suspension remains a significant constraint on HRRP progression. The suspension limits the Program's ability to initiate new construction activities, advance new procurement actions, or engage new contractors where additional approval or funding obligations are required. It also affects existing homes requiring contractor reassignment or reinstatement, change orders, abatement, relocation assistance, or other actions necessary to continue construction. The report identifies 19 homes currently on hold.

During the suspension, the Program continues allowable activities, including monitoring active construction, inspections, QA/QC and applicant file reviews, reconciliation of program records and trackers, correction of documentation deficiencies, environmental and permitting coordination, and completion of closeout documentation. During the next reporting period, HRRP will continue prioritizing active homes and projects nearing completion while preparing affected applicant files to resume processing once applicable authorization is received.

Performance Measures

Performance Measure	**KPI**	**Monthly Performance Value**	To Date
Ex. Homes in Construction			
494 Homes in Active Reconstruction/Rehabilitation	100 Homes Active Construction/Rehabilitation Annually by September 2027	25 Homes in Active Reconstruction/Rehabilitation per Qtr.	106
	94 Homes Active Construction/Rehabilitation Annually by June 2026	24 homes in active construction per quarter	
494 Reconstruction/Rehabilitation Complete	494 Reconstruction/Rehabilitation Complete by December 2027	96 homes completed annually for 2025	50
		75 Homes Completed Annually for 2026	60
		75 Homes completed Annually for 2027	0
Increase Program Draw Down Rate	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 7/1/2027		58%

EnVIsion Renter Rehabilitation and Reconstruction Program (RRRP)

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 – 6/30/2028
CDBG-DR Funded Project Cost:	$50,384,097.00
Funds Expended This Month:	$10,090.13
Funds Expended To Date:	$6,614,577.43
Progress:	13% Funds Drawn
Monthly Update:	During the September 16 through October 15, 2026 reporting period, the Rental Rehabilitation and Reconstruction Program (RRRP) continued program administration and project oversight activities. No additional RRRP homes were mobilized or completed during the reporting cycle. Cumulatively, the Program reports 5 rental homes mobilized and 2 rental homes completed, against the established program benchmark of 50 rental homes. Progress continues to be affected by program-wide environmental, permitting, site-readiness, relocation, and construction-related requirements. The report identifies outstanding Tier II Environmental Review requirements, including agency consultations, environmental testing, and required site assessments, as continuing constraints on project progression. Delays associated with construction plans, A&E revisions, ECR corrections, and DPNR permitting also remain identified program bottlenecks. The ongoing HUD suspension continues to restrict the Program's ability to initiate new construction activities, advance new procurement actions, or engage new contractors for activities requiring additional approval or obligation of funds. The suspension also affects projects requiring additional actions, including contractor reassignment or reinstatement, change orders, abatement, relocation assistance, or other specialized work needed for construction to proceed. During the suspension, the Program continues allowable administrative and project-management activities, including file management, QA/QC and compliance reviews, monitoring of existing obligations, inspections, environmental and permitting coordination, program tracking, and preparation of files for future processing. The Program will continue working to address outstanding requirements so eligible RRRP projects are positioned to advance once the suspension is lifted or applicable authorization is received.

Performance Measures

Performance Measure	**KPI**	**Monthly Performance Value**	To Date
Ex. Homes in Construction			
Rental Homes in Active Reconstruction/Rehabilitation	50 Homes in Active Reconstruction/Rehabilitation	36 Homes beginning 1st Qtr. 2026	0
Rental Hoomes Reconstruction/Rehabilitation Complete	50 Reconstruction/Rehabilitation Complete by June 30, 2028	25 Homes Annually	2
Increase Program Draw Down Rate	Draw down 50% of Funds by the End of 2027	30% by End of 2025 22.5% Semi-Annually	66%
	Draw down additional 50% of funds by 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
Funds Expended to Date:	$0
Progress:	0%
Monthly Update:	Estate Fortuna/Wild Pineapple remained in the environmental review phase during the reporting period. The project has received DPNR consultations and approved permits, and the development team continues to maintain project readiness documentation. The Inter-Departmental Agreement draft has been completed, and environmental review activities remain substantially advanced. However, procurement and construction-related activities remain on hold due to the HUD suspension. As a result, advancement of environmental clearance actions, procurement activities, and construction solicitation efforts cannot proceed until suspension-related restrictions are lifted. The next major milestone remains completion of environmental review requirements and authorization to advance to procurement.
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
Funds Expended to Date:	$0
Progress:	0%
Monthly Update:	No significant progress occurred during the reporting period due to the ongoing HUD suspension. The suspension continues to affect the program's ability to advance environmental reviews, execute agreements, issue Notices to Proceed, authorize expenditures, and implement project activities. As a result, the project remains at an operational impasse, with only limited administrative and monitoring activities occurring during the reporting cycle. Program staff continue to maintain project readiness and monitor compliance requirements while awaiting authorization to resume normal operations.
Performance Measures:	To be determined upon final updated agreement.

