

Donoe Right-to-Return Initiative

A Reimagined Community, Built for Today and Tomorrow

The Virgin Islands Housing Authority (VIHA) is excited to welcome back the families who once called Donoe home. The newly redeveloped community is under construction and will feature modern, resilient, and energy-efficient housing designed to serve families for generations to come. This page provides important information on eligibility, priorities for returning residents, unit types, construction timelines, and next steps.

A Modern Community Designed for Families

The Donoe redevelopment will include **1-, 2-, and 3-bedroom homes** built to current safety and resilience standards. Families can look forward to:

- Modern, open-concept floor plans
- Energy-efficient appliances and lighting
- Hurricane-resistant building materials
- Enhanced accessibility features
- Beautifully landscaped outdoor areas and walkways
- Family-friendly common spaces and improved community infrastructure

The new Donoe community reflects VIHA's commitment to creating safe, high-quality, and sustainable housing across the U.S. Virgin Islands.

Construction Timeline

The redevelopment of the Donoe community remains on track, and VIHA is pleased to share the upcoming milestones:

- **First Units Available for Occupancy: August 2026**
Eligible former residents will begin receiving unit offers as initial buildings are completed and approved for move-in.
- **Estimated Final Construction Completion: 2027**
All remaining buildings, site amenities, and infrastructure improvements are expected to be finished by the end of 2026, pending final inspections and certifications.

Regular updates will be provided as construction progresses.

Eligibility and Priority for Returning Families

Right-to-Return Priority Order

To honor families most directly affected by previous displacement:

1. **Former Donoe families** (As of September 15, 1995) – *First priority*
2. **Former Tutu Hi-Rise families** (As of September 6, 2017) – *Second priority*

These priorities ensure equitable access to the redeveloped site based on historical relocation impacts.

LIHTC & PBV Eligibility Requirements

The Donoe community will operate as a **Low-Income Housing Tax Credit (LIHTC)** development and will include **Project-Based Voucher (PBV)** units. Applicants must meet the eligibility criteria associated with each program.

LIHTC Eligibility Includes:

- Meeting income limits set by HUD based on Area Median Income (AMI)
- Completing all required owner/management company tax credit certifications
- Providing income documentation and other required verifications

PBV Eligibility Includes:

- Meeting all HCVP/PBV income requirements
- Completing VIHA's standard HUD-required screening
- Verifying citizenship or eligible immigration status
- Passing VIHA's criminal background screening
- Providing required household and income documentation

Applicants who meet both program requirements and Right-to-Return priority criteria will be matched to available units as they become ready for occupancy.

Verification of Former Residency

Families will be required to present documentation confirming their residency at:

- **Donoe** (*for first priority*), or
- **Tutu Hi-Rise** (*for second priority*)

Acceptable documents may include: lease agreements, utility bills, or other official documents showing residency during the required eligibility period.

Waiting List Status

A waiting list has NOT yet been established for the Donoe redevelopment. VIHA anticipates opening the waiting list in the near future. Once the process is ready, VIHA will issue an official announcement through:

- The VIHA website
- Social media platforms
- Community outreach events

Staying Connected

VIHA will continue to provide updates as the redevelopment progresses. Former Donoe and Tutu Hi-Rise residents—and interested community members—are encouraged to check this page regularly for new information, eligibility reminders, and announcements regarding the opening of the waiting list.

Together, we look forward to rebuilding a vibrant Donoe community and welcoming families home.