

Virgin Islands Housing Finance Authority Community Development Block Grant – Disaster Recovery (CDBG-DR) Program



CDBG-DR Project Application Form (Scope, Eligibility and Budget)

Agency Name: Virgin Islands Housing Authority

Project Name: Walter I.M. Hodge Revitalization Project

Community Development Block Grant – Disaster Recovery Office
3438 Kronprindsens Gade
GERS Complex, 1st Floor
St. Thomas, VI 00802
Phone (340) 777-4432

100 Lagoon Complex, Suite 4
Frederiksted, VI 00840
Phone (340) 772-4432

GENERAL DESCRIPTION FORM INSTRUCTIONS

Mark the appropriate box at the top of the form to indicate whether this is the original application or an amended application. An amended application must be submitted each time there is a change to the project. Please enter the amendment number that corresponds to each change. (ex: *First change to the original approved application would be Amended Application #1*)

1. In the **Applicant Name** box indicate the entity's name (ex: *Virgin Islands Housing Finance Authority*), the person in the applicant's office to be contacted regarding this application, address, phone numbers of the entity requesting funds and contact person, and e-mail address of contact person.
2. **Program.** Select the program your proposed project falls under.
3. In the **Project Name** box indicate the name of the project (ex: *Building of Low/Mod Rental Units*).
4. In the **Architectural/Engineering Firm** box indicate the name, address, phone number and e-mail address of the architectural/engineering firm for this project if one was hired by the applicant.
5. In the **Environmental Firm** box indicate the name, address, phone number and e-mail address of the environmental firm for this project if one was hired by the applicant.
6. **Tie to the Disaster.** Provide a detailed explanation on how your project is tied to Hurricane's Irma and/or Maria. **Note:** *Please provide before and after pictures if applicable, reports or data received to support your proposed activity.*
7. **Project Description.** Provide a concise description of the project for which you are requesting funds. The description should tell the entire story of the proposed project that will enable VIHFA to make a sound decision on the eligibility of the project. Please respond to as many questions as possible that pertains to the proposed project in this section. If the question does not apply to the project, please enter "N/A".
8. In the **National Objective** box indicate which national objective will be addressed by the project.
9. **Eligible Activities.** Select the appropriate eligible activity that your proposed project will fall under. Most CDBG-DR appropriations require funds to be used for necessary expenses for activities related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas.

The activity must be CDBG eligible or allowed via a waiver, address a disaster-related impact in a Presidentially declared county, and meet a national objective. Disaster related activities are those that demonstrate (1) a logical connection to the disaster, and (2) how the activity will contribute to long-term recovery. **Note:** *Grantees must determine what documentation is sufficient and reasonable to show how activities respond to a disaster-related impact.*
10. **Duplication of Benefit.** Provide information that may be seen as an additional funding source (ex. Insurance, monetary donations, FEMA, SBA) for the intended project.

Note: *The applicant's **Organizational Head** must initial the appropriate pages, sign and date the completed application and the project budget to signify approval. Type the **Organizational Head's** name and title in the appropriate boxes. A signature signifies the approval by the Organizational Head.*

Please attach additional sheet(s) if extra space is needed.

General Description Form

Place a check mark in the appropriate box:



Original Application



Amended Application # _____

1. Applicant Name, Contact Person's Name, Address, Phone Number, and E-mail Address:

Virgin Islands Housing Authority, Lydia Pelle, Chief Operating Officer, 9900 Oswald Harris Ct., St. Thomas, U.S. Virgin Islands 00802-3100 (340)713-2351 / (340)690-4794 lpelle@vihousing.org

2. Program



Housing



Infrastructure



Economic Revitalization



Planning



Public Services/Public Facilities

3. Project Name:

Walter I.M. Hodge Revitalization Project

4. Name, Address, Phone Number and Email Address of Architectural/Engineering Firm: (if applicable)

Alberto M. Cordoves, President
Corwil Architects, Inc.
4210 Laguna Street
Coral Gables, FL 33146
Phone: 305-448-7383 www.corwilarchitects.com

5. Name, Address, Phone Number and Email Address of Environmental Firm: (if applicable)

Office of Public Housing
Puerto Rico Field Office
Environmental Review/Part 50(see attachment)

Date of ERR:

(if applicable)

6. Describe in detail, your project's physical loss or social impact or economic impact or loss in function of system that will serve as a "Tie to the Disaster":

Hurricanes Irma and Maria damaged a significant amount of federally supported housing, including public housing throughout the Territory. The damage assessment for public housing is in excess of \$180 million dollars. Public housing in the Territory is managed by VIHA, which oversees 26 public housing communities or 2,954 units. Twenty-four (24) of twenty-six (26) public housing communities in the U. S. Virgin Islands sustained damages. These units are shared between St. Thomas (9 communities, 48% of units) and St. Croix (17 communities, 52% of units). At least four public housing communities were damaged beyond repair and are scheduled for demolition.

On the eve of the hurricanes, VIHA's waiting list for public housing units consisted of a total 587 households. On January 31, 2018 - more than four months after the hurricanes - VIHA recorded a 35% increase in demand, with 903 households in search of a public housing unit. The storm damage to privately-owned rental units reduced the availability of rental units for households in the Territory, expanding the number of households in need of other housing options.

Based on available data, as well as input from local departments and agencies, public housing needs include: Repair and rehabilitation of damage to existing public housing not covered by FEMA or other first-in funding sources; and Redeveloping vacant public housing and developing new affordable housing.

As such, VIHA had 102 vacant units at the Walter I.M. Hodge Pavilion vacant at the time of the hurricanes. There are currently 105 vacant units. Utilizing other disaster recovery funding and the capability to leverage Low-Income Tax Credits with those funds and participate in HUD's RAD Program, it is in VIHA's best interest to rehabilitate all 250 existing units (converting 248 units to project based rental assistance under HUD's RAD Program, and two units converted to community space for the elderly).

The scope of work will include the substantial renovation of 250 units (248 rental units and two units to be converted into a senior center) in 20 residential buildings, as well as community center/management offices, and exterior rehabilitation of all buildings, including site beautification and resiliency measures. Funding for the project will consist of LIHTC equity, CDBG-DR funds, FEMA PA/428 and 406 funds, FEMA 404 funds, and deferred developer fees.

7. Project Description (Answer the questions below.)

- a. Based on the USVI action plan and the program selected in section 2 of this form, describe the proposed project to be funded with CDBG-DR funds. This section should include the project timeline.

Organizational Head Initials



VIHFA Initials



The Walter I. M. Hodge Pavilion Revitalization Project requires no new construction. The revitalization will consist of the interior and exterior rehabilitation of 250 existing vacant and occupied family apartments. There are 135 occupied units at Walter I. M. Hodge Pavilion. This project (also funded through additional sources, including FEMA PA/428 and 406, FEMA 404 and LIHTC) will include the interior rehabilitation of 250 units, the community center/management offices, as well as the exterior rehabilitation of the 20 residential buildings and ancillary community center/property office building, including new recreation amenities, a senior center (within two decommissioned residential units), site beautification and resiliency measures. The requested \$22.65 million in CDBG-DR funds will be used for non-hazardous abatement, unit rehabilitation, and associated overhead and profit, and soft costs.

The scope of work within the apartments includes interior rehabilitation and non-hazardous abatement work, to include new plumbing and electrical wiring, new energy-efficient kitchen and bathroom fixtures, new floor tiles and painting, new kitchen cabinets, and smoke detector upgrades; also some units will have asbestos and lead-based paint remediation, as well as mold abatement completed as identified in the apartments from environmental assessments.

