

PD-ABT-860
16369

**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: April 1, 2001 through June 30, 2001
Submission Date: July 27, 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, Benericto and La Romana (relocation of Padre Nuestro). NRECA has reviewed project urbanization plans and prepared construction budgets. NRECA does not have financial resources for these projects, but will work with CHF, USAID, INAVI and INVVI to solicit funding from the private

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.

distribution companies or the CDE. In Benericto, NRECA is planning to construct an electrical sub-station and provide the distribution network to the project.

CHF awarded a technical assistance grant to FONDOVIP to assist them with packaging secondary market financial instruments for low-income housing. CHF will be submitting to FONDOVIP a MOU for institutional collaboration for execution in the next quarter. The purpose is to build a closer working relationship with FONDOVIP as the reconstruction winds down.

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	Completed	

B. Planning and Mobilization

CHF has completed all of the program planning and mobilization activities.

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, construction	Q1 - Q2	Completed	Manual

C. Project Identification

In Situ New Housing: CHF completed the *in situ* new housing component in the first quarter 2001, with 1,218 homes built in 10 provinces.

Urbanization New Housing: CHF has executed NGO sub-awards for three new housing urbanizations, which include the following:

- Benedicto: IDDI-Association of Hotel Owners Bayahibe-La Romana (ASONAHORES); Relocation of Padre Nuestro community; 185 families.
- Bayaguana: IDDI-Municipality of Bayaguana; 100 families.
- FUNDASEP: San Juan de la Maguana; 138 families (completion of current project).

A fourth new urbanization housing project for approximately 350 units, a joint activity between CHF and INVI, is being developed for La Romana. USAID approved CHF's request to function as the direct implementer. INVI has provided 110,000 square meters for the project site, adjacent to the Free Trade Zone in San Carlos. INVI will be responsible for installation of basic infrastructure services, with CHF responsible for financing and supervising construction of the housing component.

Repairs/Retrofits: The repair/retrofit component of 1,541 housing units was completed during the second quarter 2001.

Water and Sanitation: After consultation with the INAPA technical staff, and cost engineering by FUNDASEP, CHF awarded a sub-grant of RD\$2,500,000 (US\$150,000) for the construction of a sewage treatment in Nuevo Cepillo, San Juan de la Maguana. INAPA has agreed to provide another RD\$3 million (US\$180,000) over the next two months. In addition, CHF awarded a water and sanitation sub-grant for the extension of water and sewer lines to 100 more houses in Nuevo Cepillo.

NGO Sub-awards – Quarter:

NGO Sub-Awards: April - June 2001

No.	Date	NGO	Project	No. Units	Amount
034	Apr-2001	IDDI	Benedicto	185	US\$549,467
035	June-2001	IDDI	Bayaguana	100	\$250,000
036	May-2001	FUNDASEP	Nuevo Cepillo	38	\$95,000
037	May-2001	FUNDASEP	Nuevo Cepillo	100	\$250,000
038	May-2001	IDDI	Benedicto (water/san)	185	\$94,567
039	June-2001	FUNDASEP	Nuevo Cepillo (w/s)	366	\$150,060
040	June-2001	FUNDASEP	Nuevo Cepillo (w/s)	100	\$18,800
Quarter April-June 2001			Total:	1,074	US\$1,407,894

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;	Cumulative total: 33
III-2. Execution of 20 NGO grant awards	Q2 – Q5	Completed 2 NGO sub-awards executed in quarter;	Cumulative total: 32
III-3. Execution of housing projects in at least 10 provinces	Q2 – Q8	Completed	Cumulative total: 12

D. Construction Phase

All of the remaining construction will be at four new urbanization housing projects (estimated at 773 units). In each project, there are Dominican national government agencies involved in some portion of the infrastructure service provision, with CHF or the NGO grantees responsible for the construction of the houses.

- In San Juan de la Maguana, construction by FUNDASEP is proceeding satisfactorily in the completion of their original 266-unit project in Nuevo Cepillo. Three sub-awards were made in the last quarter for construction of a sewage treatment plant, expansion of another 100 houses and extension of the water and sewer lines to these houses.
- CHF provided IDDI with a project sub-award for 185 houses in Bayahibe. The project has encountered numerous difficulties in the early phases of construction. These include the lack of coordination at the project site, failure to deliver key materials and forms to mesh with the construction schedule and delays in the integration of skilled trades such as the electricians, plumbers and carpenters. The outcome is problems staying on the implementation schedule and in quality control. CHF is working closely with IDDI to correct these matters, by increasing the number of skilled workers, arranging bulk purchase and delivery of materials, assigning a full-time architect for supervisory oversight and weekly management meeting to focus on technical deficiencies.
- CHF made a project sub-award for 100 houses in Bayaguana, where legal problems forced the change of the project site to an adjacent parcel and the subsequent need for a total re-design of the services. The Municipal Government has cleared the project site and is awaiting finalization of the engineering plans by INVI. However, these technical issues are nearing resolution and site work and house construction should begin by August 1st.
- In La Romana, CHF is responsible for project implementation. CHF is mobilizing for house construction while INVI has assigned a local contractor to begin earth movement and putting the project site on grade for house construction. CHF will begin construction of the 350 houses by mid-July. CHF has been coordinating with INVI in the beneficiary selection process and identifying sources of local skilled labor.

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 Q7 - 134 units Cumulative: 1,604	Completed <i>in situ</i>
IV-2. Construction of 1,541 home improvements to damaged homes (Based on USAID approved revision to the Work Plan)	Q2 - 250 Q3 - 400 Q4 - 400 Q5 - 200 Q6 - 200	Q2 - 0 units Q3 - 150 units Q4 - 342 units Q5 - 416 units Q6 - 602 units	Completed

	Q7 - 91 Q8 - 0	Q7 -- 31 Cumulative: 1,541	
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 Q7 -- 2 Cumulative: 6	Completed
IV-4. Provision of water and sanitation services to 500 households.	Q4 - 100 Q5 - 200 Q6 - 200	Q4 - 165 Q5 - 93 Q6 - 134 Q7 -- 0 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	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% Q7 - 8% Cumulative: 90%	

* 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 total counterpart leveraged to date is \$2,069,113, which represents 90% of the program goal of \$2.3 million. Significant counterpart resources anticipated from the Government, which will include land and infrastructure services, will be recorded during the fourth quarter.

5. Monitoring and Evaluation

CHF staff conducts regular office and site visits to review financial records and construction progress.

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	Q3: Pre-award survey Q3 - Q8: Monitoring

		Q6 -- 24 Q7 -- 10 Cumulative: 69	
V-2. Conduct 50 site visits to review construction progress	Q2 - Q8	Q3 -- 15 Q4 -- 65 Q5 -- 57 Q6 -- 34 Q7 -- 11 Cumulative: 182	
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 Q7 -- 5 Cumulative: 14	

** Modification to CHF Cooperative Agreement

6. Subcontracting

A. Organizational Support

None.

7. Changes to the Scope of Work

None.

8. Statement of Work

No change.