VIHFA

VIRGIN ISLANDS
Housing Finance Authority

CDBG- MIT MONTHLY STATUS REPORT

OCTOBER 2026

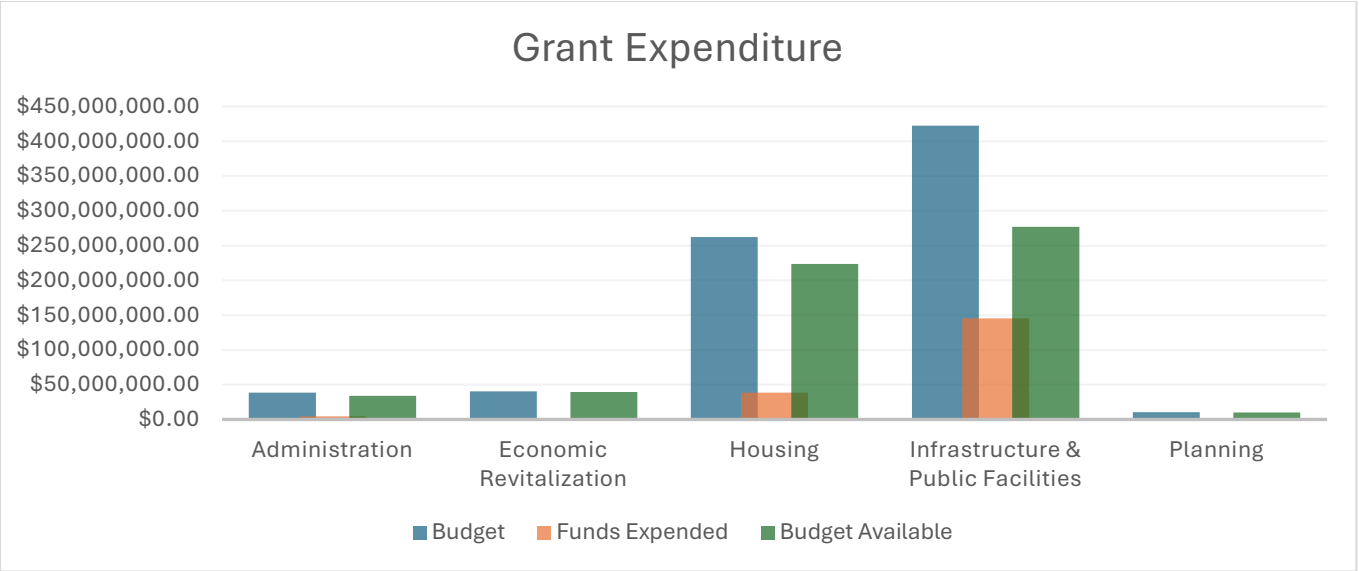
11/02/2026

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

CDBG-MITIGATION AT A GLANCE

Financial Progress



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	$38,709,400.00	$4,631,750.29	$34,077,649.71	12%
Economic Revitalization	$40,288,594.00	$933,666.64	$39,354,927.36	2%
Housing	$262,343,272.00	$38,781,585.04	$223,561,686.96	15%
Infrastructure & Public Facilities	$422,218,874.00	$145,147,667.58	$277,071,206.42	34%
Planning	$10,627,860.00	$612,410.99	$10,015,449.01	6%
Total	**$774,188,000.00**	**$190,107,080.54**	**$584,080,919.46**	**25%**

Projects Progress

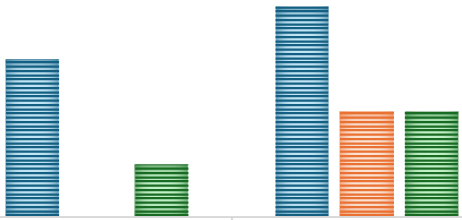
	Forecasted	Obligated	Approved	Closed/ Completed	Total
Housing	7	2	3	0	12
Infrastructure & Public Facilities	7	0	2	0	9
Economic Resilience & Revitalization	2	22	3	0	27

	Application Review	Environmental / Regulatory	In Progress	Closed/ Completed	Total
All Projects	8	31	7	0	46

Housing

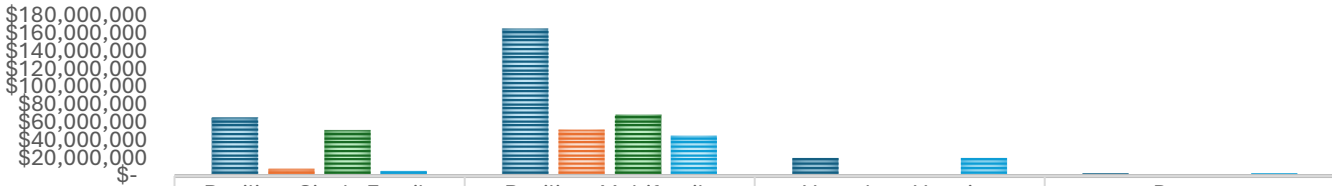
Dashboard

PROGRAM DETAIL



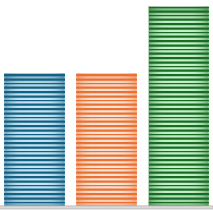
	Resilient Single Family	Resilient Multi Family	Homeless Housing	Buyout
Forecasted Projects	3	4	0	0
Obligated Projects	0	2	0	0
Approved Projects	1	2	0	0

BUDGET DETAIL



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

PROJECT PROGRESS



	Project Progress
Application	2
Regulatory	2
In Progress	3
Completed	0

FINANCIAL PROGRESS: APPROVED VS EXPENDED



	FINANCIAL PROGRESS
Approved	$69,833,620.00
Expended	$38,781,585.04
Remaining	$31,052,034.96

Projects Monthly Update:

Overview

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

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

Project	Total Project Cost	Expended to Date
Lovenlund Phase 1	$20,571,055.00	$16,669,530.98
Bellevue Village & Calabash Boom (2 projects)	$27,798,987.00	$22,017,823.61
Main Street Homes	$4,730,000.00	$0
Residences at 340 North	$7,500,000.00	$94,230.45
Hill Street Apartments	$9,233,578.00	$0

Monthly Update

Lovenlund Phase 1

Status:	In Progress
Project Description:	This Program will be established to increase homeownership opportunities for residents of low-to moderate income at or below 80%AMI and to provide workforce housing for those with income levels between 80%-120% of AMI. This project also consists of 99 units. Providing a broader income spectrum will have the benefit of decreasing the concentration of poverty and helping to provide work-force housing for those who would otherwise not be able to reach the desire of homeownership.
Period of Performance:	12/19/2024 to 2/23/2028
CDBG-MIT Funded Project Cost:	$20,571,055.00
Funds Expended This Month:	$458,890.67
Funds Expended to Date:	$16,669,530.98
Progress:	81% Funds Drawn - 72% Overall Construction Complete
Monthly Update:	The subrecipient's required October 2026 monthly report was not submitted and remains delinquent. In the absence of the monthly report, program staff compiled the October construction update using weekly construction reports received during the reporting period. The weekly reports are limited to construction activity and do not provide sufficient information to reconcile the overall project status. Accordingly, the information presented below is preliminary and limited to reported construction progress. ***Further reconciliation with the developer is expected during the week of November 1, 2026, to validate construction progress and obtain the additional information necessary to complete the monthly assessment.*** Construction activity continued at Lovenlund Apartments Phase I during October, with work primarily focused on exterior window finishes, exterior painting, lighting improvements, and remaining exterior repairs.