As discussed in further detail below, there will be exterior rehabilitation of all buildings and site improvements throughout the project. Along with new roofs on each building and planned solar photovoltaic (PV) arrays, the new aesthetically pleasing façade system will serve as a major wind retrofit and resilience feature. The wind retrofit system will include new hurricane-wind resistant windows and entry doors, as well as a new exterior louvers and protection for stairwells. There will also be new site beautification measures, which will include landscaping, redesigned pedestrian walkways, seating areas and recreational facilities, as well as parking throughout.

The project will also include vastly improved community spaces including a renovated community center/property office building, featuring a computer room and library. In addition, the project will also include a new senior center to accommodate the needs of residents (utilizing two existing residential units to be transformed for this community space).

In transforming the project, residents will benefit from active and safe spaces to support healthy lifestyles, as well as added programming to connect residents to jobs and job training, and improved housing stability.

(see Addendum for full response)

b. Briefly explain the needs to be addressed with the proposed project.

The CDBG-DR funding for the revitalization of these existing public housing units will provide an additional available housing supply to assist families displaced from 2017 hurricanes and low-income families being relocated due to other redevelopment actions as a result of the extensive damages and need to make other low-income housing communities more hurricane-resilient because of the 2017 hurricanes. In addition, the greater rehabilitation and revitalization of the entire complete 250-unit community will provide modern, safe, and resilient housing for future generations.

c. Show that the project considers and/or proposes a mitigation plan to minimize damage in the event of future floods or hurricanes.

Please see the attached addendum for a complete response on this item.

d. How extensive is the proposed construction? Is there site work, digging/earthwork, etc.?

The overall revitalization of the project includes site work to relocate walkways and recreational spaces, including utility lines. There is selective demolition work to remove existing concrete sidewalks/stairs, curbing, fencing, benches, bollards, and sanitary/water lines/fire hydrants. New site utility work will include storm and sanitary piping and fire hydrants. New sidewalks, curbs, stairs, signage, fencing, landscaping including resident community garden planters, seating areas, as well as basketball court improvements are included. However, the rehabilitation scope of work funded by the CDBG-DR funds is solely for interior rehabilitation of the 250 units.

e. Identify the proposed improvements, location of the proposed improvements and/or project (making sure to answer who owns the property, what is near and around i.e. landmarks, and where located), current size/capacity of and area served by the project, etc.

Please see the attached addendum for a complete response on this item.

f. Describe whether the project will require acquisition of property, easements, or rights-of-way and the approximate number of parcels to be acquired.

This Project will not require any acquisition of property, easements or rights-of-way.

g. Describe how the project relates to existing infrastructure. For example, if you plan to install new sewage collection lines, then can the treatment plant handle the increase?

This is addressed in 7b above. In addition, replacement of existing utility lines will be included in the overall revitalization of the project. Water supply and waste lines/stacks will be replaced, and the two existing ~750k -gallon cisterns and components (pumps, filters etc.) will be repaired. There is no negative impact to existing utility systems, they will be improved to ensure proper functioning for the future.

h. Are there green infrastructure or other sustainability design components? For the purpose of completing this section, green infrastructure is defined as the integration of natural systems and processes, or engineered systems that mimic natural systems and processes, into investments in resilient infrastructure. "Green Infrastructure" takes advantage of the services and natural defenses provided by land and water systems such as wetlands, natural areas, vegetation, sand dunes, and forests, while contributing to the health and quality of life of those in recovering communities.

The overall revitalization of the project includes planned solar photovoltaic (PV) arrays, improvements to the cisterns and rain capture system. There will also be new site beautification measures, which will include landscaping, redesigned pedestrian walkways, seating areas and recreational facilities, as well as parking throughout. The landscaping of these spaces will soften the large amount of hardscaped areas throughout the site and enhance the absorption of rain runoff during storms.

i. Describe how people will benefit from the project and indicate whether the benefits will be direct and/or indirect. Direct benefits are defined as those that will take place on private property, such as hookups. Provide an estimated number of utility hookups, if applicable.

Please see the attached addendum for a complete response on this item.

j. Identify who will retain ownership of the system/project deliverables after the completion of the project. Describe the method by which the applicant can ensure that adequate revenues will be available to operate and maintain the proposed project. The description must identify the source and the estimated amount of funds that will be generated for this purpose.

Please see the attached addendum for a complete response on this item.

k. Describe the physical boundaries of the target area(s) in relation to the beneficiaries of the project.

Walter I. M. Hodge Pavilion is in an area where greater than 50% of the population includes low-moderate income families. Please refer to the census maps at the end of Walter I. M. Hodge Pavilion (9711 census tract). The Project is near vehicular and walking distance to schools, retail, pharmacies, grocery shopping and banks in the Frederiksted area. The beneficiaries of this project are the low-income families of other existing public housing communities and applicants on the low-income public housing waiting list.

l. Will the proposed project directly cause any demolition or conversion of any existing residential or commercial units resulting in permanent, temporary or economic displacement of existing tenants? If yes, indicate whether the households are low income and the estimated number of households that may be affected. **Note:** *Attach a plan describing the steps taken to minimize displacement, including what assistance/benefits will be provided to displaced households and what plans have been developed to replace the units and ensure that they stay at or below Fair Market Rent for XXX years.*

Please see the attached addendum for a complete response on this item.

m. If the property was built before 1978, is it exempt from lead-based paint abatement? If yes, list reason. If no, has the property been evaluated? Please indicate if the property needs remediation. **Note:** *Attach record indicating year of construction and proof of exemption.*

This Project was constructed in 1970 and prior to the revitalization project was last assessed by VIHA in 1993. The 1993 Report indicates LBP exists. VIHA has continuously complied with the recommendations of the 1993 Report. Tracking of LBP abatements is maintained by VIHA. In preparation for the revitalization project, in 2020 and 2021, additional comprehensive investigations of the site in compliance with HUD guidelines for LBP evaluation have been completed. The 2021 Reports have been provided regarding the specific areas in which LBP exists. (see Addendum for full response)

n. For rehabilitation projects, has there been an evaluation of asbestos hazards? Does the property need Asbestos remediation?
Note: Provide a copy of reports.

This Project was constructed in 1970 and prior to the revitalization project was last assessed by VIHA in 1993. The 1993 Report indicates asbestos exists. VIHA has continuously complied with the recommendations of the 1993 Report and thus, all units are abated for asbestos once they become vacant. Tracking of the abatements are maintained by VIHA. In preparation for the revitalization project, in 2020 and 2021, additional comprehensive investigations of the site in compliance with HUD guidelines for ACM evaluation have been completed. (see Addendum for full response)

o. Was the building occupied at the time of the hurricanes?

☒ Yes ☐ No

If yes, how many units were occupied? 148 Unoccupied units? 102 Total units? 250

Describe Building: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other _____

Describe occupants: ☐ Owner ☒ Rental ☐ Lease

Who owns the property or building? Virgin Islands Housing Auth. **Note: Submit a copy of the deed or lease.**

p. If this is a housing project, does it have more than five (5) units? If yes, at least 5% (or 1, whichever is greater) must be accessible to persons with mobility impairments and 2% (or 1, whichever is greater) must be accessible to persons with sensory impairments if the project is new construction or requires substantial rehabilitation. The remaining units must meet the accessibility requirements of the Federal Fair Housing Act, which require that all units in elevator buildings and ground units in other buildings be ADA accessible.

Please see the attached addendum for a complete response on this item.

q. Have steps been established to further Fair Housing? Please explain.

