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FINAL REPORT

Tegucigalpa, Honduras

AID/otr-G-1583

This report was prepared by Lindsay Elmendorf of the International Division of the Foundation for Cooperative Housing, under grant AID/otr-G-1583 (Honduras).

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## INTRODUCTION

The project described in this report is one of several that were identified by FCH under its Development Program Grant from AID. As part of that grant, FCH was able to establish contact with Honduran institutions and hold discussions with them regarding their plans and needs to develop shelter programs for the urban poor.

As the result of these conversations, an interesting program to improve the well being of the poor emerged. It included, for instance, a municipal government anxious to resolve the shelter problem of identified groups of needy families; a public agency, the National Housing Institute, and a private organization, the Honduran Federation of Housing Cooperatives, that were interested in developing demonstration site and services type projects in order to serve poor families; project financing provided by a regional development bank, the Central American Bank for Economic Integration, with a mix of AID Housing Guaranty Program rollover funds and its own money; and a keen interest on the part of the Honduran institutions in obtaining technical assistance.

After identifying the areas in which technical assistance was needed by the Honduran institutions and with the support of AID's Regional Housing Office and the USAID Mission in Honduras, FCH prepared an Operational Program Grant Proposal for AID's consideration. Upon the approval of the proposal, FCH entered into an agreement with the Honduran institutions to assist them to improve their institutional capacity to plan, develop and evaluate the demonstration projects.

FCH provided the services of Lindsay Elmendorf, its Resident Technician, to the Honduran institutions for a period of twenty-two months. The description of his work plus that of FCH short-term advisors is provided in this report.

## GLOSSARY OF ACRONYMS

AID	Agency for International Development of the United States Government.
APRHU	Asociacion de Promocion Humana (Human Development Association), a private, non-profit assistance and development organization in Honduras.
BCIE	Banco Centroamericano de Integracion Economica (Central American Bank for Economic Integration).
CABEI	Central American Bank for Economic Integration (CABEI)
CMDC	Consejo Metropolitano del Distrito Central (Municipal Government of Tegucigalpa).
CONSUPLANE	Consejo Superior de Planificacion Economica (Superior Economic Planning Council).
FCH	Foundation for Cooperative Housing, a private, non-profit U.S. development foundation.
FEHCOVIL	Federacion Hondureña de Cooperativas de Vivienda, Limitada (the Honduran Federation of Housing Cooperatives).
FINAVI	Financiera Nacional de Vivienda (National Housing Finance Organization, representing the Savings and Loan industry).
FUNVIMINH	Fundacion de Vivienda Minima de Honduras (Honduras Minimum Housing Foundation).
IDB	Inter-American Development Bank.
INFOP	Instituto de Formacion Profesional (Institute for Professional Training).
INVA	Instituto de la Vivienda (the Honduran National Housing Institute).
JNBS	Junta Nacional de Bienestar Social (National Welfare Agency).
RHUDO/ROCAP	Regional Housing and Urban Development Office / Regional Office for Central American Programs (of the U.S. Agency for International Development).

## I. COUNTRY SETTING

The Republic of Honduras is the second largest country in Central America, with an area of slightly over 112,000 square kilometers. It is bordered by Guatemala on the northwest, by Nicaragua on the southeast, by El Salvador and the Pacific Ocean on the southwest, and by the Caribbean Sea on the northeast. Two mountain ranges bisect Honduras northwest by southeast, with peaks ranging to 10,000 feet. Although extensive fertile valleys and plateaus lie between the mountains, it is estimated that only 17 percent of the land is arable.

The population of Honduras is essentially homogenous; only 10 percent of the people are pure Indian or Black. Spanish is the predominant language throughout the country. In 1974 the population of Honduras was 2,653,857. Projections indicate a 1980 population of some 3,557,000 and a current demographic growth rate of 2.7 percent annually.

## II. DESCRIPTION OF SHELTER SITUATION FOR LOW-INCOME FAMILIES IN TEGUCIGALPA, HONDURAS

Housing for low-income urban families in Honduras has long been in critically short supply. The National Housing Plan for Honduras was prepared by an interinstitutional team representing the Superior Economic Planning Council (CONSUPLANE), the Housing Institute (INVA) and the Honduran Federation of Housing Cooperatives (FEHCOVIL). The work of the team was coordinated and overseen by Mr. Rafael Stevenson, a consultant furnished by the United Nations. The National Housing Plan is a thorough document and, as it was prepared during 1978, represents a source of very timely and pertinent information on the history and current status of the housing situation in Honduras. In the interest of providing a clear,

comprehensive background statement on the housing situation in Honduras, liberal use will be made of the referenced work, particularly in the paragraphs which immediately follow.