During the earlier October reporting periods, porch door replacement across Buildings 1–10 was reported complete, while exterior plaster finishing around reinstalled windows and concrete subframes continued. Exterior LED lighting replacement was also underway across Buildings 1–10.

Progress early in the month was affected by delays to exterior masonry finishing and painting while the contractor awaited delivery of a manlift. The weekly reporting also identified a paint-color discrepancy associated with calibration of the paint supplier's previous mixing equipment.

During the October 11–17 reporting period, the contractor was utilizing the manlift, and exterior plaster finishing and painting were reported complete at Building 1, with work progressing to Building 2. Exterior lighting replacement continued across Buildings 1–10. The weekly report indicated the project remained on budget, with zero safety incidents and no issues reported for that period.

By the October 18–24 reporting period, exterior window masonry finishing and exterior painting had been completed at Buildings 2 and 4, with similar activities underway at Buildings 6, 7, and 8. Exterior LED lighting replacement continued across Buildings 1–10. Planned work included continuation of window exterior finishing at Buildings 6–10 and exterior painting at Buildings 7–10. The critical path remained associated with exterior painting and repair completion. The weekly report continued to reflect the project as on budget, with zero safety incidents and no issues reported for the period.

Overall October Status: Weekly construction reporting demonstrates continued advancement of exterior rehabilitation activities during October. ***However, because the required monthly report was not submitted, VIHFA has not yet reconciled the broader project status, including matters outside the construction information contained in the weekly reports. Further reconciliation with the developer is expected during the week of November 1, 2026.***

Performance Measures:

(additional construction activity listed in the narrative)					
Key Activity	Performance Goal	Key Performance Indicators	Start Date	Monthly Performance Value	To Date Performance
Complete Exterior of Rehabilitation of 99/ 10 Buildings Units	**Roof Retrofitting**	Retrofit 3 Roofs in Q1/ Retrofit 3 Roofs in Q2/ Retrofit 4 Roofs in Q3	February 2026	**10** building in Progress	**10**
	Replace Doors & Door Frames	Replace doors in 3 Buildings in Q1/ Replace doors in 3 Buildings in Q2/ Replace doors in 43 Buildings in Q3	February 2026	**5** buildings in Progress	**5**

	Windows Reinstalments	Reinstall windows in 3 Buildings in Q1/Reinstall windows in 3 Buildings in Q2/Reinstall windows in 4 Buildings in Q31/	February 2026	**9** buildings in Progress	**1**
	Buildings Painted	Paint 3 Buildings in Q1/Paint 3 Buildings in Q2/ Paint 3 Buildings in Q3/	February 2026	**9** Buildings in Progress	**0**
	Gutter Replacement	Replace Gutters on 3 Buildings in Q1/Replace Gutters on 3 Buildings in Q2/Replace Gutters on 3 Buildings in Q3/	February 2026	**10** buildings in Progress	**10**
	Alternative Energy Installed	Install Alternative Energy on 3 Buildings in Q2/ Install Alternative Energy on 4 Buildings in Q3/ Install Alternative Energy on 3 Buildings in Q4	April 2026	0 in progress	**0**

Calabash Boom and Bellevue Village

Status:	In Progress
Project Description:	These properties will undergo renovations that include property enhancements aimed at risk of mitigation, reducing damage to and loss of property and resilience against future disasters. Bellevue Village consists of 72 units and Calabash Boom which consists of 48 units. This Program will be established to increase homeownership opportunities for residents of low-to moderate income at or below 80%AMI and to provide workforce housing for those with income levels between 80%-120% of AMI.
Period of Performance:	12/19/2024 to 2/23/2028
CDBG-MIT Funded Project Cost:	$27,798,987.00
Funds Expended This Month:	$547.572.81
Funds Expended to Date:	$22,017,823.61

Progress:	80% Funds Drawn – 77% Overall Construction Complete
Monthly Update:	**Note:** The subrecipient's required October 2026 monthly report was not submitted and remains delinquent. In the absence of the monthly report, VIHFA compiled the October construction update using weekly construction reports received during the reporting period. The weekly reports are limited to construction activity and do not provide sufficient information to reconcile the overall project status. Accordingly, the information presented below is preliminary and limited to reported construction progress. Further reconciliation with the developer is expected during the week of November 1, 2026, to validate construction progress and obtain the additional information necessary to complete the monthly assessment. **Bellevue Village** Construction activity continued at Bellevue Village throughout October, primarily involving exterior painting, entrance doors, plaster repairs, security lighting, and related exterior improvements. At the beginning of the reporting month, exterior painting was reported at 76 percent, entrance door replacement at 90 percent, debonded plaster replacement at 88 percent, and security lighting at 60 percent. By the October 5–10 reporting period, exterior painting had increased to 81 percent. Reported activities included plaster patching, door plastering and trimming, exterior door and lock replacement, painting, pressure washing, and security-light replacement. Continued progress was reported during the October 12–16 period, when entrance door replacement reached 107 of 108 doors, debonded plaster replacement was reported complete across 36 of 36 buildings, and security-light installation reached 106 of 148 fixtures. By the October 19–23 reporting period: Exterior painting: 32 of 37 buildings, reported at 83% Entrance doors: 107 of 108, reported at 99% Security lighting: 144 of 148 fixtures, reported at 97% Debonded plaster replacement: 100% Termite inspections: 100% The weekly reporting indicated that remaining security-light work was primarily associated with final installations, including the community building. **Calabash Boom** Construction activity continued at Calabash Boom throughout October, with reported work focused on exterior painting, entrance doors and locks, lighting, gutters, rail repairs, cistern-related work, and the community center. At the beginning of the reporting month, exterior painting was reported at 88 percent, stairwell lighting at 100 percent, porch lighting at 79 percent, rail repairs at 80 percent, gutter replacement at 60 percent, and community center work at 80 percent.

By the October 5–10 reporting period, exterior painting had advanced to 93 percent. Reported activities included pressure washing and painting at Building 1, exterior door-frame touch-up painting, and removal of unwanted scaffolding.

During the October 12–17 reporting period, work continued on Building 1, along with exterior door-frame painting, scaffold removal, installation of peepholes at Buildings 5–8, and work associated with the lower cistern bypass line.

By October 19–23, the weekly construction report reflected:

Exterior painting: 93%
Entrance locks: 47 of 48, reported at 99%
Stairwell lighting: 100%
Porch lighting: 79%
Rail repairs: 80%
Gutter replacement: 60%
Community center: 80%

Gutter work continued at Buildings 1–3 and work also continued on the lower cistern bypass line. The weekly report identified a hydraulic-oil issue with the gutter-installation machine. A field inspection was also conducted at Unit 104 regarding failed exterior caulking. Mortar replacement was completed, while responsibility for replacement of the interior trim remained under discussion.

Overall October Status: Weekly construction reporting reflects continued progress at both Bellevue Village and Calabash Boom during October, with Bellevue showing advancement in exterior painting, entrance doors, plaster repair, and security lighting, while Calabash Boom continued later-stage exterior, lighting, gutter, cistern, and community-center activities.

