

COMMITTEE ON BUDGET, APPROPRIATIONS & FINANCE
36TH LEGISLATURE OF THE VIRGIN ISLANDS

POST AUDIT DIVISION

FISCAL YEAR 2027 BUDGET ANALYSIS

Virgin Islands Housing Authority

August 04, 2026



COMMITTEE ON BUDGET, APPROPRIATIONS & FINANCE
36TH LEGISLATURE OF THE VIRGIN ISLANDS

POST AUDIT DIVISION

COMMITTEE MEMBERS

Chair, Honorable Novelle E. Francis, Jr.
Senator Dwayne M. De Graff
Senator Hubert L. Frederick
Senator Kurt A. Violet

Vice Chair, Honorable Marvin A. Blyden
Senator Marise C. James
Senator Ray Fonseca

POST AUDIT DIVISION STAFF CONTRIBUTORS

Dr. Theodora Philip**Post Auditor**
Ms. Nikia Fleming**Assistant Post Auditor**
Ms. Ameka Hydman.....Executive Assistant
Ms. Odette Gordon.....Budget Analyst
Ms. Ashley WattleyBudget Analyst
Ms. Christina Colbourne.....Administrative Assistant

TABLE OF CONTENTS

TITLE	PAGE NUMBER
DEPARTMENT OVERVIEW	1
VIRGIN ISLANDS HOUSING AUTHORITY AT A GLANCE	1-2
FEDERAL FUNDING	2
EXPENDITURES (ASSET MANAGEMENT)	3
PERSONNEL SERVICES SUMMARY	3
RENTAL PROPERTIES	4
PROFESSIONAL SERVICES CONTRACTS	4-5
LOCAL FUNDING/GRANTS	5
LOANS	6
CAPITAL FUND GRANT PROGRAM (CFGP)	6
HOUSING INVENTORY OVERVIEW	7
HOUSING CHOICE VOUCHER(FORMERLY SECTION 8)	7
VEHICLE LISTING	7
COMPLIANCE, OVERSIGHT, CORRECTIVE ACTION REVIEWS	7-8
SUMMARY	8
APPENDIX I. VEHICLE LISTING	9-10
APPENDIX II. PERSONNEL LISTING	11-114
APPENDIX III. VACANCY LISTING	15

DEPARTMENT'S OVERVIEW

The Virgin Islands Housing Authority (VIHA) is a public housing corporation that operates under the provision of the U. S. Housing Act of 1937, as amended, the Quality Housing and Work Responsibility Act of 1998 and the Virgin Islands Code (V. I. C)

VIHA was established in 1941 when the municipal councils of St. Thomas/St John and St. Croix passed an ordinance creating municipal housing authorities into a single agency, the Virgin Islands Housing and Redevelopment Authority (VIHRA) with tri – island jurisdiction. In 1962 Act No. 903 of the Virgin Islands Legislature established the as the Virgin Islands Housing Authority.

VIHA is empowered with the responsibility for planning, financing, constructing, maintaining, and managing public housing developments on the islands of St. Croix and St. Thomas/St. John

Currently, VIHA consists of two thousand four hundred & twenty-six (2,426) public housing units in twenty-one (21) communities, which are grouped into eleven (11) primary cost centers. The property groupings are called Asset Management Groups (AMP). Four (4) AMPs on the district of St. Thomas and seven (7) on the district of St. Croix. These are operated and managed by VIHA, and Louis E. Brown Villa I and II are privately managed.

The Government of the Virgin Islands is obligated to provide municipal services to public housing communities pursuant to the 1956 Cooperative Agreement, as amended to include but not limited to educational facilities, police and fire protection, garbage collection/disposal maintenance of streetlights, roads and provide water. VIHA's priority is to empower the public housing residents through training and practical experiences. The objective of these initiatives is to provide incentives and encouragement as they become more responsible. Additionally, the residents will be equipped to obtain the capability of managing their affairs in the communities and to actively participate in activities that will be beneficial to the entire community.

VIHA's mission is *"To Create Vibrant, Dynamic, Sustainable Communities So Families Can Evolve Economically, and To Improve Lives and Strengthen Communities Through Quality, Safe and Affordable Housing and By Providing a Myriad of Services to Empower Public Housing Residents."*

The current active board members are listed below:

Name	Position	Terms
Simba Abiff	Chairperson	3 rd term
Ashley R. Archibald	Vice – Chairperson	1 st term
Dina Perry-Malone	Board Member	3 rd term
Valdez Shelford	Board Member	Interim
Janis Valmond MS, PhD, CHES	Board Member	1 st term
Noreen Michael, Ph.D	Board Member	5 th term
Averil E. George	Board Member	1 st term
Dwayne Alexander	Secretary	

VIHA AT A GLANCE

The Agency does not request any funding from the general fund. However, a grant of **\$500,000** was awarded by the American Rescue plan Act to fund the Williams Delight Development Project. Ongoing projects for VIHA include:

- Construction of the Donoe Redevelopment Projects (Phase I) (**Status Below**)

