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The Virgin Islands Housing Authority has made significant progress throughout FY 2021 in support of the Government of the Virgin Islands (GVI) achieving sustainable recovery. VIHA is progressing in redeveloping its old public housing inventory by redesigning critical infrastructure inclusive of housing for low-and-moderate income families. Our success in being able to participate in the Tax-Exempt bond market, leverage various disaster funding sources with Low-income Tax Credits, participating in HUD’s RAD Program and the purchasing of land to construct new developments have enabled us to bring reality to our Portfolio Repositioning Strategy. Our Portfolio Repositioning Strategy will address some persistent problems associated with the older public housing such as developments that are too large, high concentration of poverty, isolation of public housing communities and wasteful building systems. VIHA’s short and intermediate redevelopment plans are to work with our Territorial partners to transform poorly designed public housing to smaller attractive developments with larger apartments designed to be more resilient to hurricanes, with a new level of efficiency, which incorporates significant energy-efficient elements to reduce utility costs to residents. A related goal is to work with the Territory to have recreational space such as parks and community centers, designed and placed in centralized locations accessible to the entire community to reverse the isolation of recreation for residents in public housing.

VIHA’s plans for redevelopment in terms of the size of apartments are, in part, guided by the demographics on our waiting list and general demographic trends in the Territory. We collaborated with our residents in these efforts even with the challenges of the national COVID pandemic. Smaller families have been a consistent trend in the last two decades. Thus, we will be constructing affordable housing with primarily one, two and three bedrooms. Larger families will be accommodated through Housing Choice Vouchers. We also note that the Race/Ethnicity population of our Waiting List reflects the approximate composition in the U. S. Virgin Islands.

Lastly, VIHA’s plans to transform its old public housing will rely heavily upon the increased use of Housing Choice Vouchers which will assist in short-term relocation and permanent housing options for families. VIHA will continue to use Project-Based Vouchers in its new affordable housing as HUD aggressively implements its Rental Assistant Demonstration (RAD) program nationwide.

The Virgin Islands Housing Authority (VIHA) has made several revisions to its Public Housing Annual Agency Plan for FY 2022 in the following areas highlighted below:

|  |
| --- |
| **Section B1: Annual Plan Elements:** |

**Housing Needs and Strategy for Addressing Housing Needs**

VIHA has implemented an aggressive, coordinated approach to stakeholder meetings to share information on the benefits of our Portfolio Repositioning Strategy, impact on schools, transportation, community policing and ancillary services. It is anticipated that implementation of VIHA’s Portfolio Repositioning Strategy, along with opportunities for landlords to leverage programs such as the Rental Rehab and Reconstruction Program and residents/tenants to participate in self-sufficiency and homeownership opportunities, will provide additional support to address unmet needs of families in the Territory.

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

VIHA has reviewed relevant data from the Territory’s Consolidated Plan and Housing Demand Study, our Public Housing and Housing Choice waiting lists, as well as our current residents to determine the level of deconcentration needed to balance the income levels in our portfolio. As a result, VIHA has determined that a long-term approach must be employed to achieve an appropriate level of income distribution in its developments. VIHA believes deconcentration will be achieved as we implement our Portfolio Repositioning Strategy. The plan requires a significant redevelopment and/or rehabilitation of the entire public housing inventory. Deconcentration will result through the screening process in the new developments, which will occur during the next five (5) to ten (10) years. The following waiting list data for St. Thomas shows that 82% of families have extremely low income. Similarly, the waiting list data for St. Croix shows that 79% of families have extremely low income. Thus, deconcentration is unattainable without redevelopment.

**Combined Housing Needs of Families on the Waiting List**

**(As of September 11, 2021)**

|  |  |  |
| --- | --- | --- |
| **Waiting List Data—St. Thomas** | | |
|  | # of families | % of total families |
| **Waiting List Total** | **335** |  |
| Extremely low income <=30% AMI | 276 | 82.39% |
| Very low income (>30% but <=50% AMI) | 38 | 11.34% |
| Low income (>50% but <80% AMI) | 19 | 5.67% |
| Not Low | 2 | 0.60% |
|  | | |
| Families with Elderly | 56 | 16.72% |
| Families with Disabilities | 36 | 10.75% |
| Families with Children | 130 | 38.81% |
| **Waiting List Population Breakdown** | | |
| **Population Total** | **668** |  |
| Race/ethnicity - White | 9 | 1.35% |
| Race/ethnicity - Black/African Native | 622 | 93.11% |
| Race/ethnicity - Amer Ind/Alaska Native | 1 | 0.15% |
| Race/ethnicity - Asian | 1 | 0.15% |
| Race/ethnicity - Nat. Hawaiian/Pacific | 1 | 0.15% |
| Race/ethnicity - Other | 4 | 0.60% |
| Race/ethnicity - Declined | 30 | 4.49% |
| **Characteristics by Bedroom Size (Public Housing Only)** | | |
| **Total Bedroom Size** | **769** |  |
| 1BR | 366 | 47.59% |
| 2 BR | 243 | 31.60% |
| 3 BR | 143 | 18.60% |
| 4 BR | 14 | 1.82% |
| 5 BR | 3 | 0.39% |
| **Waiting List Data—St. Croix** | | |
|  | # of families | % of total families |
| **Waiting List Total** | **425** |  |
| Extremely low income <=30% AMI | 337 | 79.29% |
| Very low income (>30% but <=50% AMI) | 57 | 13.41% |
| Low income (>50% but <80% AMI) | 28 | 6.59% |
| Not Low | 3 | 0.71% |
|  | | |
| Families with Elderly | 55 | 12.94% |
| Families with Disabilities | 13 | 3.06% |
| Families with Children | 265 | 62.35% |
| **Waiting List Population Breakdown** | | |
| **Population Total** | **828** |  |
| Race/ethnicity - White | 9 | 1.09% |
| Race/ethnicity - Black/African Native | 774 | 93.48% |
| Race/ethnicity - Amer Ind/Alaska Native | 1 | 0.12% |
| Race/ethnicity - Asian | 0 | 0.00% |
| Race/ethnicity - Nat. Hawaiian/Pacific | 0 | 0.00% |
| Race/ethnicity - Other | 3 | 0.36% |
| Race/ethnicity - Declined | 41 | 4.95% |
| **Characteristics by Bedroom Size (Public Housing Only)** | | |
| **Total Bedroom Size** | **425** |  |
| 1BR | 222 | 52.24% |
| 2 BR | 129 | 30.35% |
| 3 BR | 50 | 11.76% |
| 4 BR | 20 | 4.71% |
| 5 BR | 4 | 0.94% |
| **Waiting List Data—St. Croix LEB I** | | |
|  | # of families | % of total families |
| **Waiting List Total** | **378** |  |
| Extremely low income <=30% AMI | 368 | 97.35% |
| Very low income (>30% but <=50% AMI) | 6 | 1.59% |
| Low income (>50% but <80% AMI) | 3 | 0.79% |
| Not Low | 1 | 0.26% |
|  | | |
| Families with Elderly | 15 | 3.97% |
| Families with Disabilities | 6 | 1.59% |
| Families with Children | 129 | 34.13% |
| **Waiting List Population Breakdown** | | |
| **Population Total** | **699** |  |
| Race/ethnicity - White | 15 | 2.15% |
| Race/ethnicity - Black/African Native | 504 | 72.10% |
| Race/ethnicity - Amer Ind/Alaska Native | 2 | 0.29% |
| Race/ethnicity - Asian | 0 | 0.00% |
| Race/ethnicity - Nat. Hawaiian/Pacific | 1 | 0.14% |
| Race/ethnicity - Other | 110 | 15.74% |
| Race/ethnicity - Declined | 67 | 9.59% |
| **Characteristics by Bedroom Size (Public Housing Only)** | | |
| **Total Bedroom Size** | **378** |  |
| 1BR | 264 | 69.84% |
| 2 BR | 23 | 6.08% |
| 3 BR | 91 | 24.07% |
| 4 BR | 0 | 0.00% |
| 5 BR | 0 | 0.00% |
| **Waiting List Data—St. Croix LEB II** | | |
|  | # of families | % of total families |
| **Waiting List Total** | **82** |  |
| Extremely low income <=30% AMI | 67 | 81.71% |
| Very low income (>30% but <=50% AMI) | 14 | 17.07% |
| Low income (>50% but <80% AMI) | 0 | 0.00% |
| Not Low | 1 | 1.22% |
|  | | |
| Families with Elderly | 80 | 97.56% |
| Families with Disabilities | 3 | 3.66% |
| Families with Children | 0 | 0.00% |
| **Waiting List Population Breakdown** | | |
| **Population Total** | **95** |  |
| Race/ethnicity - White | 5 | 5.26% |
| Race/ethnicity - Black/African Native | 47 | 49.47% |
| Race/ethnicity - Amer Ind/Alaska Native | 0 | 0.00% |
| Race/ethnicity - Asian | 0 | 0.00% |
| Race/ethnicity - Nat. Hawaiian/Pacific | 0 | 0.00% |
| Race/ethnicity - Other | 20 | 21.05% |
| Race/ethnicity - Declined | 23 | 24.21% |
| **Characteristics by Bedroom Size (Public Housing Only)** | | |
| **Total Bedroom Size** | **82** |  |
| 1BR | 0 | 0.00% |
| 2 BR | 82 | 100.00% |
| 3 BR | 0 | 0.00% |
| 4 BR | 0 | 0.00% |
| 5 BR | 0 | 0.00% |

VIHA reviewed and updated its local preferences to clarify the definition and administration of placement on the waiting list in its FY2021 revision to the Admissions and Continued Occupancy Policy (ACOP).