Because the October monthly report remains delinquent, these construction updates should not be interpreted as a reconciliation of the overall project status. Further reconciliation with the developer is expected during the week of November 1, 2026, to validate the reported construction progress and address project information not captured through the weekly construction reports.

Performance Measures:

Bellevue Village
(additional construction activity listed in the narrative)

Key Activity	Performance Goal	Key Performance Indicators	Start Date	Monthly Performance Value	To Date Performance
	Roof Retrofitting	Retrofit 2 Buildings in Q1/ Retrofit 10 Buildings in Q2/ Retrofit 10 Buildings in Q3/ Retrofit 6 Buildings in Q4	February 2026	**3** Buildings in progress	2

Complete Exterior Rehabilitation of 36 Duplex Buildings – *Based on findings of the Property Condition Assessment*	Replace Doors & Door Frames	Replace Doors & Door Frames 12 Buildings in Q1/ Replace Doors & Door Frames 12 Buildings in Q2/ Replace Doors & Door Frames 12 Buildings in Q3	February 2026	**12** Buildings in Progress	**24**
	Buildings Painted	Paint 12 Buildings in Q2/ Paint 12 Buildings in Q3/ Paint 12 Buildings in Q4	February 2026	**5** Buildings in Progress	**20**
	Hurricane Shutter Replacement	Hurricane Shutter Replacement in 2 buildings Q2/ Hurricane Shutter Replacement in 10 buildings Q3/ Hurricane Shutter Replacement in 12 buildings Q3/ Hurricane Shutter Replacement in 10 buildings Q4	February 2026	0 Buildings Completed	0
	Alternative Energy Installed	Install Alternative Energy on 10 Buildings	April 2026	0 Buildings Completed	0
Calabash Boom ***(additional construction activity listed in the narrative)***					
Key Activity	Performance Goal	Key Performance Indicators	Start Date	Monthly Performance Value	To Date Performance
Complete Exterior Rehabilitation of 8 Units – *Based on findings of the Property Condition Assessment*	Roof Retrofitting	Retrofit 2 Buildings in Q1/ Retrofit 3 Buildings in Q2/ Retrofit 3 Buildings in Q3	February 2026	**3** Buildings in Progress	**2**
	Replace Doors & Door Frames	Replace Doors & Door Frames 12 Buildings in Q1/ Replace Doors & Door Frames	February 2026	**4** Buildings in Progress	**7**

	12 Buildings in Q2/ Replace Doors & Door Frames 12 Buildings in Q3				
Buildings Painted	Paint 4 Buildings in Q2/ Paint 4 Buildings in Q3	February 2026	**3** Buildings in Progress	**7**
Gutter Replacement	Gutter Replacement in 2 buildings Q1/ Gutter Replacement in 2 buildings Q2/ Gutter Replacement in 2 buildings Q3	February 2026	**2** Buildings in Progress	**4**
Alternative Energy Installed	100% of Alternative Energy Installed	March 2026	0 Buildings in Progress	0

Main Street Homes

Status: (in Progress, hold)	Environmental Review
Project Description:	9 Rehabilitation units in downtown STT.
Expected Project Outcome(s):	Affordable housing for the LMI population.
Period of Performance: (Start and End Date)	10/1/2025-10/31/2027
Grant Funded Project Cost: (include ADC)	$3,694,354.48
Funds Expended This Month:	$0
Funds Expended to Date:	$0
Progress: (%)	0%
Monthly Update:	Main Street Homes remained on hold with no substantive project advancement due to the ongoing HUD suspension. The project remains in the environmental/pre-construction phase, and activities requiring new funding commitments or approvals cannot advance during the suspension. Prior project approvals remain in place, including Historic Preservation Commission approval of the A&E drawings and renderings, the CZM waiver, and building permits.
Performance Measures:	To be determined upon executed agreement

The Residences at 340 North

Status: (in Progress, hold)	In Progress
Project Description:	New Construction/ Homeownership (80 Units- Phase 1: 33 Units)
Expected Project Outcome(s):	New Construction, broken into phases. Phase 1 will consist of 33 units.

Period of Performance: (Start and End Date)	10/1/2025-10/31/2027
Grant Funded Project Cost: (include ADC)	$7,500,000.00
Funds Expended This Month:	$31,256.00
Funds Expended To Date:	$94,230.45
Progress: (%)	0%
Monthly Update:	During October, the developer notified the Program of its intent to advance a separate, privately funded phase of the development, identified as Phase A, in response to the ongoing HUD suspension affecting the CDBG-MIT-funded Phase 1. The developer indicated that this approach is intended to limit further financial exposure and preserve private investment already committed to the overall development. Phase A is not included in the CDBG-MIT-funded project previously presented to HUD, as all prior project discussions and documentation have pertained exclusively to Phase 1. Program staff has reviewed the developer's proposed approach and communicated the need to maintain a clear separation between the two phases, including funding sources, expenditures, contracts, activities, and supporting records. The developer was further advised that any activities undertaken under Phase A must not compromise the independence of Phase 1 or circumvent the restrictions associated with the HUD suspension. The CDBG-MIT-funded Phase 1 remains subject to the applicable suspension-related restrictions.
Performance Measures:	No measures reported as project implementation underway.

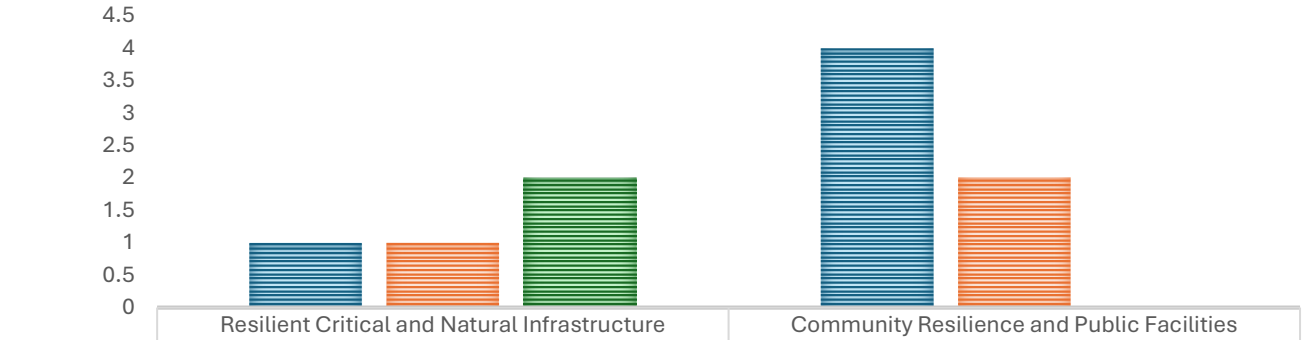
Hill Street Residences

Status: (in Progress, hold)	Environmental Review
Project Description:	Multifamily Units, Rehabilitation/New Construction
Expected Project Outcome(s):	TBD
Period of Performance: (Start and End Date)	TBD
Grant Funded Project Cost: (include ADC)	$9,233,578 .00
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Monthly Update:	Hill Street Residences remained on hold due to the ongoing HUD suspension, with no significant project advancement during the reporting period. The project remains in the pre-construction/environmental phase.
Performance Measures:	To be determined upon completion of environmental review and executed agreement.