- ✚ Continued implementation of the Right-to-Return initiative
- ✚ In process for preparation for opening the project-based waiting list to the public
- Rehabilitation of 106 units, LITHC structure at D. Hamilton Jackson (**Status Below**)
 - ✚ Six (6) buildings completed
 - ✚ Forty-four (44) units completed
 - ✚ Thirty-nine (39) units occupied
- Construction for Tutu North Senior (demolition of former Central Office Cost Center completed)

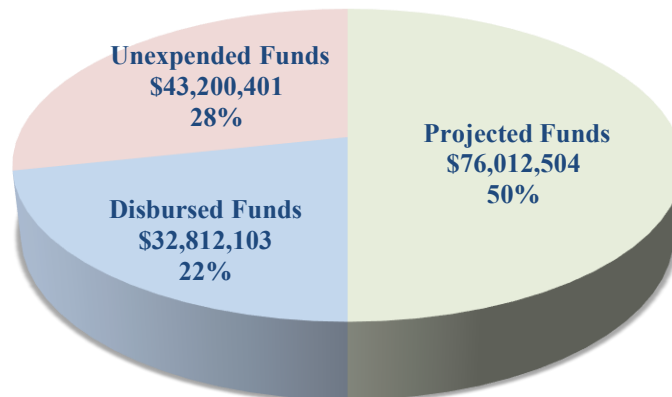
FEDERAL FUNDING OVERVIEW

The Authority currently has \$43M in U.S. Department of Housing and Urban Development (HUD) Funds available for use throughout the territory.

Description	Amount	Expended	Unexpended
Public Housing Operating Subsidy	\$20,512,476	\$5,897,009	\$14,615,467
	11,302,036	3,390,611	7,911,425
Capital Fund Grant 2024	11,305,884	7,639,230	3,666,654
Capital Fund Grant 2023	10,922,543	9,186,339	1,736,204
Housing Choice Voucher Program	18,012,490	5,483,464	12,529,026
Housing Choice Voucher Program- Admin Fees	2,069,040	456,877	1,612,163
Foster Youth to Independence (HCVP)	154,650	145,162	9,488
Emergency Housing Vouchers (HCVP)	653,430	426,691	226,739
Single Room Occupancy (HCVP)	76,128	13,080	63,048
Resident Opportunity & Family Self Sufficiency	103,827	32,745	71,082
Bright Path Holistic Wellness	900,000	140,895	759,105
Totals	\$76,012,504	\$32,812,103	\$43,200,401

Exhibit I

VIHA Total Federal Funding Progression FY 2024-FY 2026



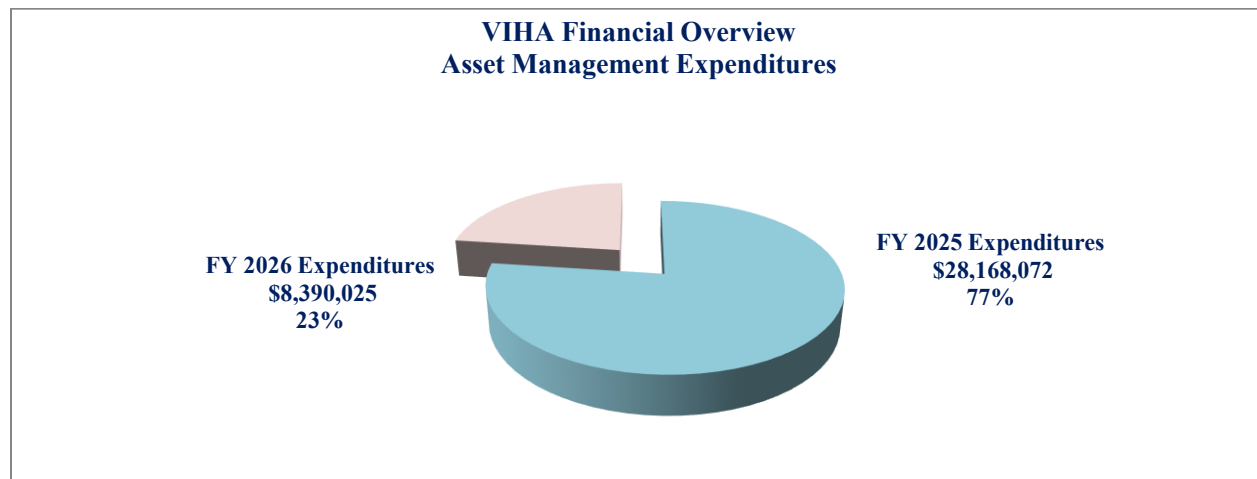
EXPENDITURES

The Virgin Islands Housing Authority provided actual expenditures by calendar year. A summary of which has been provided in *Exhibit II*.

Account Description	Jan 1, 2025- Dec 31, 2025	Jan 1, 2026- April 30, 2026
Operating Administrative Expenses	7,449,721	2,114,955
Maintenance Expenses	10,028,120	2,902,209
Utilities	7,742,432	2,389,213
Resident Wellness/Empowerment	528,529	192,043
Insurance Premiums	1,195,697	417,600
General Expenses	1,223,574	374,005
Total Operating Expenses	\$28,168,072	\$8,390,025

Exhibit II

As of the end of April 2026, total operating expenses amounted to **\$8,390,025**, representing approximately **29.7%** of the total operating expenses for calendar year 2025, which totaled **\$28,168,072**.



