

**Cooperative Housing Foundation
Quarterly Performance Report**

**Post-Hurricane Georges Housing Reconstruction Program
Dominican Republic**

Grantee: Cooperative Housing Foundation
Cooperative Agreement: 517-A-00-00-00102-00
Reporting Period: July 1, 2000 to September 30, 2000
Submission Date: October 31, 2000

1. Background

On October 7, 1999, the U.S. Agency for International Development (USAID) Mission in the Dominican Republic awarded \$7,800,000 to the Cooperative Housing Foundation (CHF) through Cooperative Agreement Number 517-A-00-00-00102-00 to coordinate the Post-Georges Housing Reconstruction Program in the Dominican Republic. An amendment was made to the Cooperative Agreement to add resources for water and sanitation in new urbanization projects, increasing the budget to \$8,267,000.

The Government of the Dominican Republic and international donor agencies provided emergency relief and initiated housing repairs and large-scale construction projects. The USAID/DR Mission, in coordination with the USAID Office of Foreign Disaster Assistance (OFDA), provided \$2.5 million in emergency temporary housing funds, which enabled 3,683 families to build temporary shelters and latrines. In the Phase II housing reconstruction targeted with this Cooperative Agreement, Dominican non-government organizations (NGOs) and beneficiary families will build and repair 5,000 houses.

2. Expected Results at the Conclusion of this Cooperative Agreement

The primary outputs of the USAID-CHF Housing Reconstruction Program are as follows:

- Construct 2,250 new houses.
- Complete 2,750 home repairs and retrofits to improve existing houses.
- Develop improved house designs and construction techniques for use by local NGO housing providers and residents of impacted communities.
- Strengthen the institutional capacity of NGOs to provide affordable housing
- Support NGOs in obtaining supplementary counterpart resources for land and infrastructure

3. Current Core Program Activities

A. Program Coordination

CHF meets periodically with NRECA to discuss specific projects with need for electrification. Discussions have intensified in the past month as selection of new urbanization housing projects and electrical designs are being finalized. In the case of the Centro Bonó project in El

Tamarindo, Distrito Nacional, NRECA has entered into a cost sharing arrangement to install electricity for the 300-family project.

CHF is still evaluating its contractual options with respect to Fondovip and has not signed any agreement for program support services. CHF will consult with USAID/DR to determine what tasks are required from Fondovip to assist program implementation.

There has been limited contact with USG agencies in the past quarter. CHF has not met with HUD to discuss their proposed activities. With NIST, CHF has provided several self-help construction manuals from the region and a list of NGO technical staff that would be candidates for attending an upcoming NIST-sponsored workshop on informal sector building practices.

1. Measurable Outputs: Project Coordination

Program Deliverables	Quarter	Status	Comments
I-1. Hiring of CHF-DR project staff	Q1 - Q2	Completed	
I-2. Formation of the Project Advisory Committee	Q2 - Q4	Completed	
I-3. Institutional Agreement with Fondovip	Q2 - Q4	Subject to further evaluation	Refer to text

B. Planning and Mobilization

The development and refinement of key program operating manuals is an integral part of program implementation. Two additional manuals were completed by CHF during the past quarter:

- NGO Manual for Financial Management
- Guide for Presentation of Home Improvement Projects

The following CHF guides/manuals were completed in the previous quarter:

- Manual containing guidelines for project proposals
- Manual for evaluation of construction progress
- Manual for evaluation of potential project sites
- Manual for the preparation of proposals for new housing urbanization projects

NGO Pre-Qualification Process. Based on its difficulty in securing counterpart funding for an urbanization housing project in Nagua, Habitat for Humanity will not submit a project proposal for the Housing Reconstruction Program.

2. Measurable Outputs: Planning and Mobilization

Program Deliverables	Quarter	Status	Comments
I-1. Finalization of the project financial model.	Q3	Completed	
II-2. Review/decision on NGO Pre-Qualification applications	Q1 - Q3	Completed	

II-3. Guidelines for NGO Project Proposals	Q2 - Q4	Completed	Three manuals for urbanizations, <i>in situ</i> housing and repairs
II-7. Technical guidelines for house, site design and construction	Q1 - Q2	Completed	

C. Project Identification

In Situ New Housing: In the last quarter, CHF obligated all of the funds planned for the *in situ* new housing component. CHF has executed grant agreements with 11 NGOs for a total of 1,210 housing units in 20 different housing projects, with a total value of US\$1,520,000. In addition, the program has been able to obtain wide geographical dispersion of the housing projects, reaching many parts of the country that were damaged by the hurricane.