Infrastructure

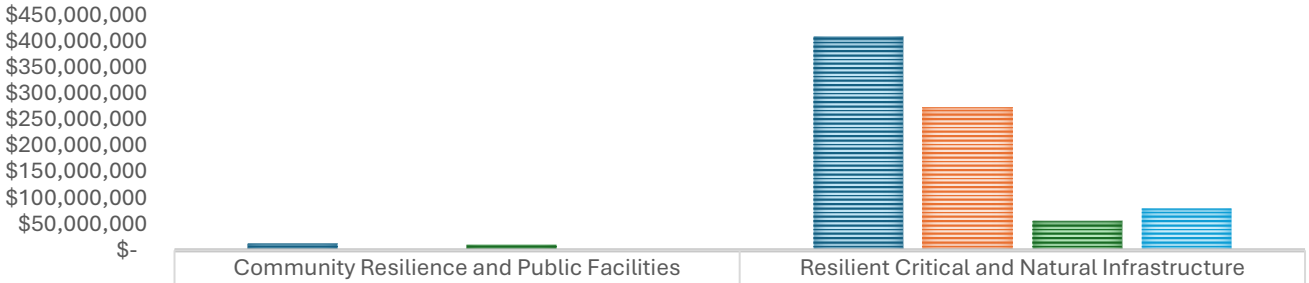
Dashboard

PROGRAM DETAIL



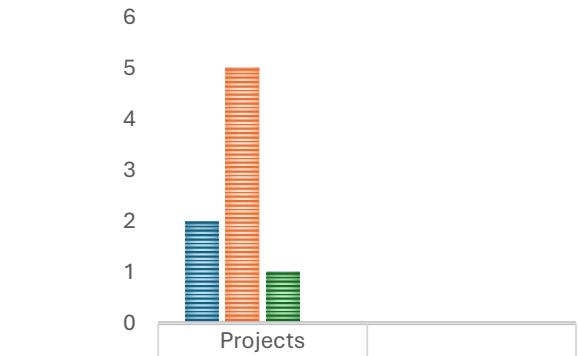
	Resilient Critical and Natural Infrastructure	Community Resilience and Public Facilities
Forecasted	1	4
Obligated	1	2
Approved	2	0

FINANCIAL DETAIL



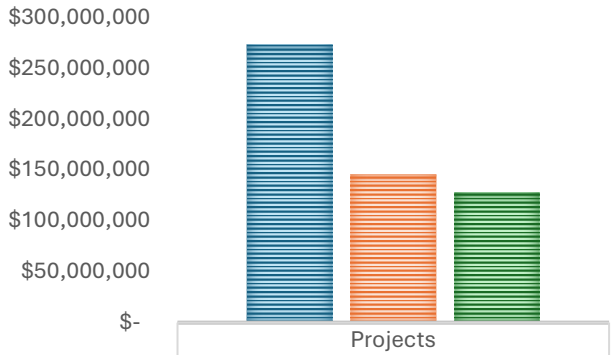
	Community Resilience and Public Facilities	Resilient Critical and Natural Infrastructure
Total Budget	$13,169,937	$409,048,937
Approved		$273,025,000
Obligated	$10,920,118	$55,749,819
Unobligated	$2,249,819	$80,274,118

PROJECT PROGRESS



	Projects	
Application	2	
Regulatory	5	
In Progress	1	
Completed	0	

FINANCIAL PROGRESS: APPROVED VS EXPENDED



	Projects
Total Approved	$273,025,000
Expended	$145,147,668
Remaining	$127,877,332

Monthly Project Update

Overview

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

Application Review	Environmental Review	Capacity Assessment	In Progress	Close out	Complete
2	5	0	1	0	0

Project	Project Cost	Expended to Date
Propane Supply Infrastructure	$ 148,625,000.00	$145,121,574.06
Veterans Drive Mitigation Project Phase 2	$ 124,400,000.00	$ 26,093.52
St. Thomas Abattoir Rehabilitation	$2,102,635.00	*Project is currently halted in Environmental Review due to HUD Suspension.*
Roots and Wings Enhancing Resilience of Children	$599,588.00	*Project is currently halted in Environmental Review due to HUD Suspension.*
STEEMCC REACH USVI Expansion	$3,468,850.00	*Project is currently halted in Environmental Review due to HUD Suspension.*
From Crisis to Opportunity – JFL	$827,870.00	*Project is currently halted in Environmental Review due to HUD Suspension.*
Catholic Charities Rita Schuster Shelter	$297,500.00	*Project is currently halted in Environmental Review due to HUD Suspension.*
Catholic Charities Bethlehem Shelter	$430,704.00	*Project is currently halted in Environmental Review due to HUD Suspension.*
Alexander Theater Shelter and Safe Room	$4,633,177.00	*Project is currently halted in Environmental Review due to HUD Suspension.*

Monthly Update

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

Grant Funded Project Cost: (include ADC)	$173,221.937.00 corrected
Funds Expended This Month:	$1,280.23
Funds Expended to Date:	$145,121,574.06
Progress: (%)	98.5%
Project Update:	The Propane Supply Infrastructure Acquisition project is in its monitoring phase. The Program is tracking the subrecipient's progress in preparing its formal response to the Compliance and Monitoring Desktop monitoring report issued August 26, 2026. The response is due on or before October 29, 2026. To support the Subrecipient's grant management staff, the Program coordinated working sessions with WAPA to both review the report, answer questions and clarify recordkeeping expectations. These sessions took place within the weekly meetings on August 27, September 3, 24 and October 8, and in separate specific meetings on October 22 and 27th. The Program with Compliance and Monitoring provided these sessions of technical assistance to support the subrecipient's response by the due date. The project's monitoring phase covers 132 months, with a monitoring report and Fuel Reserve Planning documentation required each month. At the time of this report, 27 monthly reports were due and 26 were complete. One report was returned to the subrecipient for missing documentation and is not counted as complete. Monitoring progress therefore reflects 26 of 132 months completed. Receipt of the completed report and missing documentation will bring reporting back on schedule. **Dependencies/Bottlenecks/Delays:** Submittal of the Fuel Reserve Planning and Monthly Management Report.
Performance Measures:	

KPI	KPI % of Project	Met, Unmet	To Date
Acquisition	50%	Met	50.0%
Fuel Reserve Compliance, (26/132 Months)	25%	Met	4.9%
Monitoring Compliance (26/132 Months)	25%	Unmet	4.9%

Veterans Drive Mitigation Project Phase 2

Status: (in Progress, hold)	In Progress
Project Description:	A covered project to increase resilience to disasters and reduce the long-term risk of loss of life, injury, damage to and loss of property, by providing: (1) management of stormwater improvements to improve water flow, minimize erosion and pollution; (2) modernize drainage infrastructure to exceed design standards to reduce current and future flooding risks; (3) hardened sea wall infrastructure to improve the resiliency of the roadway and waterfront corridor.
Expected Project Outcome(s):	Hardened seawall, modernized drainage, and improved traffic/pedestrian control.