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **AMP Number** | **Development Name** | **Number of Occupied Units** | **Average Income As of 09/11/2021** | **Av. Br Calc** | **Development Average Income Divided by BR Factor** | **PHA Wide 85% - 115% Percentage relative to EIR** | **Acceptable Justification** |
| **St. Thomas** | | | | | | | |
| **VQ001000011** | Oswald E. Harris Court | 287 | $ 18,332.95 | 1.13 | $ 16,218.76 | 102% |  |
| **VQ001000013** | Estate Bovoni Apartments | 305 | $ 14,824.85 | 1.11 | $ 13,298.04 | 84% | Lack of reliable public transportation and location close to the landfill, make this a high turndown complex leading to a higher concentration of poverty than in other complexes. |
| **VQ001000014** | Paul M. Pearson Gardens | 116 | $ 18,803.63 | 1.03 | $ 18,230.01 | 115% |  |
| **VQ001000014** | H. H. Bergs Homes | 45 | $ 21,340.91 | 1.02 | $ 20,991.06 | 132% | Bergs Home and Bergs Addition are located on the same site and run as one project in terms of leasing. Combined EIR is 86% within the required percentage. |
| **VQ001000014** | Addition to Bergs Homes | 21 | $ 14,663.22 | 1.20 | $ 12,223.78 | 77% |
| **VQ001000014** | Lucinda A. Millin Home | 69 | $ 12,454.56 | 0.72 | $ 17,263.74 | 109% | Elderly site with independent and non-independent residents |
| **VQ001000015** | Michael J. Kirwan Terrace | 122 | $ 24,089.06 | 1.21 | $ 19,982.34 | 126% |  |
| **VQ001000015** | The Knolls at Contant | 86 | $ 28,455.12 | 1.16 | $ 24,623.30 | 155% | Due to the many long term residents with increasing income this development has low turnover. |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **AMP Number** | **Development Name** | **Number of Occupied Units** | **Average Income As of 09/11/2021** | **Av. Br Calc** | **Development Average Income Divided by BR Factor** | **PHA Wide 85% - 115% Percentage relative to EIR** | **Acceptable Justification** |
| **St. Croix** | | | | | | | |
| **VQ001000021** | D. Hamilton Jackson Terrace | 107 | $ 13,000.19 | 1.03 | $ 12,644.93 | 127% | D. Hamilton Jackson is in a desirable area however, concentration of crime and the overall economic condition contributes to the concentration of poverty. |
| **VQ001000021** | Alphonso "Piggy" Gerard Complex | 26 | $ 25,097.54 | 1.13 | $ 22,119.86 | 223% |  |
| **VQ001000022** | John F. Kennedy Terrace | 81 | $ 11,943.02 | 1.09 | $ 10,913.37 | 110% | High criminal activity makes this a high turndown complex leading to a higher concentration of poverty than in other complexes. |
| **VQ001000022** | Joseph E. James Terrace | 34 | $ 7,675.76 | 1.25 | $ 6,140.61 | 62% | Elderly site with the majority of independent residents. |
| **VQ001000023** | Aureo Diaz Heights | 84 | $ 10,154.44 | 1.09 | $ 9,340.34 | 94% | High criminal activity make this a high turndown complex leading to a higher concentration of poverty than in other complexes. |
| **VQ001000023** | Mount Pleasant | 42 | $ 8,849.41 | 0.91 | $ 9,701.23 | 98% |  |
| **VQ001000023** | Candido R. Guadalupe Terrace | 81 | $ 8,781.65 | 1.13 | $ 7,761.20 | 78% | High criminal activity makes this a high turndown complex leading to a higher concentration of poverty than in other complexes. |
| **VQ001000024** | Marley Homes | 19 | $ 15,958.80 | 1.14 | $ 14,029.71 | 141% | Marley Homes and Marley Addition are located on the same site and run as one project in terms of leasing. Combined EIR is 86% within the required percentage. |
| **VQ001000024** | Addition to Marley Homes | 52 | $ 9,640.25 | 1.14 | $ 8,480.22 | 85% |
| **VQ001000024** | Walter I. M. Hodge Pavilion | 146 | $ 11,751.73 | 1.11 | $ 10,625.20 | 107% |  |
| **VQ001000025** | Williams' Delight | 110 | $ 15,373.20 | 1.16 | $ 13,282.63 | 134% | Williams Delight is a HUD approved 5H homeownership community. Residents are long term. 6 of 115 residents are above 80% AMI. |
| **VQ001000025** | Whim Gardens for the Elderly | 86 | $ 7,248.28 | 0.85 | $ 8,527.39 | 86% | Majority of residents are elderly with independent and assisted needs. |
| **VQ001000026** | Louis E Brown Redevelopment I | 72 | $ 16,082.69 | 0.85 | $ 18,920.82 | 160% | Mixed Income Project. |
| **VQ001000027** | Louis E Brown Redevelopment II | 10 | $ 10,316.70 | 0.85 | $ 12,137.29 | 122% | 10 Designated Elderly apartments. |

**Financial Resources**

|  |  |  |
| --- | --- | --- |
| **Planned Sources and Uses** | | |
| **Sources** | **Planned $** | **Planned Uses** |
| 1. **Federal Grants (FY 2020 grants)** |  |  |
| 1. Public Housing Operating Fund (2021) projected | **$22,029,564** | Public Housing Operations |
| 1. Public Housing Capital Fund | **$0** | Public Housing Modernization and Development |
| 1. HOPE VI Revitalization | **$0** |  |
| 1. HOPE VI Demolition | **$0** |  |
| 1. Annual Contributions for Section 8 Tenant-Based Assistance (FY 2021 Projected) | **$16,770,652** | Housing Choice Voucher HAP ($14,147,600) and Admin Operations ($1,912,927) |
| 1. Resident Opportunity and Self-Sufficiency Grants | **$69,380** | Resident Services Program Support |
| 1. CARES Act 2021 – Public Housing (FY 2021balance) | **$1,788,859** | Prepare, Prevent and Respond to COVID - 19 |
| 1. CARES Act 2021- Housing Choice (FY 2021 balance) | **$196,726** | Prepare, Prevent and Respond to COVID - 19 |
| 1. CARES Act 2021Housing Choice – Mainstream Vouchers Admin Fees (FY2021 balance) | **$365,036** | Prepare, Prevent and Respond to COVID - 19 |
| 1. CARES Act 2021Housing Choice – Mainstream Vouchers HAP (FY 2021 balance) $697,500 Authorized | **$174,375** | To aid non-elderly populations with disabilities in response to, and recovery from, COVID-19 |
| ***Other Federal Grants (list below)*** |  |  |
| Single Room Occupancy (SRO) Vouchers | **$57,387** | Housing Choice Voucher -Rehabilitation Program HAP and Admin Operations |
| Shelter Care (SC) Vouchers | **$0** | Housing Choice Voucher – Shelter Care HAP and Admin Operations |
| Federal Emergency Management Agency (FEMA) | **$240,000,000** | Public Assistance Funds for disaster recovery for Hurricanes Irma and Maria |
| Federal Emergency Management Agency (FEMA) 404 Hazard Mitigation | **$42,299,920** | FEMA Hazard Mitigation Funding for wind retrofits at Oswald Harris Court ($18,091,623.61) and Walter I. M. Hodge Pavilion ($24,208,296.32) |
| Community Development Block Grant – Disaster Recovery (CDBG-DR) | **$160,000,000** | Disaster Recovery Grant funds – Tranche 1 - $70,000,000; Tranche 11 - $90,000,000 |
|  |  |  |
| **2. Prior Year Federal Grants (unobligated funds only) (list below)** |  |  |
| US Dept of Labor Youth Build | **$0** | Affordable Housing/ Supportive Services |
| **3. Capital Fund Grants** |  |  |
| CFP 2021 | **$10,386,490** | Public Housing Modernization |
| CFP 2020 | **$9,516,052** | Public Housing Modernization |
| CFP 2019 | **$7,672,863** | Public Housing Modernization |
| CFP 2018 | **$4,456,489** | Public Housing Modernization |
| CFP 2017 | **$461,895** | Public Housing Modernization |
| CFP 2016 | **$502,194** | Public Housing Modernization |
| **4. Public Housing Dwelling Rental Income** | **$4,150,863** | Public Housing Operations |
| **5. Other income** (list below) |  |  |
| Bad Debt Collection | **$48,000** | Public Housing Operations |
| Interest | **$61,000** | Public Housing Operations |
| **6. Non-federal sources (list below)** |  |  |
| Local—Tax-Exempt Bonds | **$54,725,000** | 2020 Private Activity Tax-Exempt Bond Volume Cap to VIHA for Rental Housing Projects |
| Local—Tax-Exempt Bonds | **$54,725,000** | 2021 Private Activity Tax-Exempt Bond Volume Cap to VIHA for Rental Housing Projects |
| Local - Youth Build | **$0** | Supportive Services |
|  |  |  |
| **7. Non-Federal Sources (other)** |  |  |
| Developer Fee | **$2,918,810** | Affordable Housing Development |
| **Total Resources** | **$696,057,540** |  |

**Operation and Management**

**Revision of the Admissions and Continued Occupancy Policy (ACOP) and Dwelling Lease to Comply with Recent Changes in HUD:**

The ACOP and Dwelling Lease have been updated to include recent changes in HUD regulations including the following: (1) update preferences, (2) late fees, (3) over income limits, (4) Additional updates regarding the “Smoke Free Policy,” (5) Violence Against Women Act (VAWA) policies and recent HUD Final Rule, (6) Tenant Accounts Receivables, (7) New wait list requirements, (8) Pet Policy and (9) VIHA’s VAWA emergency transfer policy, along with carbon monoxide and smoke detector policy to be compliant with PIH Notice 2019-06. These documents are attached as a part of the Annual Plan for public comments.

VIHA is in the process of updating its Ceiling Rent, to provide relief to a Head-of-Household due to fluctuation in income during the recertification period. Ceiling Rent will be used during an interim re-examination when a resident’s income was reduced from flat rent to income-based rent due to verified hardship, but income later increases so that the income-based rent now exceeds the original flat rent. Ceiling Rent will equal Flat Rent for the applicable recertification period.

**Update on Pet Policy:**

The Virgin Islands Housing Authority (VIHA) periodically amends it Public Housing policies to accomplish its commitment to provide safe, decent and sanitary housing to participants and eligible applicants and to comply with current regulations promulgated by HUD.

In 2020, HUD issued new guidance on assistive animals, which require making minor but important changes to the existing VIHA Pet Policy currently in the ACOP

Changes to the Pet Policy include:

* The HUD regulations regarding assistive animals are cited so staff may refer to the regulations if questions arise in the future.
* Clarifies that there are no restrictions on the breed of the assistive animal as there are on pets, although the owner is responsible for all actions of the animal.
* Clarifies that the owner of an assistive animal must be able to care for their animals or make reliable arrangements for others to care for the animals
* Notes that once a qualified medical practitioner has verified that a resident qualifies as an “individual with a disability” and that an assistive animal is needed because of that disability, VIHA does not have the right to refuse the resident’s request for an animal.
* VIHA approval of a pet is required in advance; a reasonable accommodation may be submitted for an assistive animal after the animal is present on the property.

**Update of Utility Allowances:**

Utility Allowances have been updated as per 24 CFR 965.507(b) and the newly issued Utility Chapter of the Public Housing Guidebook. "A PHA is required to revise utility allowances when there is a rate or cost change of at least 10 percent since the last adjustment. Required adjustments are retroactive to the first day of the month following the effective rate change and are not subject to the 60-day tenant notification requirement."

VIHA will be implementing its new Utility Allowances to be effective February 1, 2022, once there is a utility rate change of at least 10 percent since the last adjustment.

**Homeownership Programs**

At Williams Delight Villas, the Portfolio Repositioning Strategy requires a long-term solution for the forty-five (45) year old development. Thus, the plan calls for approximately 100 units to be demolished on one half of the site (Eastside) along with other units on the Westside found to be structurally unsound. There are 27 homes previously sold under the Section 5(h) Homeownership Program, those homes will remain throughout this partial demolition of the entire site.

The demolition will make way for the redevelopment of new homes through possible sale of vacant plots for that section of the site to include a mix of affordable homeownership. New affordable homes on the Eastside will permit the development of homes priced for low- and moderate-income families, which will replicate the surrounding private homeownership community. New units will be developed at different price points to bridge the affordability gap between “as-is” units and market rate prices.

On the Westside, VIHA plans to rehab each home found to be structurally sound and continue to sell the units as per the Section 5(h) Homeownership Plan. VIHA will rent units that have been renovated and vacant while a potential homeowner is secured.

VIHA amended the existing Section 5(h) Homeownership Plan for the Williams Delight Villas Community to include the sale of 36 homes. To date, of the 13 residents pre-qualified by a financial institution, all 13 homes have been sold.

VIHA will coordinate through an A/E Task Order for the redesign of the site infrastructure, sidewalks, curbs, drainage, solar street lighting, regrading/repaving of roads by the Department of Public Works, design of storm water and flood control and mitigation.

When completed the final Williams Delight site will consist of the following:

Westside of the Site

• 116 units rehabilitated utilizing 5(h) program and Section 32 program affordable to households with incomes ranging from $14,000 to $45,000

• 19 existing homeowners on Westside

• The total number of units will be approximately 135 with the possibility of additional infill

construction if demand and financing is available to increase the total unit count on the

Westside to 150 units.

Eastside of the Site

• The Eastside of the site will be demolished via Section 18 (except for the 8 owner-occupied houses that were sold previously under VIHA’s 5(h) program

• 50 - 80 new subdivided lots will be offered for sale to persons interested in becoming future homeowners.

A new site plan will be created incorporating water retention systems, sidewalks, street lighting and landscaping to mitigate flooding at the entire site. The final site will be transformed into a mixed income homeownership community of 185-200 units.