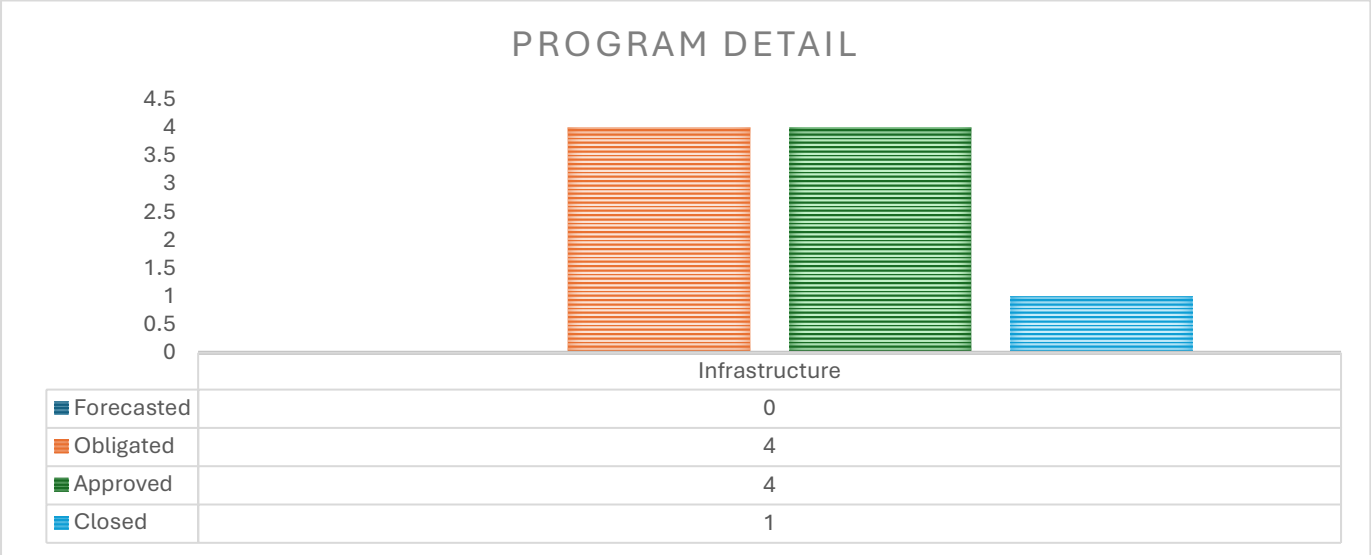
Queen Louise Townhomes

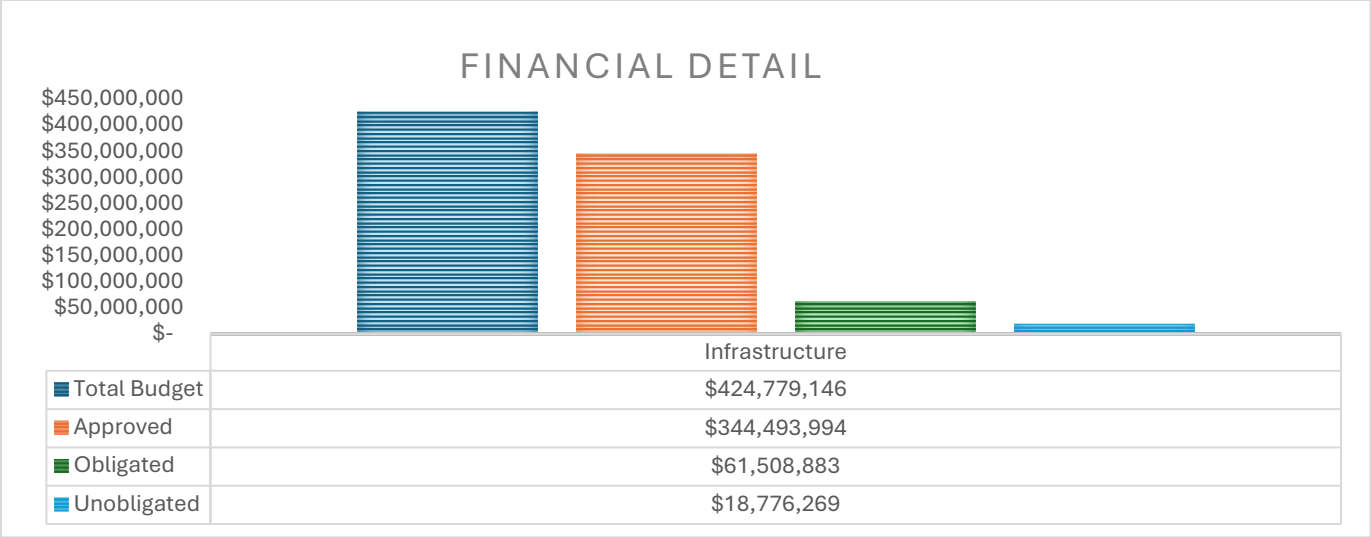
Status:	Environmental Review
Project Description:	TBD via design
Period of Performance:	TBD