<table>
<tr><td>Period of Performance: (Start and End Date)</td><td>4/2/25 to 4/30/29</td></tr>
<tr><td>Grant Source : (DR, MIT, EGrid)</td><td>MIT</td></tr>
<tr><td>Total Project Cost: (all funding sources)</td><td>$197,400,000.00 All sources
$124,400,000.00 MIT</td></tr>
<tr><td>Grant Funded Project Cost: (include ADC)</td><td>$148,996,937.00</td></tr>
<tr><td>Funds Expended This Month:</td><td>$1,460.80</td></tr>
<tr><td>Funds Expended to Date:</td><td>$26,093.52</td></tr>
<tr><td>Progress: (%)</td><td>10% delayed due to bottleneck</td></tr>
<tr><td>Project Update</td><td>The Program is supporting new Department of Public Works staff onboarding and emGrant portal orientation, while working with the Department on its response to the Compliance and Monitoring Team’s policy review. The Department has agreed to incorporate the recommendations into its financial, grant, and fraud, waste and abuse policies, but finalization remains pending.

The Program is also tracking execution of the Memorandum of Agreement between the US Virgin Islands Government (GVI) and the US Coast Guard (USCG). The timeline remains delayed while GVI and USCG resolve permissions for the USCG pier along the Veterans Drive Project route.

Once the Memorandum of Agreement is executed, the Program can amend the subrecipient agreement to reset the timeline. It will continue tracking both agreement execution and policy finalization.

Dependencies/Bottlenecks/Delays:
Execution of the GVI–USCG Memorandum of Agreement remains a bottleneck to amending the subrecipient agreement and resetting the project timeline while pier permissions are resolved. Finalization of the Department of Public Works’ financial, grant, and fraud, waste and abuse policies also remains outstanding, despite its agreement to incorporate the Compliance and Monitoring Team’s recommendations.</td></tr>
<tr><td>Performance Measures:</td><td>
<table>
<tr><th>Performance Measure</th><th>KPI</th><th>Monthly Performance Value</th></tr>
<tr><td>Linear feet of improvement</td><td>Pending</td><td>Construction Pending</td></tr>
<tr><td>% of Project Completion</td><td>10%</td><td>Pending MOA</td></tr>
<tr><td>% of Expenditure</td><td>0%</td><td>Pending MOA</td></tr>
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St. Thomas Abattoir Rehabilitation

Status: (in Progress, hold)	Environmental Review *(On hold due to HUD Suspension)*
Project Description:	Rehabilitation and build out of the structure of the St. Thomas Abattoir to bring it back into operations.
Expected Project Outcome(s):	A repaired structure that can be used to process federally compliant animal processing.
Period of Performance: (Start and End Date)	To Be Determined
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$2,518,513.26
Grant Funded Project Cost: (include ADC)	$2,100,000.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	10% *(based on project milestones)*
Project Update:	The project remains in regulatory environmental review (ERR). The project remains pending due to the HUD suspension, which prevents the ERR from procuring the external vendor needed to complete the Phase 1 Environmental Assessment (EA). Since the suspension, two alternative funding sources have become available to Department of Agriculture (DOA) for the St. Thomas Abattoir rehabilitation. The Program is coordinating with DOA to assess how these additional resources affect the project's funding strategy, proposed scope of work, and planned rehabilitation activities. **Dependencies/Bottlenecks/Delays:** Completion of regulatory environmental review, procurement of Phase 1 EA Environmental Assessment, and assessment of duplication of benefits.
Performance Measures:	To be determined upon execution of agreement.

St. Thomas East End Medical Center REACH USVI Expansion

Status: (in Progress, hold)	Environmental Review *(On hold due to HUD Suspension)*
Project Description:	Project intends to address healthcare accessibility on St. Thomas during hurricanes using medical transportation vans for patients in need.
Expected Project Outcome(s):	The purchase and customization of 2 mobile medical vans throughout the St. Thomas/St. John District.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$3,468,850.00
Grant Funded Project Cost: (include ADC)	$3,642,292.50

Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Due to the HUD suspension, Environmental can only advance projects with an executed SRA. As this project does not have an executed SRA, the environmental review cannot be finalized or closed.
Performance Measures:	To be determined upon execution of an agreement.

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

Status: (in Progress, hold)	Environmental Review *(On hold due to HUD Suspension)*
Project Description:	This project addresses the medical and health lifeline by purchasing and installing a fluoroscopy machine. The fluoroscopy machine will provide immediate medical results allowing better medical treatment and lower mortality rates.
Expected Project Outcome(s):	The purchase and installation of one fluoroscopy machine in Juan F. Luis Hospital on St. Croix.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$822,870.20
Grant Funded Project Cost: (include ADC)	$737,915.01
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Due to the HUD suspension, Environmental can only advance projects with an executed SRA. As this project does not have an executed SRA, the environmental review cannot be finalized or closed. **Dependencies/Bottlenecks/Delays:** HUD suspension restricts Environmental from advancing reviews for projects without an executed SRA. • No executed SRA for the project. • Environmental review cannot be finalized or closed until the SRA requirement can be addressed. • Project advancement is delayed because completion of the environmental review is a prerequisite for moving forward.
Performance Measures:	To be determined upon execution of agreement

Roots and Wings Enhancing Resilience of Children

Status: (in Progress, hold)	Environmental Review *(On hold due to HUD Suspension)*
Project Description:	The purpose of the project is to create an exhibit to educate the community on hurricane preparedness.

Expected Project Outcome(s):	An educational exhibit about hurricanes specifically targeting residents.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$599,588.00
Grant Funded Project Cost: (include ADC)	$629,567.40
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Project Update:	Due to the HUD suspension, Environmental can only advance projects with an executed SRA. As this project does not have an executed SRA, the environmental review cannot be finalized or closed. **Dependencies/Bottlenecks/Delays:** HUD suspension restricts Environmental from advancing reviews for projects without an executed SRA. • No executed SRA for the project. • Environmental review cannot be finalized or closed until the SRA requirement can be addressed. • Project advancement is delayed because completion of the environmental review is a prerequisite for moving forward.
Performance Measures:	To be determined upon execution of agreement

Alexander Theater Shelter & Safe Room: Resilient Disaster Protection

Status: (in Progress, hold)	Environmental Review *(On hold due to HUD Suspension)*
Project Description:	The project attempts to enhance emergency preparedness by constructing a shelter/safe room in Christiansted, St. Croix. These shelters will be within walking distance of LMI communities where services such as emergency resources, critical communication, and emergency shelter.
Expected Project Outcome(s):	The construction of a FEMA compliant shelter in Christiansted.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$21,311,827.89
Grant Funded Project Cost: (include ADC)	$4,864,836.25
Funds Expended This Month:	$0.00

Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update	Due to the HUD suspension, Environmental can only advance projects with an executed SRA. As this project does not have an executed SRA, the environmental review cannot be finalized or closed. **Dependencies/Bottlenecks/Delays:** HUD suspension restricts Environmental from advancing reviews for projects without an executed SRA. • No executed SRA for the project. • Environmental review cannot be finalized or closed until the SRA requirement can be addressed. • Project advancement is delayed because completion of the environmental review is a prerequisite for moving forward.
Performance Measures:	To be determined upon execution of agreement

Rita Schuster Resource Center Renovations

Status: (in Progress, hold)	Application Review
Project Description:	This project intends to provide Catholic Charities VI (CCVI) with the facilities necessary to provide the homeless and underserved population with safe and comfortable shelter during and after storms. The project will be a renovation and improvement of a CCVI facility in Friedenstahl.
Expected Project Outcome(s):	A newly renovated public resource center and shelter available to the underserved community.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$297,500.00
Grant Funded Project Cost: (include ADC)	$312,375.00
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Project Update	The Program continues to work with the subrecipient to advance the application toward project readiness, to the extent permissible under the HUD suspension. **Dependencies/Bottlenecks/Delays:** HUD suspension prevents approval of the application.
Performance Measures:	To be determined upon executed agreement.