It should be pointed out that the housing program assisted by FCH in Honduras is specifically an urban pilot project. The National Housing Plan addresses the housing needs of Honduras on a global basis, giving an appropriate balance to the needs of both rural and urban areas. As the Plan makes abundantly clear, there is a pressing need to develop comprehensive policies and programs (within the overall economic and national development context) which respond to the different conditions and requirements of urban and rural housing. As is also clearly evident in the conclusions and recommendations which are presented in the Plan, while the rural housing problems of Honduras grow worse each year, the rate at which housing crises are developing is far more alarming in the nation's crowded principal cities.

. . . The poor conditions existing in the current housing stock call for drastic solutions and massive programs directed with preference to those groups of lower incomes, who are, logically, those which are most seriously affected by this situation.<sup>1</sup>

The need for shelter is a basic requirement of life and its solution does not wait. Thus, if the institutional market does not offer solutions within the reach of low-income groups in need of housing, these same groups will quickly undertake the resolution of their problems, in many cases without suitable standards or techniques, and outside the limits of legality . . . . During the (1961-1964) period there were created an average of 10,577 new dwellings per year, of which 5495 were urban and 5080 rural. The so-called informal sector was responsible for not less than 70% of these constructions, and maintained in this fashion the balance between supply and demand for housing solutions.

According to theoretical models, the recommended rate of construction is 8 housing units per year per thousand inhabitants,

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<sup>1</sup> n Nacional de Vivienda (1979-1982) (Final Draft), page 28.



Families unable to participate in the formal housing market due to their limited incomes are forced to live in precarious dwellings such as this one, with none of the basic services of water, sewerage, or electricity essential to a reasonable standard of urban life. The low-cost housing programs developed with FCH assistance offer an alternative within the reach of many of these families.



Historically, the formal housing sector has not been able to meet the needs of most low-income families in Honduras. This dwelling of scavenged and discarded materials is typical of the only shelter available to many low-income urban families. There are no basic infrastructure services, and security of tenure is, at best, tenuous.



The lack of planning which characterizes such informal settlements as this one leads to intractable problems with respect to sanitation, safety, access, and comfort.

to enable countries with a large accumulated housing deficit and rates of population growth greater than 2.5% per year to ameliorate their housing deficit to a considerable degree in the course of 20 years.

The above presupposes that in 1978 Honduras should have developed and improved some 22,300 units, 7,100 in the urban sector and 15,200 in the rural sector. The true production, estimated at 2,500 dwellings constructed annually with permits and other legal recognition, represents a rate of merely 1 new unit per thousand population. This is to say that if, in fact, housing needs are being met, in large measure thanks to the self-help efforts of the informal sector, the accumulated deficit continues to increase with the passage of years.<sup>1/</sup>

The public sector, represented by the Housing Institute (INVA) and the National Welfare Council (JNBS), gives preference to groups with minimal, low, and middle-low incomes, but its investment in the past four years has been no greater than 10% of the formal expenditure for housing, in consequence of which it can be seen that the actions of the public sector, without criticizing the efforts made, have not had an adequate impact as recommended in the National Development Plan.

The [apex organization of the savings and loan movement] FINAVI after two years of organization began operating in 1977, setting aside part of its seed capital for housing for middle and low-middle income strata, with an investment of approximately 5.5% of the total investment of the formal sector in 1977.

The private (formal) sector, which generates 90% of the investments, attends a market which represents scarcely 10% of the seekers of housing, made up of upper-income purchasers living in the three principal cities.

This market can be presumed adequately taken care of, in addition to being self-sufficient in its technical and financial aspects. Private (formal) builders have involved themselves very little in programs of social interest housing, for lack of stimulus, incentives, and communication with entities in the public sector, with a consequent loss to the country of the use of a technical and financial system suitably structured for its use in the long run in the creation of massive programs destined for families of lower incomes.

Furthermore, there exist within the private sector non-profit and cooperative organizations which, taken together, represent an important factor in the housing market. The cooperatives, through the Honduran Federation of Housing Cooperatives (FEHCOVIL), have maintained an important and constant production and have

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<sup>1</sup>Plan Nacional de Vivienda (1979 - 1982) (Final Draft), page 29.