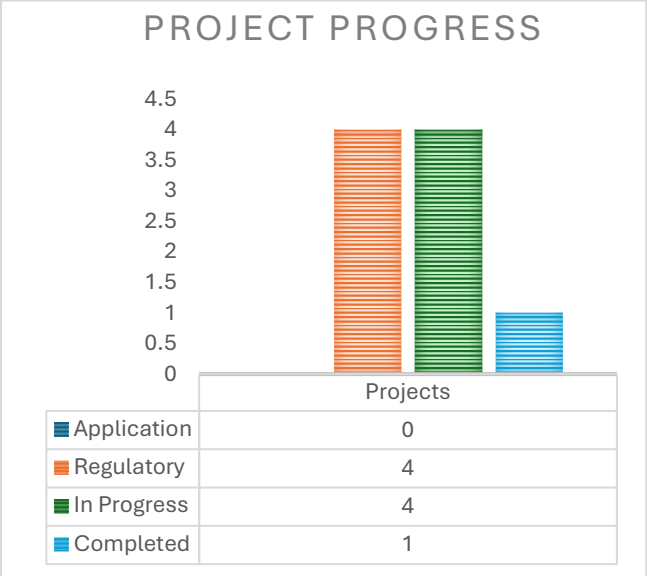
CDBG-DR Funded Project Cost:	TBD
Funds Expended This Month:	$0
Funds Expended to Date:	$0
Progress:	0%
Monthly Update:	No significant progress occurred during the reporting period due to the ongoing HUD suspension. The suspension continues to affect the program's ability to advance environmental reviews, execute agreements, issue Notices to Proceed, authorize expenditures, and implement project activities. As a result, the project remains at an operational impasse, with only limited administrative and monitoring activities occurring during the reporting cycle. Program staff continue to maintain project readiness and monitor compliance requirements while awaiting authorization to resume normal operations
Performance Measures:	To be determined upon executed agreement.

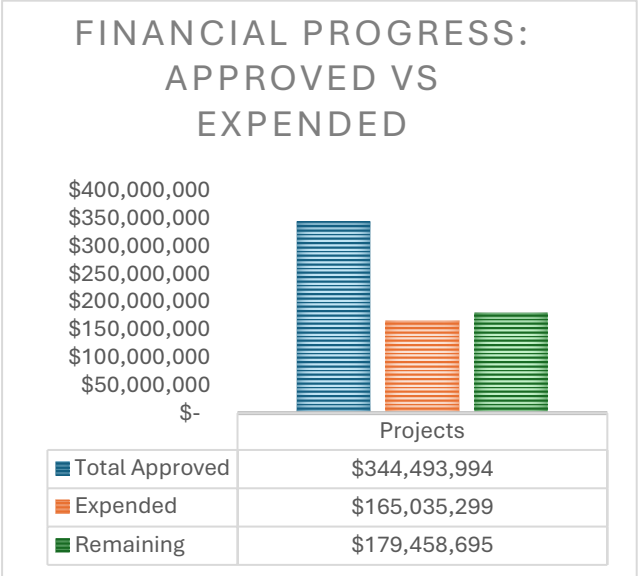
Infrastructure

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
16 local match	7	0	10	1	10

Project	Project Cost	Expended to Date
Randolph Harley Power Generation	$88,359,748.00	$79,863,753.33
Street Addressing Initiative	$5,300,000.00	$3,096.664.09
Convenience Centers STX	$11,147,688.00	$392,393.32
Convenience Centers STT		
Susannaberg & Bournefield	$10,539,500.00	
Anguilla Landfill	$50,969,383.00	$0
Local Match	$ 239,980,411.00	$81.584.559.68

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:	$23,452.34 *(per EM Grants)*
Funds Expended To Date:	$79,863,753.33
Progress:	92% expended based on project cost
Monthly Update:	The RHPP New Generation project remains in closeout status, with overall completion at 97%. The completion of the certificates associated with the installation of the generators remains outstanding between WARTSILA and WAPA. These certificates affect two payment requests mentioned in this update. The completion of the permanent LPG fuel supply line interconnection and determination on the projects battery system study remains part of the project activities to be performed. The LPG

interconnection is a critical closeout component because it will connect the utility's propane storage infrastructure to the generation units. The Development of the RFP had progressed with the third-party project management-West Peak; however, this new procurement is on hold due to the HUD suspension.

During the reporting period, the Program continued its administrative closeout review, including review of project activities, monitoring and audit findings, and the status of remaining scope items. The subrecipient has not formally submitted its appeal of the HUD waiver denial.

The Program continues to monitor WAPA progress on the remediation of the hydrocarbon spill at the BESS Installation site. WAPA is solely responsible for the cost of the remediation work. the remediation vendor has not provided The vendor performing the work has not submitted its environment reports to WAPA due to unresolved payments. Administrative closeout activities continue, including evaluation of completion certificates, resolution of open monitoring findings, outstanding monthly reporting requirements, and the system study/grid-modeling activity. A meeting was scheduled to review open monitoring findings before the list was provided to VIWAPA

Two payment requests totaling $1,427,716.73 remain pending with the ODR programmatic specialist. The payment packages uploaded by the subrecipient on June 29 were incomplete and require certificates of completion before they can be formally submitted to HFA for review.

A joint site visit to the Randolph Harley Power Plant is scheduled for November. The visit was originally planned for the end of September but was rescheduled due to the high number of electrical outages affecting the St. Thomas/St. John district. Allowable activities continue during the HUD suspension to maintain readiness for implementation once the suspension is lifted.