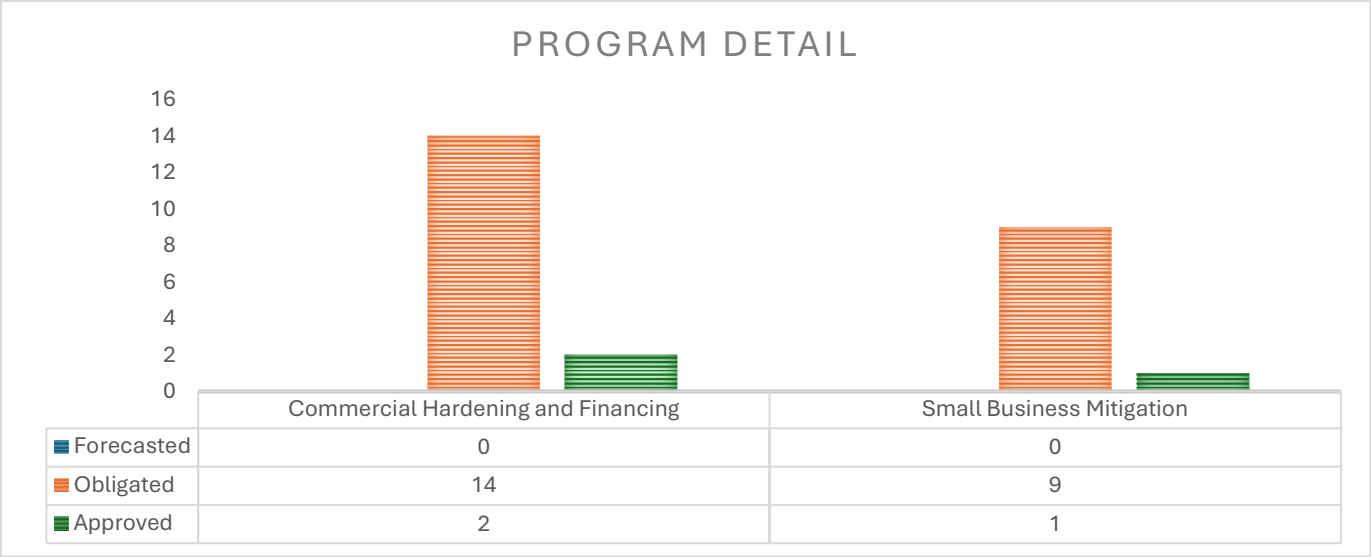
Bethlehem Shelter Renovation

Status: (in Progress, hold)	Application Review
Project Description:	This project intends to provide Catholic Charities VI (CCVI) with the facilities necessary to provide the homeless and underserved population

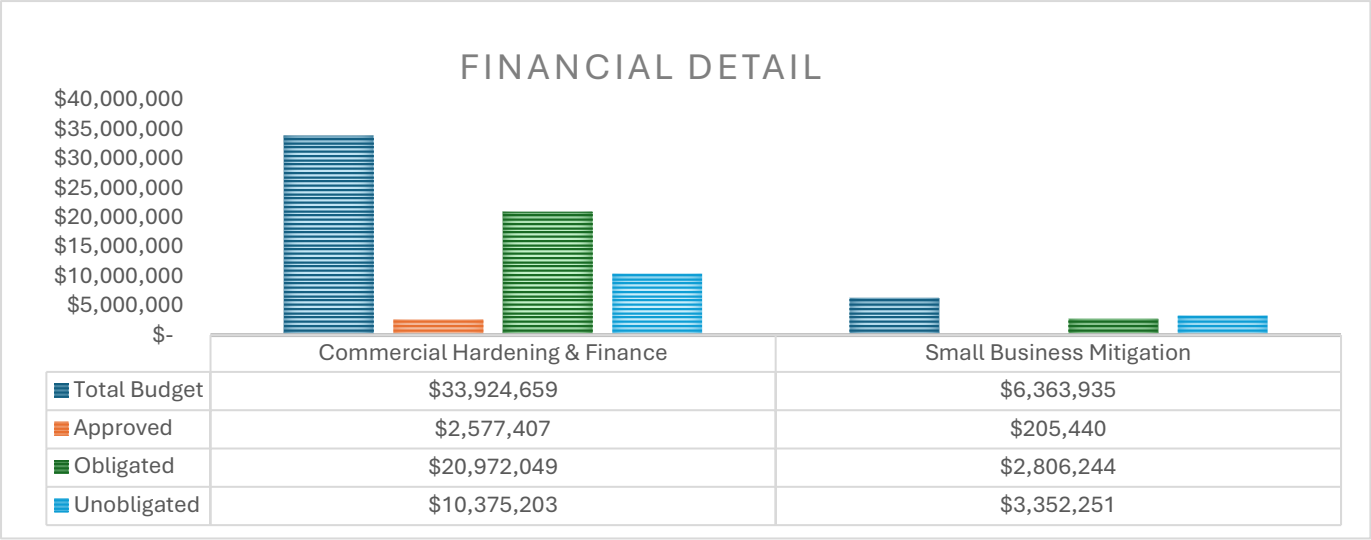
	with safe and comfortable shelter during and after storms. The project will be a renovation and improvement of a CCVI facility in Hospital Ground.
Expected Project Outcome(s):	A newly renovated homeless shelter available to the underserved community.
Period of Performance: (Start and End Date)	TBD to 7/03/2035
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$430,704.00
Grant Funded Project Cost: (include ADC)	$452,238.70
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Project Update	The Program continues to work with the subrecipient to advance the application toward project readiness, to the extent permissible under the HUD suspension. **Dependencies/Bottlenecks/Delays:** HUD suspension prevents approval of the application.
Performance Measures:	To be determined upon executed agreement.