VIHA will continue to sell as-is houses at the site through the current 5(h) program (described below) for an additional 6-8 months to eligible residents. During this period, VIHA will apply to convert the 5(h) Program to HUD’s Section 32 Homeownership Program which provides more support to VIHA to assist existing residents who are not able to purchase units at the site. Through this program VIHA will rehabilitate houses and set the sale prices at levels to create affordability and sustainability for the residents based on the appraised value of the house.

VIHA will request Section 18 designation for the existing units to be demolished (except for the 8 owner-occupied houses that were sold previously under VIHA’s 5(h) program) This effort to demolish the Eastside units will be coordinated with the transfer of occupied households to homeownership on the Westside, if their occupied home is found to be not structurally sound; or they will be relocated with vouchers to other affordable units outside of Williams Delight to accommodate buyers.

**Community Service and Self-Sufficiency Program**

The VIHA will be overhauling its resident services department with a new title, staffing and comprehensive programming. The new name will be “Department of Resident Capacity Building and Wellness”. The department will combine the traditional functions of Family Self-Sufficiency, baseline resident referral services and above baseline support services. The overarching goal is to have a comprehensive approach to resident support programs with defined outcomes with a dedicated annual budget for each development.

VIHA’s long term goal is to have the greatest impact to improve lives of its residents and the communities in which they live. The support services programs serve to promote opportunities for residents to actualize financial wellness, increased income, better health and emphasis on whole-person wellness, elimination of food insecurities; improved adult literacy and education attainment; allow residents to foster inclusion and be active and engaged in the community.

The Department of Resident Capacity Building and Wellness will facilitate resident input into ongoing program design that will drive economic advancement, individual and family growth and success as well as encourage volunteerism. A description of the traditional referral services follows below.

Residents Services provides referrals to assist residents with compliance of HUD’s mandated requirement that unemployed adult residents of public housing contribute eight (8) hours of community service each month or participate in economic self-sufficiency programs. This enables residents to give back to their community while enhancing their employability skills.

**Partnership with DOL – “Skills for Today” Program**

The Virgin Islands Housing Authority is partnering with the Department of Labor and through their subcontractor, ICF, to recruit residents for the “Skills for Today” workforce training initiative.  “Skills for Today” is funded through the Community Development Block Grant for Disaster Recovery (CDBG-DR) funds in response to Hurricanes Irma and Maria’s devastating impact in 2017. Skills for today is administered by the VI Department of Labor and is managed by ICF with a two-year period of performance (June 2021 – June 2023).  Skills for Today is designed to provide Work Readiness Training and Occupational Skills Training through work-based learning options to 640 low to moderate income individuals throughout the Territory. Various trades are being offered through the Skills for Today and include certification and job placement assistance.

As part of their partnership with ICF, VIHA has coordinated with ICF to schedule recruitment drives in each community.  VIHA has agreed to include recruitment flyers in monthly mailed statements to residents, provide targeted recruitment of unemployed residents and to support participant access to online training modules.  Efforts to recruit residents begun in August 2021 with the first round of flyers being sent out to residents.  Subsequent efforts include in person on-site outreach activities within housing communities in the St. Thomas district in September 2021 and commiserate activities taking place in St. Croix in October 2021.  These efforts will continue into FY2022 and until the program is closed.

**Family Sufficiency (FSS) Program**

The Family Sufficiency (FSS) Program is a voluntary program serving a minimum of 25 Low Income Public Housing (LIPH) and Housing Choice Voucher Program (HCVP) families.  Services such as referrals for job training, educational support and mentoring, are provided to assist participants to move towards economic self-sufficiency.  The Virgin Islands Housing Authority (VIHA) received renewed grant funding in the amount of $69,380.00 from the Department of Housing and Urban Development (HUD) to cover the staffing costs associated with managing the Family Self-Sufficiency (FSS) Program for the 2021 calendar year.

In 2020 and 2021, HUD provided training opportunities to assist FSS Coordinators nationwide to navigate provision of services in a landscape changed drastically due to the onset of the COVID-19 pandemic. FSS participants have largely been contacted, trained, and supported through a variety of virtual means from videoconferencing to emails. These adaptations along with HUD provided regulation waivers have allowed for ongoing progress for FSS participants.

The FSS Coordinator is mandated to host quarterly Program Coordinating Committee meetings to provide government and non-governmental organizations with the opportunity to collaborate and assist the motivated participants of the FSS Program.  Each agency’s representative contributes to the VIHA’s ability to leverage resources as participants progress towards meeting their self-sufficiency goals.

Since the start of the COVID-19 pandemic, the FSS Coordinator, has attended HUD provided/endorsed trainings to more readily assist participants to navigate a changed and changing work landscape. Case management which largely consists of telephone contact and video meetings has focused on helping participants manage stress, find work alternatives, and access available unemployment resources.

Program enrollment currently stands at 38 participants with the numbers breaking down to 21 Public Housing enrollees and 17 Housing Choice Voucher participants. The FSS Coordinator has continued to recruit participants to the program and has outlined and implemented a virtual orientation protocol that has seen several participants complete the enrollment process.

The FSS Coordinator has continued to recruit, enroll, graduate and serve participants in the FSS Program. FSS Program enrolment currently stands at 38 participants with the numbers breaking down to 18 Low Income Public Housing enrolees and 20 Housing Choice Voucher participants.

**Safety and Crime Prevention**

VIHA began utilizing technology to enhance safety and security in its public housing communities. The implementation of a phased project of installing Closed Circuit TV (CCTV) cameras to provide surveillance information to assist in improving safety were completed at Walter I. M. Hodge Pavilion, Aureo Diaz Heights and John F. Kennedy on St. Croix.  On St. Thomas, installations were completed at Oswald Harris Court and Estate Tutu Apartments.  However, Hurricanes Irma and Maria in September 2017 caused significant damage to the CCTV camera systems at all the communities.  Estate Tutu Hi-Rise Apartments’ entire CCTV system was completely damaged by the hurricanes.  Due to the significant damages to the buildings and other facilities at the Estate Tutu Hi-Rise property, VIHA with approval from HUD, has moved forward to demolish the buildings and minimize further damages to these buildings.  In addition, consideration was given to the fact that John F. Kennedy Terrace is planned for demolition and redevelopment and the Walter I. M. Hodge Pavilion is contracted with the developer, MDG for RAD conversion.  At these 2 developments, there will be significant change in the redevelopment of the properties making the existing camera locations irrelevant.

The CCTV vendor has completed all repairs and installations at the remaining two sites of Oswald Harris Court and Aureo Diaz Heights.

Additional surveillance systems are planned for the Michael J. Kirwan Terrace, Lucinda Millin Home, Knolls at Contant, Estate Bovoni, H. H. Bergs Homes and Additions, Marley Homes and Additions, Alphonso “Piggy” Gerard Place, Candido Guadalupe Terrace and D. Hamilton Jackson Terrace in FY 2022 and FY2023.

VIHA will continue to advocate for additional manpower for the Virgin Islands Police Department (VIPD) to fully implement community policing within our public housing communities.  The VIPD understands the value of the CCTV systems that have been installed and has benefitted from the footage obtained from these cameras. Consequently, there are frequent requests for surveillance footage of suspected criminal activity in and around public housing communities that have the CCTVs installed and operational.

**Asset Management**

**Violence Against Women Act** (VAWA) - The Virgin Islands Housing Authority (VIHA) will develop a Memorandum of Understanding (MOU) with the Virgin Islands Department of Human Services and the Family Resource Center to address VAWA.  The two agencies have significant experience in assisting victims of domestic violence and the collaboration will be extremely beneficial for both employees and residents.  Annual trainings will be planned for the employees and periodic meetings will be held with the residents.  Flyers will be available at all sites and Central Offices and information will also be posted on VIHA’s website and Facebook page.

The Virgin Islands Housing Authority has implemented a Smoke-free Policy at all of its properties, pursuant to regulations from the Department of Housing and Urban Development (24 C.F.R 965.653). The policy was effective January 1, 2019**.**

The Smoke-free Policy allows people who smoke to rent a unit. However, the policy prohibits smoking on VIHA property. The policy covers all indoor areas to include individual units, common areas, administrative office buildings, as well as all outdoor areas within 25 feetof any building, door, or window. The policy affects all VIHA public housing units, community centers, administrative buildings, and agency vehicles. Residents, members of residents’ households, residents’ guests, employees and vendors, regardless of age, will all be prohibited from smoking.

Prohibited tobacco products include traditional lit tobacco products (such as cigarettes, cigars, pipes, and water pipes), as well as “e-cigarette” devices which emit only a vapor, liquid nicotine, or similar lighted product in any manner or in any form.

The addendum to VIHA’s public housing lease to implement this policy was provided to each household. All residents have been notified of the lease addendum signing dates for their community. Prior to signing the lease addendum, an opportunity for comments, a public hearing and community meetings, was afforded thru a 30- day comment period.

**Substantial Deviation**

A “substantial deviation” to VIHA’s Five-Year Plan or Restated Five-Year Plan (collectively referred to as the “Five-Year Plan”) and Annual Plan is defined as any substantial change, modification, or amendment to the Five-Year Plan that materially and significantly modifies VIHA’s goals listed in any section of the Five-Year Plan. A change in VIHA’s objectives or strategies in reaching those goals will not be considered a “substantial deviation” or “significant amendment or modification.” Other than for “substantial deviation” or “significant amendment or modifications,” as defined above, VIHA may make changes to its Five-Year Plan without the necessity of re-submitting the entire Five-Year Plan document, conducting a public hearing, or otherwise engaging in Five-Year Plan Resident Advisory Board consultation or other resident consultation.

**Significant Amendment/Modification**

The following actions will be considered a Significant Amendment or Modification to the Five-Year and Annual Plan:

* A change that would significantly alter rent or admission policies of VIHA’s waiting lists.
* A significant addition of emergency or non-emergency work items not included in the Capital Fund Program Annual Statement(s)
* An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements or a s result of a declared emergency (such changes will not be considered significant amendments or modifications by VIHA)
* Any proposed demolition, disposition, homeownership, Capital Fund Financing, development, mixed-finance or RAD projects not identified in the Plan

|  |
| --- |
| **Section B2: New Activities** |

**HOPE VI or Choice Neighborhoods**

VIHA will retain the option to apply for HUD’s Choice Neighborhood Planning and Implementation Grants provided that funding and timing is appropriate.

**Choice Neighborhood Planning Grant**

The Virgin Islands Housing Authority (VIHA) and the St. Croix Foundation for Community Development, with the support of the Virgin Islands Office of the Governor, have applied for a Choice Neighborhood Planning Grant with the U. S. Department of Housing and Urban

Development (HUD). Together, they plan to embark upon a shared vision with the community to conduct a planning effort with a committed team of partners, residents, and stakeholders to create an innovative yet achievable plan for the transformation of Frederiksted.

Freedom City: Past, Present, and Future - The Choice Neighborhood Freedom City: Past,

Present, and Future derives its name from the historic site of the emancipation of slaves when then Governor Van Scholten read the proclamation abolishing slavery in 1848. Located within the neighborhood boundaries are multiple historic sites celebrating the town’s people and culture. Concepts of transformation, revitalization, and empowerment for Frederiksted residents were initially fostered and cultivated in 2013 by the U. S. Virgin Islands Economic Development Authority (VIEDA) through forming of Enterprise Zones Commission (EZC) legislation. The EZC legislation was created to revitalize blighted and distressed communities that once were socially and economically vibrant. The act provides for tax incentives and economic development benefits free from regulatory barriers which inhibit economic growth and encourages collaboration among public, private, and non-profit entities to accomplish the desired objectives. VIHA has established a team of committed stakeholders, key local partners, and community leaders to drive a process to engage neighborhood residents and reimagine Frederiksted.