The development is funded in part by the Federal LIHTC program and must adhere to all provisions of Fair Housing. Property Management staff will submit an affirmative fair housing marketing plan to HUD ahead of lease up that targets low- and moderate-income families who qualify under LIHTC Program. Management and staff will be trained on Fair Housing practices as well.

8. National Objectives to be addressed (check one).

In order to be eligible for CDBG-DR funding, a project must meet at least one of the national objectives outlined in Title 24, Section 570.208 of the Code of Federal Regulations. Select from below the national objective(s) to be met by this project.

☒ Activities Benefiting Low/Moderate Income Persons.

☐ *Area benefit activity* is one that benefits all residents of low to moderate income in a particular area, in which 51 percent of the residents are low to moderate income persons. (**Note:** This selection is applicable only if the project will be located in a neighborhood or census tract where more than 51% of the persons or households qualify as low to moderate income. *Please refer to the census maps attached at the end of the application.*)

☐ *Limited Clientele.* Limited to a specific group of persons and at least 51 % of them qualify as low to moderate income.

☒ *Housing activities.* An eligible activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households.

☐ *Job creation or retention activities.* An activity designed to create or retain permanent jobs where at least 51 percent of the jobs, computed on a full-time equivalent basis, involve the employment of low- and moderate-income persons.

☐ *Prevention/Elimination of Slums or Blight* including historic restoration to remove conditions that threaten health and safety. **Please note that the designation of areas of "slum and blight" must have been established by local law.**

☐ *Urgent Need.* Activity designed to alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community which are of recent origin or which recently became urgent, that the subrecipient is unable to finance the activity on its own, and that other sources of funding are not available.

☐ *None (Planning, Capacity Building, Administrative)*

Organizational Head Initials

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VIHFA Initials

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9. Eligible Activities.

In order to be eligible for funding, a proposal must include one or more of the activities described in Title 24 Section 570.200 to 570.206 of the Code of Federal Regulations. Select from the listing below the activity this proposed project entails.

- | | |
|--|---|
| <input type="checkbox"/> Acquisition of real property 201(a) | <input type="checkbox"/> Special Economic Development Activities 201(o); 203 |
| <input type="checkbox"/> Disposition 201(b) | <input type="checkbox"/> Microenterprise Assistance 201(o) |
| <input type="checkbox"/> Public Facilities and Improvements 201(c) | <input type="checkbox"/> Miscellaneous Other Activities 201(g), (h), (k), (p), (q) |
| <input type="checkbox"/> Clearance and remediations 201(d) | <input checked="" type="checkbox"/> Rehabilitation and Preservation 202(a), (b), (c), (d), (e), (f) |
| <input type="checkbox"/> Public Services 201(e) | <input type="checkbox"/> Planning Activities 205(a) |
| <input type="checkbox"/> Interim Assistance 201(f) | <input type="checkbox"/> General management, oversight and coordination 206(a) |
| <input type="checkbox"/> Relocation 201(i) | <input type="checkbox"/> Public Information 206(b) |
| <input type="checkbox"/> Loss of Rental Income 201(j) | <input type="checkbox"/> Fair Housing Activities 206(c) |
| <input type="checkbox"/> Privately-Owned Utilities 201(l) | <input type="checkbox"/> Indirect Costs 206(e) |
| <input type="checkbox"/> Construction of Housing 201(m) | <input type="checkbox"/> Submission of applications for federal programs 206(f) |
| <input type="checkbox"/> Homeownership Assistance 201(n) | <input type="checkbox"/> Administrative expenses to facilitate housing 206(g) |
| | <input type="checkbox"/> Section 17 of the U.S. Housing Act of 1937 206(h) |

10. Duplication of Benefits.

Did the subrecipient file an insurance claim (or receive other funding) for the damages referenced in this application? If yes, what were the proceeds used for? If the funds were not used what will the funds be used for? Provide the dollar amounts in the High-Level Budget section of this application.

☒ Yes ☐ No

The Virgin Islands Territorial Emergency Management Agency (as Recipient), the Office of Disaster Recovery (as Grants Manager), and the Virgin Islands Housing Authority (as Sub-Recipient) has submitted the VIHA Walter I.M. Hodge Pavilion Community Wind Retrofit (STX) application under the FEMA 404 Hazard Mitigation Grant Program, which has been divided into two components: Phase I (Vulnerability Assessment and Engineering Design) and Phase II (Construction). Phase I has been awarded, and Phase II is under review by VITEMA/FEMA. The 404 eligible scope is comprised of mitigation tied to the wind and wind-driven rain damage.

Additionally, pursuant to a HUD approved disaster declaration, the Virgin Islands Territorial Emergency Management Agency (as Recipient), the Office of Disaster Recovery (as Grants Manager), and the Virgin Islands Housing Authority (as Sub-Recipient) has combined funding from multiple projects/accepted fixed cost offers to fund \$29 million in necessary scope items for the Hodge revitalization project under the FEMA's 428 Public Assistance Program.

Organizational Head Initials



VIHFA Initials



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HIGH LEVEL BUDGET INSTRUCTIONS

Indicate the total dollar amount of Project Funds expected from each funding source. Round all amounts to the nearest dollar. The **TOTAL FUNDS** amount should equal the total project cost. Identify the funding source and the status of each of those funds (*committed, applied for, etc.*).

Once the budget table is completed, provide responses to the below question.

Note: *A cost estimate must be completed for this entire project to complete the budget. A detailed budget/ cost summary will be required once your project is deemed eligible.*

CDBG-DR funding is the funding of last resort; therefore, if the proposed project activities were formerly part of your organization's annual budget please identify and indicate the amount below. Also, identify all other funding sources you have pursued and will become available to you during the life of the project. If your project will generate Program Income during the life of the project, please indicate as well below. (Attach an additional sheet if more space is required.)

Project Funds	Amount	Funding Source	Status of Funds
CDBG-DR	22,650,000.00	CDBG -DR	Application submitted - pending VIHFA approval
Local Funds	27,559,227.00	Low Income Housing Tax and Solar Investment Tax Credits	9% Application awarded Investor selected
Private Funds			
Insurance Proceeds	386,000.00	Casualty Loss (Fire)	Pending
Federal Funds (ie. FEMA)	49,122,646.00	FEMA 404 and PA/428	Application submitted and PW obligated Phase 1 FEMA 404 and 428 Approved
Other Funds	17,869,342.00	See Attached Chart for details	
Program Income			
TOTAL FUNDS	\$ 117,587,215.00		

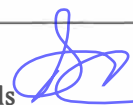
1. Please explain how your organization will generate program income?

The project will generate income through the collection of rental payments. Any program income generated would be used for the operation of low income housing pursuant to the regulations.

Organizational Head Initials



VIHFA Initials



PROJECT BUDGET INSTRUCTIONS

Section I – Project Information

- Please enter the perspective subrecipient name.
- Please enter the Subrecipient Agreement Number (Leave blank until the number has been assigned and communicated upon an executed subrecipient agreement.)
- Please enter the Project Number (Leave blank until the number has been assigned and communicated upon an executed Project Addendum.)
- Provide the project name that will be budgeted in Section 2.

