

TO: Raymond F. Rifenburg, PDO USAID/Yaoundé
FROM: D. Kissick and J. Erbach, Cameroon Low Income Housing Advisors
SUBJECT: Progress and Activity Report for the period March 1, 1980
to June 1, 1980
DATE: June 2, 1980

I - GENERAL

During the report period MAETUR hired a fourth draftsman to work exclusively on the Yaoundé Center City Project. This brings the total number of draftsmen to four and gives the other three draftsmen more time to concentrate on work with STAR.

In early April, expropriation procedures for the Yaoundé site were completed and actual construction begun on the Yaoundé Pilot Project. Also in April, Cameroon sent three representatives to the Regional Housing Conference in Abidjan. Attending the conference for Cameroon were Mr. Njamen, Secretary General of the Ministry of Town Planning and Housing, Mr. Bodiou, DG of MAETUR and Mr. Etoundi from the Municipality of Yaoundé.

In May, the TA team along with Cameroonian counterparts spent six days in Garoua conducting a housing survey and investigating possibilities of doing a small scale pilot housing project in Garoua. While on mission in Garoua, the Erbach's house was broken into and robbed by their nightwatchman. Virtually all the family's possessions including clothes, stereo, jewelry, and household items were taken along with an embassy supplied mattress and transformer. The estimated value of the stolen items is around \$ 25 000.

During the months of March/April two graduating students from the National School of Technology (ENAT) completed one month of their practical training with MAETUR/STAR. They were exposed to the work of the unit as well as to the needs and approaches for low income housing projects.

II - PROJECT DEVELOPMENT

A- YAOUNDE SITES AND SERVICES PROJECT

The engineering studies of the project have been given to SCET International. Preliminary studies are now to be completed by the end of June or early July with final engineering drawings submitted by September. Construction is still scheduled to begin in November. After the positive results of the survey of pit latrine performance in Yaoundé, the number of plots in the project connected to a sewage treatment unit has been significantly reduced, thus substantially reducing costs for a large number of plots. All plots however will now have the possibility of individual water connections. It is now estimated that more than 3/4 of the 2200 plots will be affordable to families with less than the median income.

B- DOUALA SITES AND SERVICES PROJECT

The preliminary site plan has been completed with the following breakdown of plots:

Low Income	(150m2-400m2)	1463 plots
Low-Middle Income	(200m2-600m2)	1052 plots
Commerce-Upper Income	(800m2 ave.)	190 plots

2705 plots

(The site plan also includes 375 units of SIC Housing)

This plan should be approved by the Direction of Town Planning and Housing within the next month. Engineering studies may begin as early as July.

Topographic surveys are now underway which will permit a definitive site plan to be worked out. The survey team had previously encountered difficulties on the site with original landowners. (The site was decreed public domain in 1978).

C- YAOUNDE PILOT PROJECT

Expropriation procedures for existing on-site houses and agriculture to be removed were completed in early April and road layout and construction began at the same time. One of STAR's engineering assistants is now on the site full time to help resolve problems and to insure that work conforms to contract documents. Infrastructure construction is scheduled to be completed in November.

The 15 model house plans to be constructed by MAETUR have been selected and problems related to their specific sites (drainage, access etc.) resolved. Working drawings, specifications and bid documents are now nearly finished.

D- DOUALA PILOT PROJECT

Final engineering drawings still have not been finished for the Douala Pilot Project. In April, Mr. Kissick made a visit to the site to investigate the possibility of using a 'stabilization pond' for sewage treatment. Preliminary analysis of the site indicates that such a system would be feasible and a more complete analysis will be included in the final engineering proposals. Since the engineering firm (SEDA) has not respected any of the previous deadlines given to it, it is not certain when final drawings will be finished. The studies were initially to have been completed six months ago.

Working drawings, specifications, and contract documents for a model house/site office have already been completed.