1979 was International Year of the Child. It is hoped that this young Honduran and thousands like him will benefit from improved housing conditions which can be achieved through such programs as the ones developed by INVA, FEHCOVIL and the CMDC.

acted in the field of social interest housing, but without the firm financial support of the public sector, a factor which has limited their productive potential.1/

In the urban sector, rents of less than L30 (L50.31)\* per month represent 56.4% of the total; of between L30.00 (L50.31)\* and L100 (L167.71)\*, 32% of the total, and over L100.00 (L167.71)\* 9.5%. Assuming that rent paid, on the average, equals 25% of the total income, it can be deduced that slightly more than half the population which lives in rented housing earns less than L. 120.00 (L200)\* per month, or, in other words, that it has an acquisitive capacity equivalent to roughly L3000.00 (L5000.00)\* given the current financial conditions for housing loans.2/

A major effort to improve the sector should not be interpreted simply as a recommendation that the total investment be increased, since without adequate administrative, technical, and operational guidelines to complement the investment substantial achievements would not be made; it should be recalled that the contributions of private enterprise (in excess of 90% of the total investment in the sector) are directed in great measure to construction for upper-middle and upper income groups. In other words, the highest-income 10% of the urban population receives more than 90% of the resources available for housing construction, and vice-versa, the poorest 90% can count on only 10% of those resources.3/

As is made abundantly clear in the foregoing excerpts from the National Housing Plan for Honduras, existing institutional arrangements and policies, in both the public and private sectors, have been inadequate to address the country's critical shortfall in low-cost housing units.4/

In fairness, it must be pointed out that legitimate efforts have been made in the past to produce housing that is affordable by low-income families. Several of these efforts deserve mention.

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1/Ibid., page 30

2/Ibid., page 31

3/Ibid., page 34

4/Additional material excerpted from the National Housing Plan is attached to this report as Annex 1.

\*Note: Figures in parentheses are estimated updates of 1974 information to 1980. They were furnished by the Planning Office of INVA.  
One U.S. Dollar = Two Lempiras.

#### A. Previous Efforts in Low-Cost Housing

INVA has been responsible for the development of a number of projects which provide shelter to families of limited means in Tegucigalpa. Significant examples are Las Brisas (152 units) and La Laguna (222 units). APRHU, the Asociacion de Promocion Humana, (Human Development Association), has sponsored a number of housing developments which serve families with limited incomes. Working with funds provided by CARE, the Honduran Federation of Housing Cooperatives (FEHCOVIL) has developed low-cost housing in two cooperative projects, providing shelter to approximately 120 families. Other groups have also been active in the creation of low-cost housing, to lesser degrees.

These are important housing initiatives, as they have provided shelter to groups which are not otherwise served by the formal housing sector. However, a common characteristic which they share is that they offer little possibility of large-scale replicability, as they are programs that were undertaken either in response to an emergency such as the displacement of families by flooding (the case with the INVA projects) or they were financed with funds obtained from sources which by their nature are limited (donations from religious groups, private organizations, etc.)

The Metropolitan Council of the Central District (CMDC, the Municipal Government of the City of Tegucigalpa) has for some time sought a suitable way to respond to the demands for low-cost housing presented by groups of families of limited means, who look to the CMDC for assistance in the resolution of their shelter needs. As has been mentioned previously, both INVA and FEHCOVIL have demonstrated their concern for the development of low-cost housing and have in the past participated actively in efforts to produce such housing.

B. The Patronato System in Operation - A Case History:

Even as various alternative arrangements for the production of social-interest housing were being explored by the institutions concerned, the unexpected invasion of a parcel of privately-owned land by a patronato triggered a process which brought together the key elements that resulted in the development of the pilot projects which have been the objects of the current program of technical assistance. The patronato system and its form of operation are important factors in the housing process for low-income families in Honduras, and it therefore seems appropriate to provide some further information on them. Patronatos are groups of families and individuals who work together in informal organizations to try to resolve common problems. The following case history is offered as an interesting episode, and as an appropriate one in that it describes the early phases of the development of one of the demonstration projects.

Much of the land in and around the capital city of Honduras belongs to several families which have owned the land for generations. One large parcel of land situated to the north of the heart of the city and owned by the Agurcia family was chosen by the Patronato "Villa Mexico Dos de Febrero" as the preferred site for their future homes. In early hours of the morning on 2 February 1976, a group of members from the Patronato entered that piece of property and established a base of operations. This initial group of some forty-four people, of which it is interesting to note that twenty-four were women, was soon followed by other members of the Patronato, and, as was explained by Mr. Alfredo Castro, then President of that Patronato, there were soon a grand total of seven thousand people on the land. The group stayed for eleven days and nights. The families cleared the land, cutting the weeds and grass as a signal of their determination to keep the land. Simultaneously, they appealed to the President of the CMDC, Mr. Henry Merriam, to intervene on their behalf with the owners of the land to facilitate their purchase of it. It should be made clear that

the intention of the Patronato had always been to purchase the property; the invasion served as a device to bring their plight to the attention of those institutions which they hoped would assist in the resolution of their problems.

Mr. Merriam met with the members of the Patronato and agreed to help them obtain the land, but he attached very significant conditions to his promise to collaborate. On other occasions, patronatos had been assisted in their efforts to persuade landowners to sell properties at reduced costs in the interest of providing low-cost housing, but the lack of a suitable organizational framework in many of those patronatos, the absence of a coherent program of planning and technical assistance, and the absence of access to credit for infrastructure works and the construction of houses had led to ill-organized settlements which on the one hand were only partial responses to the shelter needs of the beneficiaries, and on the other hand represented very costly commitments to future improvement and upgrading programs, many of the costs of which would ultimately be born by the CMDC.