Dependencies / Bottlenecks / Delays:

- **HUD suspension:** Continues to delay procurement of the permanent LPG interconnection.
- **HUD waiver:** Formal appeal of the HUD waiver denial remains outstanding.
- **LPG interconnection:** Remains a significant outstanding project activity and closeout dependency.
- **System Study/Grid Modeling:** Remains unresolved.
- **Environmental remediation:** Remediation activities and associated environmental reporting remain outstanding, with environmental progress reports affected by unresolved vendor payment.
- **Payment requests:** Two payment requests totaling $1,427,716.73 remain pending due to incomplete supporting documentation, including certificates of completion.
- **Monitoring findings**: Open monitoring findings remain part of the administrative closeout process.
- **Site visit**: The previously planned site visit was cancelled and requires rescheduling

Performance Measures:

Performance Goals	**KPIs**
Commercial use of 4 units	100% Commissioning of each unit by June 2025
Commissioning of the four generating units	Complete
Performance to Date:	97% met

Repair and Resiliency - Street Addressing Initiative

Status:	In Progress
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 • United States Postal Service Publication 28, Postal Addressing Standards • Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), 2009 • Virgin Islands Code, Title 1, Section 91(b) • USVI Street Addressing Initiative Strategic Implementation Plan for Addressing
Period of Performance:	03/02/2021 – 09/30/2027 (Per amended SRA, issued 3/18/26)
CDBG-DR Funded Project Cost:	$6,593,569.00 Substantial amendment #7 to CDBG DR Action Plan
Funds Expended This Month:	$14,245.74
Funds Expended To Date:	$3,096,664.09
Progress:	47% based on expenditure *(Corrected based on SA#7 amended cost increase.)*
Monthly Update:	HUD funding constraints continue to delay several Street Addressing Initiative (SAI) procurement and communications activities. During this reporting period, the subrecipient reports progress on technology and St. John street-sign installation. The subrecipient reports that the software vendor of the Master Repository system, New Light Technology, is complete, and the payment reimbursement is being processed. The subrecipient is also progressing with the GIS website in the month of November. The St. John street-sign installation remains underway and the vendor contract has been extended through January 15. St. Thomas/St. Croix street-sign installation is pending solicitation; the RFP is being prepared for ODR review. Highway-sign work awaits a response from the existing vendor, while procurement of additional highway signs remains on hold. The project cost-increase package is being assembled with VIHFA-requested documentation. Separately, coordination with partner agencies emergency management, fire, police, and US Postal continues the transition to the new addressing system. The Program attended the Governor's Digital Conference on October 8, 2026. The presentation highlighted Street Addressing Initiative (SAI) advancements as a key component of the territory's emergency management response, showcasing SAI's integration with VI Police, Fire, and medical emergency responders. ODR and subrecipient are continuing to develop and address the items/documentation needed to submit an amendment to the project to increase the project budget/scope. Media procurement and agency communications remain on hold pending HUD's response. Allowable activities continue during the HUD suspension to maintain readiness for implementation once the suspension is lifted. **Dependencies/Bottlenecks/Delays:**

	• HUD funding suspension: Continues to affect activities requiring new procurement or funding decisions, including media/communications work and other SAI procurement activities. • St. John Street Signs: Installation remains underway, and the contract has been extended through January 15. • St. Thomas/St. Croix Street Signs: RFP is being prepared for ODR review following an earlier procurement hold. • Additional Highway Signs: Activity remains on hold. • St. Croix/St. John Highway Signs: Progress remains dependent on obtaining a response from the vendor. • Project Cost Increase: Supporting documentation requested by HFA remains under development. • Agency Communications: Media activities remain on hold pending the HUD response, while transition protocols with partner agencies continue to be developed. • Monitoring: The monitoring response was due October 26 following an extension granted by HFA. • Monthly Reporting: Corrections to the September report were underway as of October 19, with the October report due.
Performance Measures:	

Performance Goals	KPI's
Completion of Addressing December 2024	Unmet, delayed
Completion of street sign	Delayed
Installation	Delayed
Performance to Date:	70%
Name Roads only	On target
Street Naming	On target
Highway signs territory-wide	Delayed

Repair and Resiliency - Convenience Centers and Sussanaberg & Bournefield

Status:	Environmental Review *(On hold due to HUD Suspension.)*
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: • **STX (St. Croix):** Mon Bijou Convenience Center, Concordia Convenience Center, Cotton Valley Convenience Center • **STT (St. Thomas):** Smith Bay Convenience Center, Red Hook Convenience Center • **STJ (St. John):** Susannaberg Transfer Station, Bournefield Convenience Center
Period of Performance:	10/1/2022-09/30/2026 *Pending updated SRA*
CDBG-DR Funded Project Cost:	$21,687,188.00 *(inc. ADC)*
Funds Expended This Month:	$12,136.50
Funds Expended To Date:	$392,393.32