PERSONNEL SERVICES SUMMARY

Exhibit III presents a summary of the personnel listing for the Virgin Islands Housing Authority. All positions included in the summary are federally funded. A complete and detailed personnel listing is provided in Appendix II. Vacany listing is provided in Appendix III.

Personnel Summary				
Classification	Position#	Status		Position#
Exempt	83	Filled Positions		168
Non- Exempt	115	Vacant Positions		30
Total	198			198

Exhibit III

RENTAL PROPERTIES

Exhibit IV displays VIHA's current rental properties.

Lessee	Address	Sq. Ft.	Annual Rent	Status/ Comments
HH Bergs Home Center	No. 7 Hospital Ground, St. Thomas	2,000	\$2,400	<i>Expires on June 30,2026</i>
Estate Bovoni Centers	Bldg No. A. Apt 25& 26 Nos 1 & 2 Frenchman Bay Quarter, St. Thomas	1,010	2,400	<i>Expires on June 30,2026</i>
Willie George Head Start	#173-339 Anna's Retreat, No.1 New Quarter St Thomas	4,105	7,800	<i>Expires on June 30,2026</i>
Charles Harvard Mobile	11E & 11F Penitentiary Land, Company Quarter Croix, VI	-	10,712	<i>Expires on February 28,2026</i>
Charles Harvard Mobile	11 Remainder Penitentiary Land, Company Quarter Croix, VI	-	8,400	<i>Land Swap</i>
George Simmonds Senior Citizens Center	Parcel No. 16 Estate Adrian, No. 18 Cruz Bay Quarters, St. John, VI	1,056	1.00	<i>Lease Renewal Pending</i>
VIPD Zone C Precinct	No. 215 Estate Annas Retreat – Remainder No. 1, Estate Thomas, St. Thomas, VI	3,648	1.00	<i>Lease Renewal Pending</i>
Totals		11,819	\$31,714	

Exhibit IV

PROFESSIONAL SERVICES CONTRACTS

The Authority's Professional Services Contracts for FY 2026 are listed in the table below.

Vendor	Type of Service	Term	Amount
Caribbean Center For Boys & Girls VI	Bright Path Academic Enrichment	03/15/2025-04/12/2026	\$150,000
Dudley Rich, LLP	Legal Services	09/15/2021-09/15/2026	150,000
Edwin & Bert Exterminating	Exterminating Services	03/27/2024-03/27/2027	113,520
Executive Insurance	Directors & Officers Insurance	05/01/2024-05/01/2027	16,820
Executive Insurance	Automobile Insurance	05/01/2024-05/01/2027	76,016

Vendor	Type of Service	Term	Amount
Executive Insurance	Property Insurance	06/30/2024-06/30/2027	991,100
Executive Insurance	Commercial General Liability Insurance	05/01/2024-05/01/2027	74,200
Envision VI Corp	Voice Over IP	05/30/2025-05/30/2028	99,253
Exquisite Lawn Care	Grounds Maintenance	02/27/2026-02/27/2029	32,963
Focus on Housing	NSPIRE Inspection	06/05/2023-06/05/2026	41,225
Greater Changes	Bright Path Mental Health	08/21/2024-08/21/2026	150,000
Hodge & Hodge	Forcible Entry & Detainer	06/05/2024-06/05/2027	80,000
Jackson Cleaning Services	Janitorial Services	01/21/2026-01/21/2029	77,559
Jacobs Real Landscaping	Grounds Maintenance	02/25/2026-02/25/2029	179,500
Jefferson Solutions	Actuarial & Pension Valuation	11/09/2025-11/09/2027	4,795
Just Complete Security	Security Services	02/25/2026-02/25/2029	110,112
Mr Clean Service	Grounds Maintenance	03/25/2025-03/06/2028	144,000
Novogradac & Company	Financial & Compliance Audit	01/20/2026-01/20/2031	108,990
Olgetree Deakins	Labor & Employment	04/12/2022-04/12/2027	137,490
Oliver Exterminating	Exterminating	01/08/2026-01/08/2029	95,232
Patterson & Associates Co	Digital Modernization Project	12/01/2025-12/01/2028	275,500
Paysage Landscaping	Grounds Maintenance	12/06/2023-12/06/2026	146,912
Pro Se Meditation	Hearing Officer Services	01/08/2026-01/08/2029	70,000
Public Participation Partners	Resident Marketing	10/11/2022-10/11/2027	77,500
The Blue Pencil	Procurement Technical Advisor	11/28/2023-11/23/2026	149,400
Think & Ink Grant Consult	Grant Writers	01/12/2023-01/12/2028	126,899
Top Class Janitorial	Janitorial Services	11/16/2023-11/16/2026	21,600
VI Cleaning Services	Janitorial Services	07/12/2023-07/12/2026	37,200
TOTALS			\$3,737,786