Section II – Budget Information

Fill out the section that applies and add additional lines as needed. The categories are defined below. **(Note: Subsequent payment requests will be required to be submitted by budgeted line items. Any increases or decreases in budgeted line item will have to be requested and approved by the Grantee).**

1. **Program Administration:** Costs associated with the administration, financial requirements, reports, documentation and compliance records, monitoring and oversight. **Note:** *This cost must be allowed by the Grantee in the Subrecipient's agreement.*
2. **Project Cost (Direct):** This refers to both the hard and soft costs of the project, including design, environmental and construction services. This also includes any planned equipment purchases, which must be identified on a separate line item as a budget item.
3. **Project Cost (Activity Delivery Costs):** All project related implementation activities per a written agreement between the grantee and/or Subrecipient. It may include personnel cost for employees directly related to the day to day specific oversight and implementation of CDBG-DR- eligible activities. Personnel cost must be based on records that accurately reflect the work performed. 2 CFR 200.430(i) and should include timesheets and activity logs signed and dated by staff and their supervisor. The time sheet should have a description of the work performed. If time is split between multiple programs, the time sheet should accurately reflect the time split and no time should be left un-allocated.
4. **Indirect Cost:** Indirect costs are costs used by multiple activities, and which cannot therefore be assigned to specific cost objects. As noted in 2CFR Section 200.331(a)XIII, the subaward should include, "Indirect cost rate for the Federal award (including if the de minimis rate is charged per §200.414 Indirect (F&A) costs)". Additionally, section 200.331(a)(4), requires "an approved federally recognized indirect cost rate negotiated between the subrecipient and the Federal Government or, if no such rate exists, either a rate negotiated between the pass-through entity and the subrecipient (in compliance with this part), or a de minimis indirect cost rate as defined in §200.414 Indirect (F&A) costs, paragraph (f).

Acceptance of the 10 percent de minimis rate is predicated upon the following conditions: (1) the non-Federal entity has never received a Negotiated Indirect Cost Rate Agreement (NICRA) from a Federal agency and is therefore eligible for the 10 percent de minimis rate; (2) that no costs other than those incurred by the non-Federal entity will be recovered by using the 10 percent de minimis rate and such costs are legal obligations of the non-Federal entity; (3) that the same costs that have been treated as indirect costs have not been claimed as direct costs; and (4) that similar types of costs have been accorded consistent.

State or Local Government and Indian Tribes receiving over \$35 million in direct Federal funding are not eligible to elect the 10% de minimis rate of modified total direct cost (MTDC). (2CFR 200 Appendix VII D(1)b1)

Section III – AUTHORIZATION

1. The applicant's **Organizational Head** must sign and date the form to signify the approval. Type the **Organizational Head's** name and title in the appropriate box.
2. **VIHFA ONLY.** VIHFA will review for approval.

Please attach additional sheet(s) if extra space is needed.

PROJECT BUDGET FORM

FORM: CDBGDR-PBUDGT-04-13-19

Effective Date:

SECTION I –PROJECT INFORMATION

Subrecipient Name: Virgin Islands Housing Authority		Project Name: Walter I.M. Hodge Pavilion Renovation/Revitalization	
Subrecipient Agreement Number:	To be assigned and communicated	Project Number:	To be assigned and communicated

(Complete the below detailed budget. Attach a second sheet if additional space/detail is needed. **Include the cost estimate when submitting the application.**)

SECTION II – BUDGET INFORMATION

CATEGORY	CDBG-DR BUDGET	OTHER SOURCES OF FUNDS			TOTAL COST
		See	Attached		
Program Administration (At the discretion of the grantee)					
Budget Item A					
Budget Item B					
Total Program Administration					
Project Cost (Direct)					
Budget Item A					
Budget Item B					
Budget Item C					
Budget Item D					
Budget Item E					
Subtotal Project Cost (Direct)		See Attached			
Project Cost (Activity Delivery Cost)					
Budget Item A					
Budget Item B					
Budget Item C					
Subtotal Project Cost (Activity Delivery Cost)					
TOTAL PROJECT COST					
Indirect Cost					
Planning					
Budget Item A					
Budget Item B					
Budget Item C					
Total Planning Cost					
TOTAL					

Organizational Head Initials

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VIHFA Initials

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SECTION III – AUTHORIZATION

The applicant agrees to substantially abide by the above budget in the utilization of funds provided under the Subrecipient Agreement.

Organizational Head:

Robert Graham, CPM, Executive Director

Print Name and Official Title



Signature

2/22/22


Date

VIHFA CDBG-DR Use Only

Reviewed by CDBG-DR
Program Manager/Specialist:

Rosalind Morales-Estrill Public & Affordable Housing Prog. Mgr.

Print Name and Official Title



Signature

3/9/2022

Date

Reviewed by CDBG-DR Senior
Manager:

Lisa Richards

Print Name and Official Title



Signature

3/9/2022

Date

Reviewed by CDBG-DR
Finance Director:

Valdez Shelford, Chief Financial Officer

Print Name and Official Title



Signature

3/17/2022

Date

Approved / Rejected by
CDBG-DR Program Director:

Ann Hanley, Director of Programs

Print Name and Official Title



Signature

March 17, 2022

Date

Approved / Rejected by
VIHFA Executive Director:

DAYNA CLENDINEN, INTERIM EXECUTIVE DIRECTOR

Print Name and Official Title



Signature

MARCH | 7, 2022

Date

PROJECT DISBURSEMENT SCHEDULE INSTRUCTIONS

Section I – Project Information

- Please enter the perspective subrecipient name.
- Provide the project name of the specific project
- Please enter the Subrecipient Agreement Number (*Leave blank until the number has been assigned and communicated upon an executed subrecipient agreement.*)
- Please enter the Project Number (*Leave blank until the number has been assigned and communicated upon an executed Project Addendum.*)

Section II – Disbursement Schedule

1. **Project Amount:** The Project Amount refers to the total CDBG-DR funded part of the project budget.
2. **Cumulative Amount:** The Cumulative Amount is a quarter over quarter projection of the projected costs.
3. **Milestones:** If a milestone is Not Applicable (NA) to your project, please mark as such. If you have an additional milestone critical to your project, please add.
4. **Duration:** The Grant Expenditure Period for the CDBG-DR program is 6 years. It began on September 24, 2018, with the signing of the Grant Agreement with HUD and ends September 23, 2024. If your project will take more than two years to complete, please add additional sheets.
5. **Quarters:** Please mark the Quarter when the activity starts with an "X".

Note: Complete the appropriate disbursement schedule for the proposed project.

PROJECT DISBURSEMENT SCHEDULE (CONSTRUCTION)

SECTION I – PROJECT INFORMATION

Subrecipient Name: Virgin Islands Housing Authority	Project Name: Walter I.M. Hodge Renovation/Revitalization
Subrecipient Agreement Number: To be assigned and communicated	Project Number: To be assigned and communicated

SECTION II – DISBURSEMENT SCHEDULE

Milestones	Amount	2021											
		Quarter			Quarter			Quarter			Quarter		
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	\$0.00			\$ 0.00			\$ 0.00			\$ 0.00			\$ 0.00
Environmental Clearance		×	×	×	×	×	×	×	×	×	×	×	×
Execution of Sub-Agreement or Memorandum of Understanding and the Issuance of the Notice to Proceed													
Solicitation and Selection of Architect													
Design or Development of Scope of Work In progress		×	×	×	×	×	×	×	×	×	×	×	×
Solicitation and Selection of Contractor				×	×	×	×	×	×	×	×	×	×
Construction work in progress													
Final Inspection and Close out													
Cumulative Drawdown				\$ 0.00			\$ 0.00			\$ 0.00			\$ 0.00

Milestones	Amount	2022											
		Quarter			Quarter			Quarter			Quarter		
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	\$ 7,427,439.30			\$ 0.00			\$ 2,000,000.00			\$ 2,965,494.04			\$ 2,461,945.26
Environmental Clearance		×											
Execution of Sub-Agreement or Memorandum of Understanding and the Issuance of the Notice to Proceed			×	×									
Solicitation and Selection of Architect													
Design or Development of Scope of Work In progress		×	×										
Solicitation and Selection of Contractor													
Construction work in progress					×	×	×	×	×	×	×	×	×
Final Inspection and Close out													
Cumulative Drawdown				\$ 0.00			\$ 2,000,000.00			\$ 4,965,494.04			\$ 7,427,439.30