Economic Revitalization & Resilience

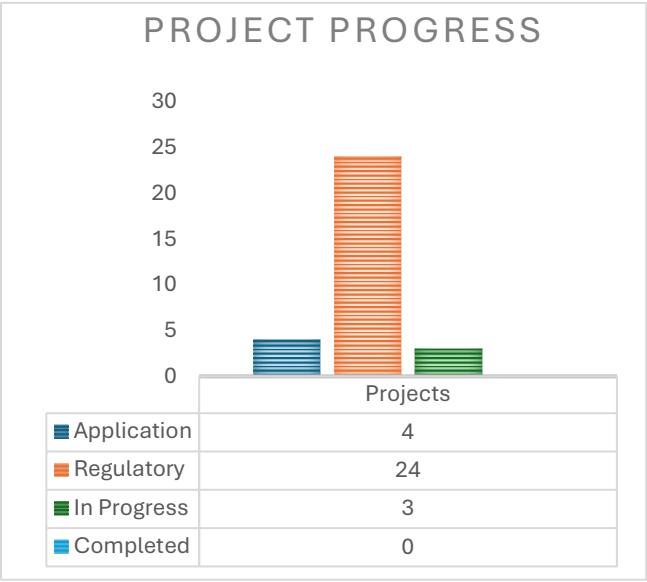
Dashboard



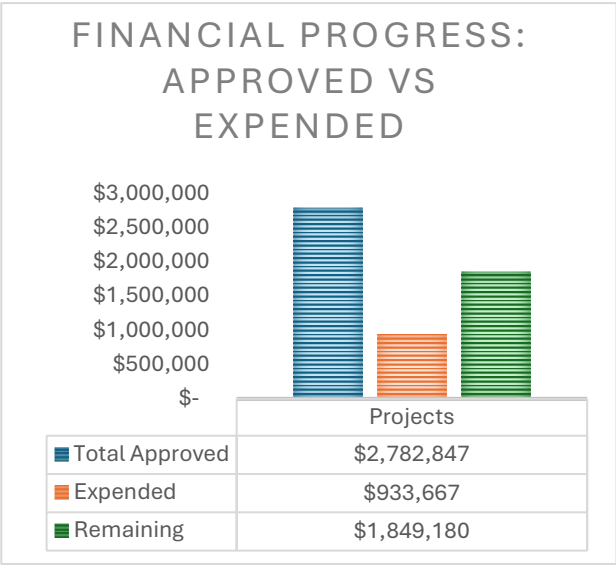
	Commercial Hardening and Financing	Small Business Mitigation
Forecasted	0	0
Obligated	14	9
Approved	2	1



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



	Projects
Application	4
Regulatory	24
In Progress	3
Completed	0



	Projects
Total Approved	$2,782,847
Expended	$933,667
Remaining	$1,849,180

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
4	24	0	3	0	0

Project	Project Cost	Expended to Date
Commercial Hardening & Finance Project	$ 33,924,659.00	$796,341.30
Small Business Mitigation Project	$ 6,363,935.00	$137,325.34

Monthly Update

St. Croix Women's Coalition

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

Grant Funded Project Cost: *(include ADC)*	$ 161,686.00
Funds Expended This Month:	$ 0.00
Funds Expended to Date:	$51,967.94
Progress: (%)	100% for Project 1 0% for Project 2
Project Update:	Project 2: The procuring of Environmental Testing Services for St. Croix Women's Coalition Emergency Center paused due to HUD suspension. **Dependencies/Bottlenecks/Delays:** The procuring of Environmental Testing Services are paused due to the HUD suspension.

Performance Measures: Project 1	**Performance Goal** Bids & Contracts Finalization	**Key Performance Indicators** Finalize bids; execute contracts; procure goods	**Monthly Performance Value** 20% Project Completion	**To Date Performance** Completed
	Exterior Repairs & Installations	Paint exterior and install exterior solar lighting fixtures	85% Project Completion	Completed
	Final Inspection & Payment	Complete inspection and issue final payment	95% Project Completion	Final inspection completed
	Project Closeout	Complete final inspections and close out	100% Project Completion	Final inspection completed, close out pending.
Performance Measures: Project 2	Bids & Contracts Finalization	Finalize bids; execute contracts; procure goods	20% Project Completion	0%
	Exterior Repairs & Installations	Paint exteriors of the main house, manager apartment (including ADA apartment), and offices; remove and replace rotting window/door sills, doors, and shutters; install new window/door sills and PVC shutters on the main house.	85% Project Completion	0%
	Final Inspection & Payment	Complete inspection and issue final payment	95% Project Completion	0%
	Project Closeout	Complete final inspections and close out	100% Project Completion	0%

Royal Systems, LLC

Status:	Environmental Review
Project Description:	Exterior Hardening (weatherproofing), LMR Network & Communication, Emergency Power solar energy, and Commercial Standby Generator
Expected Project Outcome(s):	Ensuring business resilience and continuity of essential services during emergencies.

Period of Performance: *(Start and End Date)*	July 14, 2025 – July 14, 2027
Grant Source : (DR, MIT, EGrid)	**MIT**
Total Project Cost: *(all funding sources)*	$2,247,797.00
Grant Funded Project Cost: *(include ADC)*	$2,405,143.00
Funds Expended This Month:	$24,169.74
Funds Expended to Date:	$568,581.78
Progress: (%)	25%
Project Update:	Subrecipient\Beneficiary completed the procurement process for UPS\Emergency Batteries, (2) Prime Generators which are now located at the project site. HUD suspension paused further procurement of eligible project activities. During the reporting period, the subrecipient\beneficiary is being provided program assistance in completing administrative project reports. **Dependencies/Bottlenecks/Delays:** HUD suspension has paused the procurement of additional procurement of project eligible goods and services.

Performance Measures:

Performance Goal	Key Performance Indicators	Monthly Performance Value	To Date Performance
Ordering and Procuring of Equipment and Services	Project Management, UPS Emergency System, Fuel Tank, Generators, Solar Panels, A&E Services, Security System, Transfer Switch	20% Project Completion	15%
Site Preparation	Prepare the site for installation: Completion of site plans, survey, and agreements	25% Project Completion	15%
Equipment Mobilization	Mobile heavy-duty crane to the site, fixed rate transportation.	0% Project Completion	0%
Installation of Equipment	Install fuel storage tank, transfer switch, security system, generator, solar panels	0% Project Completion	0%
Equipment Mobilization	Mobile heavy-duty crane to the site, fixed rate transportation.	0% Project Completion	0%
Inspection and Certification	Inspect and certify all installations	0% Project Completion	0%
Installation of Equipment	Install fuel storage, transfer switch, security system, generators, solar panels	10% Project Completion	10%
Training	Train personnel on the operation of the installed system	0% Project Completion	0%
Project Wrap and Closure	Complete and close the project: Project closure reports, final inspections,	0% Project Completion	0%

Our Town Frederiksted

Status:	Environmental Review
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy for commercial facilities
Expected Project Outcome(s):	This revitalization project will contribute to economic development by creating job opportunities for LMI households within the area, stimulating local businesses, and attracting investment. By fostering economic growth and diversification, the project will also provide emergency power during natural or man-made disasters, provide communications and security resilience.
Period of Performance: (Start and End Date)	August 1, 2026 – February 31, 2028, amended period of performance
Grant Source : (DR, MIT, E-Grid)	**MIT**
Total Project Cost: *(all funding sources)*	$3,500,000.00
Grant Funded Project Cost: *(include ADC)*	$3,745,000.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Project application approval and executed SRA is current. The project requires the procurement of environmental consultation; the HUD suspension has paused procurement of these services. **Dependencies/Bottlenecks/Delays:** The July 20th HUD memorandum of suspension has paused the solicitation of environmental consultation on this project.

VI Aqua Farm

Status:	Paused
Project Description:	Installation of security fencing to secure crops and resources, food security.
Expected Project Outcome(s):	Provide a safe environment for producing high-quality produce, eggs, and livestock, for the local community
Period of Performance: (Start and End Date)	April 1, 2026 – September 3, 2026, amended period of performance.
Grant Source : (DR, MIT, EGrid)	**MIT**
Total Project Cost*: (all funding sources)*	$192,000.00
Grant Funded Project Cost: *(include ADC)*	$205,440.00

Funds Expended This Month:	$0.00
Funds Expended to Date:	$95,400.00
Progress: (%)	50%
Project Update:	The project paused late September 2026, end of performance period and inability to process submitted change order due to HUD suspension. Submitted pay request pending finance review and processing. **Dependencies/Bottlenecks/Delays:** Processing of change order, project cost increase inability to process based on HUD suspension.