Exhibit V

LOCAL FUNDING/GRANTS

The Authority has received **\$3.9 million** in local funding, of which approximately **8%** has been expended to date. These funds have been used for the following purposes:

Description	Award Amount	Received	Balance	Purpose
American Rescue Plan Act (ARPA)	\$500,000	\$315,000	\$185,000	Williams Delight Development
Southern Trust Settlement Company (Act #8920)	3,400,000	-	3,400,000	Renovation, Rehabilitation & Construction of Recreational Facilities – STT/STJ and STX districts
Total	\$3,900,000	\$315,000	\$3,585,000	

Exhibit VI

LOANS (VIHA)

The Virgin Islands Housing Authority has drawn down **\$97,934,845** of its **\$179,147,758** in loan funding, leaving **\$81,212,913** available for future drawdowns.

Description	Loan Amount	Received	Balance	Developer
Community Development Block Grant – Disaster Recovery (CBDG-DR) – Walter I.M. Hodge Redevelopment	\$22,650,000	\$22,066,090	\$583,910	MDG Design and Construction, LLC
Community Development Block Grant – Disaster Recovery (CBDG-DR) – Donoe	29,000,000	17,821,306	11,178,694	Penrose, LLC
Federal Emergency Management Agency (FEMA)- Walter I.M. Hodge Redevelopment	49,872,646	49,605,861	266,785	MDG Design and Construction, LLC
Federal Emergency Management Agency (FEMA)- DHJ RAD 9-CDBG Loan	19,070,000	3,266,457	15,803,543	MDG Design and Construction, LLC
Federal Emergency Management Agency (FEMA)- DHJ RAD 9-VIHA Acquisition Loan	1,747,125	-	1,747,125	MDG Design and Construction, LLC
Federal Emergency Management Agency (FEMA)- DHJ RAD 9-VIHA Third Loan	1,500,000	-	1,500,000	MDG Design and Construction, LLC
Federal Emergency Management Agency (FEMA)- DHJ RAD 4-CDBG Promissory Note	28,150,000	5,175,131	22,974,869	MDG Design and Construction, LLC
Federal Emergency Management Agency (FEMA)- DHJ RAD 4-CDBG Promissory Note	12,126,695	-	12,126,695	MDG Design and Construction, LLC
Federal Emergency Management Agency (FEMA)- DHJ RAD 4-CDBG Acquisition Loan	1,501,540	-	1,501,540	MDG Design and Construction, LLC
Walter I. M Hodge – Sponsor Loan	229,752	-	229,752	MDG Design and Construction, LLC
Walter I. M Hodge – Acquisition	13,300,000	-	13,300,000	MDG Design and Construction, LLC
Total	\$179,147,758	\$97,934,845	\$81,212,913	

Exhibit VII

**All loans are scheduled to be repaid in year 2062*

CAPITAL FUND GRANT PROGRAM (CFGP)

Used for capital improvement and modernization of public housing developments, VIHA reported the availability of **\$13.3M** in CFGP grants.

Grant Year Usage	Approved Funds	Obligated Amounts	Unobligated Amounts	Amount Expended	Amount Unexpended
2023	10,922,543	10,922,543	-	9,186,339	1,736,204
2024	11,305,884	11,305,884	-	7,639,230	3,666,654
2025	11,302,036	3,940,611	7,361,425	3,390,611	7,911,425
Totals	\$33,530,463	\$26,169,038	\$7,361,425	\$20,216,180	\$13,314,283

Exhibit VIII

HOUSING INVENTORY OVERVIEW

Exhibit IX displays the active Public Housing Inventory as of May 31, 2026.

	Total ACC Units	Occupied Units	Vacant Units	Special Use Units	Undergoing MOD/Casualty	Demo/Dispos/ Units	Occupancy Percentage
STT Viable	1,368	1,073	62	-	25	208	78%
STT Non-Viable	5	-	-	5	-	-	0%
STX Viable	1,051	662	124	1	264	-	63%
STX Non-Viable	2	-	2	-	-	-	0%
Totals	2,426	1,735	188	6	289	208	

Exhibit IX

HOUSING CHOICE VOUCHER PROGRAM (FORMERLY SECTION 8)

There are two (2) provisions that fund this program- the U.S. Department of Housing and Urban Development (HUD) and Housing Assistance Payments (HAP). There is a total of **2,092** HUD vouchers.

Exhibit X displays Housing Assistance Payments (HAP) period ending May 31, 2026

Month	Units Months Available	Units Months Leased	HAP Subsidiaries/ Other Income	HAP Costs/ FSS Escrow	Variance
January	2,092	1,289	\$1,404,471	\$1,405,336	(\$865)
February	2,092	1,279	1,346,444	1,402,892	(56,448)
March	2,092	1,271	1,371,933	1,397,989	(26,056)
April	2,092	1,269	1,360,635	1,337,928	22,707
Totals			\$5,483,483	\$5,544,145	(\$60,662)

Exhibit X

VEHICLE LISTING

VIHA currently maintains a fleet of **seventy-two (72)** vehicles in both districts. All the vehicles are federally funded. *A complete vehicle listing can be viewed in Appendix I.*

