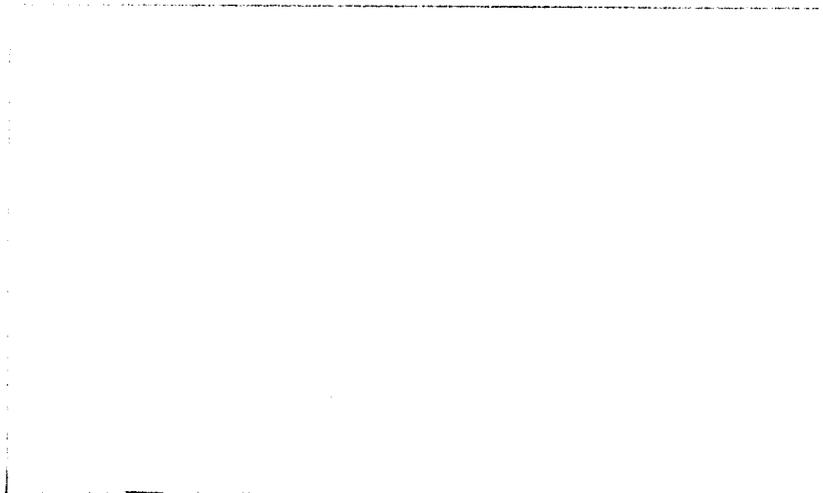


Shelter Sector Reform Project Newly Independent States of the Former Soviet Union



An ICMA Report

Prepared for the Office of Housing and Urban Programs
Agency for International Development



**TECHNICAL ASSISTANCE TO THE HOUSING SECTOR
IN THE NEW INDEPENDENT STATES
Component 3: Armenia and Kazakhstan**

**QUARTERLY REPORT
1 March 1994 - 31 May 1994**

June 7, 1994

Prepared for the U.S. Agency for International Development,
Bureau of Private Enterprise, Office of Housing and Urban Programs

International City/County Management Association
USAID Contract No. CCS-0008-C-00-2056-00
USAID Project No. 110-0008

PROJECT MANAGEMENT AND ADMINISTRATION (*Task Order 1*)

In addition to ongoing management and support of field operations and contract administration, the following activities are worth special mention:

At the direction of ENI/EEUD/UDH ("UDH"), ICMA continued recruitment efforts continued for Resident Advisor positions in Kyrgyzstan, and several qualified and available candidates identified. However, as of the end of the quarter, ICMA had not received authorization from USAID to enter contractual agreements with advisors and place them in Kyrgyzstan.

In the early fall of 1993, Jacob Terk was recruited as a prospective resident advisor in Armenia to provide USAID parallel technical assistance to then pending, World Bank financed, Earthquake Zone Reconstruction Project. When Bank approval was unexpectedly delayed, UDH decided that, pending such approval, Terk should be sent on short-term assignments only. By the time the loan was approved, Terk's personal circumstances changed and precluded his accepting a resident position; however, all parties (Armenian counterparts, the World Bank, UDH, the Yerevan USAID Mission, and ICMA) were quite pleased with his work, and he was available to travel to Armenia on a regular basis. ICMA and UDH (with the Mission's concurrence) agreed to continue utilizing Terk's services on an extended short-term consultancy, rather than recruit a resident advisor to replace him.

In mid-April, at the request of Suzanne Olds, the USAID Mission director in Yerevan, Peter Epstein, Kamran Khan, and STA Richard Winnie met with Barbara Turner, USAID Deputy Assistant Administrator. The focus of the discussion was the Armenian government's commitment and willingness to devote high level time and resources to pursuing basic market reforms, despite the continuation of the territorial dispute with Azerbaijan and dire economic privation that has resulted from the conflict. Olds apparently felt that housing reform technical assistance program in Armenia is one of the more effective USAID programs operating there and useful in making the case for continued technical assistance to reform efforts (in addition to ongoing humanitarian aid).

In April, Peter Epstein and ICMA Resident Advisor in Armenia Steve Anlian prepared a memo to be sent to the Mission in Yerevan in response to its request for a review of the cost recovery requirements for the World Bank funded apartment completion project.

In May, Mark Bidus was hired as Assistant Project Director.

At the end of May, Peter Epstein travelled to Almaty, Kazakhstan and Yerevan Armenia, to review program activities with the resident advisors and government counterparts as well as to commence work program preparation for the second half of 1994. Draft concept papers for extended technical assistance to urban land reform efforts were prepared for both countries.

LONG-TERM ADVISOR TO ARMENIA *(Task Order 2)*

In the spring of 1994, Andranik Andreasian (ICMA's lead counterpart since February, 1993) assumed responsibility of the new Department of Urban Policy, the lead agency for the development of government policy and legislation for housing, urban development, construction, real estate reform, and earthquake zone activities. The department also coordinates between the cabinet and applicable line ministries. The office of ICMA's resident advisor, Steve Anlian, is now located within the new department. Andreasian's promotion promises to improve the ability of ICMA's technical assistance program to have an impact on national policy and legislation on the entire housing and urban reform agenda. Through Andreasian, Anlian has developed close working relationships with other important agencies, including the Ministry of Justice, the Ministry of Finance, the Ministry of the Economy, the State Committee on Architecture and Urban Development, and the Tax Inspectorate.

Resident Advisor Anlian continued to oversee technical assistance and training in the three major components of ICMA's assistance program to both the Republic of Armenia (ROA) and the City of Yerevan:

- (1) legal and institutional framework for private land and real estate markets: most notably, substantial progress was made in helping counterparts put proposed condominium law in final form and complete a thoroughgoing revision of the land code to clarify basic property rights and provided for the privatization of urban land.
- (2) housing privatization and market rationalization: At the City of Yerevan level, Anlian continued his ongoing work with the housing privatization working group appointed by the Mayor which meets with Anlian weekly. Included in this group is a member of the City Council's Executive Committee responsible for overseeing communal services and the director of the city's housing department responsible for overall housing allocations and privatization. Significant progress was made in the implementation of the City/USAID pilot project in resident association formation and housing maintenance. A resident association for the pilot complex of apartment buildings was legally chartered, a Board of Directors elected, and a maintenance contract bid out on a competitive basis (through a joint resident/city steering committee).

Anlian and ICMA consultants also continued its assistance to the Project Implementation Unit for the World Bank funded earthquake reconstruction project in preparations for organizing resident associations for apartment buildings scheduled for completion over the summer.

- (3) urban land development through market mechanisms. Anlian continued to coordinate Terk's continued assistance to the PIU in the competitive bidding of

construction work for the earthquake Zone Reconstruction Project. Anlian, Terk, and Epstein consulted with Robert Robinson, the United Nations High Commissioner for Refugees (UNHCR), on strategies for housing assistance to refugees from Azerbaijan. UNHCR opened an office in Yerevan to administer a variety of humanitarian assistance efforts to refugees. As a result of the conflict between Armenia and Azerbaijan over the Nagorno-Karabakh enclave, more than 300,000 ethnic Armenians have returned to Armenia, settling mainly in makeshift and illegal housing. A little over \$1 million of this aid is slated for refugee housing. Based on input from ICMA, Robertson has decided to utilize the funds for both apartment completions in the Yerevan area and a small design-build competition for the construction of duplex units. At the end of the quarter, discussions were in progress concerning the possibility of Terk providing technical assistance to this effort, which could result in about 300 units of new housing provided through a competitive bidding process.

Terk also provided assistance to Andreasian and the State Committee on Architecture and Urban Development on regulations and other measures to implement new government regulations requiring the competitive bidding of all major construction activity.