HUD’s approval of this Choice Neighborhood Planning Grant application will allow us to create a shared vision to restore, champion, and enhance the rich history and social fabric which is Freedom City for the benefit of all in FY2022.

**Mixed Finance Modernization or Development**

VIHA is continuously reviewing its Public Housing Portfolio to determine suitability of available funding and redevelopment opportunities. As such, all VIHA’s units will be reviewed for mixed finance potential or HUD’s RAD program on an ongoing basis. VIHA has identified development partners and consultants to assist with these efforts.

VIHA has identified the following sites: Walter I. M. Hodge Pavilion, Wilford Pedro Home, D. Hamilton Jackson Terrace, Alphonso “Piggy” Gerard, John F. Kennedy Terrace, Nicasio Nico Apartments, Ludvig E. Harrigan Court, Mt. Pleasant, Joseph E. James Terrace, Ralph deChabert Place, Walter I. M. Hodge Pavilion, Marley Homes and Additions and Williams Delight as priority redevelopment sites on St. Croix. On St. Thomas, the redevelopment of the Estate Tutu Hi-Rise Apartments is planned in three phases at three (3) different site locations. These locations include two existing Estate Tutu Hi-Rise sites and the Donoe site.

VIHA has engaged Developer Partners for the John F. Kennedy Terrace on St. Croix and the Estate Tutu Hi-Rise Apartments on St. Thomas. The redevelopment of John F. Kennedy Terrace will provide the opportunity to serve as a catalyst to the redevelopment of the Christiansted area, including the transfer of the Ralph deChabert property to the territory in exchange for buildable land. The redevelopment of the Estate Tutu Hi-Rise would provide the opportunity for the expansion of new and more resilient affordable housing developments. This redevelopment strategy will incorporate the assistance of the Rental Assistance Demonstration (RAD) program, Low-Income Housing Tax Credits, and other housing subsidies such as project-based vouchers to support the redevelopment and operational funding needed.

As an integral part of VIHA’s Portfolio Repositioning Strategy, VIHA will consider the sale of any asset and purchase of any new land that will support the overall Plan.

VIHA submitted complete RAD Applications for a Portfolio Award, or Multi-phase Award in June 2018 and received HUD’s approval through the Department’s Commitment to Enter into a Housing Assistance Payments (CHAP) letters on August 22, 2018.

The following properties are approved to participate in RAD: David Hamilton Jackson Terrace –110 units, Alphonso “Piggy” Gerard, Marley Homes – 34 units, Marley Additions – 60 units, Williams Delight – 286 units, Wilfredo Pedro Homes - 98 units, Joseph E. James Terrace – 34 units, John F. Kennedy Terrace – 200 units, Ludvig Harrigan – 70 units and Estate Tutu Hi-Rise Apartments – 304 units.

VIHA has submitted amendments to the CHAPs that were approved by HUD due to a change in priority of the projects.

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Below is a list of the VIHA properties on the Island of St. Croix that are included in the agency's Portfolio Repositioning Strategy with a summary of each site’s status.



See the UPDATED PORTFOLIO REPOSITIONING - FINANCING PLANS (Millions) FIVE-PHASE IMPLEMENTATION.

A screenshot of a computer

Description automatically generated

Overview

VIHA has developed a Repositioning Strategy that calls for the rehabilitation or new construction of more than 3,000 public housing units through a variety of repositioning strategies, including Rental Assistance Demonstration (RAD), standard project-based assistance, Section 18 demolition, and public housing homeownership.

These developments, except for William’s Delight, will be financed with either 4% or 9% Low-Income Housing Tax Credit proceeds. William’s Delight will be developed as homeownership units under either the HUD Section 5(h) or Section 32 Homeownership Programs. VIHA intends to enter into a Master Development Agreement (MDA) with three new developers.

Below is a list of the VIHA properties that are included in the agency's Portfolio Repositioning Strategy with a summary of each site’s status.

Developer Selection

Recently, VIHA selected three developers – MDG, The Richman Group (TRG), and Pennrose to serve as developers of the St. Croix developments. MDG was chosen to develop Walter I.M. Hodge Pavilion, D. Hamilton Jackson, Alphonso Gerard, William’s Delight, and John F. Kennedy. TRG was selected to develop Ralph deChabert, Marley and Marley Homes Additions, Mount Pleasant, Aureo Diaz Heights, and Wilford Pedro. Pennrose was chosen to develop Nicasio Nico and Ludvig Harrigan. McCormack Baron Salazar (MBS) was selected previously to serve as the developer of LEB I/II and LEB III. Pennrose is also redeveloping the replacement housing for Estate Tutu.

A brief narrative of each of the proposed redevelopment site is provided below.

Estate Tutu Replacement Housing Phase 1 -Donoe

This project is the first phase of three phase development aimed at replacing the Tutu Public Housing Development that was irreparably damage by Hurricanes Marilyn, Irma, and Maria. The Phase 2 and Phase 3 will be discussed below.

In late 2018, VIHA selected Pennrose to serve as the lead developer in planning for and constructing a new affordable community at Estate Donoe to provide replacement housing for Estate Tutu residents that were forced to evacuate from their public apartments after Hurricanes Maria and Irma.

**Site**: Estate Donoe is approximately 17.5-acres located at No. 2 New Quarter, St. Thomas, USVI 00802, containing parcels Nos. 3A, 3B-1, B-2, and 3B Estate Donoe. The site has heavy vegetation, and irregular in shape with varied steep grading conditions, all the improvements remaining because of the hurricanes have been demolished leaving only two existing roads on site. All public utilities are available with sufficient capacity to support the proposed apartments. According to the Federal Emergency Management Agency's Flood Hazard Map, panel number 7800000028G, dated April 16, 2007, the property is in Zone "X", which is a determination to be outside the 0.2 percent annual chance floodplain. Site improvements will include, but are not limited to, parking, sidewalks, site lighting, a potable water cistern, all necessary utility distribution systems, trash enclosures, tot lots, landscape, and site irrigation.

**Location**: The site is surrounded by a blend of single and multi-family residential homes and is near a network of assets, including schools, the public library, retail, pharmacies, grocery shopping and banks. The site is easily accessed by public transportation and by car to the island’s major thoroughfares.

**Construction/Scope of Work**: The new affordable apartment buildings will be constructed with slab on grade and concrete masonry foundation walls on concrete spread footings. The exterior walls will be constructed with concrete block and have a stucco finish and all buildings are being designed to meet the construction requirements of Enterprise Green Communities. The new apartments will incorporate sustainable green features such as solar panels, energy star appliances and light fixtures/ceiling fans, low-water usage fixtures, occupancy sensors for common areas and community spaces, solar water heaters in townhomes, and high efficiency metered air conditioning units in the bedrooms of each apartment. Hurricane resilient building techniques will be applied, which includes a micro-turbine energy system so that the property is not reliant on the Island’s electrical grid. Planned project amenities include indoor and outdoor community space. The plans incorporate sustainable design standards and local architectural influences that integrate the development with the greater neighborhoods. The sites will comply with all federal accessibility requirements.

**Development Costs/Funding**: The total development cost for the Estate Donoe development is $57.7 million. Pennrose received a 9% LIHTC award of $3.4 million on December 27, 2019, from the VIHFA. The project includes a $29 million CDBG-DR commitment. All apartments will be subsidized by project-based vouchers.

Estate Tutu North Redevelopment Project - Phase I (Tutu Phase II)

**Construction Scope of Work**: Phase I of the Tutu North will consist of the construction of 92 family units. Master planning for this phase has begun. The preliminary plan calls development eight family buildings, one senior building, and one community building. The projected cost for Tutu North is $61.0 million.

Both the Family and Senior units would be one project with a preference for seniors in the senior building. Financing for this phase will include: 4% LIHTC/tax-exempt bonds, FEMA, project-and project-based rental subsidies.

**Timeline:** The developer is in master planning process. Financing structuring has also commenced. The project will include tax-exempt bonds. The financial closing is projected for April 2022.

Walter I.M. Hodge Pavilion Revitalization Project

**Site:** Walter Hodge consists of 250 units. The physical address of the site is 194A, 194AA, 194AB & 194C Estate Smithfield, Frederiksted, St. Croix.

**Location**. The site is situated in the Smithfield community of Frederiksted. The site is also near the Sandy Point Wildlife Preserve and the Author Richards K-8 School.

**Construction Scope of Work**: The conversion of Walter I.M. Hodge Pavilion will include rehabilitation to the 20 residential buildings and one community building at the project. Currently, the project comprises 250 units, as follows: 36 one-bedrooms, 88 two-bedrooms, 90 three-bedrooms, and 36 four-bedrooms. It is anticipated that there will be a de minimus unit reduction – two residential units (planned to be one two-bedroom and one three-bedroom) will be decommissioned to house a new senior community center on the site. The anticipated final composition of units is 248 units, as follows: 36 one-bedrooms, 88 two-bedrooms, 88 three-bedrooms, and 36 four-bedrooms.

**Development Costs/Funding**: Total development cost is pegged at $103.4 million with funding coming from CDBG-DR, FEMA, LIHTC equity, Deferred Developer Fee, and Permanent Mortgage.

**Timeline:** The financial closing is now tentatively scheduled for December 2021.

D. Hamilton Jackson Terrace

**Site:** This development consists of 110 public housing units situated in the Richmond community of Christiansted. The property was built in 1952. The physical address of the property is 7 Estate Richmond, Christiansted, St. Croix: and

Alphonso “Piggy” Gerard Place

**Site:** This property consists of 26 public housing units. It was built in 1956. The physical address of the property is 8 Estate Richmond, Christiansted, St. Croix.

**Location**: The sites are near the Caribbean Sea, WAPA utility plant, and the previously demolished Ralph deChabert site.

**Construction Scope of Work:** The conversion of the Basin Triangle (Alphonso “Piggy” Gerard) project includes the rehabilitation of 26 units in 13 buildings.

The financing transaction of Basin Triangle (Alphonso “Piggy” Gerard) will also include the next D. Hamilton Jackson Terrace project, which consists of 110 units in 14 residential buildings, as well as a community center. These projects are directly adjacent to each other. These projects comprise 32 one-bedroom units, 60 two-bedroom units, 38 three-bedroom units, and six four-bedroom units. The project is in the Estate Richmond neighborhood of Christiansted and includes 32 one-bedroom units, 48 two-bedroom units, 24 three-bedroom units, and six four-bedroom units.

**Development Costs/Funding**: Total development cost is pegged at $40.0 million with funding coming from CDBG-DR, FEMA, Permanent Mortgage, and Deferred Developer Fee.

**Timeline**: Preliminary proformas have been developed, and VIHA is working with the VIHFA to establish a Tax-Exempt Bond Program to provide financing need to bring this project to fruition. Once the Tax-Exempt Bond Program is established, the project should close in the first quarter of 2022.

The financial closing is now tentatively scheduled for the first quarter of 2022.

Stony Ground - Phase 1 (Wilford Pedro Home aka “Whim Gardens”)

**Site:** Wilford Pedro consists of 98 public housing units. The physical address of the property is 53 Estate Whim, Frederiksted, St. Croix.

**Construction Scope of Work**: The concept plan calls for the existing 98 units to be demolished and replaced with 98 RAD-LIHTC units. VIHA will request a transfer of assistance of these units to the Stony Ground site as an alternative location to redevelop this project. VIHA has executed a Purchase Agreement for Stony Ground. An acquisition proposal must be submitted to and approved by HUD as part of the RAD conversion process.

**Development Costs/Funding:** Total development cost is pegged at $57.5 million with funding coming from CDBG-DR, FEMA, Permanent Mortgage, and Deferred Developer Fee.