Progress:	STT and STJ Centers: The projects are estimated at 28% complete, reflecting completion of application eligibility and advancement through the environmental review stage, with subsequent milestones pending. STX Centers: The projects are estimated at 25% complete, reflecting progress toward completion of the design phase, with remediation, construction, and closeout activities pending.
Monthly Update:	During the October 15, 2026 coordination meeting, VIHFA, VIWMA, and ODR addressed project delays, outstanding deliverables, financial reporting, and compliance requirements. Concordia, Cotton Valley, and Mon Bijou were identified as priority projects requiring immediate advancement of permitting, remediation, final design, and updated construction schedules. Red Hook also requires resolution of site control, lease amendment, environmental review, and survey coordination. VIWMA was directed to address outstanding reporting, invoice documentation, staffing, and project schedules to improve project readiness and support spending this quarter. The agencies continue to advance allowable activities during the HUD suspension to promote project readiness and position the projects to move forward promptly once the suspension is lifted. **Dependencies/Bottlenecks/Delays:** Permitting and approvals, remediation, outstanding design documents, site control, environmental review, reporting deficiencies, and project scheduling.
Performance Measures:	To be determined and included in the updated SRA between ODR and the Subrecipient.

Repair and Resiliency - Anguilla Landfill

Status:	Environmental Review *(On hold due to HUD Suspension)*
Project Description:	The proposed project will construct a Partial Final Closure System on the northeast corner of the existing slopes of Anguilla Landfill. 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:	The project is estimated at **28% complete**, reflecting completion of application eligibility and advancement through the environmental review stage, while subsequent milestones remain pending.
Monthly Update:	During the October 15, 2026 coordination meeting, VIHFA, VIWMA, and ODR reviewed outstanding requirements affecting the Anguilla project. The Coastal Zone Management (CZM) application has been submitted; however, updated plans and an extension remain outstanding. The delivery date from Oasis has not been confirmed, and the task order requires review to determine remaining requirements, including whether a CENST is needed.

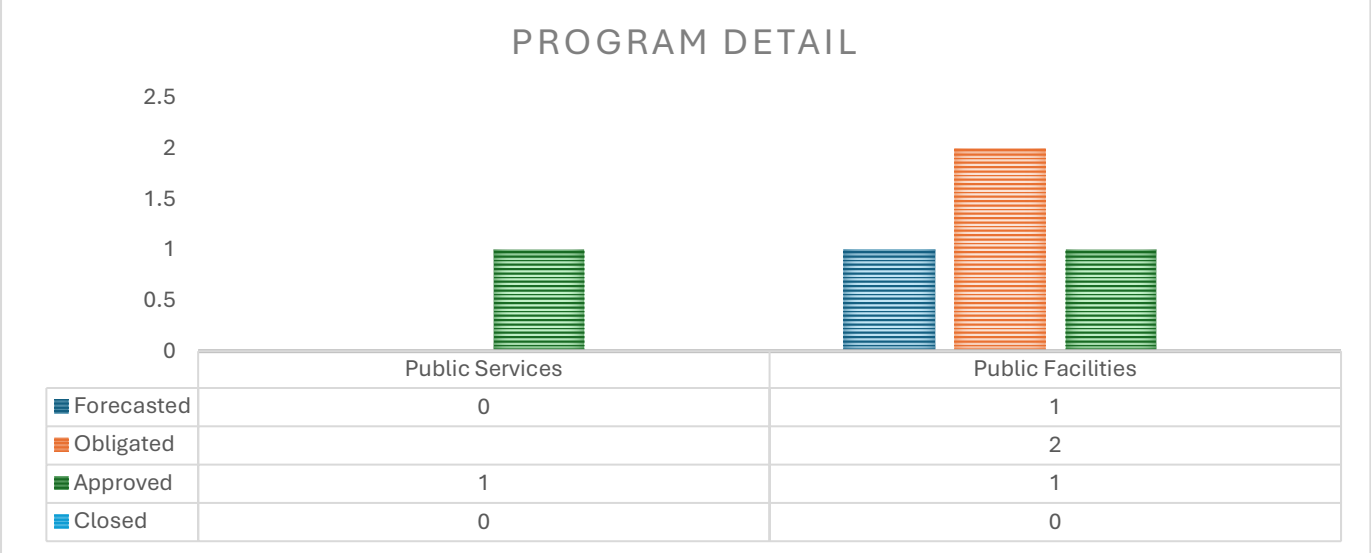
	The agencies continue to advance allowable activities during the HUD suspension to promote project readiness and position the projects to move forward promptly once the suspension is lifted. **Dependencies/Bottlenecks/Delays:** Updated plans, CZM extension, consultant deliverables, and determination of remaining task order requirements
Performance Measures:	To be determined and included in the updated SRA between ODR and the Subrecipient.