SHORT-TERM ADVISORS TO ARMENIA

Property management expert John Lawton travelled to Armenia in early March to assist in the bidding of maintenance services for a demonstration project in Yerevan, including a bidders' conference scheduled in mid-March. Lawton visited the earthquake zone with members of the World Bank Project Implementation Unit (PIU) as well as visiting sites which would be the first residential buildings completed under the World Bank loan. Lawton reviewed the USAID technical assistance program with the PIU working group and provided them with written materials which they would use to help develop their educational brochures for the pilot new construction projects. (*Task Order 40*)

In mid-March, construction management expert Jacob Terk returned to Armenia in order to assist the government's PIU for Earthquake Reconstruction Zone Activities with competitive bidding for a variety of construction projects including unfinished apartments and communal bathhouses. As a result, four contracts were awarded to Armenian local construction companies. (*Task Order 34*)

STA Terk continued his work in Armenia to assist the PIU with contract awards. In addition, he participated in discussions with the Central Bank which resulted in their agreement to proceed with construction advances and issuance of performance guarantees to qualified contractors. In conjunction with this effort, Terk conducted a training seminar in late May with the contractors team, inspectors team, PIU procurement, and finance personnel

involved with the construction projects. (*Task Orders 43 and 46*)

In early April, legal expert Richard Winnie travelled to Armenia to resume work on the Land Code. A newly revised Land Code had been prepared by ICMA's working group, the Armenian Urban Research Institute (AURI). Winnie met with members of the AURI working group and legal drafter Gevork Malkhasian of the Department of Urban Policy. In mid-April, the Land Code was distributed by the Department of Urban Policy to all ministries, government departments, and state committees for review and comment. All written comments were translated and forwarded to Winnie for his review and comment. Additionally, in mid-April, the final draft of the Condominium Law was provided to Winnie by Andranik Andreasian. In late April, the draft Condominium Law was forwarded to the Executive Cabinet for action. (*Task Order 35*)

TRAINING PROGRAMS FOR ARMENIAN OFFICIALS

In addition to the individuals whose participation in the Construction Management and Finance Seminar offered by Richard T. Pratt Associates (22 February - 5 March 1994) was funded through AID's NET program, two senior Armenian officials attended the seminar under ICMA funding. Haik Ayvazian (Armenian State Planning Institute, State Committee on Architecture and City Planning) and Samuel Mkhitarian (Senior Architect, Project Implementation Unit, World Bank Earthquake Reconstruction demonstration project) play a crucial role in the World Bank project. The seminar was extremely relevant for their work. (*Task Order 41*)

LONG-TERM ADVISORS TO KAZAKHSTAN (*Task Order 5*)

Resident Advisors Wallace Kaufman and Richard Gaynor continued their management and support of the four main components of ICMA's program in Kazakhstan: (1) legal and institutional framework for private land and real estate markets; (2) housing privatization and market rationalization; (3) urban land development through market mechanisms, and (4) housing finance reform. Gaynor continues to take the lead on component # 1, the cadastral reform subproject within component #3, and assisted Kaufman in other tasks involving policy/legal analysis; Kaufman continues both his day-to-day administration of the Almaty office and coordination of the balance of the program, with special attention to demonstration and training activities.

Since April, ICMA Resident Advisor Richard Gaynor and ICMA's cooperating country national (CCN) consultants have been participating in the Vice Presidential working group charged with drafting land legislation on a comprehensive revision of the land code. Drafts of the first section of the code were completed and reviewed. The intent has been to have the code incorporate and expand on various presidential decrees and resolutions in order to provide a firmer basis in law for the newly authorized tenure rights. Gaynor also prepared model language documents dealing with property registration/titling.

Over the quarter, Gaynor and ICMA's CCN legal consultants, also supported a government working group charged with a complete revision of the housing code. Condominium law provisions are being integrated into this code. The group is working under the direction of ICMA's lead counterpart, the First Deputy Minister of Housing, Bair Dosmagambetov.

Gaynor and Kaufman also advised a City of Almaty working group established to work on city land reform policy and legal/fiscal cadastral reform. Gaynor provided input into draft regulations for land auctions and land allocation by competitive RFP.

In early 1994, the Housing Ministry sought to enlist the City of Almaty in a pilot effort to demonstrate housing maintenance privatization. Subsequently, a steering committee of city and republic officials was formed with Wallace Kaufman as a member. Along with short-term advisors, ICMA resident advisors continually worked with the steering committee to complete preparations for bidding and the award of a contract in July/August.

During the reporting period, ICMA resident advisors took the lead in conducting a pilot, "mini-maintenance" project. The project involved bidding out a small contract for minor improvements to the building in which ICMA's Almaty office is located. In April, Wallace Kaufman moved forward with the mini-project set up by him and STA Eugene Sienkiewicz (see Task Order 38 below). The mini-project was successfully implemented, and the resident advisors have begun exploring options to replicate this process by assisting owners of privatized apartments directly in bidding out small capital repair and improvement projects.

Kaufman worked closely with Dosmagambetov in framing basic policy approaches towards a national housing allowance program. They selected two cities to be used for modeling and analysis of policy options and to serve as possible pilot projects if the Government decides to proceed with program implementation. They met several times with officials from both cities and enlisted their help in this effort. Kaufman also arranged with a local survey research group to conduct sociological survey's of both communities to provide a data base on incomes and other variables as needed for policy analysis. A TDY is scheduled over the summer to bring housing economists to Almaty once the data is in hand to model options and work with the inter-ministerial group set up under Dosmagambetov to develop recommendations to the Cabinet of Ministers.

Kaufman continued to coordinate with the World Bank's EDI on the periodic real property appraisal training program in Almaty jointly sponsored by EDI and USAID. He helped organize and teach the two week session in May. Kaufman and ICMA's CCN staff have continued to compile a database on actual real estate market transactions. This data has proved useful in preparing case studies for appraisal and developer training based on local market information. It also has applicability in the near term to establishing starting prices for land and for introducing mass appraisal techniques in anticipation of shifting to real ad valorem property taxes as a revenue source for local government.

In late April, LTAs Richard Gaynor and Wallace Kaufman were requested by Craig Buck, the USAID Mission Director in Almaty, to brief USAID staff on the status of Kazakhstan's overall land reform effort as well as to advise the Mission on how it might direct additional USAID resources in support of land privatization.

Technical assistance to Zhilstroi, the new government housing bank, was delayed over this quarter, pending resolution of basic policy direction for the bank. These policies were the subject of negotiation between the ROK Office of the Vice President and USAID over this period, with substantial input from ICMA consultant Elaine Weis, Kaufman, and Epstein.

SHORT-TERM ADVISORS TO KAZAKHSTAN

In mid-March, housing finance expert Elaine Weis travelled to Almaty to work with republic-level officials on the structure, organization, and operations of the new Housing Construction Bank (HCB). Weis consulted extensively with the Office of the Vice President, other government officials from the Ministry of Finance and the Ministry of Housing, the USAID Mission, and officials from the ROK Central Bank and State Savings Bank. *(Task Order 37)*

In April, Weis continued her work with the HCB by returning to Kazakhstan to discuss the bank's activities and its future prospects for technical assistance. *(Task Order 39)*

In late April, Lynn Holstein went to Kazakhstan to work with ICMA, the City Land Committee, and the republic government on practical measures for implementing a legal cadastre. The goal of Holstein's visit was to define existing information repositories and to develop recommendations for integrating this data into a cost efficient legal cadastre. *(Task Order 45)*

In late April, Joseph Eckert and Natasha Kalinina travelled to Almaty to deliver an intensive workshop/seminar on the conceptual framework of property titling, the technological options, and the administrative requirements. *(Task Order 48)*

At the end of May, LTA Wallace Kaufman was working on the commercial developer seminar (set for June 1994) outline and plans with Peter Abeles and the Ministry of Housing in Almaty. Abeles made preparations to actively participate in the seminar in Kazakhstan. *(Task Order 49)*

TRAINING PROGRAMS FOR KAZAKHSTANI OFFICIALS

In early March, Eugene Sienkiewicz travelled to Almaty to conduct training sessions on housing privatized maintenance. In addition, Sienkiewicz reviewed available training materials, helped prepare model bid documents, and helped develop quality control procedures. *(Task Order 38)*

In early May, LTA Richard Gaynor accompanied a delegation of six high ranking Kazakhstani officials to San Francisco to participate in an observational study tour on private land and real estate markets. The tour was organized by ICMA as part of its assistance to a Vice Presidential Working Committee charged with drafting a land reform program for Kazakhstan. The initial phase of the tour in San Francisco focused on clarifying basic real property legal concepts, the role of private developers in a market economy, various models for public land disposition, and the pros and cons of ground leases as an alternative to fee ownership of land. The second phase of the tour took place in Washington where the group attended sessions on residential brokerage, public land management, reform of the legal and fiscal cadastre, and property taxation. *(Task Order 47)*

In mid-May, the second real estate appraisal in Kazakhstan began at IGILIK Bank in Almaty. ICMA-Almaty made the arrangements for the seminar which was taught by Demir Yener of EDI and Babson College, Robert West from California's state appraisal department, and LTA Wallace Kaufman. Kaufman and Yener met with IGILIK president Talget Abjarkenov and reached an informal agreement to conduct another seminar in the fall, subject to USAID and EDI confirmation.

