

VIHA selected MDG as a partner to transform select projects in its public housing portfolio in St. Croix. Walter I.M. Hodge Pavilion, completed in September 2024, marked both VIHA and the territory's first HUD's Rental Assistance Demonstration (RAD) program conversion and VIHA's first project with MDG, and the partners second collaboration and the territory's second RAD conversion, D. Hamilton Jackson Terrace has been under construction since January 2025, with the anticipated completion in December 2026.

Originally constructed in 1954, D. Hamilton Jackson Terrace ("Hamilton" or the "Project") is located adjacent to downtown Christiansted, on Parcels 13-D and Rem. Parcel 13 Consolidated Estate Richmond, Company Quarter, St. Croix. Hamilton had experienced significant deferred maintenance, suffered damage in prior Hurricanes Irma and Maria, and three buildings are partially located in Flood Zone AE, an area subject to inundation by the 1-percent-annual-chance flood event. Substantial design, infrastructure, resiliency, and energy efficient improvements are being completed, which will result in a state-of-the-art and resilient project that is better equipped to handle future weather events.

The Project, situated on approximately 7 acres, and contains 106 residential units within 14 residential buildings, as well as an additional community center/site office. Through the partnership with MDG/VIHA, the Project has transitioned from public housing to funding through project-based housing assistance payments. This allows the Project to receive critical investments to enhance operational efficiency and improve resident quality of life, while retaining affordability. The resident's portion of rent is capped at 30% of the resident's household income.

Project upgrades include new kitchen and bath fixtures and cabinets, new plumbing and electrical systems, appliances, and flooring and painting. In addition, there will be substantial storm hardening measures including the installation of hurricane-wind resistant windows and louver systems, as well as entry doors and storefronts. There are also new site beautification measures, which include placing some electrical lines underground, new site signage, landscaping, redesigned pedestrian walkways/seating areas and recreational facilities including a playground, upgraded basketball courts, and community garden as well as improved and increased parking throughout. The project includes vastly improved community spaces including an expanded and renovated community center/property management office building.

The renovations have been designed to meet the construction requirements of National Green Building Standards, Tropical Climate Path. The new incorporate sustainable green features such as EnergyStar appliances and ceiling fans, LED lighting, low-water usage fixtures, and high efficiency electric water heaters. Additional resiliency and security measures include solar PV, a robust security camera system, improved site lighting, and back-up generators for common area lighting and the ancillary community center/site office.

Bright Path, a robust Resident Wellness and Empowerment Plan created by VIHA, is being implemented to provide support and services to the residents with long-term funding included in the project budget.

Partners for the project include Goldman Sachs, Citibank, FEMA, Virgin Islands Housing Finance Authority, U.S. Department of Housing and Urban Development, and Cost Control Company. The general contractor for the project is J. Benton Construction, and the project architect is SLM Architecture, with additional support from Jaredian Design Group.