Local Match Infrastructure Program-UN and LMI

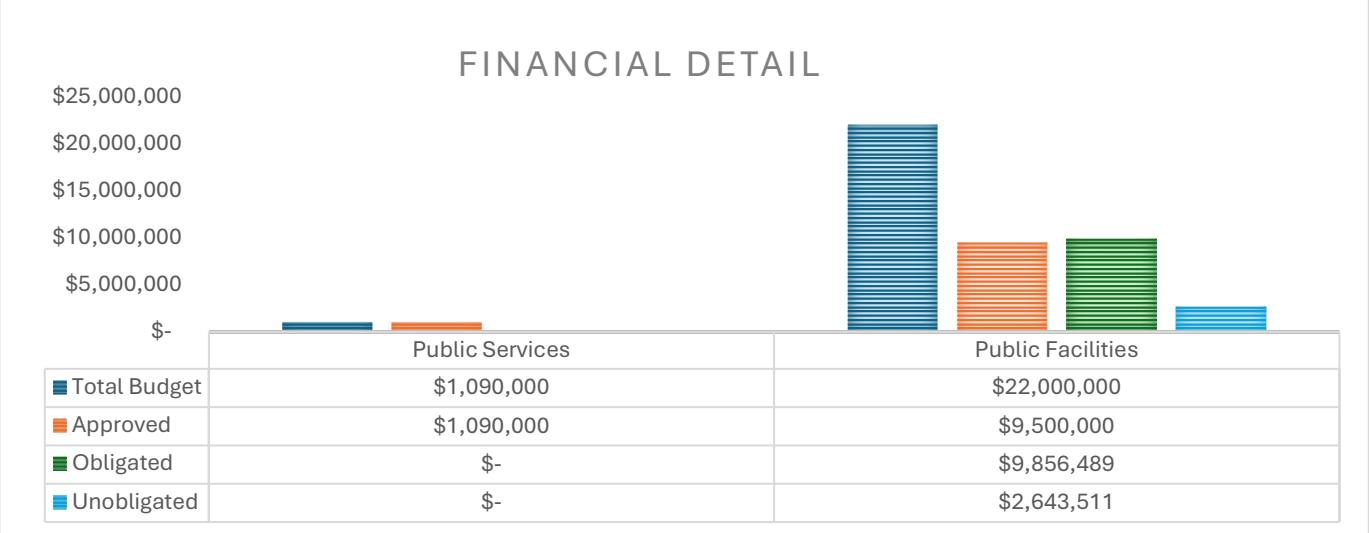
Status:	In Progress
Project Description:	Funding of the non-federal match of the Federal Emergency Management Agency (FEMA) disaster assistance to the territory.
Period of Performance:	10/10/2020 - 9/30/2026
CDBG-DR Funded Project Cost:	$239,980,411.00
Funds Expended This Month:	$1,602,187.97
Funds Expended To Date:	$81,584,559.68
Progress:	34% per expenditure
Monthly Update:	The Program continued to advance Local Match applications and payments to the extent permissible under the HUD suspension. The HUD suspension limits execution of Cost Share Agreements (CSAs) and final application approvals, affecting the advancement of remaining applications. **Dependencies/Bottlenecks/Delays:** HUD suspension limits CSA execution. • Final application approvals are restricted during the suspension. • Remaining applications cannot fully advance until restricted activities resume.
Performance Measure:	**Performance Measure** / **KPI** / **Monthly Performance Value** *Expenditure of Grant/payment reimbursement* / *100%* /

Public Services and Public Facilities

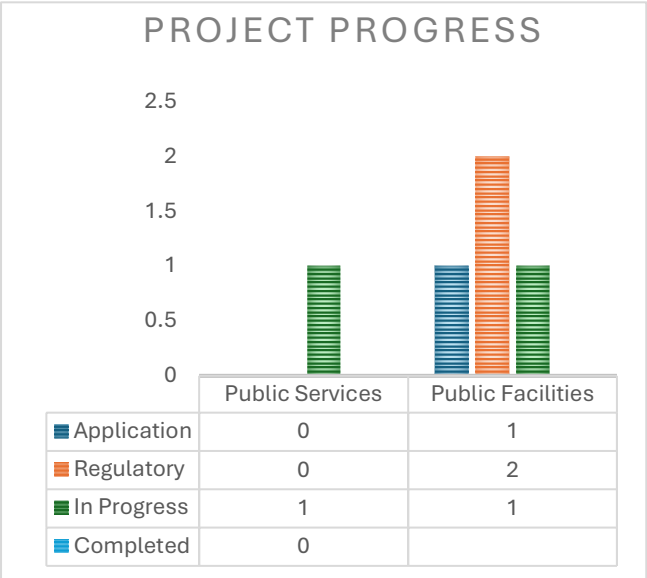
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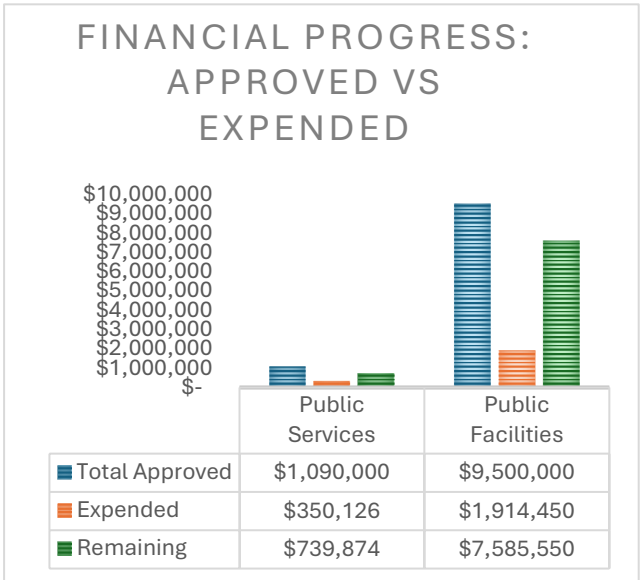
	Public Services	Public Facilities
Forecasted	0	1
Obligated		2
Approved	1	1
Closed	0	0