**Timeline:** The financial closing for the first phase is now tentatively scheduled for June 30, 2022.

**Location**: John F. Kennedy is located northwest of the central business district of Christiansted on St. Croix. The site is near the Caribbean Sea, WAPA utility plant and the previously demolished Ralph de Chabert site.

**Construction Scope of Work**: The development will be demolished in phases and part of a RAD conversion. The first phase will include the construction of 100 units. The other phase containing 100 units will be constructed at Stoney Ground.

**Development Costs/Funding:** Total development cost is pegged at $62.7 million with funding coming from CDBG-DR, FEMA, LIHTC equity, Bond Senior Mortgage, and Deferred Developer Fee. Project funding will include tax-exempt bonds.

**Timeline:** The financial closing for the project is scheduled for last quarter of 2022.

John F. Kennedy Terrace - Phase I (Stoney Ground Phase 2/3)

To address the critical need for housing for the residents of John F. Kennedy Terrace, VIHA will request approval from HUD to transfer 134 RAD project-based rental assistance units from the JFK and Joseph James sites to the Stoney Ground site. This transfer of assistance (ToA) will enable VIHA to build new housing while at the same time allowing residents to remain in place with the new development is being constructed.

Existing residents at JFK and Joseph James will be given the right of first refusal to move to the newly constructed Stoney Ground site, transfer to another VIHA public housing property, or receive a tenant-based voucher to relocate elsewhere.

We expect that the remaining 100 units in this CHAP will be replaced onsite at JFK.

The financing transaction of Basin Triangle (Alphonso “Piggy” Gerard) will also include the next D. Hamilton Jackson Terrace project, which consists of 110 units in 14 residential buildings, as well as a community center. These projects are directly adjacent to each other. These projects comprise 32 one-bedroom units, 60 two-bedroom units, 38 three-bedroom units, and six four-bedroom units. The project is in the Estate Richmond neighborhood of Christiansted and includes 32 one-bedroom units, 48 two-bedroom units, 24 three-bedroom units, and six four-bedroom units.

**Construction Scope of Work**: One hundred (134) new units will be constructed on the Stoney Grounds site in two phases.

**Development Costs/Funding:** Total development cost is pegged at $63.8 million with funding coming from CDBG-DR, FEMA, LIHTC equity, Bond Senior Mortgage, and Deferred Developer Fee.

**Timeline:** The project is expected to close in 2022.

Williams Delight Villas

**Site:** This development contains 273 public housing units. The site initially contained 300 units but 27 have been sold. The physical address of the property is 158 Estate William’s Delight, Frederiksted, St. Croix.

**Location**:  William's Delight is one of the largest settlements on the Island of St. Croix. It extends from the middle of the island to near the bottom (south). The top section of William’s Delight contains several park spaces, and the West side of the top section has a basketball court and baseball field.

**Construction Scope of Work**: The project is envisioned as a Section 5h or Section 32 Program where public residents will be able to own a home and acquire equity. One hundred seventy-eight will be demolished. Up to 120 additional units will be sold under the Section 5h Homeownership Program or Section 32 Program. VIHA anticipates shifting from the Section 5(h) to the Section 32 program. VIHA will conduct a structural assessment of the properties to ensure they are structurally sound.

**Timelines:** The developer and VIHA has developed a concept plan and program for selling units under Section 5h and Section 32.

Nicasio Nico Apartments

**Site:** Nicasio Nico is in East Christiansted on the Island of St. Croix, which includes 60 vacant, significantly deteriorated multi-family units. The physical address is 72C Estate LaGrande Princesse, St. Croix, VI 00820.

**Location**: The site is adjacent to residential neighborhoods and a residential/resort area bordering the Caribbean Sea and has Caribbean views and access to the beach.

**Construction Scope of Work**: The project will consist of the demolition of 60 units and replacing them with 60 standard project-based units. VIHA anticipates that new units will be constructed back on the site to reconnect the site to the surrounding amenities.

**Development Costs/Funding:** The total development cost is estimated at $32.0 million, with funding coming from a variety of sources, including FEMA, CDBG-DR, LIHTC equity, and private financing.

**Timeline:** The project is expected to close in 2025.

Joseph James Terrace

**Site**: The property consists of 34units and was built in 1956 with an addition in 1966. VIHA envisions rehabilitating these units under RAD. The physical address of the property is 184 A&B Estate Ruby, Christiansted. St. Croix.

This project is a part of the 234-unit JFK Terrace CHAP. We expect that these 34 units will be transferred offsite to Stoney Ground via a Transfer of Assistance (ToA).

**Location**: The site is situated in the Ruby community of Christiansted in the northcentral part of the Island of St. Croix The Stoney Ground site is being explored as an alternative site for this project.

**Scope of Work**: The project is envisioned as a conversion-only project, which means no additional private funds are expected to be leveraged.

**Development Costs/Funding:** Total development cost is pegged at $4.6 million, with all the funding coming from CDBG-DR.

**Timeline:** The project is expected to close in 2022.

Ludvig E. Harrigan Court

**Site:** Ludvig Harrigan currently comprises nine (9) one, two, and three-story buildings with a total of 70 dwelling units. The buildings were originally constructed between 1958 and 1960. The official address of the development is #1-5 Estate Mars Hill & Wheel of Fortune, Frederiksted, St. Croix, Virgin Islands 00840.

**Location**: The buildings are situated in an area to the south of downtown Frederiksted. Entertainment, stores, and restaurants are easily accessible via city streets and public transportation in the St. Croix area. Single-family and multi-family housing and commercial property are common to Estate Mars Hill and Wheel of Fortune.

**Construction Scope of Work**: Seventy units will be demolished and replaced with 70 newly constructed standard project-based units.

**Development Costs/Funding:** Total development cost is pegged at $37.3 million with funding coming from a variety of sources, including FEMA, CDBG-DR, LIHTC equity, and private financing.

**Timeline:** The project is expected to close in 2024.

Marley Homes and Marley Homes Additions

**Site:**  These two properties consist of 94 units. The properties were built in 1956, with the additions added in 1966. The physical address for the property is 190A, 190B&191B, Estate Two Brothers, Frederiksted, St. Croix.

**Location**: These properties are situated in the Two Brothers community of Frederiksted in the southwestern part of the Island of St. Croix. The properties are adjacent to the beautiful West Bay and near the Caribbean Museum Center for the Arts.

**Construction Scope of Work**: The initial plan called for rehabilitating 94 units under one Commitment to Enter into Housing Assistance Payment (CHAP). VIHA is now exploring ways to reimagine the site by constructing up to 118 new units that would integrate the development with the surrounding community and take advantage of its proximity to West End Bay.

**Development Costs/Funding:** Total development cost is pegged at $61.5 million with funding coming from CDBG-DR, FEMA, Federal Home Loan Bank, Private Mortgage, and LIHTC equity.

**Timeline:** The project is expected to close in 2022.

Aureo Diaz Heights

**Site:** Aureo Diaz consists of 100 public housing units. The physical address of the property is #5 Estate Bethlehem, Christiansted, St. Croix, 00851

**Location**: The site is near the St. Croix VIHA office and is 0.3 miles from the USVI Superior Court and 0.93 miles from the University of the Virgin Islands St. Croix campus.

**Construction Scope of Work**: The concept plan and feasibility analysis are being developed. The current plan calls for the construction of up to 125 units with 100 RAD-LIHTC units and 25 LIHTC only units. The Stoney Ground site is being explored as an alternative site for this project**.**

**Development Costs/Funding:** Total development cost is pegged at $65 million with funding coming from CDBG-DR, FEMA, Permanent Mortgage, and Deferred Developer Fee.

**Timeline:** The project is expected to close in 2023.

Mount Pleasant

**Site:** The site consists of 44 units. The physical address of the site is # 5 Estate Mount Pleasant.

**Location:** The site is 1.96 miles from Manny Bay, 1.68 miles from Henry E. Rohlsen Airport, and .82 miles from the Cruzan Rum Distillery.

**Construction Scope of Work**: The initial plan called for the redevelopment of 44 units. The concept plan envisions up to 79 units, with 44 units being RAD-LIHTC and 35 being LIHTC-only. The Stoney Ground site is being explored as an alternative site for this project.

**Development Costs/Funding:** Total development cost is pegged at $42.7 million with funding coming from CDBG-DR, FEMA, Permanent Mortgage, and Deferred Developer Fee.

**Timeline:** The Richman Group, in conjunction with VIHA, has begun developing conceptual site plans to reimagine this development. The project is expected to close in 2022.

Candido Guadalupe

**Site:** This development consists of 90 units that will be demolished. The physical address of the property is # 20 Estate Slob, Kingshill, VI 00851

**Location**: The site is .29 miles from the Solo Historic District and .16 miles from Alfredo Andrews Elementary School.

**Construction Scope of Work**: The initial plan calls for the demolition of 90 units and the construction of 90 new units.

**Development Costs/Funding:** Total development cost is pegged at $48 million.

**Timeline:** The project is expected to close in 2023.

**Demolition and/or Disposition**

Based on Hurricane Irma’s impact on the Virgin Islands on September 6, 2017, the Tutu High-Rise Apartments located on St. Thomas, was severely damaged making it unhabitable. VIHA identified the need to demolish the development. An application for the demolition of **Tutu High-Rise Apartments** was approved by HUD and phased demolition is in progress. HUD approved 283 Tenant Protection Vouchers for the emergency relocation of families and all families were successfully relocated.

Currently, our developer partner has completed the design for the Phase I redevelopment site at our Estate Donoe property. **Estate Donoe Redevelopment (Tutu Phase I)** will consist of 84 units. The site will be developed to allow for families of the Estate Tutu Hi-Rise and former Estate Donoe residents who were given the right to return when the former Estate Donoe public housing community was demolished to be housed here upon qualification under the Housing Choice Voucher Program. The project is funded with a combination of FEMA, CDBG-DR and Low-Income Housing Tax Credits; along with any other funding sources brought to the project by the developer.

Donoe Redevelopment Project consists of the new construction of 84 walk- up apartments, with a mix of one, two and three-bedrooms and an onsite community building. The apartments will be operated in compliance with IRS Code Sec 42 and HUD PBV requirements.

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| --- | --- | --- | --- | --- |
| **Number**  **Apartments (Total** | **Income**  **Targeting %** | **Gross Rent**  **(110% of** | **Utility Allowance**  **based on energy** | **Contract** |
| **(Square Footage) 84)** | **(LIHTC)** | **FMRs)** | **savings \*** | **Rent** |
| 1 BR (783-819 sq ft) 44 | 30-60 | 1,013 | 34 | 979 |
| 2 BR (1,166 sq ft) 24 | 30-60 | 1,267 | 43 | 1,224 |
| 3 BR (1,374 sq ft) 16 | 30-60 | 1,579 | 53 | 1,526 |

**\*** The new construction scope of work includes a microturbine system, which results in next zero energy usage; therefore, only water is included in the utility allowances since the tenant will have no electric costs.

The redevelopment of the entire, approximately 300 units formerly at the Estate Tutu site, will be completed at several different site locations (3 sites planned) in a multi-phased approach; including, but not limited to the existing Estate Tutu site as described as Tutu North and Tutu South.

An application for the demolition of Ludvig E. Harrigan Court was approved by the HUD Special Applications Center on June 5, 2018. Demolition is planned to be completed by December 2021.

VIHA continues to pursue the demolition of 100 +/- units at Williams Delight. The strategy is to vacate the eastern side of the property and demolish the remaining units there. VIHA would then work with the Virgin Islands Housing Finance Authority to sell homes and lots.