Thus, Mr. Merriam conditioned his commitment to help the Patronato Villa Mexico Dos de Febrero obtain title to the land they had invaded on their agreement to develop the land in a rational, planned manner, to avoid repeating the counter-productive experiences of other settlements. An agreement was made, and a process began. It was to be a long process; there would be times of frustration and impatience, but it was to result in what is today one of the finest housing communities serving low-income families in Honduras.

The purchase of the land was negotiated with the Agurcia family, which has on several occasions agreed to sell properties which will benefit low-income families at prices substantially below true market value. Title was acquired by the CMDC, which held the land until the rest of the needed arrangements could be made for the development of

the project. A source of financing was sought, and with the assistance AID's RHUDO/ROCAP it was discovered that the Central American Bank for Economic Integration (CABEI) was interested in providing financing from its Social Development Fund consisting of mixed resources, primarily funds obtained from the AID Housing Guaranty program.

An institutional structure was needed to handle the development and administrative aspects of the program. Initial contacts were established with INVA, but for various reasons it was decided that other arrangements would be more suitable for the development of the project. The Honduran Federation of Housing Cooperatives (FEHCOVIL) was offered the opportunity to undertake the administration and construction of the project. FEHCOVIL had been working on a smaller scale with a special revolving fund established by CARE for the construction of social-interest housing, and had had very positive results with the first low-cost housing cooperative in Tegucigalpa, Nueva Suyapa Ltda. FEHCOVIL was interested in becoming involved with the project, but FEHCOVIL, too, placed a condition on its acceptance of the work; the Patronato would have to be replaced by a legally-registered housing cooperative. The terms of FEHCOVIL's charter permit it to work only with housing cooperatives, and the Patronato would have to be willing to undergo the transformation if FEHCOVIL was to become involved with the project.

The leaders of the Patronato met and consulted with the membership. It was not an easy decision. The Patronato after all, had done all the work. The Patronato had carried out the invasion. It had worked and negotiated with the landowners and the CMDC. It had been the leaders of the Patronato who had faced the police that tried to move them off the land; they were the ones who had brought the process this far. "But why..." someone asked, "but why can't the people who have been our leaders in the

Patronato continue as our leaders in a cooperative? The only difference is that they will work in a different structure." It was decided.

### III - THE DEMONSTRATION PROJECTS

Most of the essential elements had been identified, and the general outline of the development plan became clear. One other project to be developed with the same mechanism, on land owned by the CMDC, was also proposed and accepted. FEHCOVIL assumed responsibility for the development of the projects. CABEI agreed to provide both the construction financing and the permanent loans. The CMDC agreed to provide assistance in the preparation of access roads and earthmoving on the sites, and contributed an essential ingredient: a guarantee of the repayment of the loans, a guarantee which was needed to induce CABEI to lend for demonstration projects such as these. The special characteristics and requirements of these demonstration projects were recognized by all the organizations involved with them and it was thought wise to investigate the possibility of some special technical assistance in the development and organization of the projects. The existence of the ability to provide this technical assistance was identified in the Foundation for Cooperative Housing, and funding was secured by means of an Operational Program Grant from AID/Washington to the Foundation. The key role played by ROCAP in identifying and coordinating the elements which would be involved in these programs again deserves mention.

As arrangements were being made for the two projects which would be developed by FEHCOVIL, another element was added to the plan. The Honduran Housing Institute (INVA) decided that it, too, would develop a demonstration project, on land it owned, and with long-term financing also provided by CABEI. INVA was interested in developing a housing delivery mechanism which would enable it to address the shelter needs of



Lic. Fernan Nuñez Pineda, Chief of the Department of Extension and Education of FEHCOVIL (left) and Mr. Frederick Hansen, Director of the RHUDO/ROCAP Office, comment on the signing of the agreements converting the Patronato Villa Mexico 2 de Febrero into a formally-registered housing cooperative.

those low-income families which, in light of their low levels of income, were not able to participate in INVA's normal housing activities. A substantial number of families have placed their names on INVA's waiting list over the years, and from this group the participants in INVA's demonstration project would be drawn. Thus, there were three pilot housing projects to be developed, ultimately to provide shelter for nearly nine-hundred families of limited incomes in Tegucigalpa. Equally important, mechanisms were to be developed and tested for operating housing programs of scale, within the formal sector, drawing on financial and technical resources which by their nature promised to permit a much-needed increase in the volume of shelter offered to families of limited means.