	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	$350,126	$1,914,450
Remaining	$739,874	$7,585,550

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
0	2	1	1	0	0

Project	Project Cost	Expenditure To Date
Public Services: Liberty Place (Hold)	$1,000,000.00	$98,063.56
Public Facilities: St. Croix Foundation	$1,184,895.00	Not Started-Environmental Review
Salvation Army	$4,171,594.00	Not Started-Environmental Review
Sister Emma Cottages	$9,228,450.00	$884,587.41

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
Funds Expended To Date:	$98,063.56
Progress:	50%
Monthly Update:	VIHFA continued legal review and administrative closeout preparation for Liberty Place ACAT, building on September reconciliation efforts. Reimbursement issues and missing financial documentation remained unresolved, while VIHFA coordinated with ODR Legal Counsel to document payment responsibility and allowable reimbursement. **Dependencies/Bottlenecks/Delays:** Payment resolution and closeout.

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	

Salvation Army

Status:	Environmental and Capacity Assessment 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
Funds Expended To Date:	$0
Progress:	0%
Monthly Update:	The project remained in environmental review; environmental testing, capacity assessment, final environmental clearance, and the Authority to Use Grant Funds remained outstanding. **Dependencies/Bottlenecks/Delays:** Environmental testing and completion of capacity assessment.
Performance Measure:	To be outlined in 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 $9,500,000 w/ ADC
Funds Expended This Month:	$0
Funds Expended To Date:	$0
Progress:	0%
Monthly Update:	Site work included land clearing, perimeter fencing, rough grading, building layout, and initial cistern excavation, with the project reported at 10 percent completion. VIHFA documented and monitored a field concern involving onsite rebar, which the contractor addressed. Pay Application pending submission for review and processing. **Dependencies/Bottlenecks/Delays:** Coordinated contractor meetings and joint inspection.
Performance Measures:	**Performance Measure** / **KPI** / **Monthly Performance Value** / **To Date Performance** **Performance**

	Completion of pre-construction activities, including final construction documentation, contract execution, permitting coordination and issuance of notice to proceed	Obtain construction permit; issuance of NTP to selected GC.		100%
	Active Construction	Construction activities (site work), MSR submitting, reimbursement request with project timeline	10% 4Q2026 15%/Quarter	10% Complete - site work
	Construction Completion	Construction substantially completed; final inspections and reimbursement submitted	15%/Quarter	10%
	Occupancy of Sister Emma Cottage	Certificate of occupancy, final documentation and facility placed into service		0%

Economic Revitalization

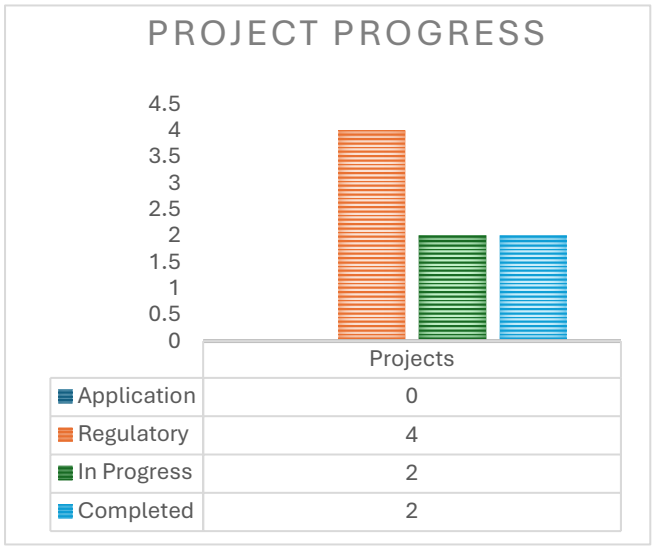
Dashboard



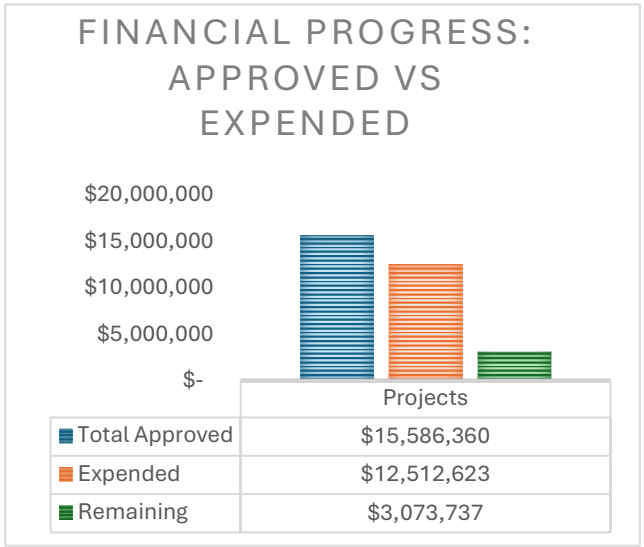
	Skills for Today	Tourism 2024 Marketing Campaining	Neighborhood Revitalization
Forecasted	0	0	0
Obligated	0	0	4
Approved	0	0	2
Closed	1	1	