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| 1. **Development name: Tutu High-rise Apartment, VQ001000012** |
| 2. Activity type: Demolition Disposition |
| 3. Application status: **Approved** demolition application |
| 4. Date demolition application **Approved**: January 19, 2018 |
| 5. Number of units affected: 304 Units  6. Coverage of action  Total development |
| 7. Timeline for activity: **Completed:** Disposition to Developer Partnership  a. Actual or projected start date of activity: October 30, 2021  b. Projected end date of activity: December 30, 2025 |

1. **Development name: Ludvig E. Harrigan Court, VQ001000024**

2. Activity type: Demolition  Disposition

3. Application status: **Approved** demolition application

4. Date demolition application **Approved**: June 5, 2018

5. Number of units affected: 70 units

6. Coverage of action:  Total development

7. Timeline for activity: **In-process**: Demolition of all buildings

a. Actual or projected start date of activity: June 30, 2021

b. Projected end date of activity: December 31, 2021

Timeline for activity: **Planned**: Disposition to Developer Partnership

a. Actual or projected start date of activity: June 30, 2023

b. Projected end date of activity: December 31, 2025

1. **Development name: Nicasio Nico Apartments, VQ001000022**

2. Activity type: Demolition  Disposition

3. Application status: **Completed** demolition application

4. Date application **Approved**: May 24, 2017

5. Number of units affected: 60 Units

6. Coverage of action  Total development

7. Timeline for activity: **Planned:** Disposition to developer partnership

a. Actual or projected start date of activity: November 30, 2021

b. Projected end date of activity: December 30, 2025

1. **Development name: John F. Kennedy Terrace**, **VQ001000022**

2. Activity type: Demolition  Disposition

3. Application status: **Planned** application

4. Date application **planned** for submission: June 30, 2022

5. Number of units affected: 200 Units

6. Coverage of action:  Total development

7. Timeline for activity:

a. Actual or projected start date of activity: October 30, 2022

b. Projected end date of activity: December 30, 2024

1**. Development name: Ralph deChabert Place, VQ001000021**

2. Activity type: Disposition

3. Application status: **Planned** application

4. Date application **planned** for submission: February 28, 2022

5. Number of units affected: Vacant Land Only – 19.3 Acres

6. Coverage of action:  Total development

7. Timeline for activity:

a. Actual or projected start date of activity: October 1, 2021

b. Projected end date of activity: June 30, 2022

1. **Development name: Estate Mon Bijou**, **VQ001009999**

2. Activity type: Demolition  Disposition

3. Application status: **Planned** application

4. Date application **planned** for submission: September 30, 2021

5. Number of units affected: 3 single-family lots and Community Center Building

6. Coverage of action:  Part of the development

7. Timeline for activity:

a. Actual or projected start date of activity: October 30, 2022

b. Projected end date of activity: December 31, 2022

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| 1**. Development name: Estate Donoe Site– VQ001017** |
| 2. Activity type: Disposition |
| 3. Application status: **Planned** application |
| 4. Date application **planned** for submission: September 30, 2020 |
| 5. Number of units affected: No units affected, Land Only: 20.6 Acres  6. Coverage of action:  Total development |
| 7. Timeline for activity:  a. Actual or projected start date of activity: October 30, 2021  b. Projected end date of activity: December 30, 2021 |

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| 1. **Development name**: **Hoffman/Nullyberg Property– (No AMP Number)** |
| 2. Activity type: Disposition |
| 3. Application status: **Planned** application |
| 4. Date application **planned** for submission: September 30, 2022 |
| 5. Number of units affected: No units. Land only. 35.8 Acres  6. Coverage of action (select one)  Total development |
| 7. Timeline for activity:  a. Actual or projected start date of activity: September 30, 2021  b. Projected end date of activity: December 31, 2022 |

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| 1**. Development name: Williams Delight Villas**, **VQ001000025** |
| 2. Activity type: Demolition  Disposition |
| 3. Application status: **Planned** application |
| 4. Date application **planned** for submission: March 30, 2022 |
| 5. Number of units affected: 100 Units (demolition), 136 Units (disposition)  6. Coverage of action:  Part of the development |
| 7. Timeline for activity:  a. Actual or projected start date of activity: December 31, 2021  b. Projected end date of activity: December 31, 2022 |

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| 1**. Development name: Lucinda Millin Home**, **VQ001000014** |
| 2. Activity type: Demolition  Disposition |
| 3. Application status: **Planned** application |
| 4. Date application **planned** for submission: September 30, 2019 |
| 5. Number of units affected: 85 Units  6. Coverage of action:  Total Development |
| 7. Timeline for activity:  a. Actual or projected start date of activity: December 31, 2022  b. Projected end date of activity: December 31, 2024 |

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| 1**. Development name: Oswald Harris Court**, **VQ001000011** |
| 2. Activity type: Demolition  Disposition |
| 3. Application status: **Planned** application |
| 4. Date application **planned** for submission: February 28, 2022 |
| 5. Number of units affected: 16 Units (demolition)  6. Coverage of action:  Part of the development |
| 7. Timeline for activity:  a. Actual or projected start date of activity: September 30, 2022  b. Projected end date of activity: December 31, 2024 |

1. **Development name: Paul M. Pearson Gardens, VQ001000014**
2. Activity type: Demolition  Disposition
3. Application status: **Planned** application
4. Date application **planned** for submission: January 30, 2020
5. Number of units affected: 120 Units
6. Coverage of action: Total Development
7. Timeline for activity:
8. Actual or projected start date of activity: December 31, 2021
9. b. Projected end date of activity: December 31, 2022
10. **Development name: Walter I. M. Hodge Pavilion, VQ001000024**
11. Activity type: Demolition  Disposition
12. Application status: **Planned** application
13. Date application **planned** for submission: June 30, 2020
14. Number of units affected: 250 Units
15. Coverage of action: Total Development
16. Timeline for activity:
17. Actual or projected start date of activity: Closing Date: December 31, 2021
18. b. Projected end date of activity: December 31, 2023
19. **Development name: David Hamilton Jackson Terrace, VQ001000022**
20. Activity type: Demolition  Disposition
21. Application status: **Planned** application
22. Date application **planned** for submission: June 30, 2020
23. Number of units affected: 110 Units
24. Coverage of action: Total Development
25. Timeline for activity:
26. Actual or projected start date of activity: Closing Date: March 1, 2022
27. b. Projected end date of activity: December 31, 2024
28. **Development name: Alphonso “Piggy” Gerard, VQ001000022**
29. Activity type: Demolition  Disposition
30. Application status: **Planned** application
31. Date application **planned** for submission: June 30, 2020
32. Number of units affected: 26 Units
33. Coverage of action: Total Development
34. Timeline for activity:
35. Actual or projected start date of activity: Closing Date: March 1, 2022
36. b. Projected end date of activity: December 31, 2024

**Conversion of Public Housing to Project-Based Assistance Under RAD**

VIHA will continue based on the 2018 CHAP approvals, the conversion of one or more of its St. Croix properties for conversion to project-based assistance under the Rental Assistance Demonstration Program in 2019. Participation in the program would allow for the redevelopment and/or modernization of properties that VIHA currently does not have the financial resources to undertake.

The Virgin Islands Housing Authority anticipates converting additional developments to project-based assistance under the Rental Assistance Demonstration (RAD) Program. Upon conversion to project-based assistance, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in *Section 1.6 of PIH Notice 2019-23, REV -4.*

These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, VIHA certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements that may arise in the future.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing VIHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration.

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| **Name of Development** | **Wilford Pedro Home** |
| AMP # | VQ001000025 |
| PBV or PBRA | PBV |
| Capital Fund Impact | $ |
| De Minimis Reduction | Yes |
| Post-Conversion Bedroom Mix |  |
| 1 BR | 84 |
| 2 BR | 13 |
| Total Post Conversion Units | 97 |
| Pre-Conversion Unit Type | Family |
| Post-Conversion Unit Type | Elderly/Disabled |
| Transfer of Assistance | Yes |

*Current Project Address:* 53 Estate Whim, Frederiksted, St. Croix, 00840. The Project will be transferred to Stoney Ground, St. Croix, VI 00840

There will be 84 one-bedroom units and 13 two-bedroom units. The remaining unit will be

a non-RAD employee occupied unit.

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| **Name of Development** | **John F. Kennedy Terrace** |
| AMP # | VQ 001000022A |
| PBV or PBRA | PBV |
| Capital Fund Impact | $ |
| De Minimis Reduction | No |
| Post-Conversion Bedroom Mix |  |
| 0 BR | 8 |
| 1 BR | 70 |
| 2 BR | 60 |
| 3 BR | 72 |
| 4 BR | 16 |
| 5 BR | 8 |
| Total Post Conversion Units | 234 |
| Pre-Conversion Unit Type | Family |
| Post-Conversion Unit Type | Family |
| Transfer of Assistance | Yes |

*Project Address: 1 Estate Richmond, Christiansted, ST. Croix, 00820 for JFK and*

Project Description: The VIHA proposes to convert 234 units to RAD, including 200 units at John F. Kennedy Terrace and 34 at Joseph James. These units will be replaced with new units on and offsite.

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| **Name of Development** | **Ralph deChabert (David Hamilton Jackson and**  **Alphonso “Piggy” Gerard)** |
| AMP # | VQ 001000021 |
| PBV or PBRA | PBR |
| Capital Fund Impact | $344,064 |
| De Minimis Reduction | No |
| Post-Conversion Bedroom Mix |  |
| 1 BR | 32 |
| 2 BR | 60 |
| 3 BR | 42 |
| 4 BR | 6 |
| Total Pre-Conversion Units | 136 |
| Post-Conversion Bedroom Mix |  |
| 2 BR | 12 |
| 3 BR | 14 |
| 4 BR | 0 |
| Total Post -Conversion Units | 26 |
| Pre-Conversion Unit Type | Family |
| Post-Conversion Unit Type | Family |

*Project Address:* The physical address of David Hamilton Jackson is 7 Estate Richmond, Christiansted, St. Croix and the physical address for Alphonso Gerard is 8 Estate Richmond, Christiansted, St. Croix.

Project Description:

The financing transaction of Basin Triangle (Alphonso “Piggy” Gerard) will also include the next D. Hamilton Jackson Terrace project, which consists of 110 units in 14 residential buildings, as well as a community center. These projects are directly adjacent to each other. These projects comprise 32 one-bedroom units, 60 two-bedroom units, 38 three-bedroom units, and 6 four-bedroom units. The project is in the Estate Richmond neighborhood of Christiansted and includes 32 one-bedroom units, 48 two-bedroom units, 24 three-bedroom units, and six four-bedroom units.

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| **Name of Development** | **Walter I.M. Hodge Pavilion** |
| AMP # | VQ 001000024 |
| PBV or PBRA | PBRA |
| Capital Fund Impact | $690,000 |
| De Minimis Reduction | Yes |
| Pre-Conversion Bedroom Mix |  |
| 1 BR | 36 |
| 2 BR | 88 |
| 3 BR | 90 |
| 4 BR | 36 |
| Total Pre-Conversion Units | 250 |
| Post-Conversion Bedroom Mix |  |
| 1 BR | 36 |
| 2 BR | 87 |
| 3 BR | 89 |
| 4 BR | 36 |
| Total Post-Conversion Units | 248 |
| Pre-Conversion Unit Type | Family |
| Post-Conversion Unit Type | Family |

*Project Address: 194A, 194AA, 194AB & 194C Estate Smithfield, Frederiksted, St. Croix, VI*

**Project Description: Walter I. M. Hodge Pavilion**consists of 250 units and is situated in the Smithfield community of Frederiksted. The site is also near the Sandy Point Wildlife Preserve. The Portfolio Repositioning Strategy calls for the property to be rehabilitated and converted to project-based assistance under RAD. There will be a reduction of two units that will be converted to community space. There will be a reduction of one 2-bedroom apartment and one 3-bedroom apartment.

