

Frequently Asked Questions (FAQ)

Donoe Right-to-Return Initiative

1. What is the Right-to-Return?

The Right-to-Return is a priority admissions preference granted to eligible former residents of the Donoe Community as of September 15, 1995 and Tutu Hi-Rise residents as of September 6, 2017 who were displaced due to the demolition of the property. Eligible families have the first opportunity to return to the new Donoe Redevelopment (Tutu Phase I) before the units are offered to the general public.

2. Who gets first priority to return to the new Donoe community?

Former Donoe residents as of September 15, 1995 receive first priority. Former Tutu Hi-Rise residents as of September 6, 2017 receive second priority for unit offers.

3. Who is eligible for the Right-to-Return preference?

You may be eligible if:

- Your household lived at **Estate Donoe** or **Tutu Hi-Rise** at the time the property was demolished, and
- Your name appears on the officially verified relocation roster, or
- You can provide documentation confirming former residency (e.g., lease, utility bill, VIHA correspondence from the period of occupancy).

All eligibility is verified by VIHA in accordance with HUD regulations.

4. How can I show interest in returning?

Former residents must contact VIHA within the specified timeframe to indicate interest. You may do so by:

Phone: (340) 725-0655 or (340) 777-8442

Email: donoe@vihousing.org

Walk-In: VIHA Housing Choice Voucher Program (HCVP) Office, St. Thomas - Oswald Harris Court Community

Office Hours: Mondays through Thursdays 9:00 a.m. – 3:00 p.m.
Closed on Federal and Local Holidays

Completing the interest form does **NOT** guarantee eligibility or placement – it begins the verification process.

5. What happens after I submit my interest?

Your household will undergo:

1. Right-to-Return eligibility verification
2. HCVP/PBV program eligibility screening
3. PBV Voucher Issuance
4. LIHTC program eligibility screening
5. Unit-size determination based on household composition
6. Final approval and notification of move-in scheduling

6. Is Right-to-Return the same as a guaranteed unit?

No. The Right-to-Return is a preference, not an entitlement. Households must still meet all federal and program eligibility requirements, including income, background screening, and household size consistency with unit availability.

7. What if the household has changed since we lived at Donoe or Tutu Hi-Rise?

VIHA will evaluate the current household composition in accordance with HUD - PBV and LIHTC requirements. If your current household size does not match available unit sizes, VIHA cannot assign a unit that violates occupancy standards.

8. What if my name is not on the certified roster of former residents?

If you believe you were a resident but your name does not appear on the verified roster, you may still submit your interest and provide documentation for review. VIHA will make a determination based on HUD-supported verification methods.

9. What if I miss the response deadline?

If you do not respond within the required timeframe, the Right-to-Return preference may not be applied. However, you may apply when the waiting list opens to the general public.

10. Do I need a Housing Choice Voucher to return?

No. The new Donoe Redevelopment (Tutu Phase I) is a Low-Income Housing Tax Credit (LIHTC) development, not a tenant-based voucher unit.

Eligibility will be determined according to Project Based Voucher, LIHTC income limits and occupancy rules.

11. What types of units will be available?

The redevelopment will include 1-, 2-, and 3-bedroom units designed for families of various sizes.

12. Has the waiting list opened yet?

No. A waiting list has NOT yet been established for the Donoe community. VIHA will announce the opening as soon as the process is ready.

13. How will I know when it's time to apply?

VIHA will provide updates through the website, social media and public notices when the waiting list opens.

14. What proof do I need to show I lived in Donoe or Tutu Hi-Rise?

Applicants may submit any of the following (examples include but are not limited to):

- Former lease agreement
- Official agency correspondence
- Other documents showing residency during the required eligibility period

Failure to provide requested documents within the required timeframe may result in loss of the Right-to-Return preference. Families may apply during regular waiting list openings.

15. What are the LIHTC eligibility requirements?

To qualify for a Low-Income Housing Tax Credit (LIHTC) unit, households must:

- Meet HUD income limits
- Provide income and household documentation
- Complete the owner/management company's certification process

16. What are the eligibility requirements for PBV units?

To qualify for a Project-Based Voucher (PBV) unit, households must:

- Meet HCVP/PBV income requirements
- Complete VIHA's eligibility screening
- Meet criminal background, citizenship/immigration, and documentation requirements
- Comply with HUD and VIHA policy standards

17. When will the Donoe units be ready for move-in?

The first units will be available for occupancy in August 2026. Full construction of all buildings and amenities is expected to be completed by late 2027, followed by final inspections, approvals, and lease-up activities.

18. How soon will leasing begin?

Leasing is anticipated to begin following the completion of Project Based Voucher, LIHTC compliance approvals and unit readiness. VIHA will notify eligible Right-to-Return families as soon as scheduling is available.

19. What if I need help collecting documents?

VIHA staff can assist applicants in identifying acceptable documentation and guiding them through the Right-to-Return process.

20. Where can I get more information?

Visit VIHA's website, follow VIHA social media, or contact our offices directly for updates, assistance, or eligibility questions.