#### A. Principal Organizations Involved in the Programs

Mention has been made of most of the organizations which would become involved in the demonstration projects. It seems appropriate at this point to provide additional information on those organizations, with a view to giving the reader a fuller picture of the context within which the demonstration projects were developed.

##### 1. Instituto de la Vivienda (INVA):

The Honduran Housing Institute (INVA) is an autonomous public service organization created in 1957. In that year INVA assumed responsibility for the development of those social-interest housing programs sponsored by the Government of Honduras, which had until that time operated a limited housing development program through the Ministry of Public Works. INVA has operated utilizing primarily three sources of funding to finance its programs and its administrative costs: loans and grants from the U.S. Agency for International Development (AID) and the InterAmerican Development Bank (IDB), and resources provided directly by the Government of Honduras. The following chart presents the programs

developed by INVA. It should be pointed out that the last two developments listed (San Jose de la Peña and Faldas del Pedregal) are currently under construction and will be completed this year. Faldas del Pedregal is INVA's demonstration sites-and-services project.

Development	# Units	Location
21 de Octubre	559	Tegucigalpa, D.C. Depto. Fco. Morazan
Kennedy	3,514	" "
El Pedregal	895	Comayagua, D.C. Depto. Fco. Morazan
Altos de San Jose	68	" "
Las Brisas	152	" "
La Laguna	222	" "
15 de Septiembre	97	" "
Las Acacias	185	Choluteca, Depto de Choluteca
Los Castaños	600	Sn. Pedro Sula, Depto. de Cortes
Tepeaca	250	" "
Lopez Arellano	720	" "
Tara	50	" "
La Alhambra	720	La Ceiba, Atlantida
Del Valle	32	Comayagua, Depto. de Comayagua
Aldea S.O.S.	40	Tegucigalpa, D.C. Depto. Fco. Morazan
18 de Septiembre	325	Progreso, Yoro
Programa Rural	966	Valles Aguan, de Sula, y de Leon
Sn. Jose de la Vega	611	Comayagua, D.C. Depto. Fco. Morazan
Sn. Jose de la Peña	596	" "
Faldas del Pedregal	260	" "
Total	10,862	

2. Federacion Hondureña de Cooperativas de Vivienda, Ltda. (FEHCOVIL):

The Honduran Federation of Housing Cooperatives (FEHCOVIL) was organized in 1963, and since its inception has been responsible for the development of thirteen housing cooperatives representing a total of 1,835 housing units. It has worked primarily with funding from the U.S. Agency for International Development (AID), the Central American Bank for Economic Integration (CABEI), and CARE. FEHCOVIL is itself organized as a cooperative, and operates entirely within the private sector, receiving no direct support from the Government of Honduras. The chart which follows presents the results of FEHCOVIL's work in the development of cooperative housing programs.

Development	#Units	\$/Unit	Completion date	Location
op. "COLVISULA"	78	\$ 7,875	Jul-68	San Pedro Sula, Cortes
op. "EL SAUCE"	175	7,500	Feb-69	La Ceiba, Atlantida
pop. "JOSEFITA VELASQUEZ"	19	10,000	Dec-72	Tegucigalpa, D.C.
pop. "OBREROS DEL SUR"	14	1,350	Jan-74	Choluteca, Choluteca
pop. "EL HOGAR"	400	6,000	Jul-74	Tegucigalpa, D.C.
pop. "LA CONCORDIA"	12	1,125	Jul-75	San Juan de Flores Fco. Morazan
pop. "CASMUL"	47	1,750	Sept-75	San Manuel, Cortes
pop. "NUEVA SUYAPA"	64	1,375	Sept-76	Tegucigalpa, D.C.
pop. " EL SAUCE" (Sec. 2)	100	8,050	Dec-76	II ETAPA, La Ceiba
pop. "MIRAFLORES SUR"	220	8,250	Mar-77	Tegucigalpa, D.C.
pop. "COLVISULA"	14	11,000	Dec-76	San Pedro Sula, Cortes
pop. "NUEVA SUYAPA" (Sec. 2)	17	2,000	Jul-78	Tegucigalpa, D.C.
pop. "GUAMILITO"	70	2,250	In Const.	Comayagua, D.C.
pop. "ZAPOTE NORTE"	320	1,750	In Const.	Comayagua, D.C.
pop. "CENTROAMERICANA"	285	1,750	In Const.	Comayagua, D.C.
<b>O T A L</b>	<b>1,835</b>			



The membership of the Zapote Norte Housing Cooperative is gathered for the lottery in which the houses will be distributed. Mr. Alfredo Castro, President of the Cooperative, explains the procedures prior to calling a representative from each family to participate in the selection of the house numbers, which are in the hat on the table.



This member's enthusiasm is evident as he chooses his new address during the lottery which assigned houses to different families.

