

PD-ABT-953

**QUARTERLY TASK  
ORDER PROGRESS  
AND COST REPORT**

**JANUARY TO MARCH  
2001**

**ARMENIA EARTHQUAKE  
ZONE HOUSING  
CERTIFICATE PROGRAM**

Prepared for



Armenia Earthquake Zone Housing Certificate Program  
U.S. Agency for International Development  
Contract No. EEU-I-99-00015-00, Task Order 804

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### Attachment

Cost Report

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**QUARTERLY TASK ORDER PROGRESS AND COST REPORT**

**JANUARY TO MARCH 2001**

**ARMENIA EARTHQUAKE ZONE HOUSING CERTIFICATE PROGRAM**

**Task Order No.:** EEU-I-99-00015-00, TO 804

**Date of Issuance:** March 20, 2000

**Task Order Description**

The purpose of this Task Order is to implement a pilot housing certificate (HC) program in the earthquake zone (EQZ). Experience in implementing this program will be used to determine whether the HC program will be applied on a wider scale with support either from USAID/other donors or from the Government of Armenia (GoA).

<b>Amount obligated under Task Order:</b>	\$1,998,905
<b>Total potential Task Order amount:</b>	\$1,998,905
<b>Dollars expended to-date:</b>	\$998,655

**Task Order Progress Report**

As required by Section F.5 of the Local Government Contract, below is a description of progress during the last quarter under the following task order.

**Work Performed During Previous Quarter**

During this reporting period, the Urban Institute (UI) began issuing additional certificates (for the "Bridge" extension to the Pilot) and continued to transfer funds to beneficiaries, provide assistance in the home search process through the participating real estate agencies and non-government organizations (NGOs), and monitor site clearance and program completion.

***Status of Housing Certificates***

**Pilot**—As of March 31, 2001, 217 of the initial group of 225 certificate holders (i.e., those on the original "Pilot" site) have signed contracts with sellers (96 percent). Of this number, 216 beneficiaries (96 percent) have been issued title to new apartments, 164 domics (note that some certificate holders own more than one domic) have been



destroyed or disassembled and 40 households have permanently vacated a municipal asset or an officially uninhabitable building. A total of 8 certificates (3.6 percent) expired without being used to purchase permanent housing to date. There are no more unused Pilot certificates.

**Bridge**—As of March 31, 2001, 62 certificates had been issued to beneficiaries located on the Bridge site. 55 certificate holders have registered their certificates with the banks and 8 Bridge certificate holders already have signed agreements.

Tables 1 and 2 present summary statistics for the program as of March 31, 2001.

**Table 1**  
**Pilot Summary Statistics**

Certificates Issued	225
Certificates Cancelled or Expired (out of 225)	8
Sales Agreements Notarized	217
Titles Issued	216
Handover (Agreement between Buyer and City) Signed	159
Domics Removed/Municipal Assets Vacated	164

**Table 2**  
**Bridge Summary Statistics**

Certificates Issued	62
Certificates Cancelled or Expired	—
Sales Agreements Notarized	8
Titles Issued	3
Handover (Agreement between Buyer and City) Signed	—
Domics Removed/Municipal Assets Vacated	—

To-date, 67 certificate holders have been able to negotiate a price for permanent housing that is less than the total value of their certificates. In total, such remainders account for 5.3 percent of the money transferred to beneficiaries; that is, of the approximately USD 711,316 due certificate holders with sales agreements, remainders accounted for approximately USD 37,691. The median remainder amount is USD 423.

On average, certificate holders have signed and notarized sales contracts 118 days after certificate issuance. Thus, on average, it takes certificate holders 3.9 months to buy apartments. The average number of days between certificate issuance and signing the Transfer Agreement (between the seller and the buyer) is 139 days (4.6 months), while the elapsed time for the entire process from certificate issuance to signing the Handover Act with the Municipality averages 163 days or 5.3 months. The 8



certificate holders from the Bridge who already have signed sales agreements took, on average, just under one month (29 days) from date of issuance.

**Role of Local NGOs/Public Information Campaign/Information Center and Home Search Program**—During this reporting period, the two local NGOs participating in the Pilot program, Meghvik Youth Education Center (lead) and the Shirak Regional Branch of the Sakharov Human Rights Armenian Center, continued to provide information to the beneficiary community. The NGOs also continued to provide additional assistance in locating appropriate permanent housing to beneficiaries in need of special help such as the elderly, disabled, orphans and members of other marginalized groups within the general beneficiary population.

#### **Significant Findings and Delays**

96 percent of the households that were issued certificates in the Pilot successfully located and purchased housing at an average cost of \$3,300 per unit. For a detailed account of program stakeholders, please see the Final Monitoring Report, submitted to USAID during this reporting period. There have been no significant delays.

#### **Work Planned for Next Reporting Period**

During the next quarter, the Program Manager expects to issue additional 15 to 20 certificates under the Bridge extension to the initial Pilot Program. In addition, the Program Manager will continue ongoing support activities and monitoring of current certificate holders, as well as Project evaluation. Finally, the Program Manager will focus on coordinating with the two local banks and UI/Washington, DC, on the transfer of funds to blocked accounts, accounting for funds transferred by obtaining the necessary documentation, and resolving any issues that appear during the implementation of the project.

#### **Specific Action Requested**

None

#### **Up-To-Date Schedule of Work**

Program activities are expected to continue through mid-September 2001.