- The St. Thomas/St. John District has a total of thirty -six (36) vehicles, of which eleven (11) are EZ -GO carts, one (1) bucket truck, one (1) backhoe loader, and one (1) backhoe.
- The St. Croix District has thirty-six (36) vehicles, of which eleven (11) are EZ - GO carts, and two (2) backhoes

COMPLIANCE, OVERSIGHT & CORRECTIVE ACTION REVIEWS

VIHA FY 2024 Independent Audit- Completed and released on 09/29/2025 by NovoGradac & Co, LLP. An unmodified audit report issued with no material weakness, no significant deficiency and no non-compliance material identified for financial reporting and Federal awards major programs

Findings:

1. Financial Statement Findings
 - None
2. Compliance and Other Matter Findings
 - None
3. Federal Awards Findings and Questioned Costs
 - None
4. Summary Schedule of Prior Year Findings
 - None

SUMMARY

The Virgin Islands Housing Authority is an autonomous agency and does not receive any funding from the local government



Theodora Philip, DBA

Post Auditor

APPENDIX I

VEHICLE LISTING

STX-Dept	Make	Model	Year	Plate No.	Funding	Condition
AMP 21	Ford	F150	2020	HA-27	Asset Management	Good
COCC	Ford	Explorer	2020	HA-35	Central Office	Good
AMPs	Ford	Transit	2018	HA-36	Asset Management	Good
COCC	Ford	Edge-SE	2022	HA-90	Central Office	Good
MOD	Chevy	Colorado	2018	HA-44	Modernization/Dev	Good
HCVP	Ford	Escape	2021	HA-45	Housing Choice	Good
MOD	Ford	Bronco	2022	HA-61	Modernization/Dev	Good
MOD	Ford	Bronco	2015	HA-42	Modernization/Dev	Good
MOD	Chevy	Colorado	2016	HA-43	Modernization/Dev	Good
IT	Chevy	Colorado	2018	HA-62	Information/Tech	Good
COCC	Ford	Edge-SE	2019	HA-81	Central Office	Good
COCC	Ford	Explorer	2018	HA-02	Central Office	Good
AMP 21	Carry All	Golf Cart	2018	HA-49	Asset Management	Good
AMP 21	Carry All	Golf Cart	2018	HA-50	Asset Management	Good
AMP 22	Carry All	Golf Cart	2018	HA-51	Asset Management	Good
AMP 22	Carry All	Golf Cart	2018	HA-52	Asset Management	Good
AMP 23	Carry All	Golf Cart	2018	HA-53	Asset Management	Good
AMP 23	Carry All	Golf Cart	2018	HA-54	Asset Management	Good
AMP 24	Carry All	Golf Cart	2018	HA-56	Asset Management	Good
AMP 24	Carry All	Golf Cart	2018	HA-57	Asset Management	Good
AMP 25	Carry All	Golf Cart	2018	HA-58	Asset Management	Good
AMP 25	Carry All	Golf Cart	2018	HA-59	Asset Management	Good
AMP 25	Carry All	Golf Cart	2018	HA-60	Asset Management	Good
Leasing	Ford	Escape	2015	HA-46	Leasing	Good
MOD	Ford	Bronco	2022	HA-65	Modernization/Dev	Good
AMP 25	Chevy	Colorado	2018	HA-34	Asset Management	Good
COCC	Ford	F150	2020	HA-73	Information/Tech	Good
COCC	Ford	F150	2020	HA-74	Information/Tech	Good
AMP 22	Ford	F150	2020	HA-75	Asset Management	Good
AMP 23	Ford	F150	2020	HA-76	Asset Management	Good
AMP 25	Ford	F150	2020	HA-78	Asset Management	Good
COCC	Ford	Transit Van	2020	HA-83	Central Office	Good
COCC	Ford	Edge	2021	HA-86	Central Office	Good
COCC	Ford	F550 Super	2021	HA-87	Central Office	Good
AMP	Case	Backhoe	2023	HA-91	Asset Management	Good
AMP	Case	Backhoe	2023	HA-92	Asset Management	Good