	Skills for Today	Tourism 2040 Marketing Campaign	Neighborhood Revitalization
Total Budget	$10,537,696	$2,377,500	$3,500,000
Approved	$10,537,696	$2,377,500	$263,786
Obligated	$-		$2,407,378
Unobligated	$-	$-	$828,836



	Projects
Application	0
Regulatory	4
In Progress	2
Completed	2



	Projects
Total Approved	$15,586,360
Expended	$12,512,623
Remaining	$3,073,737

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
0	4	0	2		6

Project			Project Cost	Expenditure To Date
Skills for Today			$10,537,696	$9,538,051.65
Tourism 2040 Marketing Campaign			$2,377,500	$2,061,916.91
Neighborhood Revitalization	$3,500,000			
	NMR, LLC		$121,852	$0.00
	Peany's Place		$125,529	$121,000.00
	Thomasville		$2,142,640	$0, pending completion of environmental
	Grace Gospel		$30,391	$0, pending completion of environmental
	Rodgers Properties		$95,996	$0, pending completion of environmental
	Sunset Restore		$138,151	$0, pending completion of environmental

Monthly Update

NMR, LLC

Status:	HOLD
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; approved cost $80,818.15
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress:	90% completed on May 29, 2026
Monthly Update:	NMR, LLC remained under a stop-work notice while VIHFA and ODR Legal Counsel continued addressing the choice-limiting-action determination, issued by VIHFA.

	Dependencies/Bottlenecks/Delays: Resolution of choice-limiting findings, submittal and processing of reimbursement for work completed.

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%

Peany's Place, Inc.

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:	$0
Funds Expended To Date:	$121,000.00
Progress:	100%
Monthly Update:	The project has been completed, pending project closeout. **Dependencies/Bottlenecks/Delays:** None

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	100%

Sunset Restore

Status:	Environmental Review
Project Description:	Implement comprehensive exterior rehabilitation and site improvement activities for the historic laundromat property, including installation of new louvered awning aluminum windows, replacement of doors behind historic shutters, repair of deteriorated entryway structures and shutters, exterior painting of the main building and permanent accessory structures, façade preparation and environmental remediation activities as required, installation of courtyard gravel and landscape enhancements, replacement of the deteriorated propane tank concrete pad, and repair of gutters and downspouts. Improvements will be completed in accordance with Virgin Islands Historic Preservation Commission guidelines and are intended to enhance building resilience, preserve historic character, improve safety and

	functionality, reduce flooding risks associated with drainage deficiencies, and support the long-term sustainability of the property.
Period of Performance:	September 5, 2025 - August 31, 2026
CDBG-DR Funded Project Cost:	$129,113.93
Funds Expended This Month:	$0
Funds Expended To Date:	$0
Progress:	0% pending completion of environmental review.
Monthly Update:	Following submission of the final Phase I Environmental Site Assessment, the suspension placed procurement activities and the associated task order on hold. This prevented VIHFA from authorizing project related services and delayed the project's transition to subsequent implementation activities pending further direction from HUD. **Dependencies/Bottlenecks/Delays:** Completion of environmental review.

Planning:

Housing Demand Study

Status:	Environmental and Capacity Assessment Review
Project Description:	Conduct a comprehensive Housing Demand Study to evaluate current housing availability, affordability, and condition; forecast future housing needs based on demographic, economic, and climate-related trends; identify barriers to housing access for low- and moderate-income households and other vulnerable populations; assess the impacts of climate and hazard risks on future housing demand and development patterns; and provide data-driven recommendations to support long-term housing recovery, affordability, resilience, and strategic investment decisions across the Territory.
Period of Performance:	4/21/2026- 5/31/2027
CDBG-DR Funded Project Cost:	$300,000.00
Funds Expended This Month:	$0
Funds Expended To Date:	$0
Progress:	0%
Monthly Update:	VIHFA advanced the Housing Demand Study by securing formal project approval, fully executing the Internal Project Authorization and Interdepartmental Agreement, and finalizing the Request for Proposals (RFP), with a scope covering housing conditions, demand forecasting, resilience, and strategic recommendations. No new project activity occurred during the reporting period HUD suspension restricts new contracts and funding commitments; the study has not commenced. **Dependencies/Bottlenecks/Delays:** Resolution of the HUD suspension requires authorization, completion of evaluation, contract execution, and issuance of the Notice to Proceed. The suspension restricts new contracts and funding commitments needed to initiate the study.

Department of Health: VI Universal Warehouse (VIUDW)

Status:	Application Approval
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
Funds Expended To Date:	$0
Progress:	0%
Monthly Update:	The VI Universal Data Warehouse (VIUDW) project advanced through completion of program and initiation of concurrent reviews. Coordination with the applicant

	and Finance was completed. No new activity occurred during the reporting period as the suspension blocks new funding commitments, agreements, and applicants' procurement and contracts needed for implementation. **Dependencies/Bottlenecks/Delays:** HUD suspension blocks new funding commitments, agreements, procurement, and contracts, delaying VIUDW implementation. Progress depends on resolution of the suspension, required authorizations, completion of concurrent and Finance reviews, and a detailed cost breakdown supporting the proposed contractual services.