Performance Measures:

Performance Goal	Key Performance Indicators	Monthly Performance Value	To Date Performance
Phase 1: Ordering and Receiving Materials	Purchasing and Delivering of Fencing Materials to Job Site	20% Project Completion	80%
Phase 2: Removal Old Fencing	Removal of Old Fencing for pastures 1-4.	20% Project Completion	100%
Phase 3: Installation of Fencing	Installation of Fencing for pastures 1-4 and perimeter.	60% Project Completion	50%

Sunset Laundromat

Status:	Environment Review
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, emergency power solar energy for commercial facilities
Expected Project Outcome(s):	The amended application project scope of work: Emergency power solar energy installation and installation of building signage.
Period of Performance: (Start and End Date)	July 1, 2026 - February 28, 2027; amended period of performance
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$53,000.00
Grant Funded Project Cost: *(include ADC)*	$56,710.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	MIT and DR, the subrecipient/beneficiary eligible approved project applications. Upon completion of DR activities, the MIT project activities will commence. Project activities may begin once the HUD suspension is lifted.

	Dependencies/Bottlenecks/Delays: Completion of environmental review.

Galleon House

Status:	Environmental Review
Project Description:	Exterior Hardening (weatherproofing), installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.
Expected Project Outcome(s):	Completion of weatherproofing, installation of exterior storm windows and doors, emergency power solar energy and EGU installation and commissioning.
Period of Performance: (Start and End Date)	July 1, 2026 – March 31, 2027, amended period of performance
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$194,000.00
Grant Funded Project Cost: *(include ADC)*	$213,400.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	The project pending a Phase 1 ESA and Wetlands environmental review. Completion of environmental review including project implementation may begin once the HUD suspension is lifted. **Dependencies/Bottlenecks/Delays:** Procuring of environmental services for the project.

Hotel 1829

Status:	Environmental Review
Project Description:	Exterior Hardening light-masonry repair, weatherization painting, installation of exterior storm windows and doors, Emergency Power solar energy, and Commercial Standby Generator.
Expected Project Outcome(s):	Completion of exterior hardening, installation of storm window, solar power and EGU commissioning.
Period of Performance: (Start and End Date)	August 1- March 31, 2027, amended period of performance
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$1,100,000.00

Grant Funded Project Cost: *(include ADC)*	$1,210,000.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Completion of environmental review including project implementation may commence once the HUD suspension is lifted. **Dependencies/Bottlenecks/Delays:** Procuring of project-related environmental consultation services has been delayed due HUD suspension.

HSR Communications

Status:	Amended Application – Program Review
Project Description:	Installation of solar energy, commercial standby generator, and reinforcing telecommunication tower
Expected Project Outcome(s):	Solar energy and EGU installation and commissioning. Completion of telecommunication tower reinforcement
Period of Performance: (Start and End Date)	December 1st, 2026 to August 1st, 2027
Grant Source: (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$321,300.00
Grant Funded Project Cost: *(include ADC)*	$353,430.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Administrative review of amended application in alignment with restrictions outlined in HUD suspension. **Dependencies/Bottlenecks/Delays:** The suspension has limited programmatic review including an environmental assessment of the project.

St. Thomas Rescue

Status:	Environmental Review
Project Description:	Exterior weatherization hardening, hurricane impact-resistant doors and windows, and security fencing. Including the installation of a 60KW generator and a 19.4-28.6 KW solar system for emergency power, a 25ft building communications tower, and a 4k security system.

Expected Project Outcome(s):	Completion of weatherizing, installation of door, windows and security fencing. Installation and commissioning of EGU, solar system, communication tower and security system.
Period of Performance: (Start and End Date)	As of July 2026, the amended period performance start date was September 1st, 2026-August 15th, 2027.
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$787,408.00
Grant Funded Project Cost: *(include ADC)*	$866,144.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	The project pending Phase 1 ESA, environmental consultation including Lead and Asbestos testing. Completion of environmental review including project implementation may begin once the HUD suspension is lifted. **Dependencies/Bottlenecks/Delays:** Procuring of project-related environmental consultation services has been delayed due HUD suspension.

Lunmus Baptist: Seed to Soul Farm

Status:	Environmental Review
Project Description:	Installation of security fencing.
Expected Project Outcome(s):	Procurement and installation of security fencing
Period of Performance: (Start and End Date)	April 1st, 2025 – May 31st,2025 an updated project schedule timeline will be determined upon completion of environmental review
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$159,098.00
Grant Funded Project Cost*: (include ADC)*	$170,235.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Phase I ESA environmental review and local consultation with the U.S. Virgin Islands of Department of Planning and Natural Resources. **Dependencies/Bottlenecks/Delays:**

	Project related environmental services are limited due to HUD suspension.

G& D Seafood

Status:	Environmental Review
Project Description:	Installation of a solar energy solution and a commercial standby generator.
Expected Project Outcome(s):	Installation and commissioning of solar and EGU
Period of Performance: (Start and End Date)	April 1st, 2025 – September 30th, 2025, an updated project schedule timeline will be determined upon completion of environmental review
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$252,110.00
Grant Funded Project Cost: *(include ADC)*	$269,758.00
Funds Expended This Month:	$0.00
Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Part 58 EA drafted and pending completion of environmental review including project implementation may commence once the HUD suspension is lifted. **Dependencies/Bottlenecks/Delays:** Project related environmental services are limited due to HUD suspension.

Rockmart Food Wholesaler

Status:	Environmental Review
Project Description:	Purchase and installation of refrigerated perishable and dry storage capacity and satellite internet capabilities.
Expected Project Outcome(s):	Installation and commissioning of EGU and satellite internet service,
Period of Performance: (Start and End Date)	October 1st, 2026 –December 30th, 2026, an updated project schedule timeline will be determined upon completion of environmental review.
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: *(all funding sources)*	$177,758.99
Grant Funded Project Cost: *(include ADC)*	$190,202.10
Funds Expended This Month:	$0.00

Funds Expended to Date:	$0.00
Progress: (%)	0%
Project Update:	Part 58 exempt drafted for review, completion of environmental review including project implementation may commence once the HUD suspension is lifted. **Dependencies/Bottlenecks/Delays:** Project related environmental services are limited due to HUD suspension.

Planning:

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

Status:	Environmental and Capacity Assessment Reviews
Project Description:	Planning and design for resilient, accessible coastal park improvements across four Territorial Parks sites, including community engagement, monitoring, design, permitting, and nature-based solutions to strengthen disaster resilience, reduce erosion and stormwater risks, and improve equitable public access.
Expected Project Outcome(s):	Resilient, accessible coastal park plans
Period of Performance: (Start and End Date)	To Be Determined
Grant Source : (DR, MIT, EGrid)	MIT
Total Project Cost: (all funding sources)	$438,000.00
Grant Funded Project Cost: (include ADC)	$481,800.00
Funds Expended This Month:	$0.00
Funds Expended To Date:	$0.00
Progress: (%)	0%
Project Update	Completion of environmental review and capacity assessment including project implementation may commence once the HUD suspension is lifted. **Dependencies/Bottlenecks/Delays:** Completion of environmental review and capacity assessment.
Performance Measures:	To be determined upon execution of an agreement