STT/STJ -Dept	Make	Model	Year	Plate No.	Funding	Condition
AMP 11	Carry All	Golf Cart	2018	HA-04	Asset Management	Good
AMP 11	Carry All	Golf Cart	2018	HA-17	Asset Management	Good
AMP 11	Carry All	Golf Cart	2018	HA-07	Asset Management	Good
AMP 11	Carry All	Golf Cart	2018	HA-14	Asset Management	Good
AMP 11	Ford	F150	2020	HA-22	Asset Management	Good
AMP 13	Carry All	Golf Cart	2018	HA-05	Asset Management	Good
AMP 13	Carry All	Golf Cart	2018	HA-06	Asset Management	Good
AMP 13	Ford	F150	2020	HA-25	Asset Management	Good
AMP 14	Carry All	Golf Cart	2018	HA-09	Asset Management	Good
AMP 14	Carry All	Golf Cart	2018	HA-10	Asset Management	Good
AMP 14	Carry All	Golf Cart	2018	HA-20	Asset Management	Good
AMP 14	Ford	F150	2020	HA-28	Asset Management	Good
AMP 15	Carry All	Golf Cart	2018	HA-12	Asset Management	Good
AMP 15	Carry All	Golf Cart	2018	HA-13	Asset Management	Good
AMP 15	Ford	F150	2020	HA-29	Asset Management	Good
GROUND	Ford	F150	2020	HA-03	Asset Management	Good
GROUND	JCB	Backhoe Loader	2007	HA-26	Central Office	Good
AMPs	Ford	E350 Van	2012	HA-84	Asset Management	Good
GROUND	Ford	F550 Stake body	2018	HA-15	Central Office	Good
COCC	Ford	Escape	2018	HA-18	Central Office	Good
COCC	Ford	Escape	2017	HA-21	Central Office	Good
COCC	Ford	Edge SE	2019	HA-23	Central Office	Good
GROUND	Case	Backhoe 580N	2018	HA-67	Central Office	Good
GROUND	RAM	Bucket Truck	2018	HA-69	Central Office	Good
COCC	Ford	Explorer	2019	HA-63	Central Office	Good
EXEC	Ford	Edge SE	2020	HA-82	Chief Financial Off	Good
IT	Chevy	Colorado	2016	HA-71	Information Tech	Good
HCVP	Jeep	Wrangler	2019	HA-66	Housing Choice Vch	Good
HCVP	Ford	Bronco	2017	HA-30	Housing Choice Vch	Good
HCVP	Ford	Edge	2019	HA-19	Housing Choice Vch	Good
MOD	Ford	Bronco	2015	HA-16	Modernization/Dev	Good
AMPs	Ford	Transit Van	2018	HA-11	Resident Services	Good
COCC	Ford	Escape	2016	HA-08	Asset Management	Good
MOD	Ford	Bronco	2015	HA-41	Modernization/Dev	Good
COCC	Ford	Edge SE	2021	HA-88	Central Office	Good
COCC	Ford	Explorer	2021	HA-89	Central Office	Good

APPENDIX II

PERSONNEL LISTING

Description	Division	Annual Salary	FLSA Code
Administrative Assistant	Asset Management	\$54,466	EXEMPT
Administrative Assistant	Asset Management	\$42,444	EXEMPT
AMP Maintenance Foreman	Asset Management	\$56,798	EXEMPT
AMP Maintenance Foreman	Asset Management	\$62,367	EXEMPT
AMP Maintenance Foreman	Asset Management	\$55,717	EXEMPT
AMP Maintenance Foreman	Asset Management	\$58,786	EXEMPT
AMP Maintenance Foreman	Asset Management	\$68,735	EXEMPT
AMP Maintenance Foreman	Asset Management	\$71,141	EXEMPT
Assistant Director of asset Management	Asset Management	\$108,404	EXEMPT
Assistant Property Manager	Asset Management	\$68,814	EXEMPT
Assistant Property Manager	Asset Management	\$57,075	EXEMPT
Assistant Property Manager	Asset Management	\$55,145	EXEMPT
Assistant Property Manager	Asset Management	\$50,018	EXEMPT
Assistant Property Manager	Asset Management	\$57,075	EXEMPT
Assistant Property Manager	Asset Management	\$57,075	EXEMPT
Assistant Property Manager	Asset Management	\$68,814	EXEMPT
Assistant Property Manager	Asset Management	\$68,814	EXEMPT
Assistant Property Manager	Asset Management	\$58,786	EXEMPT
Assistant Property Manager	Asset Management	\$58,503	EXEMPT
Director of Asset Management	Asset Management	\$146,043	EXEMPT
Electrician	Asset Management	\$69,441	NON-EXEMPT
Electrician	Asset Management	\$56,111	NON-EXEMPT
Equipment Operator	Asset Management	\$36,970	NON-EXEMPT
Equipment Operator	Asset Management	\$36,750	NON-EXEMPT
Equipment Operator	Asset Management	\$38,263	NON-EXEMPT
Equipment Operator	Asset Management	\$36,750	NON-EXEMPT
Equipment Operator	Asset Management	\$39,411	NON-EXEMPT
Equipment Operator	Asset Management	\$43,067	NON-EXEMPT
Equipment Operator	Asset Management	\$38,263	NON-EXEMPT
Equipment Operator	Asset Management	\$38,263	NON-EXEMPT
Equipment Operator	Asset Management	\$36,750	NON-EXEMPT
Equipment Operator	Asset Management	\$38,263	NON-EXEMPT
Equipment Operator	Asset Management	\$36,750	NON-EXEMPT
Equipment Operator	Asset Management	\$36,791	NON-EXEMPT
Equipment Operator	Asset Management	\$38,263	NON-EXEMPT
Equipment Operator	Asset Management	\$39,411	NON-EXEMPT
Equipment Operator	Asset Management	\$36,750	NON-EXEMPT
Grounds Maintenance Superintendent	Asset Management	\$52,127	EXEMPT
Grounds Maintenance Superintendent	Asset Management	\$48,199	EXEMPT
Interim Property Manager	Asset Management	\$75,695	EXEMPT
Leasing Supervisor	Leasing	\$86,275	EXEMPT
Maintenance Mechanic I	Asset Management	\$40,177	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$37,505	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$40,177	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$40,177	NON-EXEMPT