TRAINING PROGRAMS FOR KAZAKHSTANI AND KYRGYZSTANI OFFICIALS

A group of four participants in the Pratt seminar extended their stay in the United States to work with STA Elaine Weis on structuring and implementing the new Housing Construction Bank (HCB) in Kazakhstan. They were joined by Serik Bekmukhambetov (see Task Order 36 below) to work with Ms. Weis in Washington who provided them with additional training and exposure to US financial institutions. The group also consulted with Peter Abeles on models for allocating available construction finance in way that would advance the creation of private real estate development capabilities. *(Task Order 42)*

TRAINING PROGRAMS FOR ARMENIAN AND KAZAKHSTANI OFFICIALS

At the close of the seminar on Construction Management and Finance offered by Richard T. Pratt Associates (22 February - 5 March), attendees Andranik Andreasian (Director, Department of Urban Policy, ROA) and Serik Bekmukhambetov (Deputy to the Minister of Housing, ROK) extended their stay in the United States to provide them with additional training and exposure to US housing institutions. In addition, Mr. Andreasian travelled to Chicago for meetings arranged by Richard Almy who has done previous work on Armenia's property tax and land registration systems. *(Task Order 36)*

TASK ORDER SUMMARY (as of May 31, 1994)

- TASK ORDER 1 - Washington, D.C., Project Management**
- TASK ORDER 2 - Long-term Advisors to City of Yerevan and Republic of Armenia**
- TASK ORDER 3 - Seminar on Housing Planning, Design and Development (Almaty, Kazakhstan)**
- TASK ORDER 4 - Study Tour on American Residential Housing for Almaty City Officials (Washington, D.C.)**
- TASK ORDER 5 - Long-Term Advisor to Cities of Almaty and Karaganda and Republic of Kazakhstan**
- TASK ORDER 6 - Short-term Legal Advisor to Republic of Kazakhstan**
- TASK ORDER 7 - Short-term Advisor on Building Codes and Standards to Republic of Kazakhstan**
- TASK ORDER 8 - Report on Relevance of U.S. Uniform Law Reform Movement to Land Privatization in the NIS**
- TASK ORDER 9 - Participation in Seminar on Housing Finance in Emerging Market Economies by Delegates from Armenia and Kazakhstan (Salt Lake City/Park City, Utah)**
- TASK ORDER 10 - Short-term advisor on Property Assessment, Taxation and Registration Systems to Cities of Almaty and Karaganda and Republic of Kazakhstan**
- TASK ORDER 11 - Short-term advisory on Condominium Legislation to Republic of Armenia and City of Yerevan**
- TASK ORDER 12 - Participation in Seminar on Land Privatization by Delegates from Armenia and Kazakhstan (Kiev, Ukraine)**
- TASK ORDER 13 - Short-term Legal Advisor to Republic of Kazakhstan**
- TASK ORDER 14 - Short-term Legal Advisor to Republic of Armenia**
- TASK ORDER 15 - Short-term Legal Advisor on Privatization Topics to Republic of Kazakhstan**

- TASK ORDER 16 - Participation in Study Tour on Housing Privatization in Hungary by Delegates from Armenia and Kazakhstan (Budapest)**
- TASK ORDER 17 - Short-term Advisor on Environmental Planning to City of Moscow, Russian Federation**
- TASK ORDER 18 - Short-term Advisor on Property Management and Training to City of Yerevan**
- TASK ORDER 19 - Short-Term Advisor on Property Assessment, Taxation and Registration to City of Yerevan and Republic of Armenia**
- TASK ORDER 20 - Short-term Advisor to City of Almaty on Housing Sector Market Dynamics**
- TASK ORDER 21 - Short-term Advisor to Kyrgyzstan and City of Almaty on Property Assessment, Taxation, and Registration Systems**
- TASK ORDER 22 - Long-term Advisor to City of Almaty**
- TASK ORDER 23 - Short-term Advisor In Support of World Bank Loan to Russia**
- TASK ORDER 24 - Short-term Advisor to City of Yerevan and Republic of Armenia on Housing Maintenance Privatization**
- TASK ORDER 25 - Central Asia Housing Reform Study**
- TASK ORDER 26 - Conference in Almaty, Kazakhstan, on Implementation of the Presidential Housing Decree**
- TASK ORDER 27 - Short-term Advisor to Kazakhstan on Housing Finance**
- TASK ORDER 28 - Short-term Legal Advisor to City of Yerevan**
- TASK ORDER 29 - Short-term Advisor to City of Yerevan on Property Management and Training**
- TASK ORDER 30 - Short-term Advisors to City of Yerevan and Republic of Armenia on Property Assessment, Taxation, and Registration**
- TASK ORDER 31 - Short-term Advisor to Republic of Armenia on Construction Supervision and Training**
- TASK ORDER 32 - Short-term Advisor to Russia on Land Privatization Strategy**

- TASK ORDER 33 - U.S. Study Tour for City of Yerevan Housing Officials
- TASK ORDER 34 - Short-term Advisor for World Bank Earthquake Reconstruction Project
- TASK ORDER 35 - Short-term Advisor to Republic of Armenia on Legal Issues
- TASK ORDER 36 - U.S. Study Tour for Armenian/Kazakhstani Senior Government Officials (Participant Training Extension)
- TASK ORDER 37 - Short-term Advisor to Republic of Kazakhstan on Housing Finance
- TASK ORDER 38 - Short-term Advisor to Republic of Kazakhstan on Property Management
- TASK ORDER 39 - Short-term Advisor to Republic of Kazakhstan on Housing Finance
- TASK ORDER 40 - Training Activities in Support of Housing & Housing Service Privatization projects in Yerevan and the Earthquake Reconstruction Zone of Armenia
- TASK ORDER 41 - U.S. Study Program for Armenian Senior Officials
- TASK ORDER 42 - U.S. Supplemental Work for Kazakhstani & Kyrgyzstani Senior Government Officials
- TASK ORDER 43 - Short-term Construction Advisor on Earthquake Reconstruction Project
- TASK ORDER 44 - Advanced Seminar on Housing, Land Use Planning and Zoning, School of Public Administration, University of Maryland
- TASK ORDER 45 - Short-term Advisor on Taxation & Registration Systems
- TASK ORDER 46 - Short-term Advisor for Earthquake Reconstruction Project in Armenia
- TASK ORDER 47 - Observational Study Tour
- TASK ORDER 48 - Short-term Advisor to the Government of Kazakhstan on Property Assessment, Taxation & Registration Systems

TASK ORDER 49 -

**Training Course for Commercial Developers in the Republic of
Kazakhstan**

PROJECT DELIVERABLES (as of May 31, 1994)

