

Date Prepared: April 1, 1983  
For Quarter Ending: March 31, 1983

LIBERIA  
LOW-INCOME HOUSING  
PROJECT N°: 669-0146

QUARTERLY REPORT

A. Basic Information

- 1 . Date of Authorization: August 30, 1978
- 2 . Amount Authorized: 1,872,000
- 3 . Counterpart Contribution: 845,000
- 4 . Executing Agency: National Housing Authority (NHA)
- 5 . Date of Project Grant Agreement: September 27, 1978
- 6 . Project Completion Date: September 1, 1984 as amended
- 7 . Disbursement during Quarter (thru March 31, 1983) \$31,000
- 8 . Cumulative Disbursements: \$1,448,278.57
- 9 . Percentage disbursed: 77%
- 10. Percentage of time elapsed: 75%
- 11. Project Description: No change

B. Status Summary

The PACD was amended to September 1, 1984 to coincide with that for Project 669-0167.

The last remaining Clapp and Mayne technician, Luis Maldonado-Perez will be completing his extended contract in July but with accumulated annual leave will be departing from Liberia about June 12.

The audit being undertaken by Price, Waterhouse Inc. will be expected to come up with a account status on disbursements and grant balance including IIPUP remaining for Project 669-0146.

The outstanding claim by PADCO for payment of vouchers for 2TDY's by Merrill on policy development has finally been acknowledged by SER/CM and REDSO/Co has been authorized to contract or purchase order retroactively for services rendered in May and July 1981. Authorization came by cable state O83641 and RHUDO/WA is following up with REDSO/Co.

C. Problems and/or Delays

The initial 6M contract extension requested July 9 and the subsequent 6M extension funded January 7, 1983 to extent the Clapp and Mayne contract for Perez through July 1983 have still not been acted upon by SER/CM. The first 6M extension action received a waiver request by the Mission Director for retroactive amendment due to the Mission's late delivery of necessary information to process the amendment. All necessary information was provided in a timely manner for the second extension. The only word to the field thus far on these contract actions via PRE/H is that work is in progress.

The USAID/Monrovia Controller does not have complete records on total obligations against 669.0146. Part of the problem is that the Mission sends PIO/Ts reserving funds for contract actions into AID/W, but never receives notification, they say, of funds actually obligated. They also do not appear certain of what amount has been spent, though part of this may be the delay in receipt of vouchers. Hopefully the audit noted above will clear this up. It may require a special audit of the Clapp and Mayne contract funding and expenditures.

D. Major Activities to occur during the Next Quarter

1. Resolution of the two 6M contract extensions on the Clapp and Mayne contract to make official Luis Perez extension through July 1983.
2. Receipt of Price Waterhouse audit clarifying project account.
3. Contract action taken by REDO/Co on outstanding PADCO Inc. vouchers for TDY's performed in May and July 1981.

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Date Prepared: April 1, 1983  
For Quarter Ending: March 31, 1983

LIBERIA  
LOW-INCOME HOUSING  
669-HG-002/669-G-0167

QUARTERLY REPORT

A. Basic Information

1 .	Date of Authorization:	September 5, 1979
2 .	Amount Authorized:	\$10 million
3 .	Counterpart Contribution:	\$3 million
4 .	Grant	\$5 million ESF
5 .	Borrower	National Housing and Savings Bank (NHSB)
6 .	Executing Agencies:	National Housing Authority (NHA) National Investment Commission (NIC) (Small Business Loans)
7 .	Date of Implementation Agreement:	September 14, 1979
8 .	Date of Loan Agreement:	Postponing indefinitely due to local economic conditions
9 .	Amount Contracted:	N/A
10 .	Project Completion Date:	September 1, 1984 (Grant PACD)
11 .	Satisfaction of Conditions Precedent for HG:	N/A
12 .	Satisfaction of Conditions Precedent for Grant:	to be renegotiated
13 .	Disbursement during during quarter (thru 3/31/83)	HG N/A
14 .	Cumulative Disbursements:	N/A
15 .	Percentage Disbursed:	N/A
16 .	Amount of Escrow:	N/A
17 .	Percentage of time elapsed:	N/A
18 .	Project Description:	to be renegotiated

B. Status Summary

1. Project Renegotiation

The project agreement has been rewritten in preparation for renegotiation of the project with GOL in June. The rewrite, still in draft, reduces the 15M project to the 5M grant in hand. The HG remains a reserved authorization but the project itself is reduced in scope to the 5M level. The focus for expenditure of remaining grant funds would be development of more serviced plots in New Georgia and home construction/expansion loans.

The draft will be submitted to GC/H for critique before it's finalized for the renegotiation.

2. Recommitment by People's Redemption Council

The NHA has composed a recommitment statement to be issued by the PRC (Military Council) reaffirming their support of the project. NHA Director Quiah expects to get this issued by the PRC in April following Redemption Day activities.

3. Project Audit

Price Waterhouse, a British accounting/ audit firm, began a three phase scope of work the week of March 28 to include: a) a limited audit of project accounts in the NHA and NHSB; b) design of a revised NHA project accounting and reporting system and training of selected NHA staff to implement it; c) oversight, over the course of one year, NHA performance in the areas of financial accounting and reporting.

4. Construction Progress - West Point Upgrading

The sanitary units are being renovated in preparation for hook-up to the now nearly completed septic tanks.