Organizational Head Initials

RS

VIHFA Initials



PROJECT DISBURSEMENT SCHEDULE (PUBLIC SERVICES)

SECTION I – PROJECT INFORMATION

Subrecipient Name: Virgin Islands Housing Authority	Project Name: Walter I.M. Hodge Renovation/Revitalization
Subrecipient Agreement Number: To be assigned and communicated	Project Number: To be assigned and communicated

SECTION II – DISBURSEMENT SCHEDULE

Milestones	Amount	2023											
		Quarter			Quarter			Quarter			Quarter		
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	\$ 9,725,925.37	\$ 2,885,889.16			\$ 1,963,703.47			\$ 2,801,182.44			\$ 2,075,150.30		
Environmental Clearance													
Execution of Sub-Agreement or Memorandum of Understanding and the Issuance of the Notice to Proceed													
Solicitation and Selection of Architect													
Design or Development of Scope of Work In progress													
Solicitation and Selection of Contractor													
Construction work in progress		X	X	X	X	X	X	X	X	X	X	X	X
Final Inspection and Close out													
Cumulative Drawdown		\$ 10,313,328.50			\$ 12,277,031.90			\$ 15,078,214.40			\$ 17,153,364.70		

Milestones	Amount	2024											
		Quarter			Quarter			Quarter			Quarter		
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	\$ 5,496,635.33	\$ 1,894,917.72			\$ 3,601,717.61			\$ 0.00			\$ 0.00		
Environmental Clearance													
Execution of Sub-Agreement or Memorandum of Understanding and the Issuance of the Notice to Proceed													
Solicitation and Selection of Architect													
Design or Development of Scope of Work In progress													
Solicitation and Selection of Contractor													
Construction work in progress		X	X	X	X	X	X						
Final Inspection and Close out													
Cumulative Drawdown		\$ 19,048,282.40			\$ 22,650,000.00								

Organizational Head Initials



VIHFA Initials



ACTIVITY BENEFICIARY FORM INSTRUCTIONS

Objective: The Activity Beneficiary Form reports information for actual beneficiaries of intended CDBG-DR activities.

1. Mark the appropriate checkbox that applies (Grantee or Subrecipient) and enter the name of the Grantee or Subrecipient.
2. Enter the Subrecipient/Project ID assigned by VIHFA CDBG-DR.
3. Enter Activity Name assigned by VIHFA CDBG-DR.

Part I - BENEFICIARY INCOME INFORMATION

- A. Based upon the location of the project, enter the number and percentage of individuals benefiting by income level.
- B. Enter the data source(s) (e.g. HUD American Community Survey, household survey) and any additional information describing how the beneficiaries were determined.

Part II - AREA INFORMATION *(if the activity is a direct benefit activity, leave this Part II area blank)*

- A. Enter whether the project is target area or communitywide and the census block groups of the project area. Please list each census tract(s) and/or block group(s) that define the area; separating each census tract with a ",". Please continue on another page, if necessary. This information should be determined using the 2010 Census data attached at the end of this document.
- B. Enter the exact location of the geographical center of the project by identifying the latitude and longitude numbers. This information may have been initially reported on the supplemental information page in the approved project application.

Part III - DIRECT BENEFIT DEMOGRAPHIC INFORMATION *(if the activity is an area wide benefit, leave this Part III area blank)*

- A. Enter the total individuals who will benefit by racial and ethnicity and by income level. This total for LMI is any person 80% or below the area median income and Non-LMI are 81% or higher of the area median income. The LMI and Non-LMI total should equal the population total in Part I-A.

Race and ethnicity are independent of each other and should be counted separately. For instance, if the activity served 20 White persons, 15 of which are not of Hispanic/Latino ethnicity and 5 of which are of Hispanic/Latino ethnicity, the information to be added into row "A. Race and Ethnicity, 1. White" should be 20 for Total and 5 for Hispanic/Latino".

- B. Enter female headed households for those LMI (80% or below area median income) and those non-LMI (above 80% area median income).

Project Maps

A map (or maps) that delineate the following items for each target area must be included in the application package:

1. Existing Conditions Map: Provide a detailed map of the existing improvements. The map should delineate such items as the location of project and/or size of waterlines, elevated water tanks, sewer lines, manholes, location of treatment plants, etc.
2. Proposed Improvements Map: Provide a detailed map showing the location of project, sizes, etc. of the proposed improvements.

3. Census tracts and/or block groups (by number) and/or logical record numbers.
4. Location of concentrations of low- and moderate-income persons, showing number and percent by census tracts and/or block groups and/or logical record number.
5. Boundaries of areas in which the activities will be concentrated; and
6. The specific location of each activity.

Note: *The Existing Conditions map and the Proposed Improvements map may be combined into one map if all the information shown can be depicted in such a way as to easily determine the difference between the existing and proposed.*

VIHFA COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY ACTIVITY BENEFICIARY FORM				
1. Grantee <input type="checkbox"/> Subrecipient <input checked="" type="checkbox"/>			2. Subrecipient/Project ID	
Virgin Islands Housing Authority			SA-DR(HA)-001-2019	
3. Activity Name:				
Walter I.M. Hodge Pavilion Renovation/Revitalization				
PART I – BENEFICIARY INCOME INFORMATION				
A. Income Levels		Total	Percentage	
1. Total Number Persons Less than or equal to 50% Area Median Income.		109	81%	
2. Total Number of Persons Over 50% not greater than 80% Area Median Income.		20	15%	
3. Total Number of Persons Over 80% Area Median Income.		6	4%	
Total Population		135	100%	
A. Source(s) for Determining Beneficiary Data:				
VIHA's Housing Management System (HMS)				
PART II – AREA INFORMATION <i>(Skip Part II if this is a direct benefit project)</i>				
A. Indicate whether the completed project was target area(s) specific or community-wide				
<input checked="" type="checkbox"/> Target Area(s) <input type="checkbox"/> Community-Wide List Census Tract(s) and/or Block Group(s): <u>9711</u> _____ _____ _____				
B. Provide Latitude/Longitude for the project location at or near geographical center:				
Latitude: <u>64°53'54.27" W</u>		Longitude: <u>64°53'54.27" W</u>		
PART III – DIRECT BENEFIT DEMOGRAPHIC INFORMATION <i>(Skip Part III if this is an area wide benefit project)</i>				
A. Race and Ethnicity	Total		Hispanic/Latino	
	LMI	Non-LMI	LMI	Non-LMI
1. White	2			
2. Black/African American	127	5		
3. Asian	0			
4. American Indian/Alaskan Native	0			
5. Native Hawaiian/Other Pacific Islander	0			
6. American Indian/Alaskan Native and White	0			
7. Asian and White	0			
8. Black/African American and White	0			
9. American Indian/Alaskan Native and Black/African American	0			
10. Other multi-racial	0	1	28	1
11. Unknown				
Total Persons	129	6	28	1
B. Head of Household	LMI		Non-LMI	
1. Female-Headed Households	101		5	

Organizational Head Initials

RS

VIHFA Initials



OTHER FUNDS SUPPLEMENTAL DOCUMENTATION

Some projects may cost more than is available under the approved VIHFA action plan programs. The applicant may propose to use other funds in conjunction with the CDBG-DR funds. These other funds must be identified and must be available and ready to spend. If these funds involve loans or grants from other local, federal, or private sources, the monies must have already been awarded. To substantiate the immediate availability of the other funds, one of the following items of supporting documentation will be required:

1. letter and adopted resolution from the local governing body stating the specific source, amount, and location of local cash;
2. A line of credit letter from a financial institution such as a bank stating the amount available as a loan;
3. Specific evidence of funds to be received from a tax or bond election that has already passed; or
4. A letter from another funding agency stating that the funds have been awarded and are currently available for expenditure.