- Aida, Iskoyan. *Legislation Concerning the Regulations of Land Relationships in the Republic of Armenia and Some Proposals for Its Improvement*, March 1993.
- Almy, Richard. *Cadastral Records, Property Taxation, and the Privatization of Property in the Republic of Armenia*, October 1993. TO#19.
- Almy, Richard. *Implementing Land and Property Taxes and Creating a Fiscal Cadastre in the Republic of Armenia*, February 1994. TO#30.
- Aloyan, A. *Adoption of the Main Statutes on Forming the Urban Development Policy During the Transitional Period of the Republic of Armenia*, 1993.
- Anlian, Steve, ed. *Summary Report: Paid Use of Land in the Cities of the Republic of Armenia*, February 1993.
- Anlian, Steve. *Resident Survey Report for Pilot Privatization Project*, December 1993.
- Anlian, Steve and City Management Research Center (Yerevan), *Housing Management, Utilization, Servicing, and Repair*, January 1994.
- Armenian Urban Research Institute. *Privatization of Housing and Housing Service -- Demonstration and Training USAID/ICMA Housing Reform Program in Armenia*, September 1993.
- Armenian Urban Research Institute & Yerevan State University. *Housing Indicators for the Republic of Armenia and the City of Yerevan*, October 1993.
- Eckert, Joseph K. & Natasha Kalinina. *Recommendations for Creating Property Titling and Real Estate Information Systems to Support Property Tax Systems and the Privatization Process*, May 1993. TO#10.
- Epstein, Peter. *Conceptual Strategy for Technical Assistance for Shelter Sector Reform in Selected Newly Independent States*, March 1993.
- Epstein, Peter. *Operational Strategy for Technical Assistance for Shelter Sector Reform: City of Almaty*, March 1993
- Epstein, Peter. *Operational Strategy for Technical Assistance for Shelter Sector Reform: Republic of Kazakhstan*, March 1993.
- Epstein, Peter & Steven Anlian. *Operational Strategy for Technical Assistance for Shelter*

- Sector Reform: City of Yerevan, March 1993.*
- Epstein, Peter & Steven Anlian. *Operational Strategy for Technical Assistance for Shelter Sector Reform: Republic of Armenia, March 1993.*
- Epstein, Peter. *Technical Assistance for Shelter Sector Reform in Kyrgyzstan: A Reconnaissance Report, August 1993.*
- Feiden, Peter, et. al. *Housing Privatization in the Central Asian Republics of the Former Soviet Union: Uzbekistan, Kyrgyzstan, Turkmenistan, and Kazakhstan, December 1993. TO#25.*
- Gaynor, Richard. *Condominium Form of Ownership and Management of Multifamily Apartment Buildings in the Republic of Kazakhstan, August 1993. TO#15.*
- Gaynor, Richard. *Model Condominium Foundation Deed and Bylaws, August 1993. TO#15.*
- Hattis, David B. *A Building Regulatory System for Kazakhstan: Building Codes in a Market Economy, February 1993. TO#7.*
- Holstein, Lynn. *Aspects of Legal Cadastre, January 1994. TO#30.*
- Institute of Economic and Marketing Relations. *Housing Indicators for Almaty and the Republic of Kazakhstan, September 1993.*
- Josephs, Robert. *Preliminary Assessment of Laws and Institutions for Private Real Estate Markets in Armenia, June 1993. TO#14.*
- Josephs, Robert. *Seminar on Real Property Interests, June 1993, TO#14.*
- Kalinina, Natasha. *Improvements in Systems of Real Property Titling, Assessments, and Taxation in the Republic of Kazakhstan, June 1993. TO#10.*
- Kaufman, Wallace. *Private Housing Market Information in Almaty, Kazakhstan: Investigation of Creating a System of Reporting and for Organizing Ongoing Technical Assistance, August 1993. TO# 20.*
- Kayden, Jerold. *Providing an Appropriate Legal and Institutional Infrastructure for Land and Building Markets in Armenia: A Preliminary Checklist for Action, May 1992.*
- Lawton, John. *Comments on the Training Program at Yerevan State University for Staff Training on Condominium Associations Organization and Management, March 1994. TO#40.*

- Miller, Alex. *Model Approaches to the Formation of Residential Associations in Armenia*, August 1993. TO#18.
- Miller, Alex. *Workshop on Private Management and Maintenance in the Republic of Armenia and the City of Yerevan*, August 1993. TO#18.
- Miller, Alex. *Training Workshops on Condominium Management and Operations and Condominium Operations for Owners and Directors*, January 1994. TO#29.
- Mushegian, Gurgen. *About Land Reform in the Cities of the Republic of Armenia*, July 1993.
- Mushegian, Gurgen & Petros Sogomonian. *Policy of Management of Urban Land With Its Legal Provisions in the Transitional Period of the Republic of Armenia*, May 1993.
- Najarian, Nancy. *Armenia's Burgeoning Real Estate Sector: A Survey of the Residential Real Estate Sector*, January 1993.
- Rabenhorst, Carol. *Housing Privatization and the Establishment of Condominiums in the Republic of Armenia*, April 1993. TO#11.
- Reddy, Mahesh. *Development of Housing Maintenance Budgeting and Financial Control Systems: Housing Privatization Program for the Republic of Armenia*, November 1993. TO#24.
- Sanger, John. *Preliminary Assessment of Laws and Institutions in the Private Real Estate Market of the Republic of Kazakhstan and Recommended Reform Strategy*, February 1993. TO#6.
- Sanger, John. *Seminar on the US Laws on Real Property, Housing, Land Development and Government Regulation of Private Property*, February 1993. TO#6.
- Sanger, John. *Supplement to Reform Strategy Agenda on Priority Agenda for Legal Reform for Housing and Real Estate Markets in the Republic of Kazakhstan*, May 1993. TO#13.
- Sienkiewicz, Eugene. *Almaty Housing Maintenance Privatization Project, Kazakhstan*, April 1994. TO# 38.
- Weis, Elaine. *Status Report on the Implementation of the New Housing Finance Policy in Kazakhstan*, January 1994. TO# 27.
- Weis, Elaine. *Review of the Implementation of Zhilstroi Bank*, April 1994. TO#37.
- Weis, Elaine. *Trip Report on the Resolution of Policy Issues Regarding Zhilstroibank*, April 1994. TO# 38.

Winnie, Richard. *Law of the Republic of Armenia on Condominiums*, November 1993. TO# 28.

West, Robert. *Property Tax Initiative in Kyrgyzstan*, September 1993. TO#21.

West, Robert. *Real Estate Appraisal and Licensing in Kazakhstan*, September 1993. TO#21.

SHELTER SECTOR REFORM PROJECT
LIST OF SEMINARS, CONFERENCES, AND OTHER TRAINING ACTIVITIES
FOR ARMENIAN PARTICIPANTS

August 19, 1994

Date/Location	Organizer/ Presenter	Participants	Description
Oct./Nov. 1992 Yerevan, Armenia	P. Epstein	Director, <i>Dept. of Economic Reform</i> and other Department staff	In conjunction with a TDY to Armenia, P. Epstein held a workshop on <i>housing reform policies and strategies</i> .
February 24 - March 6, 1993 Salt Lake City, Utah	Pratt Associates	C. Kirakosyan, <i>Chief of External Operations, Department of Economic Reform</i> ; S. Hakpian, <i>Housing Dept., City of Yerevan</i>	Ten-day seminar on <i>housing finance in emerging market economies</i> .
May 1993 Kiev, Ukraine	PADCO	A. Andreasian, <i>Chief, Office of Real Estate Reform</i> ; G. Mushegian, <i>Director, Armenian Urban Research Institute</i>	Four day seminar on <i>privatization of land and urban development</i> .
March 1993 Yerevan, Armenia	P. Epstein C. Rabenhorst	Almaty city officials	In conjunction with P. Epstein and C. Rabenhorst TDYs, held workshops and seminars on <i>housing privatization and condominium concepts</i> .
June 1993 Yerevan, Armenia	R. Josephs	GOA officials	In conjunction with R. Josephs TDY, held seminar on <i>real property rights</i> .
July/Aug. 1993 Yerevan, Armenia	R. Almy	Working group on privatization; city officials	Seminar on <i>property assessment, taxation and registration</i> with particular reference to titling requirements to implement housing privatization and market monitoring systems to support market-based property valuations and financial cadastres.
July 1993 Budapest, Hungary	MRI	A. Andreasian, <i>Chief, Office of Real Estate Reform</i> ; G. Malkhasyan, <i>Director, Ministry of Justice, Legislative Dept.</i> ; A. Arakelian, <i>Director, Yerevan Scientific Research Center of City Management Systems</i> ; S. Hakopian, <i>Chairman, City of Yerevan Housing Dept.</i> ; K. Khachatryan, <i>Director, City of Yerevan Building Maintenance and Utilization Center</i> .	Five-day study tour of <i>housing privatization in Hungary</i> . Participants were also briefed on USAID-supported housing allowance and housing maintenance projects with the City of Moscow.
July 1993 Yerevan, Armenia	A. Miller		In conjunction with A. Miller TDY, held a one-day seminar on <i>private homeowners' associations and private housing/maintenance</i> .

