

**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: January 1, 2001 to March 31, 2001
Submission Date: April 30, 2001

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 No. 517-A-00-00-000102-00 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 over 3,700 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 1,541¹ 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 has met with NRECA to discuss electrification needs at the housing projects planned for Bayaguana and Benericto (relocation of Padre Nuestro). At present, NRECA is evaluating the

¹ USAID/DR Reconstruction Office requested that CHF modify its scope of work, reducing the number of repairs/retrofits from 2,750 to 1,541 households.

availability of local resources for Bayaguana. In Benericto, NRECA is planning to construct an electrical sub-station and provide the distribution network to the project.

CHF is planning to make a sub-award in the next quarter to FONDOVIP to assist them with packaging financing options for additional low-income housing, which could be used to assist other families affected by Hurricane Georges.

CHF has had limited contact with USG agencies during project implementation, although CHF met with HUD and the Acción International/FDD consultant to discuss their proposed home improvement lending component. It is unlikely that a loan product will be available in the short term.

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	Projected for next quarter; subject to negotiation of their scope of work	Refer to text

B. Planning and Mobilization

CHF completed the following environmental manual that is utilized for evaluating the feasibility of new housing urbanization projects: *Environmental Assessment Manual – Environmental guidelines for USAID-funded housing urbanization projects.*

2. Measurable Outputs: Planning and Mobilization

Program Deliverables	Quarter	Status	Comments
I-1. Definition of the project financial model	Q3	Completed	Technical proposal
II-2. Review/decision on NGO pre-qualification applications	Q1 - Q3	Completed	Public announcement; review applications
II-3. Guidelines for NGO Project Proposals	Q2 - Q4	Completed (3 manuals)	Urbanizations, <i>in situ</i> and housing/repairs
II-4. Guidelines for NGO financial management	Q1 – Q2	Completed	Manual
II-5. Guidelines for NGO financial audits	Q1 – Q2	Completed	Terms of reference; Contracted audit
II-6. Guidelines for reporting NGO counterpart contributions	Q1 – Q2	Completed	Manual
II-7. Technical guidelines for house, site design and construction	Q1 - Q2	Completed	Manual

C. Project Identification

In Situ New Housing: In the last quarter, CHF completed the *in situ* new housing component, reaching 1,218 homes. The program has achieved wide geographical dispersion with the *in situ* housing projects, covering 10 provinces from the east to the southwest.

Urbanization New Housing: In the past quarter, CHF executed two sub-awards for new urbanization housing projects totaling 285 housing units, with a value of US\$712,500. They were:

- IDDI-Association of Hotel Owners Bayahibe-La Romana (ASONAHORES); located in Municipality of Benericto (Relocation of Padre Nuestro community); 185 families.
- IDDI-Municipality of Bayaguana; located in Bayaguana; 100 families.

There was considerable activity surrounding the project proposal submitted by IDDI and the Diocese of San Pedro de Macoris for the Batey Gautier site. After numerous meetings between USAID, CHF, INVI, IDDI and the Diocese, which resulted in commitments for housing and infrastructure, the Diocese determined that the offer did not meet their expectations and declined to proceed with the project by the date specified. USAID withdrew its funding offer and the housing units tentatively allocated for Batey Gautier were shifted to other housing projects.

Through its regular program meetings with the National Housing Institute (INVI), CHF-USAID identified a potential new urbanization housing project in La Romana that would assist approximately 400 families. The INVI General Manager has shown strong interest in developing a large-scale housing project in La Romana to address the shelter needs of 1,300 families living in temporary barracks and other provisional houses. Discussions among CHF, USAID and INVI are actively proceeding to formulate a viable project.

In order to facilitate the construction process and assure timely completion, CHF has received written approval from USAID/DR to function as the direct implementer of the housing project in La Romana. In this project, INVI would be responsible for providing land for the project site, as well as financing site preparation and installation of basic infrastructure services, with CHF responsible for financing and supervising construction of the housing component.

Repairs/Retrofits: The repair/retrofit component is nearing completion, with 1,510 of the 1,541 housing units completed at the end of the quarter and total completion projected for mid-April. No further sub-awards are contemplated. USAID/DR requested that CHF reduce the number of repairs in the Housing Reconstruction Program from 2,750 to 1,541 units. In response, CHF submitted a revised Work Plan that USAID/DR was reviewing at the end of the quarter.

Water and Sanitation: No additional water/sanitation sub-awards were made during the quarter. CHF worked closely with consultant engineers in developing the design and budget for a sewage treatment plant that would serve the Nuevo Cepillo housing project in San Juan de la Maguana. In order to reduce potential environment impacts and to increase the possibility of future community growth, FUNDASEP acquired a parcel of land across the highway for locating the sewage treatment plant. FUNDASEP has received a conditional commitment from the Director of the National Water Authority (INAPA) to finance construction of the sewage treatment plant.