Note: *Attach the supporting documentation to this application.*

AUTHORIZATION

In the event that the VIHFA or HUD determines that any funds were expended by the Subrecipient for unauthorized or ineligible purposes or the expenditures constitute disallowed costs in any other way, then VIHFA or HUD may order repayment of the same. The Subrecipient shall remit the disallowed amount to VIHFA within thirty (30) days of written notice of the disallowance.

I certify that all information provided as part of this application is true and correct to the best of my knowledge. I agree to substantially abide by the above budget in the utilization of funds provided under this Subrecipient Agreement. I certify under penalty of perjury that: (1) the information provided in this Community Development Block Grant Disaster Recovery Project application is true and correct as of this date and that any intentional or negligent misrepresentation may result in civil liability, including monetary damages, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.; and (2) the property will not be used for any illegal or prohibited purpose or use.

Organizational Head:

Robert Graham, Executive Director

Print Name and Official Title



Signature

2/22/22

Date

VIHFA CDBG-DR Use Only

Reviewed by CDBG-DR Program Manager/Specialist:

Rosalind Morales-Estrill Public & Affordable Housing Prog. Mgr.

Print Name and Official Title



Signature

3/9/2022

Date

Reviewed by CDBG-DR Senior Manager:

Lisa Richards

Print Name and Initials



3/9/2022

Date

Reviewed by Environmental:

Kyora Veira, Environmental Manager

Print Name and Official Title



Signature

03/11/2022

Date

Reviewed by Compliance & Monitoring:

Shakema Jacobs, Compliance and Monitoring Specialist

Print Name and Official Title



Signature

03/16/2022

Date

Approved / Rejected by CDBG-DR Program Director:

Ann Hanley, Director of Program

Print Name and Official Title



Signature

March 17, 2022

Date

Approved / Rejected by VIHFA Executive Director:

DAYNA CLENDINEN, INTERIM EXECUTIVE DIRECTOR

Print Name and Official Title



Signature

03/17/2022

Date

LOW- AND MODERATE-INCOME MAP

Low- and Moderate-Income Census Tract Map St. Thomas and St. John



Legend

 Census Tracts >51% LMI

Source: HUD User Data 2019 (based on 2010 Census), U.S. Census Bureau 2018

Projection: Global Coordinate System North American Datum of 1983

LOW- AND MODERATE-INCOME MAP

Low- and Moderate-Income Census Tract Map St. Croix



Legend

Census Tracts >51% LMI

Source: HUD User Data 2019 (based on 2010 Census), U.S. Census Bureau 2018

Projection: Global Coordinate System North American Datum of 1983

Addendum to CDBG-DR Application

7a. Based on the USVI action plan and the program selected in section 2 of this form, describe the proposed project to be funded with CDBG-DR funds. This section should include the project timeline.

The Walter I. M. Hodge Pavilion Revitalization Project requires no new construction. The revitalization will consist of the interior and exterior rehabilitation of 250 existing vacant and occupied family apartments. This project (also funded through additional sources, including FEMA PA/428 and 406, FEMA 404 and LIHTC) will include the interior rehabilitation of 250 units, the community center/management offices, as well as the exterior rehabilitation of the 20 residential buildings and ancillary community center/property office building, including new recreation amenities, a senior center (within two decommissioned residential units), site beautification and resiliency measures. The requested \$22.65 million in CDBG-DR funds will be used for non-hazardous abatement, unit rehabilitation, and associated overhead and profit, and soft costs.

The scope of work within the apartments includes interior rehabilitation and non-hazardous abatement work, to include new plumbing and electrical wiring, new energy-efficient kitchen and bathroom fixtures, new floor tiles and painting, new kitchen cabinets, and smoke detector upgrades; also some units will have asbestos and lead-based paint remediation, as well as mold abatement completed as identified in the apartments from environmental assessments.

As discussed in further detail below, there will be exterior rehabilitation of all buildings and site improvements throughout the project. Along with new roofs on each building and planned solar photovoltaic (PV) arrays, the new aesthetically pleasing façade system will serve as a major wind retrofit and resilience feature. The wind retrofit system will include new hurricane-wind resistant windows and entry doors, as well as new exterior louvers and protection for stairwells. There will also be new site beautification measures, which will include landscaping, redesigned pedestrian walkways, seating areas and recreational facilities, as well as parking throughout.

The project will also include vastly improved community spaces including a renovated community center/property office building, featuring a computer room and library. In addition, the project will also include a new senior center to accommodate the needs of residents (utilizing two existing residential units to be transformed for this community space).

In transforming the project, residents will benefit from active and safe spaces to support healthy lifestyles, as well as added programming to connect residents to jobs and job training, and improved housing stability.

Walter I.M. Hodge Pavilion has been submitted to HUD's Rental Assistance Demonstration ("RAD") program. Under RAD, the project will be removed from Section 9 (public housing) and receive funding through a project-based section 8 agreement.

The Project is projected to start upon approvals by HUD, FEMA, the Virgin Islands Housing Finance Authority, and closing of the construction financing, anticipated in March/April 2021.

The overall revitalization of the Project, including all exterior and interior renovation, is estimated to take 27 months to complete.

7c. Show that the project considers and/or proposes a mitigation plan to minimize damage in the event of future floods or hurricanes.

Through an application for 404 Hazard Mitigation funds, VIHA has requested additional funding in the amount of approximately \$24 million (of which, approximately \$20.1 million is expected to qualify as eligible) to complete wind retrofits at all the buildings of the Walter I. M. Hodge Pavilion. The wind retrofit scope of work includes hardening existing building envelopes including new roofs and continuous load path improvements, new doors and window openings, as well as hardening gutters, downspouts, roof top equipment, and electrical and mechanical equipment.

In particular, the scope of the wind retrofit includes a change in the window design to install hurricane-impact windows with a louver trim to replace the existing Miami louver windows. The window system is designed to resist code prescribed wind loads, missile impact, and wind driven rain. The new window system itself is housed within a reduced opening size in the exterior walls by the addition of reinforced and grouted masonry, which will add to the inherent stiffness and load path improvements to the buildings.

In addition, the new building entrance system will include two new concrete sheer walls that protrude beyond the current building and frame the new impact resistant entry storefront. The structural elements of this system include reinforced concrete footings, reinforced masonry with cast-in-place tie beams, and wood trusses with hurricane ties designed for current wind loads. The new impact resistant storefront system includes fixed feature louvers, impact resistant doors, louvered sidelights and transom on each stairwell.

The wind retrofit scope will not be included as a part of the CDBG-DR scope of work. The 404 Hazard Mitigation funding and along with FEMA Public Assistance and 406 Mitigation funding will protect the investment made by CDBG-DR on the interior of the buildings.

7e. Identify the proposed improvements, location of the proposed improvements and/or project (making sure to answer who owns the property, what is near and around i.e. landmarks, and where located), current size/capacity of and area served by the project, etc.