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Oct./Nov. 1993 Yerevan, Armenia	S. Anlian	Newly elected Boards of Directors resident associations	Three-day training session on <i>organization and management of resident associations</i> .
October 1993 Yerevan, Armenia	R. Almy L. Holstein		In conjunction with Almy/Holstein TDYs, workshops/training events were held concerning <i>cadaster reform and titling</i> .
Nov. 1993 Yerevan, Armenia	A. Miller		The focus of Miller TDY were several interrelated training events: training for the board of directors of the Yerevan apartment complex being used for demonstration purposes; training of prospective bidders for <i>housing management/maintenance contracts</i> ; and initial "training of trainers" for prospective <i>property management</i> trainers recruited from Yerevan State University.
Dec. 1993 Yerevan, Armenia	J. Terk	Local supervisors from government and private consulting companies	Training included developing the supervisors' scope of work, implementation of the <i>construction quality and cost control systems</i> , the methodology for monitoring the systems by the local supervisors at the job site, and monitoring a common project reporting system for all construction contracts.
Jan. 1994 Atlanta, Georgia	A. Miller	City of Yerevan officials concerned with housing maintenance and privatization including the Deputy Mayor with responsibility in this area, the head of the Government's Project Implementation Unit for the Earthquake Zone, and officials from the City of Stepanvan in the Earthquake Zone.	Study tour of <i>American property management practice</i> in preparation for USAID assisted demonstration projects to be carried out by the City of Yerevan and at various locations in the earthquake reconstruction zone. The study tour focussed on various models for procuring property management and maintenance services, particularly through different forms of common interest association of owner-occupants, as well as the management of condominiums and cooperatives.
Feb./March 1994 Salt Lake City, Utah	Pratt and Associates	A. Andreasian, <i>Head of the Department of Urban Policy</i>	Seminar on <i>Housing Finance and Management</i> .
February 21-22, 1994 Chicago, Il.	R. Almy	A. Andreasian, <i>Head of the Department of Urban Policy</i>	Study tour on property taxation and assesments. In Chicago, Andreasian met with several experts on taxation and assesment. He toured the Illinois Department of Revenues, and the Cook County Assessor's Office.
March 7-11, 1994 Washington, DC	ICMA P. Epstein	A. Andreasian, <i>Head of the Department of Urban Policy</i>	Extended training on US housing institutions. During the week, meetings were held with various Washington area developers and brokers. The week ended with a discussion with P. Epstein on Armenia's land codes, and the future strategy of housing reform.

**SHELTER SECTOR REFORM PROJECT
LIST OF SEMINARS, CONFERENCES, AND OTHER TRAINING ACTIVITIES
FOR KAZAKHSTANI PARTICIPANTS**

August 19, 1994

Date/Location	Organizer/ Presenter	Participants	Description
Oct./Nov. 1992 Almaty, Kazakhstan	Engin Artemel	Over 130 local government and Republic officials	A two-day seminar on housing planning, design and development. The seminar was followed by two days of work shops.
January 1993 Karaganda, Kazakhstan	Peter Epstein	Officials from the City of Karaganda, and the Republic	While negotiating agreements with the City of Karaganda, and the Republic of Kazakhstan, Peter Epstein conducted seminars on housing reform strategy and housing allowances for city officials and staff.
November 1993 Washington, DC		B. Jasinbayev, <i>Deputy Mayor of Almaty for Housing</i> ; K. Loma, <i>Almaty Director of Housing Maintenance</i> ; S. Yermekbayev, <i>Committee for External Economic and Cultural Relations</i>	Two-week study tour on American residential housing.
February 24 - March 6, 1993 Salt Lake City, Utah	Pratt and Associates	B. Dosmagambetov, <i>Chairman of the Republic's State Committee on Architecture and Construction</i> ; M. Sagyndykova, <i>Deputy Chairman of the Kazakhstani Bank for Credit and Social Development</i> ; A. Sultangazin, <i>Deputy Mayor of the City of Karaganda</i>	Ten-day seminar on housing finance in emerging market economies.
May 1993 Kiev, Ukraine	PADCO	B. Kovalev, <i>Chief of the ROK Department of Land Tenure, Committee on Land Relations</i>	Four-day seminar on privatization of land and urban development in the Ukraine.
January 1993 Almaty, Kazakhstan	John Sanger	ROK officials	Seminar on market-oriented real property law and land use regulations.

January 1993 Almaty, Kazakhstan	David Hattis	Officials and staff of the ROK	Seminar on building codes and standards in a market economy. This included a discussion on how building codes are developed, and inspection procedures.
January 1993 Karaganda, Kazakhstan	David Hattis	Officials and staff of the City of Karaganda	Seminar on building codes and standards in a market economy.
January 1993 Almaty, Kazakhstan	David Hattis	Deputy Mayor for Construction in Almaty and staff	Workshop on building codes and the housing construction industry in Almaty.
March 1993 Almaty, Kazakhstan	Joseph Eckert	Sixty participants from ROK, Cities of Karaganda, Almaty, and Bishkek	Seminar on Property assessment, taxation and registration systems.
June 1993 Almaty, Kazakhstan	Natasha Kalinina	Officials from the cities of Karaganda and Almaty	Training on the use of a computer information system for land titling and registration
July 1993 Almaty, Kazakhstan	Richard Gaynor	Officials from the City of Almaty and staff	Seminar on legal and operational issues involved in condominium formation.
July 5-9, 1993 Budapest, Hungary	MRI	S. Bektukhambetov, <i>Committee on Architecture and Construction</i> ; K. Tusupbekov, <i>Chief Architect of Karaganda</i> ; A. Burlachenko, <i>Deputy Mayor of Karaganda</i> ; A. Begimbetov, <i>Director of the Bureau of Technical Information</i>	Four-day study tour of privatization in Hungary.
July 11, 1993 Moscow, Russia	Peter Epstein Ray Struyk	S. Bektukhambetov, <i>Committee on Architecture and Construction</i> ; K. Tusupbekov, <i>Chief Architect of Karaganda</i> ; A. Burlachenko, <i>Deputy Mayor of Karaganda</i> ; A. Begimbetov, <i>Director of the Bureau of Technical Information</i>	Kazakhstani officials returning from Budapest were briefed on housing allowances and housing maintenance programs in Moscow.