New Urbanization New Housing: Two new urbanization housing projects were supported with program grant funds during the past quarter for a total of 192 housing units with a value of US\$327,500. They were:

- Centro Bonó, Hainamosa, El Tamarindo DN, (60 units), and
- FUNDASEP; Nuevo Cepillo, San Juan de la Maguana (132 units).

The Hainamosa housing project is a case where CHF-USAID have joined a process already underway, providing complementary funds that cover most of the cost of new housing. CHF-USAID were not able to consult on Centro Bono's overall project design, which contains site plans that will result in excessively costly provision of basic services.

CHF-USAID have supported the FUNDASEP Nuevo Cepillo housing project from its inception. This process has involved assistance with the urbanization plan, careful review and analysis of house plans and budgets, followed by a technical assistance grant for consultant engineering services for site design and services.

Repairs/Retrofits: Three repairs grants were made to 3 NGOs during the quarter for a total of 550 housing units and US\$188,500.

USAID/DR has decided to reduce the number of repairs included in the Housing Reconstruction Program. They will be decreased from 2,750 to 1,541 units. USAID/DR is in the process of preparing this modification to the program scope of work and requesting changes in the CHF Work Plan. Unspent funds from the repair/retrofit component will be used to increase the number of deliverables under the new housing component.

Water and Sanitation: One grant was made for the provision of water and sanitation services to the FUNDASEP Nuevo Cepillo housing project in San Juan de la Maguana. The funds were used for the installation of water and sewer distribution lines in Phase I.

The following NGO grants were signed during the quarter:

NGO Sub-Awards: July-September 2000

No.	Date	NGO	Project	No. Units	Amount
014	Jul-00	IDDI	Hato Mayor	84	3,357,258
015	Jul-00	FUNDASEP	Nuevo Cepillo Fase I	132	5,256,375
016	Jul-00	FUNDASEP	Nuevo Cepillo Fase I (Agua)	NA	802,500
017	Jul-00	Children Intl.	Bayaguana (Repairs)	250	1,379,737
018	Jul-00	ADESJO	San Jose de Ocoa	53	2,114,701
019	Jul-00	IDDI	Los Alcarrizos II	80	3,176,948
020	Jul-00	MUDE	Jarabacoa	40	1,600,000
021	Jul-00	Ciudad Alternativa	Los Guandules, DN	26	1,035,340
022	Jul-00	COTEDO	Sabana Grande de Boya	25	999,784
023	Jul-00	CII-Viviendas	Bayaguana	70	2,808,000
024	Jul-00	Ciudad Alternativa	Sabana Perdida, DN	26	1,035,340
TA-002	Jul-00	IDDI	Batey Gautier (TA)	NA	60,000
TA-003	Jul-00	CII-Viviendas	Finca 6, Azua (TA)	NA	60,000
025	Sep-00	ADESJO	San Jose de Ocoa	300	1,650,590
026	Sep-00	FUDECO	San Juan de la Maguana	40	1,640,000
027	Sep-00	IDDI	Los Conucos (Repairs)	125	687,500
028	Sep-00	MUDE	Jarabacoa (Repairs)	125	687,500
Quarter July-Sept 2000			Total:	1,126	28,351,573

CHF reviewed a total of 16 NGO project proposals, including technical and financial analyses and field visits to determine whether individual housing sites were acceptable. All project sites were analyzed and discussed with the USAID/DR Housing Manager prior to approval or rejection.

3. Measurable Outputs: Project Identification

Program Deliverables	Quarter	Status	Comments
III-1. Review of 25 NGO housing project proposals	Q2 - Q5	16 proposals reviewed during the quarter; Cumulative total is 29	
III-2. Execution of 20 NGO grant awards	Q2 - Q5	15 NGO grants executed during the quarter; Cumulative total is 28	Refer to Grant Agreements
III-3. Execution of housing projects in at least 10 provinces	Q2 - Q8	11 housing provinces with projects	

D. Construction Phase

There was substantial construction activity in the past quarter, with a noticeable increase in the number of completed housing units. As part of its implementation strategy, CHF executed 20 NGO grant agreements for all of the *in situ* new housing projects (1,210 units), plus another two

new urbanization housing projects (192 units). In addition, CHF executed NGO grant agreements for the remaining repair component authorized by USAID (1,541 units). The next three months will show a significant increase in the number of completed units, with more than 1,500 units scheduled for completion.