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| **Name of Development** | **Marley Homes Additions** |
| AMP # | VQ 001000024 |
| PBV or PBRA | PBV |
| Capital Fund Impact | $165,600 |
| De Minimis Reduction | No |
| Post Conversion Bedroom Mix |  |
| 1 BR | 8 |
| 2 BR | 18 |
| 3 BR | 26 |
| 4 BR | 8 |
| Total Post-Conversion Units | 60 |
| Post-Conversion Bedroom Mix |  |
| 1 BR | 8 |
| 2 BR | 18 |
| 3 BR | 26 |
| 4 BR | 8 |
| Total-Post Conversion Units | 60 |
| Pre-Conversion Unit Type | Family |
| Post-Conversion Unit Type | Family |

*Project Address: 190A, 190B&191B, Estate Two Brothers, Frederiksted, St. Croix, VI*

**Project Description: Marley Homes and Marley Additions** may be combined with Marley Homes into a single Commitment to Enter Housing Assistance Payment (CHAP). These properties in Two Brothers community of Frederiksted in the southwestern part of the Island of St. Croix. The property was built in 1956 with the additions added in 1966. VIHA envisions rehabilitating these 94 units under CHAP.

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| **Name of Development** | **Oswald Harris** |
| AMP # | VQ 001000011 |
| PBV or PBRA | PBV |
| Capital Fund Impact | $817,200 |
| De Minimis Reduction | Yes |
| Pre-Conversion Bedroom Mix |  |
| 1 BR | 52 |
| 2 BR | 96 |
| 3 BR | 116 |
| 4 BR | 24 |
| 5 BR | 12 |
| Total Pre-Conversion Units | 300 |
| Post-Conversion Bedroom Mix |  |
| 1 BR | 49 |
| 2 BR | 91 |
| 3 BR | 111 |
| 4 BR | 23 |
| 5 BR | 11 |
| Total Post Conversion Units | 285 |
| Pre-Conversion Unit Type | Elderly |
| Post-Conversion Unit Type | Elderly |

*Project Address: Parcel # 1A Estate Thomas, # 5 New Quarter, St. Thomas, VI*

Project Description: The property was built in 1959 and contains 300 units and will be demolished under Section 18 to provide housing with a preference for the elderly.

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| **Name of Development** | **Estate Bovoni** |
| AMP # | VQ 001000013 |
| PBV or PBRA | PBV |
| Capital Fund Impact | $1,001,376 |
| De Minimis Reduction | No |
| Pre- Conversion Bedroom Mix |  |
| 1 BR | 61 |
| 2 BR | 129 |
| 3 BR | 128 |
| 4 BR | 48 |
| Total Pre- Conversion Units | 366 |
| Post-Conversion Bedroom Mix |  |
| 1 BR | 61 |
| 2 BR | 129 |
| 3 BR | 128 |
| 4 BR | 48 |
| Total Post- Conversion Units | 366 |
| Pre-Conversion Unit Type | Family |
| Post-Conversion Unit Type | Family |

*Project Address: #2-3A Estate Bovoni, St. Thomas, VI*

Project Description: The property contains 366 units. All of these units will be converted to project-based assistance under RAD.

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| **Name of Development** | **Aureo Diaz Heights** |
| AMP # | VQ 001000023 |
| PBV or PBRA | PBV |
| Capital Fund Impact | $272,400 |
| De Minimis Reduction | No |
| Pre-Conversion Bedroom Mix |  |
| 1 BR | 22 |
| 2 BR | 32 |
| 3 BR | 16 |
| 4 BR | 10 |
| Total Pre-Conversion Units | 100 |
| Post-Conversion Bedroom Mix |  |
| 1 BR | 22 |
| 2 BR | 32 |
| 3 BR | 36 |
| 4 BR | 10 |
| Total Post Conversion Units | 100 (75 RAD/25 Standard PBV) |
| Pre-Conversion Unit Type | Family |
| Post-Conversion Unit Type | Family |

*Project Address: # 5 Upper Bethlehem, Kingshill, St. Croix, VI*

Project Description: This development consists of 100 units and was constructed in 1968. The VIHA anticipates converting 75 units to project-based assistance under RAD and 25 units to project-based assistance under the standard PBV program.

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| **Name of Development** | **The Knolls at Contant** |
| AMP # | VQ 001000015 |
| PBV or PBRA | PBV |
| Capital Fund Impact | $208,512 |
| De Minimis Reduction | No |
| Pre-Conversion Bedroom Mix |  |
| 1 BR | 8 |
| 2 BR | 20 |
| 3 BR | 56 |
| 4 BR | 8 |
| Total Pre-Conversion Units | 96 |
| Post-Conversion Bedroom Mix |  |
| 2 BR | 8 |
| 3 BR | 20 |
| 4 BR | 56 |
| 5 BR | 8 |
| Total Post Conversion Units | 96 |
| Pre-Conversion Unit Type | Family |
| Post-Conversion Unit Type | Family |

*Project Address: #171 Estate Contant, St. Thomas, VI*

Project Description: The property was built in 1971 and contains 96 unit. The agency anticipates converting this property to RAD as an operational conversion.

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| **Name of Development** | **Mount Pleasant** |
| AMP # | VQ 001000023 |
| PBV or PBRA | PBV |
| Capital Fund Impact | $119,856 |
| De Minimis Reduction | No |
| Pre-Conversion Bedroom Mix |  |
| 1 BR | 0 |
| 2 BR | 24 |
| 3 BR | 20 |
| 4 BR | 0 |
| Total Pre-Conversion Units | 44 |
| Post-Conversion Bedroom Mix |  |
| 1 BR | 0 |
| 2 BR | 24 |
| 3 BR | 20 |
| 4 BR | 0 |
| Total Post Conversion Units | 44 |
| Pre-Conversion Unit Type | Family |
| Post-Conversion Unit Type | Family |

*Project Address: #5 Estate Mount Pleasant, St. Croix, VI*

Project Description: The property was built in 1971 and contains 44 units. All of these units will be converted to project-based rental assistance under RAD. VIHA anticipates that will be an operational conversion.

**Units with Approved Vacancies for Modernization**

VIHA’s public housing portfolio is organized into 12 Asset Management Projects (AMPs) and includes 2,954 public housing units. VIHA is focused on the rehabilitation of vacant apartments. VIHA currently has 220 vacant apartments undergoing modernization. VIHA will continue to assess the number of units to be exempted under this category during the fiscal year.

**Project-Based Vouchers**

VIHA administers the Territory’s Housing Choice Voucher Program, which is budgeted to provide rental assistance to 2,320 low-income households. VIHA provides project-based rental subsidy to affordable housing sites on St. Thomas and St. Croix. VIHA will advocate for increased funding allocations to provide additional units with Project-Based Vouchers (PBV). VIHA will support changes in HUD regulations to increase the cap of PBV available in its funding allocation.

**Units with Approved Vacancies for Modernization**

VIHA has requested exemptions for approximately 127 vacant units categorized as ‘undergoing modernization”. This number of vacancies will change as VIHA implements RAD.

**Amend Admission Local Preferences for Public Housing**

As stated above, VIHA’s plans to transform its old public housing relying heavily upon the increased use of Housing Choice Vouchers that will assist in short-term relocation and permanent housing options for families. VIHA will continue to use Project-Based Vouchers in its new affordable housing as HUD aggressively implements its Rental Assistant Demonstration (RAD) program nationwide. VIHA’s is also working with our Territorial partners to transform poorly designed public housing to smaller attractive developments with larger apartments designed more efficiently, which incorporates significant energy-efficient elements to reduce utility costs to residents.

To help facilitate the redevelopment and to foster partnerships with our Territorial partners, changes need to be made to the local preferences for admission to public housing.

Emergency applicants who are displaced by government actions will be offered units on an as needed basis before applicants from the wait list. Applicants from the wait list will be offered units after existing residents receive an offer in accordance with the Transfer Policy in Section To the extent necessary, and as approved by the Executive Director or designee, for every three offers made to persons for an Emergency transfer from the transfer list, one (1) offer may be made to a person from the wait list who has been displaced by governmental action.

A third tier to Local Preferences Based on Income Targeting will be added as follows:

1. Tier I: Families with incomes between 0% and 30% of AMI. This group must constitute at leas 50% of all admissions in any year. 9 24 CFR § 960.202(b).
2. Tier II: Families with incomes between 31% and 50% of AMI. The target for this group is no more than 50% of all admissions in any year.
3. Tier III. Families with income between 51% and 80& of AMI. The target for this group is that no more than 30% of all admissions in any year.

The VIHA currently has four established hierarchic ranking preferences for the community‐wide (traditional family) wait list. A fifth ranking preference giving first preference to persons displaced by government action has been added as follows:

1. First, persons displaced by government action, including actions taken by other federal of local governmental agencies, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or formally recognized pursuant to Federal disaster relief laws. 24 CFR 5.403(b). This preference will be prioritized in the following Tiers:
2. Tier I: Displaced by Government Action, in-house redevelopment, demolition, or renovation or a request from other federal or local governmental agency
3. Tier II: Displaced by Government Action, Local Natural Disaster
4. Tier III: Displaced by Government Action, As defined by US Department of Housing
5. Second, Working Families and Individuals;
6. Third, Substandard Housing;
7. Fourth, Documented victims of domestic violence, sexual assault, dating violence or stalking.
8. Fifth, Veterans, Active or Inactive Military Personnel, but not dishonorable discharge.

Families that do not qualify for ranking preferences will be categorized as “no‐preference” families.

**Amend Admission Local Preferences for Public Housing**

The VIHA’s Transfer Policy outlines the types of transfers administered by the VIHA, which transfers are mandatory, and which are optional, as well as the eligibility requirements for transfers. VIHA’s Emergency and Mandatory transfer types have priority over new admissions from a VIHA wait list, with the exception that for every three offers made to person for an Emergency or Mandatory transfer from the transfer list to the extent necessary and approved by the Executive Director or designee, one (1) offer may be made to a person from the wait list who has been displaced by governmental action.

VIHA will maintain a centralized transfer wait list to ensure that transfers are processed in the correct order and that procedures are uniform across all properties. Emergency transfers will not automatically go on the transfer list. Instead, emergency transfers will be handled immediately on a case-by-case basis, upon approval by the Executive Director or designee. If the emergency cannot be resolved by a temporary accommodation, and the resident requires a permanent transfer, the family will be placed at the top of the transfer list.

The preferences for transfer is being amended to include displaced by government action to the emergency transfer category as follows:

**Emergency Transfers**: A mandatory transfer upon determination by the property manager, and approved by the Executive Director or designee, determined in a legal proceeding that unit or building conditions pose an immediate threat to resident life, health, or safety (24 CFR § 966.4(h), or displaced by governmental action, or natural disaster.

Table

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| **B4. Most Recent Fiscal Year Audit** |

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| **B5. Progress Report** |

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Table

Description automatically generatedFor Fiscal Year 2022, VIHA has restated its mission statement and refined its Strategic Framework. The figure below diagrams VIHA’s four (4) overarching goals and twenty (20) sub-goals. VIHA will concentrate on improving quality control and transparency, enhancing its housing portfolio, increasing operational efficiency while encouraging resident advocacy.

**VIHA Strategic Goal 1: Enhance Governance and Agency Effectiveness with Quality Control and Management Reporting.**

**Goal No. 1 Objectives:**

**Sub-goals:**

1. **Complete goals in VIHA & Territorial/HUD Transition Plan**

Status: The goals in the Transition Agreement have all been completed with the exception of the Public Housing Occupancy and Tenants Account Receivables which are longer-term in nature and are appropriately monitored in the Public Housing Assessment System (PHAS).