The following NGO sub-awards were signed during the quarter:

NGO Sub-Awards: January - March 2001

No.	Date	NGO	Project	No. Units	Amount
034	Mar-2001	IDDI	Benericto-Bayahibe	185	US\$462,500
035	Mar-2001	IDDI	Bayaguana	100	US\$250,000
		Quarter Jan-March 2001	Total:	285	US\$712,500

CHF reviewed two NGO project proposals -- including technical and financial analyses and field visits to determine whether individual housing sites were acceptable.

3. Measurable Outputs: Project Identification

Program Deliverables	Quarter	Status	Comments
III-1. Review of 25 NGO housing project proposals	Q2 - Q5	Completed. 2 proposals reviewed during the quarter;	Cumulative total: 31
III-2. Execution of 20 NGO grant awards	Q2 - Q5	Completed. 2 NGO sub-awards executed during the quarter;	Cumulative total: 30
III-3. Execution of housing projects in at least 10 provinces	Q2 - Q8	Completed.	Cumulative total: 12

D. Construction Phase

There was substantial construction activity in the past quarter, with numerous projects completed. However, there were delays in the startup of the new urbanization housing projects in Bayaguana and Benericto-Bayahibe, caused primarily by difficulties in the design, budget analysis and contracting processes.

In the quarter, there were 238 new houses and 602 home repairs completed in the various program housing projects. The decision to close out NGO grants for *in situ* new housing and repairs during the first year enables the program to focus on 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 new core housing units	Q2 - 200 Q3 - 300 Q4 - 350 Q5 - 400 Q6 - 350 Q7 - 350 Q8 - 300	Q2 - 0 units Q3 - 150 units Q4 - 547 units Q5 - 535 units Q6 - 238 units Cumulative: 1,470	

IV-2. Construction of 1,541 home improvements to damaged homes (Based on USAID revision)	Q2 - 250 Q3 - 400 Q4 - 400 Q5 - 200 Q6 - 200 Q7 - 91 Q8 -- 0	Q2 - 0 units Q3 - 150 units Q4 -- 342 units Q5 - 416 units Q6 - 602 units Cumulative: 1,510	
IV-3. Provision of five NGO sub-awards for water and sanitation in the new housing component.	Q4 - 1 Q5 - 2 Q6 -- 2	Q4 - 1 Q5 - 2 Q6 - 1 Cumulative: 4	
IV-4. Provision of water and sanitation services to 500 households.	Q4 - 100 Q5 - 200 Q6 -- 200	Q4 - 165 Q5 - 93 Q6 - 134 Cumulative: 392 *	Q4 - Phase I Cepillo Q5 - Haina Duey Q6 - Phase II Cepillo
IV-5. Six workshops on finance and construction	Q2 - 2 Q3 - 1 Q4 - 1 Q5 - 1 Q6 -- 1	2 workshops in the quarter; Cumulative: 7	
IV-6. Training of 20 NGO staff in finance and construction.	Q2 - 8 Q3 - 3 Q4 - 3 Q5 - 3 Q8 -- 3	175 NGO technical staff trained in 7 workshops	
IV-7. Leverage \$2.3 million in counterpart project resources	Q2 - 5% Q3 - 15% Q4 - 15% Q5 - 20% Q6 - 20% Q7 - 15% Q8 - 10%	Q4 -- 50% Q5 - 17% * Q6 - 15% Cumulative: 82%	

* Note corrections to previous quarterly report.

4. Counterpart Investment

The program has successfully leveraged counterpart resources from NGOs, the community, private sector and local/national governments. The counterpart for the remaining three new urbanization housing projects (Bayaguana, Bayahibe and La Romana), which will include land and infrastructure services, has not yet been recorded.

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 Q4 -- 16 Q5 -- 9 Q6 -- 24 Cumulative: 59	Q3: Pre-award survey Q3 - Q8: Monitoring
V-2. Conduct 50 site visits to review construction progress	Q2 - Q8	Q3 -- 15 Q4 -- 65 Q5 -- 57 Q6 -- 34 Cumulative: 171	
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 Q5 -- 2 Q6 -- 5 Cumulative: 9	

** Modification to CHF Cooperative Agreement

6. Subcontracting

A. Organizational Support

None.

7. Changes to the Scope of Work

At the request of USAID/DR, the CHF will reduce the number of repairs/retrofits from 2,750 to 1,541 houses. In response, CHF has submitted a revised Work Plan that must be reviewed and approved by the mission.

8. Statement of Work

No change.