NHA is taking steps to rent and manage the market stalls of the new market itself since no agreement for purchase has yet been concluded with MCC or any other entity.

5. Construction Progress - New Georgia Sites/Services

The first 100 core units have essentially been completed and in accordance with the original design of a 10x10 room and a sanitary core with a roof spanning the two structures. The sanitary/water systems are not however complete and will delay occupancy for at least 4 more months to come.

The Mission director has approved a list of the first hundred beneficiaries, a PIL is in preparation to formalize the list of approved beneficiaries and their allotted plots.

The pressure by NHA to expand the original core units has abated for the time being. USAID had conditioned consideration of such an option upon NHA success in obtaining the consent of the public utility companies to permit NHA to claim a percentage of monthly utility service charges as cost recovery on capital expenditures for the grant-funded utility infrastructure. This consent has not been forthcoming from the LEC or LWSC.

C. Problems /Delays

The NHA is easily distracted from the on-going project design and implementation responsibilities and consequently progress is extremely slow. For example, the minor redesign work and cost estimates holding up construction completion of the sanitary and water systems in New Georgia for the first 100 units were requested by RHUDO engineer Johnson back in October 1982.

Because of delays such as that noted above, RHO Nolan and Housing Advisors Hackman and Eastman have discussed the possibility of requiring all design and construction work to be contracted out by the NHA with the NHA acting as inspector/manager of contractors. This method of operation is similar to state housing authority operations in the US. Given the limited technical expertise and poor management of the NHA, such an option becomes an attractive alternative. More so, since the funds and time to do major institutions/development needed by the NHA are no longer available.

The second year funding for the Robert Hackman PSC contract 669-016-7-S-00-2051-00 is coming due the end of July. Since the RHUDO and Mission are discussing an indefinite postponement of the HG (a feature of the renegotiations scheduled for June), FHUDO has requested the Mission to pick up at least 50% of the cost of the second year funding. This matter is being reviewed in Monrovia. The reaction of Mission Director Richards to this proposal was not unfavorable and in fact cooperative. A source of funding for the Mission share is being identified.

D. Major Activities expected during next Quarter

1. Completion of the limited audit of project accounts by Price Waterhouse.
2. Receipt of PRC recommitment statement to project principles and design concepts.
3. Renegotiation of the amended PROAG.
4. Contract the utility works in New Georgia.
5. Sanitary units and market in West Point upgrading are operational.

RHUDO/WA : WORKPLAN  
Date Prepared : April 1, 1983

COUNTRY : LIBERIA  
ACTIVITY : Low-Income Housing  
- G-0146 / 1.8  
- G-0167 / 5.0  
- HG-002 / 10.0  
MBO : Project Implementation

- 1 . Negotiate Action Memo on program implementation alternative with USAID/Monrovia 12/82
- 2 . Prepare Shelter Strategy Statement 12/82
- 3 . Extend Clapp & Mayne: Perez contract for 12M from August, 1982 per Mission request 12/82
- 4 . Departure Clapp & Mayne: Delgado, Financial Management Advisor 01/83
- 5 . Recruit and contract local audit and financial management firm 03/83
- 6 . PRC statement received by USAID/Monrovia recommitting GOL to project concepts 04/83
- 7 . Completion limited external audit of project accounts, accounts reconciliation and presentation of recommendations 05/83
- 8 . Departure Luis Maldonado-Perez (early June). Preparation and review end-of-mission report 06/83
- 9 . USAID/Monrovia - RHUDO/WA progress assessment of phase one-strategy 06/83
10. Renegotiation PROAG: 669-0146 and HG-002 06/83
11. Revised PROAG signed 07/83
12. Contract amendment to Hackman PSC to provide second year funding - Mission/RHUDO sharing costs 07/83

Liberia/Low-Income Housing  
Workplan/Prepared 04/01/83  
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13. Dedication and occupation of first 100 core units in New Georgia 07/83
14. Short-term TA to NHSB on small home construction/expansion loan program 07/83
15. Hackman PSC home leave 08/83
16. Recruit management systems advisor for NHA (1 year of services with possible extension to 2 years) 09/83
17. Prepare contract extension Eastman PSC or recruit/contract replacement (1 year-mission funded) 10/83
18. Short-term TDY management systems advisor candidate for Mission interview and orientation 10/83
19. Short-term TA to NHA to develop programs for beneficiary orientation to home ownership and community development with continuation through PCV 10/83
20. Posting of NHA management systems advisor 12/83
21. Project evaluation 0146 and 0167 01/84
22. Mission/RHUDO progress assessment phase two-strategy - Determination of further funding, HG or other 02/84
23. Actions below depend on decisions taken by Mission/RHUDO in N° 22
  - A. Develop IIPUP/G proposal for urban policy and planning unit in Ministry of Planning 03/84
  - B. Draft IA for small HG loan borrowing 04/84
  - C. Secure IIPUP/G funding for policy and planning unit activity 05/84
  - D. Negotiate Implementation Agreement 06/84
  - E. Renegotiate 2 year contract Hackman PSC or recruit replacement 06/84
  - F. Negotiate loan 07/84
  - G. CPs to first disbursement satisfied 08/84
  - H. First disbursement 09/84
  - I. Arrival of policy advisor to MOP P/P unit 10/84