In the quarter, there were a total of 547 new houses and 342 repairs completed in the various NGO housing projects.

The decision to accelerate the execution of NGO grants for *in situ* new housing and repairs will leave the final year of the program solely for approving the remaining new urbanization projects and monitoring construction of housing, water and sanitation.

4. Measurable Outputs: Construction, Training and Counterpart

Deliverables	Quarter	Status	Comments
IV-1. Construction of 2,250 core houses	Q2 - 200 Q3 - 300 Q4 - 350	Q2 - 0 units Q3 - 150 units Q4 - 547 units	
IV-2. Construction of 2,750 home improvements to damaged homes	Q2 - 250 Q3 - 400 Q4 - 400	Q2 - 0 units Q3 - 150 units Q4 - 342 units	
IV-3. Six workshops on finance and construction	Q2 - 2 Q3 - 1 Q4 - 1	0 workshops in the quarter; Cumulative 2 workshops	3 workshops are scheduled in next quarter
IV-4. Training of 20 NGO staff in finance and construction.	Q2 - 8 Q3 - 3 Q4 - 3	49 NGO technical staff trained in 2 workshops	
IV-5. Leverage \$2.3 million in counterpart project resources	Q2- 5% Q3- 15% Q4- 15%	0% Leveraged	Pending submission of NGO project completion reports
IV-6. Installation of water and/or sanitation services to 500 households **	Q4 - Q8	1 project for 132 households (water and sewer lines are in process)	Nuevo Cepillo, San Juan de la Maguana

** Modification to CHF Cooperative Agreement

4. Counterpart Investment

For all of the proposed NGO new urbanization projects, the NGOs have acquired land for project sites. All of them are suitable sites for developing new housing projects.

CHF and USAID have met on several occasions with high officials in the new Government of the Dominican Republic (GODR). Sergio Grullón, the Secretary to the President, has agreed to support at least four new urbanization projects with the provision of infrastructure (water, sewer, sewage treatment plant, roads, parks/recreational facilities, schools, etc.). CHF, USAID and the NGOs have submitted a draft Memorandum of Agreement to the GODR, along with detailed urbanization designs/plans and project infrastructure budgets. The Memorandum should be

finalized in the next quarter. The project budgets will be reviewed by the GODR line agencies (Supervisora de Obras del Estado, Public Works, National Water Institute and the Dominican Electrical Corporation) and decisions will be forthcoming on how to channel government resources into these NGO projects.

For program accounting purposes, counterpart funds are not placed on the books until NGO project completion and the submission of a final project financial report. The forthcoming 269 form due November 15, 2000 will note the total counterpart reported for FY00.

5. Monitoring and Evaluation

CHF staff conducts regular site visits as part of its review of the construction process. In addition, CHF staff make periodic visits to the NGO offices to review their financial records and internal controls.

5. Measurable Outputs: Monitoring and Evaluation

Deliverables	Quarter	Status	Comments
V-1. Conduct 30 NGO field visits to review financial management procedures	Q2 - Q8	Q3; 10 Completed Q4; 16 Completed (26 Cumulative)	Q3– Pre-award surveys Q3 to 8 – Routine monitoring
V-2. Conduct 50 site visits to review construction progress	Q2 - Q8	Q3; 15 Completed Q4; 65 Completed (80 Cumulative)	
V-3. CHF submission of Project Completion Report	Q8	Not applicable	At project completion
V-4. Conduct 15 site visits to monitor water/sanitation construction activities **	Q4 - Q8	Q4; 2 inspections	

** Modification to CHF Cooperative Agreement

6. Subcontracting

A. Organizational Support

None.

7. Changes to the Scope of Work

None.

8. Statement of Work

Based on direction from the USAID/DR Program Manager for Housing Reconstruction, CHF will be proposing a modification to the program deliverables, decreasing the number of home repairs/retrofits and increasing the number of new houses.