Walter I. M. Hodge Pavilion is a public housing development owned by the Virgin Islands Housing Authority and the Department of Housing and Urban Development maintains a Declaration of Trust for this property. As discussed above, the Walter I. M. Hodge Pavilion has been submitted to HUD's RAD program for conversion from section 9 (public housing) to receive funding through a project-based section 8 agreement. Therefore, upon the RAD conversion, the HUD Declaration of Trust will be released. The Project is made up of 21 buildings on 14.1 acres of land. There are currently 250 total units in the Project. Upon completion of the overall revitalization of the Project, there will be 248 units in the Project, with the following unit distribution:

Unit Size	Number of units	Percentage of Total Project
1-Bedroom	36	14.5%
2-Bedroom	89	35.9%
3-Bedroom	87	35.1%
4-Bedroom	36	14.5%
Total	248	100%

The Project is in the Frederiksted area of St. Croix and is located near an elementary school, park, churches, shops, government offices, gas stations, small grocery stores and other small businesses as you enter the Frederiksted town.



7i. Describe how people will benefit from the project and indicate whether the benefits will be direct and/or indirect. Direct benefits are defined as those that will take place on private property, such as hookups. Provide an estimated number of utility hookups, if applicable.

The residents that will be housed in these units after the revitalization is completed will benefit directly and indirectly from the improvements in energy-efficiency and utility upgrades being made to the electrical and water amenities to the project and in the units. The cistern system will be reestablished to provide beneficial use of captured and treated water. New low-flush toilets, showerheads and aerators, energy-efficient light fixtures and upgraded electrical wiring to the entire apartment to meet code requirements will reduce the water and energy consumption; thus, reducing the electrical bill for the residents from WAPA and the water billing from WAPA to the V.I. Housing Authority.

The overall revitalization of the Project will comprise 248 hookups to residential units that are currently existing.

The project will also include vastly improved community spaces including a renovated community center/property office building, featuring a computer room and library. In addition,

the project will also include a new senior center to accommodate the needs of residents (utilizing two existing residential units to be transformed for this community space).

In transforming the project, residents will benefit from active and safe spaces to support healthy lifestyles, as well as added programming to connect residents to jobs and job training, and improved housing stability.

7j. Identify who will retain ownership of the system/project deliverables after the completion of the project. Describe the method by which the applicant can ensure that adequate revenues will be available to operate and maintain the proposed project. The description must identify the source and the estimated amount of funds that will be generated for this purpose.

The ownership of the Project will remain under the V.I. Housing Authority; however, V.I. Housing Authority has selected a private developer/co-owner and tax credit investor to accomplish the overall revitalization of the Project. V.I. Housing Authority will remain the Project's fee owner and will enter into a ground lease with Walter I.M. Hodge RAD LLC, a joint venture/leasehold owner entity comprised of an affiliate of V.I. Housing Authority, V. I. Housing Revitalization Corp., an affiliate of MDG Design & Construction LLC ("MDG"), and a to-be-formed investor member. The Project will be operated by both V.I. Housing Authority and MDG.

The Tax Credit Limited Liability Company with an MDG affiliate entity, V.I. Housing Revitalization Corp., and the Equity Investor, will be the owner and retain ultimate responsibility for the project. The company will maintain the 15-year tax credit compliance period and the 20-years affordability period. Cash flow (after required ground lease and investor payments) averaging \$237,000.00 annually is expected from rental income and direct subsidy from HUD.

The Project's proposed financing includes a combination of 9% Low-Income Housing Tax Credits ("LIHTC") and the CDBG-DR funds requested herein, as well as the aforementioned 404 Hazard Mitigation funding, FEMA Public Assistance and 406 Mitigation funding. A lessor note for the acquisition cost and borrower equity in the form of deferred developer fee will also be development sources. Additionally, insurance proceeds for damages sustained due to a fire are anticipated to be included. The full anticipated sources and uses for the total revitalization of Walter I. M. Hodge Pavilion are listed below:

Construction Sources		per DU	% of total
Construction Loan	\$28,500,000	114,919	24.2%
Lessor Note	\$14,800,000	59,677	12.6%
VIHFA Sponsor Loan (CDBG-DR)	\$15,112,929	60,939	12.9%
VIHA Sponsor Loan (Reimbursement FEMA 404)	\$14,890,758	60,043	12.7%
VIHA Sponsor Loan (Reimbursement FEMA PA/428)	\$21,460,000	86,532	18.3%
VIHA Sponsor Loan (Casualty Loss)	\$386,000	1,556	0.3%
LIHTC/ITC Equity	\$6,889,807	27,781	5.9%
Accrued Interest	\$849,151	3,424	0.7%
Deferred Reserve Deposits	\$4,033,570	16,264	3.4%
Deferred Developer Fee	\$10,665,000	43,004	9.1%
Total	\$117,587,215	\$ 474,142	100.0%
Permanent Sources		per DU	% of total
GSE Permanent Mortgage	\$0	-	0.0%
Lessor Note Excluding Construction Period Interest	\$14,800,000	59,677	12.6%
VIHFA Sponsor Loan (CDBG-DR)	\$22,650,000	91,331	19.3%
VIHA Sponsor Loan (Reimbursement FEMA 404)	\$20,122,646	81,140	17.1%
VIHA Sponsor Loan (Reimbursement FEMA PA/428)	\$29,000,000	116,935	24.7%
VIHA Sponsor Loan (Casualty Loss)	\$386,000	1,556	0.3%
LIHTC/ITC Equity	\$27,559,227	111,126	23.4%
Accrued Interest	\$849,151	3,424	0.7%
Deferred Developer Fee	\$2,220,191	8,952	1.9%
Total	\$117,587,215	\$ 474,142	100.0%
Uses		per DU	% of total
Acquisition Cost	\$14,800,000	59,677	12.6%
Contractor Price and Contingency	\$73,278,288	295,477	62.3%
Third Party Costs	\$3,467,499	13,982	2.9%
Financing Costs	\$1,392,773	5,616	1.2%
Carrying Costs	\$7,302,151	29,444	6.2%
Reserves and Contingency	\$5,496,504	22,163	4.7%
Developer Fee	\$11,850,000	47,782	10.1%
TOTAL USES	\$117,587,215	\$ 474,142	100.0%

7I. Will the proposed project directly cause any demolition or conversion of any existing residential or commercial units resulting in permanent, temporary or economic displacement of existing tenants? If yes, indicate whether the households are low income and the estimated number of households that may be affected. *Note: Attach a plan describing the steps taken to minimize displacement, including what assistance/benefits will be provided to displaced households and what plans have been developed to replace the units and ensure that they stay at or below Fair Market Rent for XXX years.*

Two residential units will be converted to a community space for seniors. In addition, the project-wide revitalization will be completed in phases to allow for optimal construction

efficiency and resident safety. While some units are already vacant, many units are currently occupied. Existing residents will be relocated within the project to rehabilitated units. No residents are anticipated to leave the project, however some residents will need to move, with professional relocation assistance costs to be borne by the Project, not the resident, to allow for the work in their units to be completed or permanently move to a newly completed unit.

The relocation plan/in-unit work will be completed in phases via our checker-boarding method, by renovating vacant apartments/buildings in clusters, then permanently relocating residents from their existing unit to a newly completed unit, within the Walter I. M. Hodge site, that meets the needs of their household size. The only exception to this method is for those residents that live in either a 1-bedroom unit or a 4-bedroom unit, whose household size warrants either a 1-bedroom unit or a 4-bedroom unit. These residents will then temporarily relocate to a temporary apartment unit, located on the Walter I. M. Hodge site, until their existing unit is completed. Once completed, these residents will then permanently relocate back their original unit. *A preliminary detailed relocation plan is attached as an attachment to this application.*

Upon completion of the RAD conversion, rents will adhere to a regulatory agreement ensuring affordability. Existing residents that are otherwise in good standing on their lease are given the right to remain in the project and are not displaced. Under the Commitment to Enter into a Housing Assistance Payments (“CHAP”) issued by HUD, the RAD Contract Rent is the Gross Rent with a Utility Allowance (associated with the resident-paid utilities). In this case the Gross Rent is capped at 120% Fair Market Rent which is used here. The Resident’s portion of the rent is capped at 30% of the resident’s adjusted household income. Any amount above the tenant-paid portion of the rent will be paid by the federal government.