It should be noted that three of the projects listed in the chart (Guamilito, Zapote Norte, and La Centroamericana) are currently under construction, have been partially adjudicated to their respective memberships, and will be completed in 1980. The latter two are the demonstration projects in the development of which the Foundation for Cooperative Housing has provided technical assistance.

An examination of the per-unit costs of the units developed by FEHCOVIL reveals an interesting feature. The majority of the houses developed by FEHCOVIL, especially during its early years, have a value which identifies them very clearly as middle-income dwellings. FEHCOVIL has traditionally been seen as an organization addressing the housing needs of middle-income Hondurans, and as an organization which delivers a very fine house at a remarkably low cost. Nonetheless, since its involvement with Obreros del Sur cooperative in early 1970's, FEHCOVIL has maintained an interest in working also with housing affordable by families of limited income. This concern has kept FEHCOVIL active in low-cost housing, and the change in per-unit cost in its projects is clearly evident in the more recent projects listed in the chart.

### 3. Consejo Metropolitano del Distrito Central (CMDC):

The Central Council for the Metropolitan District is the municipal governing body of Tegucigalpa, the capital of Honduras. The CMDC is involved with all aspects of local government and development in the city, and, in its role as local regulator, finds itself inevitably involved in decisions on land use, urban development, area upgrading, squatter problems, invasions of privately and publicly owned land, and countless other activities. It has earned a reputation as an effective, concerned, and serious body.

One problem which is repeatedly presented to the CMDC is the need for low-cost shelter for Tegucigalpa's low-income families. Tegucigalpa has a population of approximately 300,500 persons, or some 53,500 families, of which it is estimated that nearly 27,000 earn less than \$190.00 per month. A great many of these families are simply unable to find housing which they can afford. More information on the shortage of low-cost housing in Honduras has been provided earlier in this report. Substantial numbers of low-income families turn to the CMDC in their search for affordable shelter. While it is not directly a housing agency, the CMDC attempts to be responsive to the needs of those families, not only encouraging the development of low-cost dwellings by housing organizations but also supporting self-help efforts of individual families and neighborhood associations called patronatos. In an earlier section of this report more information is furnished on the history of the involvement of the CMDC in the demonstration projects which have received technical assistance from the Foundation for Cooperative Housing.

#### 4. Banco Centroamericano de Integracion Economica (BCIE):

The Central American Bank for Economic Integration (CABEI) has operated since its founding in 1960 as an important financial entity in Central America, with significant programs in the agricultural, industrial, and infrastructure sectors. It has been active in housing programs since 1963, when its Housing Department was created with an initial credit of \$10,000,000.00 following President John F. Kennedy's visit to San Jose, Costa Rica, and the joint decision of President Kennedy and the five presidents of the Central American republics to initiate a regional

housing program.<sup>1/</sup> Additional infusions of \$10 million in 1970 and \$46 million in 1974 of funds obtained through the AID Housing Guarantee Program have made CABEI a very important element in the housing finance picture in Central America. It should be noted that a significant proportion of the \$46 million made available to CABEI in 1974 was earmarked to finance very low-cost housing, and that in 1975 CABEI established its Social Development Fund to help channel this special financing.<sup>2/</sup> It was from the Social Development that the financing for INVA's and FEHCOVIL's demonstration projects was obtained.

1/ The Declaration of the Presidents on March 18, 1963, states:

"The Presidents also agree that opportunities should be given to the people of Central America to build and purchase their homes. There exist in Central America national savings and loan institutions which have been assisted under the Alliance for Progress, and others are about to be created. In order to give further support for these national efforts, the Presidents of Central America suggest that a Regional Home Loan Department, which would be secondary source of Home Mortgage Funds, should be created as a division within the Central American Bank for Economic Integration and the President of the United States agrees to offer technical and financial assistance to it."

2/ The following illustrative quotations are from the "General Policy Framework" approved by CABEI's Board of Directors in August, 1979, for the Bank's housing finance program. They are taken from the Project Paper on Project 596-0087/596-HG-005 (page 7).

(a) CABEI's Commitment to Housing

"...the Bank considers that housing is one of the sectors which must receive its attention and support."

"...the Bank will orient its housing program to providing financing and technical assistance for the development and construction of housing intended for low- and middle-income families, making its best effort to approved no less than 50% of the financing granted through that program for housing for low-income families..."

"...low-income families will be defined as those whose income is below that of the 50th income percentile group..."

"...the Bank will make further concerted efforts so that of the 50% of its funds targeted for low-income families, 20% is targeted on families whose income is below that of the 40th percentile group."

"...CABEI will provide financing through its Housing Fund at a level of about \$25 million yearly over the next five years."