August 1993 Philadelphia, PA	Fels Institute, University of Penna.	A. Kondratenko, <i>Chief of the Credit Department of the Kazakh Bank for Credit and Social Development</i>	Seminar on housing finance.
November 1993 Almaty, Kazakhstan	Wallace Kaufman Rick Gaynor	Deputy administrators and chief architects from most of the 19 oblasts and the largest cities in Kazakhstan, and officials and staff from the new Housing Ministry	A major conference dealing with issues of the Presidential Decree 'A New Housing Policy.'
September 1993 Almaty, Kazakhstan	Robert West	City and Republic officials	Seminar on property valuation, taxation, and registration systems.
January 1994 Almaty, Kazakhstan	USAID/EDI		Training seminar on professional real estate appraisal. ICMA prepared a case study for use during the training course.
February 1994 Salt Lake City, Utah	Pratt and Associates	O. Takayev, <i>Deputy Chairman of the Governing Board of the Zhilstroï Bank</i> ; N. Krasnocelsky, <i>Deputy Minister of the Economy</i> ; Yu. Rodenka, <i>Chairman of Finance</i> ; Zh. Ducimbeko, <i>Housing Ministry</i> ; S. Bekmukhambetov, <i>Committee on Architecture and Construction</i>	Seminar on construction finance and management
March 6 & 7, 1994 Washington, DC	Elaine Weis	O. Takayev, <i>Deputy Chairman of the Governing Board of the Zhilstroï Bank</i> ; N. Krasnocelsky, <i>Deputy Minister of the Economy</i> ; Yu. Rodenka, <i>Chairman of Finance</i> ; Zh. Ducimbeko, <i>Housing Ministry</i> ; S. Bekmukhambetov, <i>Committee on Architecture and Construction</i>	Seminar on housing finance, indexed mortgages, and detailed business planning for the new Housing Construction Bank.
June 6, 1994 Almaty, Kazakhstan	Peter Abeles	30 to 40 Commercial Developers from both the government and private companies	Commercial developer training seminar.

<p>May 3 - 17, 1994 San Francisco, CA Washington, DC</p>	<p>Rick Gaynor</p>	<p>Biar Dosmagambetov, <i>first deputy Minister of the Ministry of Construction, Housing and Land Development</i>; Nicholai Krasnoselski, <i>First Deputy Minister of the Ministry of Economy</i>; Alexander Sizov, <i>First Deputy Chairmen of the State Committee on Land Relations</i>; Alby Ikranbekov, <i>Deputy Chairmen of the State Committee on Land Relations</i>; Karabeck Akimbeckov, <i>Deputy Chairmen, State Property Committee</i>; Almangeldy Zhikin, <i>Ministry of Finance, Deputy Head of Tax Inspectorate</i></p>	<p>Observational Study Tour on US land and real estate markets. The San Francisco portion of the tour included sessions with bankers, experts in real estate and infrastructure finance, and the Director of San Francisco's Planning Department. The group visited the City Tax Assessor, and the County Property Records. In Washington, sessions were held on residential brokerages, public land management, reform of fiscal and legal cadastre, and property taxation.</p>
<p>May 1994 Almaty, Kazakhstan</p>	<p>IGILIK Bank</p>	<p>42 students from the banking business and mortgagae lending</p>	<p>Real Estate Appraisal Seminar. Taught by Demir Yener of EDI, Robert West from California's state appraisal office, and Wallace Kaufman, ICMA's Residential Advisor. Elaine Weis lectured on the role of mortgage lending and the banking business.</p>

**SHELTER SECTOR REFORM PROJECT
LIST OF SEMINARS, CONFERENCES, AND OTHER TRAINING ACTIVITIES
FOR KYRGYZSTANI PARTICIPANTS**

August 19, 1994

Date/Location	Organizer/ Presenter	Participants	Description
Oct./Nov. 1992 Almaty, Kazakhstan	Engin Artemel	Officials from the City of Bishkek	A two-day seminar on housing planning, design and development. The seminar was followed by two days of work shops.
March 1993 Almaty, Kazakhstan	Joseph Eckert	Officials from the City of Bishkek	Seminar on Property assessment, taxation and registration systems.
July 5-9, 1993 Budapest, Hungary	MRI	B. Asankunov, <i>Department of Housing and Communal Services</i>	Four-day study tour of privatization in Hungary.
July 11, 1993 Moscow, Russia	Peter Epstein Ray Struyk	B. Asankunov, <i>Department of Housing and Communal Services</i>	On the return trip from Budapest, the participant was briefed on housing allowances and housing maintenance programs in Moscow.
August 1993 Philadelphia, PA	Fels Institute, University of Penna.	B. Shaikov, <i>Deputy Chairman of the Republic of Kyrgyzstan's State Property Fund</i>	Seminar on housing finance.
September 1993 Bishkek, Kyrgyzstan	Robert West	City and Republic officials	Seminar on property valuation, taxation, and registration systems.
February 1994 Salt Lake City, Utah	Pratt and Associates	T. Kineshov, <i>Chief Architect of Bishkek</i>	Seminar on construction finance and management
March 1994 Washington, DC	Elaine Weis	T. Kineshov, <i>Chief Architect of Bishkek</i>	Seminar on housing finance, indexed mortgages, and detailed business planning for a mortgage bank.

ICMA
NEWLY INDEPENDENT STATES
TECHNICAL ASSISTANCE
USAID CONTRACT NO. CCS-0008-C-00-2056-00
Quarter No. 7 -- Financial Report
Date: 03/01/94 -- 05/31/94

Current Quarter -- 7 03/01/94--05/31/94	Next Quarter -- 8 06/01/94--08/31/94
Project to Date Expend: 3,403,041	
Prior to Date Expended <u>2,370,905</u>	
Expended This Quarter: 1,032,136	
Estimated Expenditures 505,655	Estimated Expenditures: 830,136
% Variance: 104.1%	

Category	Budget Base Period & Option 1	Prior To	--- Current Quarter ---		Expended To Date @05/31/94	Estimated Expenditures Next Q'r June-Aug	Estimated Committed Future Expenditures	TO Funds Committed This Quarter TO's 41 - 50	TO Funds Committed @05/31/94 TOs 1 - 50 (e+f+g)	Balance Uncommitted Funds (a-i)
		Date 02/28/94	Expended	Accruals						
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
Salaries & Wages	1,752,200	452,611	227,585	0	680,196	189,885	17,154	86,589	887,235	864,965
Fringe Benefits	364,400	108,627	32,854	0	141,481	39,496	24,331	20,781	205,308	159,092
Subcontrs/PO (TO 2)	218,500	68,906	11,000	33,347	113,253	0	(49,654)	0	63,599	154,901
Overhead	1,106,600	323,770	81,824	0	405,593	113,226	69,047	25,458	587,867	518,733
Training	1,654,800	109,597	7,284	129,381	246,262	68,747	191,448	358,006	506,457	1,148,343
Other Direct Cost	2,535,300	765,821	185,062	60,000	1,010,883	202,800	705,064	174,264	1,918,747	616,553
Logistic Support	439,400	186,009	2,941	15,000	203,950	56,935	685,938	0	946,823	(507,423)
Consultants	223,500	180,552	49,669	120,000	350,220	97,768	(115,787)	0	332,202	(108,702)
Subtotal	8,294,700	2,195,893	598,219	357,728	3,151,839	768,858	1,527,541	665,098	5,448,238	2,846,462
G & A	613,200	175,013	47,678	28,511	251,202	61,278	121,745	53,008	434,224	178,976
Total	8,907,900	2,370,905	645,897	386,239	3,403,041	830,136	1,649,286	718,106	5,882,462	3,025,438