E- GAROUA PILOT PROJECT

In their February meeting, MAETUR's Board of Directors voted to investigate possibilities of doing small scale pilot housing projects in three secondary cities: Garoua, Bafoussam and Victoria. Garoua was chosen as the first city to be studied and during the first couple of weeks in May an initial housing study was undertaken. This study included an abbreviated household survey, measured house plans of 33 'sareys' or plots, surveys of house construction and infrastructure costs, visits to potential sites and contacts with high level government officials. The work is being coordinated with that of the new Garoua Master Plan and the results of MAETUR's survey will eventually be complemented by those of the consulting firm doing the Master Plan. A presentation of the results of the housing study will be made in Garoua within the next couple of months.

III - INSTITUTIONAL DEVELOPMENT

With the completion of expropriation procedures and the start of construction of the Yaoundé Pilot Project, MAETUR has its first housing project under construction. This is also the first project to be conceived and designed by MAETUR to reach the construction phase. It provides excellent on-site training of construction supervision and project execution, as well as feedback for the design of future projects.

IV - TRAINING

On the whole, on the job training continues to be satisfactory, with one notable exception - the first architect/planner recruited by MAETUR. While this person is very intelligent and has good critical abilities, he continues to lack sufficient initiative or interest in MAETUR's projects and in fact is a rather poor physical planner. Whether the second architect/planner will be strong enough at the end of the project to take over major design functions in the office still remains a question.

Even though MAETUR now has four draftsmen, they are still insufficient in number and quality to do all of MAETUR/STAR's work properly. Consequently the TA team has had to spend a considerable amounts of time doing or redoing drawings. To improve this situation MAETUR is now planning an open competition to recruit additional qualified draftsmen. MAETUR has also ordered better drafting equipment (eg. parallel rule bars) which should help improve office productivity. On the job training of engineering assistants is still moving smoothly as they continue to show themselves willing and able to do a variety of tasks. The engineers assigned to the project have also proven to be very competent.

During the month of April, three Cameroonians delegates attended the USAID/GOIC Regional Housing Conference in Abidjan. Attending the conference were Mr. Njamen, Secretary General of MINUH (financed with funds from the Low Income Housing Project), Mr. Bodiou, DG of MAETUR and Mr. Etoundi of the Municipality of Yaoundé. According to Mr. Bodiou the conference was a very good learning experience for the new secretary general. The fact that the Municipality of Yaoundé financed their own representative shows the extent to which they wish to increase their exposure and knowledge of different experiences in low income housing.

In March and April, two graduating students from ENAT worked with MAETUR/STAR for one month as part of their practical training before graduation. During this time they were able to work on the Douala Sites and Services Project and the model houses to be built in the Yaoundé Pilot Project. They also had time to review previous work done by STAR and to become familiar with the operations and policies of MAETUR.

V - SUMMARY OF STAR/MAETUR ACTIVITIES

- Completion of expropriation procedures for the Yaoundé site (including both the Pilot Project and Sites and Services Project)
- Start of construction of the Yaoundé Pilot Project
- Start of engineering studies for the Yaoundé Sites and Services Project

- Completion of the preliminary plan for the Douala Sites and Services Project including 2705 plots
- Start of precise topographic surveys of the Douala Nord area which includes the Sites and Services Project
- Completion of a survey of pit latrine performance in Douala
- Investigation of the feasibility of using a 'stabilization pond' for sewage treatment in the Douala Pilot Project
- Production of working drawings, specifications and contract documents for the 15 model house types selected to be built by MAETUR in the Yaoundé Pilot Project
- Design and working drawings for the model house/site office for the Douala Pilot Project
- Execution and analysis of Garoua housing survey
- Completion of final measured drawings of houses surveyed in the 'Douala Socio-economic Survey
- Determination of site preparation (drainage, access etc.) required for SIC housing and the 15 model houses on the Yaoundé Pilot Project Site
- Participation of three Cameroonian delegates in the Regional Housing Conference in Abidjan
- One month training period for two students from ENAT

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