Description	Division	Annual Salary	FLSA Code
Maintenance Mechanic I	Asset Management	\$43,902	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$40,177	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$37,324	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$46,576	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$37,505	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$35,209	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$40,177	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$42,624	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$41,382	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$41,382	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$42,623	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$40,177	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$42,624	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$36,750	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$42,623	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$41,382	NON-EXEMPT
Maintenance Mechanic I	Asset Management	\$44,358	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$48,003	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$44,754	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$50,371	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$48,903	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$48,903	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$43,450	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$58,123	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$51,882	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$43,450	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$48,903	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$53,439	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$47,022	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$41,576	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$55,042	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$43,450	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$53,439	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$61,374	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$43,268	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$43,450	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$44,537	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$48,903	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$44,754	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$51,632	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$43,031	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$43,031	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$55,042	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$60,145	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$39,596	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$44,754	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$47,480	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$42,185	NON-EXEMPT
Maintenance Mechanic II	Asset Management	\$51,882	NON-EXEMPT

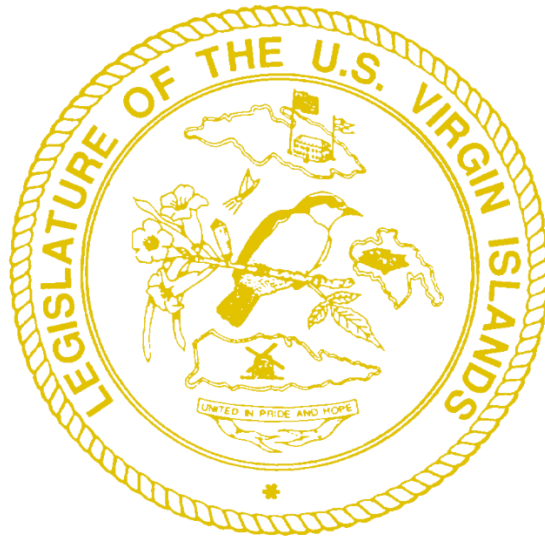
Description	Division	Annual Salary	FLSA Code
Maintenance Mechanic II	Asset Management	\$51,632	NON-EXEMPT
Maintenance Worker	Asset Management	\$44,358	NON-EXEMPT
Occupancy Specialist	Leasing	\$43,450	NON-EXEMPT
Occupancy Specialist	Leasing	\$40,758	NON-EXEMPT
Plumber	Asset Management	\$49,854	NON-EXEMPT
Property Management Technician	Asset Management	\$42,623	NON-EXEMPT
Property Management Technician	Asset Management	\$42,623	NON-EXEMPT
Property Management Technician	Asset Management	\$57,387	NON-EXEMPT
Property Management Technician	Asset Management	\$37,505	NON-EXEMPT
Property Management Technician	Asset Management	\$37,712	NON-EXEMPT
Property Management Technician	Asset Management	\$38,818	NON-EXEMPT
Property Management Technician	Asset Management	\$35,000	NON-EXEMPT
Property Manager	Asset Management	\$63,271	EXEMPT
Property Manager	Asset Management	\$61,428	EXEMPT
Property Manager	Asset Management	\$64,197	EXEMPT
Property Manager	Asset Management	\$71,860	EXEMPT
Property Manager	Asset Management	\$81,322	EXEMPT
Property Manager	Asset Management	\$68,106	EXEMPT
Accountant	Chief Financial Office	\$52,815	EXEMPT
Accounting Manager	Chief Financial Office	\$108,978	EXEMPT
Administrative Assistant	Chief Financial Office	\$40,561	EXEMPT
Bookkeeper	Chief Financial Office	\$43,031	NON-EXEMPT
Chief Financial Officer	Chief Financial Office	\$177,154	EXEMPT
Junior Accountant	Chief Financial Office	\$48,584	EXEMPT
Junior Accountant	Chief Financial Office	\$46,284	EXEMPT
Program Analyst	Chief Financial Office	\$51,277	EXEMPT
Senior Accountant	Chief Financial Office	\$72,510	EXEMPT
Chief Operating Officer	Executive Office	\$205,495	EXEMPT
Compliance Auditor	Executive Office	\$83,065	EXEMPT
Director of Administration	Executive Office	\$143,149	EXEMPT
Director of Portfolio Management & Transition	Executive Office	\$142,636	EXEMPT
Executive Administrative Assistant	Executive Office	\$67,272	EXEMPT
Executive Assistant	Executive Office	\$84,910	EXEMPT
Executive Director	Executive Office	\$276,681	EXEMPT
Receptionist	Executive Office	\$35,000	NON-EXEMPT
Receptionist	Executive Office	\$37,505	NON-EXEMPT
Administrative Assistant	Housing Choice Voucher Program	\$62,752	EXEMPT
Director of Housing Choice Voucher Program	Housing Choice Voucher Program	\$153,344	EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Program	\$51,882	NON-EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Program	\$51,882	NON-EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Program	\$37,323	NON-EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Program	\$43,450	NON-EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Program	\$43,450	NON-EXEMPT