TECHNICAL ASSISTANCE LOE
 USAID CONTRACT NO. CCS-0008-C-00-2056-00
 QUARTERLY FINANCIAL REPORT
 Date: 03/01/94-05/31/94

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TO#	COUNTRY	TASK ORDER TITLE ACTIVITY AREA	NAME	PREV TYPE RATE	NEW RATE	Authorized Days	Expended Thru		Expended This Qtr		Total		Balance			
							11/30/93 Days	Amount	03/01/94-05/31/94 Days	Amount	Expended Days	Amount	Unexpended Days	Amount		
Page 2																
#1	USA	Management of all Task Orders														
			Murphy, M.	E	321.08	331.92	46	14,983	1	300	0.0	0	1	300	45	14,683
			Epstein, P.	E	321.15	331.92	520	172,975	279	89,667	52.6	16,828	332	106,984	188	65,991
			Hoff, R.	E	178.20	187.65	364	60,949	181	33,008	8.3	1,629	189	34,559	175	26,390
			Dubinski, R.	E	331.92				20	6,617	0.0	76	20	6,817	(20)	(6,817)
			Felden, P.	E	258.98	268.28			2	518	0.0	0	2	518	(2)	(518)
			Ramos, I.	E	254.70	258.30	52	13,599	19	5,019	6.5	1,670	26	6,757	26	8,842
			Housing Spt	E	331.92		117	38,834			71.8	22219	71.8	22,219	45	16,815
			Freeman, S.	E	173.10	184.43	325	44,336	102	17,890	30.5	5,507	133	23,495	192	20,841
			Interns	I			1057	60,000	797	23,758	-359.7	9,893	437	33,651	620	26,349
			TOTAL				2,481	405,676	1,402	176,776	(190)	57,822	1,212	235,099	1,269	170,577
#2	Armenia	L/T Advisor to Republic of Armenia Municipal Mgmt	Anlian, S. Amer Univ	E PO	320.08	331.92	584	186,160	288	92,494	39.0	12,942	327	105,401	257	80,759
								9,000	0	8,500	0.0	8,500	0	14,307	0	(5,307)
			TOTAL				584	195,160	288	100,994	39.0	21,442	327	119,708	257	75,452
#3	Kazakhstan	Seminar of Housing Planning, Design, and Development in Alma-Ata Municipal Mgmt	Artemel, E. Palmer, A.	C C	320.00		33	10,560	29	9,280	0.0	0	29	9,280	4	1,280
							10	3,200	10	3,200	0.0	0	10	3,200	0	0
			TOTAL				43	13,760	39	12,480	0.0	0	39	12,480	4	1,280
#4	Kazakhstan	Study Tour for Alma Ata City Officials Municipal Mgmt	Artemel, E. Palmer, A. Gerard, B.	C C C	320.00		8	2,560	8	2,560	0.0	0	8	2,580	0	0
							2	640	2	640	0.0	0	2	640	0	0
							5	480	0	0	0.0	0	0	0	5	480
			TOTAL				15	3,680	10	3,200	0.0	0	10	3,200	5	480
#5	Kazakhstan	L/T Advisor to City of Alma Ata/City of Karaganda and the Republic of Kazakhstan Municipal Mgmt	Grassie, J. (Formerly TO#22)-Kaufman, W. Gaynor, R.	E E E	320.08	321.23	310	99,226	252	78,877	0.0	0	252	78,877	58	20,549
							238	78,996	39	12,967	58.0	19,273	97	32,286	141	46,710
							166	55,098	0	0	0.0	0	26	9,326	136	45,772
			TOTAL				714	233,320	291	91,644	58.0	19,273	377	120,289	337	113,031
#6	Kazakhstan	S/T Advisor to Kazakhstan (Sanger) Municipal Mgmt	Sanger, J.	C	320.00		28	8,960	28	8,960	0.0	0	28	8,960	0	0
			TOTAL				28	8,960	28	8,960	0.0	0	28	8,960	0	0

TECHNICAL ASSISTANCE LOE
 USAID CONTRACT NO. CCS-0008-C-00-2058-00
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TO#	COUNTRY	TASK ORDER TITLE ACTIVITY AREA	NAME	PREV TYPE	NEW RATE	Authorized Days	Expended Thru		Expended This Qtr		Total		Balance		
							Amount	Days	Amount	Days	Expended Days	Amount	Unexpended Days	Amount	
Page 3															
#7	Kazakhstan	S/T Advisor to Kazakhstan Building Codes/Standards (Hattis) Municipal Mgmt	Hattis, D.	C	320.00	27	8,640	26	8,160	0.0	0	26	8,180	2	480
		TOTAL				27	8,640	26	8,160	0.0	0	26	8,160	2	480
#8	NIS	Law Reform Movements to Land Privatization Municipal Mgmt	Schreiberg, S C	C			10,800	0	0	0.0	0	0	0	0	10,800
		TOTAL					10,800	0	0	0.0	0	0	0	0	10,800
#9	USA	Participant Training/Housing Finance Seminar Housing Finance	Pratt Assoc.	S			54,599	0	54,599	0.0	0	0	54,599	0	(0)
		TOTAL					54,599	0	54,599	0.0	0	0	54,599	0	(0)
#10	Kazakhstan	S/R Advisor to Cities of Alma Ata, Karaganda, & Kazakhstan Municipal Mgmt	Eckert, J.	C	326.00	25	8,150	25	8,150	0.0	0	25	8,150	0	0
		TOTAL				25	8,150	25	8,150	0.0	0	25	8,150	0	0
#11	Armenia	S/T Advisor to City of Yerevan and Republic of Armenia Condominium Law	Rabenhorst, C	C	331.92	24	7,968	23	7,468	0.0	0	23	7,468	2	500
		TOTAL				24	7,968	23	7,468	0.0	0	23	7,468	2	500
#13	Kazakhstan	S/T Legal Advisor to the Republic of Kazakhstan Municipal Mgmt	Sanger, J.	C	331.92	20	6,638	0	0	20.0	6,638	20	6,638	0	(0)
		TOTAL				20	6,638	0	0	20.0	6,638	20	6,638	0	(0)
#14	Armenia	S/T Legal Assistance to Armenia Municipal Mgmt	Josephs, R.	C	331.92	45	14,936	45	14,936	0.0	0	45	14,938	0	0
		TOTAL				45	14,936	45	14,936	0.0	0	45	14,938	0	0
#15	Kazakhstan	S/T Legal Assistance to Kazakhstan Municipal Mgmt	Gaynor, R. Sanger, J.	C	305.04	67	20,435	54	16,470	57.0	17,385	111	33,855	(44)	(13,420)
		TOTAL				72	22,095	54	16,470	62	19,045	116	35,515	(44)	(13,420)
#16	Hungary	Study Tour to Hungary on Housing Privatization Municipal Mgmt	Beer, Toni	C	260.00	5	1,300	5	1,272	0.0	0	5	1,272	0	28
		TOTAL				5	1,300	5	1,272	0.0	0	5	1,272	0	28

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TO#	COUNTRY	TASK ORDER TITLE ACTIVITY AREA	NAME	PREV TYPE	NEW RATE	Authorized		Expended Thru		Expended This Qtr		Total		Balance	
						Days	Amount	Days	Amount	Days	Amount	Days	Amount	Days	Amount
Page 4															
#17	Russia	Russian Federation on Environmental Planning Municipal Mgmt	MacLeod, R.	E	200.63	23	4,614	19	3,812	0.0	0	19	3,812	4	802
		TOTAL				23	4,614	19	3,812	0.0	0	19	3,812	4	802
#18	Armenia	S/T Advisor on Condominium Property Management Condominium Law	Miller, A.	C	331.92	30	9,960	27	8,796	0.0	0	27	8,796	4	1,164
		TOTAL				30	9,960	27	8,796	0.0	0	27	8,796	4	1,164
#19	Armenia	S/T Advisor on Property Assessment, Taxation Municipal Mgmt	Army, R.	C	331.92	24	7,968	0	0	24.0	7,966	24	7,966	0	2
		TOTAL				24	7,968	0	0	24.0	7,966	24	7,966	0	2
#20	Kazakhstan	S/T Advisor on Current Housing Sector Municipal Mgmt	Kaufman, W.	C	326.00	20	6,638	14	4,564	0.0	0	14	4,564	6	2,074
		TOTAL				20	6,638	14	4,564	0.0	0	14	4,564	6	2,074
21	Kazakhstan &	S/T Advisor on Property Assessment Municipal Mgmt	West, R.	C	315.00	31	9,765	27	8,504	-2.0	(631)	25	7,874	6	1,891
		TOTAL				31	9,765	27	8,504	-2.0	(631)	25	7,874	6	1,891
22	Long-Term Advisor (W. Kaufman) is included under #5														
23	Russia	World Bank Loan Support Municipal Mgmt	Dubinsky, R.	E	331.92	50	16,600	16	5,313	0.9	312	17	5,624	33	10,976
		TOTAL				50	16,600	16	5,313	0.9	312	17	5,624	33	10,976
24	Armenia	S/T Advisor on Housing Maintenance Privatization Municipal Mgmt	Reddy, M.	C	331.92	18	5,976	0	0	18.0	5,975	18	5,975	0	1
		TOTAL				18	5,976	0	0	18.0	5,975	18	5,975	0	1
25	Kazakhstan, etc	Central Asia Housing Sector Reform Survey Municipal Mgmt	Feiden, P.	E	259.00	25	6,475	24	6,102	7.0	1,820	31	7,926	(6)	(1,451)
			Salcido, P.	E	312.00	25	7,800	22	6,864	4.0	1,248	26	8,112	(1)	(312)
			Dinaburg, M.	C	320.00	21	6,720	0	0	22.0	7,040	22	7,040	(1)	(320)
			Harris, C.	C	331.92	21	6,972	0	0	30.0	9,958	30	9,958	(9)	(2,985)
			Leonardo, E.	C	275.00	21	5,775	21	5,775	0.0	0	21	5,775	0	0
		TOTAL				113	33,742	67	18,741	63	20,066	130	38,810	(17)	(5,068)