7m. If the property was built before 1978, is it exempt from lead-based paint abatement? If yes, list reason. If no, has the property been evaluated? Please indicate if the property needs remediation. Note: Attach record indicating year of construction and proof of exemption.

This Project was constructed in 1970 and prior to the revitalization project was last assessed by VIHA in 1993. The 1993 Report indicates LBP exists. VIHA has continuously complied with the recommendations of the 1993 Report. Tracking of LBP abatements is maintained by VIHA. In preparation for the revitalization project, in 2020 and 2021, additional comprehensive investigations of the site in compliance with HUD guidelines for LBP evaluation have been completed. The 2021 Reports have been provided regarding the specific areas in which LBP exists. Through the Project's scope of work, all construction work associated with areas indicated as LBP positive will comply with local, state, and federal requirements, including OSHA requirements set forth in 29 CFR 1926.62. Additionally, the Project will be following the LEAD SAFE guidelines.

7n. For rehabilitation projects, has there been an evaluation of asbestos hazards? Does the property need Asbestos remediation? Note: Provide a copy of reports.

This Project was constructed in 1970 and prior to the revitalization project was last assessed by VIHA in 1993. The 1993 Report indicates asbestos exists. VIHA has continuously complied with the recommendations of the 1993 Report and thus, all units are abated for asbestos once they become vacant. Tracking of the abatements are maintained by VIHA. In preparation for the revitalization project, in 2020 and 2021, additional comprehensive investigations of the site in compliance with HUD guidelines for ACM evaluation have been completed. The 2021 Reports have been provided regarding the specific areas in which asbestos exists Through the Project's scope of work, positive ACM locations, which include 103,037sf of ceiling abatement, and 83,281sf of flooring abatement, will be abated.

7p. If this is a housing project, does it have more than five (5) units? If yes, at least 5% (or 1, whichever is greater) must be accessible to persons with mobility impairments and 2% (or 1, whichever is greater) must be accessible to persons with sensory impairments if the project is new construction or requires substantial rehabilitation. The remaining units must meet the accessibility requirements of the Federal Fair Housing Act, which require that all units in elevator buildings and ground units in other buildings be ADA accessible.

Yes, Walter I. M. Hodge Pavilion currently has 250 dwelling units of which 13 units (5%) are required to be accessible for persons with mobility impairments. Currently, we have 4 units that are designated for persons with mobility impairments. Those and an additional 9 units will be rehabbed as part of the overall revitalization in order to meet the 13-unit requirement. Currently, there are only 2 of the 5 units (2%) required to make units accessible to persons with sensory impairments. Those and an additional 3 units will be rehabilitated in order to meet the total requirement. All in all, the rehabilitation of these units through CDBG-DR and additional sources (less 2 units to be utilized as new community space) to comprise the entirety of the project will help to us to comply of the Federal Fair Housing Act/Uniform Federal Accessibility Standards (UFAS).

WALTER I.M. HODGE HIGH LEVEL BUDGET ADDENDUM

Project Funds	Amount	Funding Source	Status of Funds
CDBG-DR	\$22,650,000	CDBG-DR	Application submitted - pending VIHFA approval
Low Income Housing Tax Credits	\$27,559,227	Low Income Housing Tax Credits and Solar Investment Tax Credits	9% Application awarded Investor selected
Insurance Proceeds	\$386,000	Casualty Loss (Fire)	Pending
Federal Funds (ie. FEMA)	\$49,122,646	FEMA 404 and PA/428	Application submitted and PW obligated Phase 1 FEMA 404 and 428 Approved
SUBTOTAL	\$99,717,873	Please see Application	Please see Application
Other Funds	\$849,151	Accrued Interest on VIHA Contribution of CDBG-DR and FEMA funds	Amount to be confirmed via underwriting
Other Funds	\$2,220,191	Deferred Developer Fee	Amount to be confirmed via underwriting
Other Funds	\$14,800,000	VIHA Lessor Note (Acquisition Proceeds)	Per Novogradac Appraisal
TOTAL FUNDS	\$117,587,215		

SECTION II – BUDGET INFORMATION

CATEGORY	CDBG-DR BUDGET								TOTAL COST
		LIHTC	FEMA 428	FEMA 404	INSURANCE PROCEEDS (FIRE CASUALTY)	DEFERRED DEVELOPER FEE	ACCRUED INTEREST	LESSOR'S NOTE	
	1st Funding Source	2nd Funding Source	3rd Funding Source	4th Funding Source	5th Funding Source	6th Funding Source	7th Funding Source	8th Funding Source	
Program Administration <i>(At the discretion of the grantee)</i>									
Budget Item A									\$ -
Budget Item B									\$ -
Total Program Administration	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
Budget Item A - Land Cost								\$ 1,500,000	\$ 1,500,000
Budget Item B - Acquisition of Existing Buildings								\$ 13,300,000	\$ 13,300,000
Budget Item C - General Development Costs	\$ 1,647,210	\$ 5,119,715	\$ 2,166,160	\$ 424,348					\$ 9,357,433
Budget Item D - Financing Costs		\$ 7,452,343					\$ 849,151		\$ 8,301,494
Budget Item E - Construction Costs									
ACM Abatement	\$ 1,826,156		\$ 43,405						\$ 1,869,561
LBP Abatement		\$ 117,980							\$ 117,980
Unit Rehab	\$ 16,221,218		\$ 4,616,782	\$ 2,195,695					\$ 23,033,695
Common Areas/Exteriors/Grounds	\$ 135,400	\$ 1,782,865	\$ 15,252,928	\$ 15,149,076					\$ 32,320,269
GC, Overhead and Profit, Bond	\$ 2,777,259	\$ 272,317	\$ 4,416,466	\$ 1,274,349					\$ 8,740,391
Hard Cost Contingency	\$ 42,757	\$ 3,184,198	\$ 2,504,260	\$ 1,079,178	\$ 386,000				\$ 7,196,392
Budget Item F - Developer Fee		\$ 9,629,809				\$ 2,220,191			\$ 11,850,000
Subtotal Project Cost (Direct)	\$ 22,650,000	\$ 27,559,227	\$ 29,000,000	\$ 20,122,646	\$ 386,000	\$ 2,220,191	\$ 849,151	\$ 14,800,000	\$ 117,587,215
Project Cost (Activity Delivery Cost)									
Budget Item A									\$ -
Budget Item B									\$ -
Budget Item C									\$ -
Subtotal Project Cost (Activity Delivery Cost)	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT COST	\$ 22,650,000	\$ 27,559,227	\$ 29,000,000	\$ 20,122,646	\$ 386,000	\$ 2,220,191	\$ 849,151	\$ 14,800,000	\$ 117,587,215
Indirect Cost									
Planning									
Budget Item A - Acq., Soft Costs, Reserves (est.)									\$ -
Budget Item B									\$ -
Budget Item C									\$ -
Total Planning Cost	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 22,650,000	\$ 27,559,227	\$ 29,000,000	\$ 20,122,646	\$ 386,000	\$ 2,220,191	\$ 849,151	\$ 14,800,000	\$ 117,587,215