5. Regional Housing and Urban Development Office of the Regional Office for Central American Programs (RHUDO/ROCAP):

The Honduras RHUDO/ROCAP office was established in 1974<sup>1/</sup> and has worked intensively with all the countries in Central America in the development of housing plans, policies, and programs. It has provided technical assistance to many organizations in the five countries, and has achieved very significant progress in the development of sound approaches to the provision of housing for families of limited means. Housing carried out in Central America with RHUDO/ROCAP participation represents a very significant proportion of the activity in the shelter sector. For informative purposes, we reproduce as Annex 2 a table entitled "AID Housing Projects in Central America", taken from the Project Paper on Project #596-0087/596-HG-005.

RHUDO/ROCAP took a keen interest in the INVA and FEHCOVIL demonstration projects, and, as has been stated elsewhere, played a crucial role in assisting in the coordination of the various elements involved in the execution of the projects.

6. The Foundation for Cooperative Housing (FCH):

The Foundation for Cooperative Housing is a private, non-profit organization based in Washington, D.C. FCH has been working with social interest housing programs since the early 1950's, both in the U.S. and overseas. Its involvement in Honduras dates from 1966, when it was involved in the provision of technical assistance in the development of two housing cooperatives by FEHCOVIL, financed by an AID loan to the Banco de Fomento (National Development Bank). From 1970 through 1973 FCH provided, through technicians assigned to Honduras, a program of permanent technical assistance to FEHCOVIL, which had taken over all responsibility for the Banco de Fomento projects mentioned previously and was undertaking

<sup>1/</sup> The RHUDO office was originally established under ROCAP in Guatemala in 1969.

the development of large new projects financed through the AID Housing Guaranty Program. In 1974 FCH was involved in the preparation of a Shelter Sector Analysis for Honduras, and again from late 1974 through late 1978 provided permanent technical assistance to RHUDO through the presence of FCH technicians in Tegucigalpa.

#### B. The Program of Technical Assistance

In September 1977 an agreement was signed by FCH, INVA, FEHCOVIL, and the CMDC for the provision of technical assistance from the Foundation for Cooperative Housing in the development of the pilot sites-and-services projects which were to be executed. The funding for the program of technical assistance was from AID/Washington, in the form of an Operation Program Grant (OPG) to FCH. It should be mentioned that the Honduras OPG was part of a World Wide Grant made to the Foundation, to enable it to carry out projects which had been previously identified through a program funded by AID with a Development Program Grant, also to FCH.

##### 1. The Operational Program Grant:

On September 9, 1977, the AID Office of Contract Management wrote to FCH:

. . . Pursuant to the authority contained in the Foreign Assistance Act of 1961, as amended, the Agency for International Development . . . hereby grants to the Foundation for Cooperative Housing . . . the sum of Six Hundred Thousand Dollars (\$600,000) in partial support of the program to enable FCH to demonstrate new techniques for assisting the urban poor in the areas of improved shelter and community services. The program is more fully described in the Attachment . . . to this grant entitled 'Program Description'.

The referenced program description states:

. . . Honduran housing organizations are shifting their housing programs, as part of a national priority, toward sites and services in an effort to direct the resources of the housing sector to reach a larger number of lower-income families. The sites and services projects will include economic and social activities and sponsorship of some type of community organization. This grant to FCH will fund technical assistance to local housing institutions in planning programming, implementation and evaluation of the sites and services activities.

Specifically, the Grantee will provide technical assistance in mortgage servicing procedures for low income families, and in the development of procedures or guidelines for project implementation, community organizing, programs to improve the economic and social conditions of the target beneficiaries, and establish a land bank system.

During the months immediately following the notification of the award of the grant to FCH, efforts were focused on meeting a number of administrative requirements prior to the fielding of the FCH Resident Technician. In March, 1978, the FCH Resident Technician was in Tegucigalpa and began working with INVA, FEHCOVIL, and the CMDC in the organization and execution of the pilot projects. The Resident Technician departed Honduras on 3 February 1980 at the termination of the 22 month period of the Technical Assistance Agreement.

#### C. The Shelter Program Assisted by FCH

As has earlier been indicated, the demonstration project assisted by FCH consisted of three pilot housing developments, two of which were to be developed by FEHCOVIL with the collaboration of the CMDC, and one of which was to be developed by INVA. While similar in important ways, and directed to essentially the same socio-economic group of the population, there are significant differences in the physical design of the projects, the arrangements for financing, the construction approach utilized, and the method of organizing and orienting the future occupants of the projects. These differences are highlighted in the descriptions which follow:

##### 1. Financing

FEHCOVIL sought and was awarded a commitment from CABEI for both the construction and long-term financing for the two projects it would build. A short-term loan for \$245,000.00 was earmarked for interim financing of the FEHCOVIL projects. The term of the loan was set at two years, and an interest rate of 10 5/8% was established. It would later develop that the amount of the interim loan would not cover FEHCOVIL's cost during project

development, largely due to shortages in key construction materials and a resulting delay in the delivery of completed units. In order not to interrupt the development of the projects, FEHCOVIL invested its own funds in the construction of the projects, at one point having over \$300,000.00 in loans to the projects outstanding.