1. **Implement functional effectiveness with time management and performance-based evaluation system.**

Status: The Agency believes the current job evaluation system and pay structure is fair and equitable but in need of some updates to achieve the strategic direction of providing an even compensation structure for union and non-union employees. As such, VIHA is currently involved in a comprehensive Compensation and Classification study. The findings of this study will assist in refining job functions and updating job descriptions. This will allow for the development of a more realistic performance-based evaluation system.

1. **Negotiate performance-based system of accountability in Collective Bargaining Agreement**

Status: VIHA successfully negotiated its 2019-2021 Collective Bargaining Agreement with the United Steelworker Union (Locals 8248 and 8249). VIHA will continue to foster a positive and collaborative relationship with the Unions and work towards developing and implementing a fair and equitable performance-based system for its 2022-2024 Collective Bargaining Agreement.

1. **Develop comprehensive and phased training program for Board and employees.**

Status: In addition to the Lead the Way Series available to all Board members, during the fiscal year Board members attended professional development opportunities hosted by the Council of Large Public Housing Authorities and Novogradoc and Company. All staff in the Leasing department and new Asset Management staff received training through the National Center for Housing Management (NCHM). VIHA plans to continue improving its measurable training objectives for the next fiscal year with annual continuous training and planning for Board members and staff. Trainings were also held on Low-Income Housing Tax Credit Certification for all Property Managers.

1. **Update Personnel Policy to implement progressive performance appraisal with Reward and recognition Plan**

Status: VIHA completed an update of its 2002 Personnel Policy and Procedures Manual and replaced it with a new Personnel Handbook. VIHA is currently reviewing a Reward and Recognition Policy to support performance improvement. These documents will be submitted to the Board and it is anticipated that both documents will be implemented in FY 2022.

**VIHA Strategic Goal 2: Accelerate Priority Redevelopment Plan with FEMA & CDBG-DR funding.**

**Goal No. 2 Objectives:**

**Sub-goals:**

1. **Partner with GVI and VIHFA to address unmet housing needs with CDBG-DR funding**

Status*:* VIHA has partnered with the GVI to implement the Portfolio Repositioning Strategy which will transform the aged public housing to hurricane-hardened new developments and comprehensively modernized inventory. The Portfolio Repositioning Plan total cost is $830 million and the GVI has committed to fund $70 million of the $300 million needed from CDBG-DR. VIHA is lobbying and competing for the additional funds; however, the Territory has other critical priorities including energy, roads, waterway projects to consider.

1. **Expedite relocation, demolition & redevelopment of TuTu High-Rise on three sites**

Status: Relocation of all 284 Estate Tutu Residents was successfully completed with the last resident moving out on December 21, 2018. Construction of Phase I of the Estate Tutu Redevelopment on the old Estate Donoe site began on December 7, 2020 to start the 3-phase redevelopment of the former Estate Tutu Hi-Rise Apartments. Phase II is scheduled to start in June 2022.

**C.** **Expedite relocation, demolition & redevelopment of JFK on two to three sites.**

Status: Relocation for John F. Kennedy residents is currently underway. Relocation began with 157 families in place. As of October 2021, 80 remain. Relocation options will be provided either through HCVP vouchers or placement in other LIPH units. It is anticipated that all families could be relocate by the end of 2022.

**D.** **Expedite planning, relocation, demolition & redevelopment of Lucinda Millin for seniors.**

*Status:* VIHA has committed to plan and provide relocation options for seniors prior to demolition. The schedule is still being formulated.

**E.** **Expedite demolition & redevelopment of VIHA’s Central Office with mixed used facility.**

*Status:* VIHA will be working on design, location options and best configuration to support several objectives in providing service to clients.

**VIHA Strategic Goal 3: Implement Rental Assistance Demonstration (RAD) Plan to transform obsolete public housing inventory.**

**Goal No. 3 Objectives:**

**Sub-goals:**

1. **Refine Inventory-wide Portfolio Reposition plan using HUD’s RAD Program**

Status: VIHA is working with HUD PIH to refine the specific projects to be included in the final plan of action for RAD conversion. This final plan was completed in the third quarter 2021. Adjustments are still being made to CHAPs as needed.

1. **Refine Portfolio Repositioning plan with projects selected for RAD on St. Thomas**

Status: VIHA is working with HUD PIH to refine the specific projects to be included in the final plan of action for RAD conversion. This final plan was completed in 2021.

1. **Refine Portfolio Repositioning plan with projects selected for RAD on St. Croix**

Status: VIHA is working with HUD PIH to refine the specific projects to be included in the final plan of action for RAD conversion. This final plan was completed in 2021.

1. **Complete due diligence on first project selected for RAD Conversion on St. Thomas**

Status: VIHA is working with HUD PIH to refine the specific projects to be included in the final plan of action for RAD conversion. This final plan was completed in 2021.

1. **Complete due diligence on first project selected for RAD Conversion on St. Croix**

Status: VIHA is working with HUD PIH to refine the specific projects to be included in the final plan of action for RAD conversion. This final plan was completed in 2021.

**VIHA Strategic Goal 4: Implement Asset Management best practices to achieve High-Performer designation on PHAS.**

**Goal No. 4 Objectives:**

**Sub-goals:**

1. **Implement strategies to increase occupancy to benchmark standard 97%**

Status: Of the 26 developments, nine (9) have less than 90% occupancy; nine (9) have between 91-99% occupancy and two (2) developments have 100% occupancy. The other five (5) communities are non-viable developments. The primary focus is on increasing the nine (9) developments that are at least 90% occupancy to 100%. Thereafter, the developments with less than 90% occupancy. The Agency will utilize the assistance of outside contractors to assist in making the vacant units rent ready. Throughout this process, the Leasing Division will continue to ensure there is sufficient eligible applicants to move into the ready units as they come online.

1. **Implement strategies to reduce Accounts Receivables to benchmark standard of 2% of rents**

Status: Staff have put in place measures for residents to report loss of income to adjust the resident’s rent accordingly. This ensures the residents do not incur undue rent burdens. Information regarding. Information regarding loss of employment and how the Property Manager can assist the household has been communicated via public service announcements, press releases, as well as direct mailings to all Public Housing residents. Tenant Account Receivable is one of the categories that is scored by HUD for the financial indicators. A maximum score of five (5) points can be earned. The sub-indicator represents the amount of tenant accounts receivable against tenant revenue.

The objective of the Department of Asset Management is to purge the balances and determine the accuracy of each tenant’s TARs by taking into consideration deferred maintenance repairs and adjusting the individual accounts accordingly. We continue to use the following objectives to reduce the TARs balance:

* Adjust TARs balances by deducting deferred maintenance
* Implement interim rent adjustments due to loss of household income
* Prioritize the largest household TARs balances and secure repayment agreements

1. **Increase REAC overall inspection score on PHAS with implementation of a Preventative Maintenance Plan**

Status: The Agency continues to refine its processes toward this objective, including utilizing a work order grouping system (i.e. emergency, routine, or inspections), reviewing existing staff’s skills and conducting targeted placement to address work orders (i.e. plumbing, electrical, carpentry, masonry, etc.). The Agency is currently focused on reducing the amount of open work orders. A Preventative Maintenance Plan was developed in the first quarter of 2020. Due to the challenges and 6 months of setbacks caused by COVID-19, it is safe to say, the launching of the Preventative Maintenance Plan will not be as effective as originally planned until the mid-2022.

1. **Improve quality of life through sustained curb appeal strategies including enhanced landscape features at all developments.**

Status: A plan to enhance curb appeal has been developed considering the existing landscape unique to each development. Existing personnel is currently receiving on the job training on enhancing the landscape and maintaining curb appeal.

1. **Increase safety in public housing by implementing crime reduction strategies, including CCTVs at viable developments.**

Status: During hurricanes Irma and Maria the camera systems at Walter I. M. Hodge Pavilion, Aureo Diaz Heights and John F. Kennedy on St. Croix and at Tutu Hi-Rise and Oswald Harris Court in St. Thomas were damaged. We were able to revive the systems at Aureo Diaz and Oswald Hariss Court and they are now fully operational. New installations are planned at other VIHA sites on St. Thomas – Knolls at Contant, Estate Bovoni and Pearson Gardens in 2022.

**VIHA Strategic Goal 5: Increase resident leadership and effective advocacy through Resident Council and enhanced volunteerism.**

**Goal No. 5 Objectives:**

**Sub-goals:**

1. **Implement data-driven comprehensive resident services plan designed for progressive outcomes by age groups**

Status: Through community collaborative networks, local and federal grant funding; VIHA will continue to implement programs for after school enrichment, summer camps, the Family Self-Sufficiency program (FSS), and community service placements based on the Community Service and Self-Sufficiency requirement. Each of these programs target different age groups and will be designed with measurable outcomes.

1. **Foster stakeholder & resident leadership support of resident community service requirements in lease**

Status: VIHA will continue to work closely with property managers, duly elected resident leaders and other interest community stakeholders to conduct resident meetings with the goal of orienting, educating and encouraging residents about importance and benefits of resident council membership. VIHA will continue to have resident councils to discuss the importance of compliance with resident community services requirements in the lease. Participation on resident councils is an eligible volunteer service that qualifies as community service.

1. **Promote responsible money management habits towards positively impacting rent collection results**

Status: VIHA will educate resident council members on lease provisions with emphasis on the Community Service and Self-Sufficiency requirement. VIHA will seek community service placement opportunities with government agencies, the non-profit sector, the business sector, the VIHA Governing Board and through the members of the FSS Program Coordinating Committee.

1. **Forge stakeholder & resident leadership to implement Resident Councils at every Public Housing Community**

Status: VIHA will continue to work closely with property managers, duly elected resident leaders and other interest community stakeholders to conduct resident meetings with the goal of orienting, educating and encouraging residents about importance and benefits of resident council membership. VIHA will continue to identify interested residents, provide assistance, support, schedule coordination and conduct resident council elections in accordance with HUD guidelines.

Status: VIHA will continue to collaborate with key stakeholders to include: The Women League of Voters to support and coordinate resident council elections at each site.

1. **Implement public relations and education programs to transform residents’ accountability and volunteerism**

Status: VIHA will distribute posters, flyers and brochures for the Family Self-Sufficiency program (FSS), within VIHA communities, during annual resident certification, and in the broader community. VIHA will showcase resident programs and successful outcomes. VIHA will participate in community fairs and events which align with current agency priorities and initiatives.

Status: VIHA will continue to work elected resident leaders and other interest community stakeholders to market the benefits of education, job security and being lease compliant. VIHA will continue to identify successful and interested residents to highlight examples of developing a self-improvement plan such as the Family Self-Sufficiency Plan.

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| **6. Resident Advisory Board (RAB) Comments.** |

**B6. Resident Advisory Board (RAB) Comments**

William’s Delight Resident Council **Concerns/Challenges**

1. Requested clarification on purchasing homes in William’s Delight.

2. Requested information on VIHA repairs to homes up for purchase.

3. Requested information on Section 8 homeownership program.

4.  Grass cutting is not taking place creating a hazard for residents.

**VIHA’s Response**

1. William’s Delight residents will receive priority to purchase William’s Delight Homes. Potential homeowners may choose their preferred lending institution.

2. VIHA is committed to completing up to 15k of repairs. Residents should maintain contact with VIHA regarding progress.

3. Section 8 homeownership program is for voucher recipients. FSS may assist but is a 5 year program. Information on the FSS program available upon request.

4. Another contractor has been identified and should be in place within the next 7-10 business days to address overgrown areas in William’s Delight.

**Additional items**

1.  VIHA will investigate available options to extend William’s Delight Resident Council’s term due to COVID.

2.  VIHA will provide training for William’s Delight Resident Council.

3.  VIHA is working with a firm to address drainage issues, street lighting, roadways and sidewalks in the William’s Delight Community. Resident input will be sought.

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| **C1. Capital Improvements** |

See HUD Form- 50075.2