TECHNICAL ASSISTANCE LOE
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TO#	TASK ORDER TITLE		NAME	PREV TYPE RATE	NEW RATE	Authorized		Expended Thru		Expended This Qtr		Total Expended		Balance Unexpended		
	COUNTRY	ACTIVITY AREA				Days	Amount	Days	Amount	Days	Amount	Days	Amount	Days	Amount	
Conference on Implementation of Presidential Housing Decree																
26	Kazakhstan	Municipal Mgmt.	Abeles, P.	C	331.92		15	4,980	0	0	15.0	4,979	15	4,979	0	1
			Kozlowski, E.	C	175.00		6	1,050	0	0	0.0	0	0	0	6	1,050
			Pratt, R.	C	331.92		15	4,980	0	0	15.0	4,979	15	4,979	0	1
			Sanger, J.	C	331.92		10	3,320	0	0	10.0	3,319	10	3,319	0	1
			Tosics, I.	C	175.00		8	1,400	0	0	0.0	0	0	0	8	1,400
			TOTAL				54	15,730	0	0	40	13,277	40	13,277	14	2,453
S/T Advisor on Housing Finance																
27	Kazakhstan	Municipal Mgmt.	Wels, E.	C	331.92		26	8,632	0	0	0.0	0	0	0	26	8,632
			TOTAL				26	8,632	0	0	0.0	0	0	0	26	8,632
S/T Advisor on Housing Finance																
28	Armenia	Municipal Mgmt.	Winnie, R.	C	331.92		38	12,616	0	0	0.0	0	0	0	38	12,616
			TOTAL				38	12,616	0	0	0.0	0	0	0	38	12,616
S/T Advisor on Housing Finance																
29	Armenia	Municipal Mgmt.	Miller, A.	C	331.92		24	7,968	0	0	16.8	5,560	17	5,560	7	2,408
			TOTAL				24	7,968	0	0	16.8	5,560	17	5,560	7	2,408
S/T Advisor on Phase 2 of Property Assessment																
30	Armenia	Municipal Mgmt.	Almy, R.	C	331.92		24	7,968	0	0	0.0	0	0	0	24	7,968
			Holstein, L.	C	331.92		24	7,968	0	0	0.0	0	0	0	24	7,968
			TOTAL				48	15,936	0	0	0	0	0	0	48	15,936
S/T Construction Advisor in Earthquake Reconstruction																
31	Armenia	Municipal Mgmt.	Terk, J.	C	331.92		67	22,244	16	5,311	26.0	8,630	42	13,941	25	8,303
			TOTAL				67	22,244	16	5,311	26.0	8,630	42	13,941	25	8,303
S/T Land Strategy for Russia																
32	Russia	Municipal Mgmt.	Kayden, J.	C	331.92		22	7,307	0	0	0.0	0	0	0	22	7,307
			TOTAL				22	7,307	0	0	0.0	0	0	0	22	7,307
US Study Tour for City of Yerevan Housing Officials																
33	Armenia	Study Tour	Rosenthal, D.	E	331.92		10	3,321	0	0	0.0	0	0	0	10	3,321
			Miller, A.	C	331.92		11	3,653	0	0	0.0	0	0	0	11	3,653
			TOTAL				21	6,974	0	0	0	0	0	0	21	6,974
S/T Construction Advisor in Earthquake Reconstruction																
34	Armenia	Municipal Mgmt.	Terk, J.	C	331.92		56	18,593	0	0	0	0	0	0	56	18,593
			TOTAL				56	18,593	0	0	0	0	0	0	56	18,593

TECHNICAL ASSISTANCE LOE
 USAID CONTRACT NO. CCS-0008-C-00-2056-00
 QUARTERLY FINANCIAL REPORT
 Date: 03/01/94-05/31/94

b100

TO#	TASK ORDER TITLE		NAME	PREV TYPE RATE	NEW RATE	Authorized Days Amount	Expanded Thru		Expanded This Qtr		Total		Balance			
	COUNTRY	ACTIVITY AREA					11/30/93	Days Amount	03/01/94-05/31/94	Days Amount	Days Amount	Days Amount				
Page 6																
<u>S/T Advisor on Housing Finance</u>																
35	Armenia	Municipal Mgmt.	Winnie, R.	C	331.92	40	13,280	0	0	0.0	0	0	0	0	40	13,280
					TOTAL	40	13,280	0	0	0.0	0	0	0	40	13,280	
<u>US Study Tour for City of Yerevan Housing Officials</u>																
36	Armenia	Study Tour	Rosenthal, D.	E	331.92	3	998	0	0	0.0	0	0	0	3	998	
			Army, R.	C	331.92	3	998	0	0	0.0	0	0	0	3	998	
					TOTAL	6	1,996	0	0	0	0	0	0	6	1,996	
<u>S/T Advisor on Housing Finance</u>																
37	Kazakhstan	Municipal Mgmt.	Weis, E.	C	331.92	28	9,297	0	0	0.0	0	0	0	28	9,297	
					TOTAL	28	9,297	0	0	0.0	0	0	0	28	9,297	
<u>S/T Advisor on Housing Finance</u>																
38	Kazakhstan	Municipal Mgmt.	Sierkiewicz, E	C	100.25	50	5,016	0	0	0.0	0	0	0	50	5,016	
					TOTAL	50	5,016	0	0	0.0	0	0	0	50	5,016	
<u>S/T Advisor on Housing Finance</u>																
40	Armenia	Municipal Mgmt.	Lawton, J.	C	331.92	26	8,633	0	0	0.0	0	0	0	26	8,633	
					TOTAL	26	8,633	0	0	0.0	0	0	0	26	8,633	
					GRAND TOTAL	4,898	1,245,166	2,420	560,150	176	185,374	2,623	752,873	2,274	492,492	
					TOTALS BY TYPE:											
					EMPLOYEES	2,858	804,964	1,264	359,246	279	83,524	1,571	452,811	1,287	352,353	
					INTERNS	1,057	60,000	797	23,758	(360)	9,893	437	33,651	620	26,349	
					CONSULTANTS -	983	316,603	359	114,046	257	83,457	615	197,504	368	119,098	
					SUBCONTRACTORS & PO's	0	63,599	0	63,099	0	8,500	0	68,907	0	(5,308)	
					TOTAL	4,898	1,245,166	2,420	560,150	176	185,374	2,623	752,873	2,274	492,492	

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