Description	Division	Annual Salary	FLSA Code
Housing Choice Voucher Program Assistant	Housing Choice Voucher Prog	\$50,127	NON-EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Prog	\$40,366	NON-EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Prog	\$39,189	NON-EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Prog	\$39,189	NON-EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Prog	\$41,779	NON-EXEMPT
Housing Choice Voucher Program Supervisor	Housing Choice Voucher Prog	\$91,529	EXEMPT
Housing Choice Voucher Program Supervisor	Housing Choice Voucher Prog	\$72,255	EXEMPT
Housing Choice Voucher Program Assistant	Housing Choice Voucher Prog	\$35,546	NON-EXEMPT
Director of Human Services	Human Resources	\$154,937	
Human Resources Manager	Human Resources	\$108,978	EXEMPT
Human Resources Specialist	Human Resources	\$55,470	EXEMPT
Director of Information Technology	Information & Technology	\$138,308	EXEMPT
Network Administrator	Information & Technology	\$80,741	EXEMPT
PC Technician	Information & Technology	\$49,575	EXEMPT
Administrative Assistant	Modernization & Dev	\$71,666	EXEMPT
Construction Manager	Modernization & Dev	\$77,125	EXEMPT
Director of Modernization & Development	Modernization & Dev	\$175,000	EXEMPT
Modernization Inspector 1	Modernization & Dev	\$56,711	EXEMPT
504 Coordinator	Modernization & Dev	\$60,344	EXEMPT
Administrative Assistant	Procurement Office	\$54,466	EXEMPT
Contract Specialist	Procurement Office	\$63,809	EXEMPT
Procurement Manager	Procurement Office	\$115,616	EXEMPT
Community and Resident Resiliency Coordinator	Resident Wellness & Empowerment	\$46,794	EXEMPT
Community and Resident Resiliency Coordinator	Resident Wellness & Empowerment	\$48,432	EXEMPT
Community and Resident Resiliency Coordinator	Resident Wellness & Empowerment	\$41,576	EXEMPT
Family Self-Sufficiency Coordinator	Resident Wellness & Empowerment	\$64,018	EXEMPT
Director of Resident Capacity Bldg. & Wellness	Resident Wellness & Empowerment	\$142,636	EXEMPT
Marketing and Communications Specialist	Resident Wellness & Empowerment	\$58,265	EXEMPT
Solution Support Coordinator	Resident Wellness & Empowerment	\$43,268	EXEMPT
Strategic Initiatives and Programs Coordinator	Resident Wellness & Empowerment	\$60,626	EXEMPT

APPENDIX III

VACANCY LISTING

Description	Salary	Status
Accountant	\$41,949-\$63,452	Vacant
Administrative Assistant	\$35,000-\$52,201	Vacant
AMP Maintenance Foreman	\$48,561-\$73,453	Vacant
AMP Maintenance Foreman	\$48,561-\$73,453	Vacant
Compliance Specialist	\$44,248-\$69,954	Vacant
Construction Manager	\$50,989-\$77,125	Vacant
Equipment Operator	\$35,000-\$47,349	Vacant
Equipment Operator	\$35,000-\$47,349	Vacant
Equipment Operator	\$35,000-\$47,349	Vacant
Equipment Operator	\$35,000-\$47,349	Vacant
Equipment Operator	\$35,000-\$47,349	Vacant
Equipment Operator	\$35,000-\$47,349	Vacant
HCV Program Assistant	\$35,000-\$52,201	Vacant
HCV Program Assistant	\$35,000-\$52,201	Vacant
Inspector	\$44,046-\$66,624	Vacant
Inspector	\$44,046-\$66,624	Vacant
Inspector	\$44,046-\$66,624	Vacant
Maintenance Mechanic II	\$35,000-\$52,201	Vacant
Maintenance Mechanic II	\$35,000-\$52,201	Vacant
Maintenance Mechanic II	\$35,000-\$52,201	Vacant
Maintenance Mechanic II	\$35,000-\$52,201	Vacant
Maintenance Mechanic II	\$35,000-\$52,201	Vacant
Maintenance Mechanic II	\$35,000-\$52,201	Vacant
Maintenance Mechanic II	\$35,000-\$52,201	Vacant
Maintenance Mechanic II	\$35,000-\$52,201	Vacant
Maintenance Mechanic II	\$35,000-\$52,201	Vacant
Maintenance Mechanic I	\$35,000-\$49,716	Vacant
Maintenance Mechanic I	\$35,000-\$49,716	Vacant
PC Technician	\$41,949-\$63,452	Vacant
Property Management Technician	\$35,000-\$49,716	Vacant
Property Manager	\$50,989-\$77,125	Vacant



COMMITTEE ON BUDGET, APPROPRIATIONS & FINANCE
- POST AUDIT DIVISION -

P.O. Box 1690
Emancipation Garden Station
St. Thomas, Virgin Islands 00840
Phone: (340) 774-2478