Long-term financing for the projects developed by FEHCOVIL was also, as has been said before, from CABEI. This permanent financing was made available from the Social Development Fund of CABEI, with a term of twenty years and a rate of interest of  $7\frac{1}{2}\%$  per annum. Increases in the final costs of the project will mean that the original commitment by CABEI will need to be increased if the financing is to meet project needs. This increase is currently being negotiated, and should be approved in the near future.

INVA requested only long-term financing for its projects, as it expects to cover the development costs with its own funds. CABEI's approval of the long-term financing for the INVA project was somewhat delayed pending the resolution of certain outstanding administrative matters. While working on the resolution of the long-term financing for its project, INVA went forward with construction, financing it with internal resources. It is expected that the eventual long-term financing for the INVA project will be on terms similar if not identical to those governing the FEHCOVIL financing.

## 2. Target Group:

The target group of the beneficiaries of the FEHCOVIL and INVA projects can be characterized as that group of families who due to their limited incomes are excluded from the current formal housing market in Honduras. Earlier sections of this report have explored in greater detail the difficulties faced by low-income Hondurans seeking housing. The housing in which these families currently live can generally be characterized as overcrowded, unsanitary, and quite costly in terms of the space provided. Insecurity of

tenure is the rule, as landlords are in a position to take advantage of the severe shortage of low-cost shelter.

As one of the activities carried out in the FCH program of technical assistance, an exhaustive study of a group of families moving into one of the FEHCOVIL projects was made, for the purpose of determining as closely as possible their socio-economic characteristics, migration patterns, histories of housing experience, and a number of other variables. This information serves not only as a detailed description of the current characteristics of the families in question, but can serve in the future as reliable base-line data for longitudinal studies of the effects of altered housing conditions on the families. A detailed analysis of the data gathered in this survey/evaluation activity is currently being prepared by FCH and will be published in a separate document.

A significant difference in the timing of the execution of the INVA and the FEHCOVIL projects should be noted here: while both organizations involved in the development of the demonstration projects experienced delays in the initiation of activities, INVA suffered a far more prolonged delay, with the consequence that all project-related activities were necessarily thrust into a very different time-frame than that originally envisioned. Furthermore, INVA was extremely preoccupied with the completion of a large middle-income housing project during the time when construction of the pilot project was initiated, and consequently postponed the selection of project beneficiaries for the pilot project. For these reasons, information on the target groups for the demonstration projects will be based essentially on the information available from FEHCOVIL. As final costs of the INVA project are expected to be comparable to those of the FEHCOVIL projects, it is felt that the FEHCOVIL target group data can be regarded as valid for both organizations.

### 3. Physical Design of the Projects:

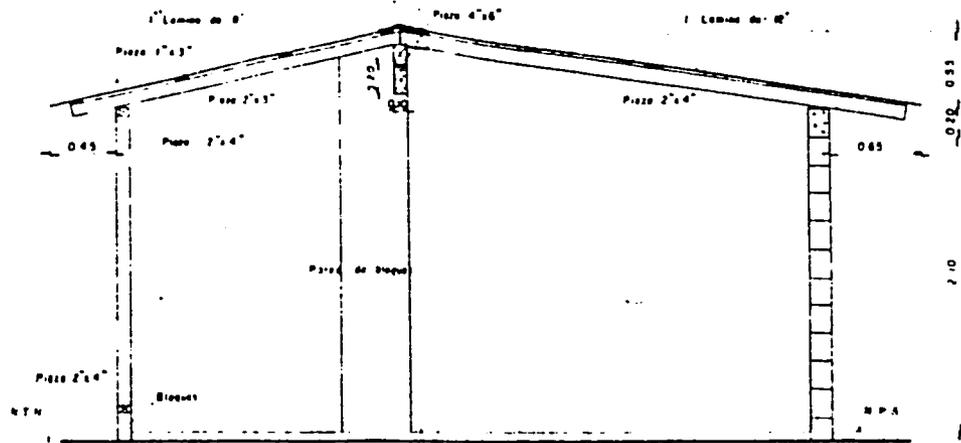
All three pilot projects share certain basic characteristics. The dwelling unit delivered to the purchaser is quite modest in size and type of construction, and is designed to be expanded by the beneficiary as his time and resources permit. Plot sizes are kept small, to maximize the use of scarce urban land. Pedestrian ways are the principal means of access to the units, with limited vehicular access designed primarily for public transportation, refuse collection, and emergency vehicles. Sites located on steeply-sloping land are utilized in all cases, taking advantage of locations which would not normally be considered suitable for standard development due to high costs. The following side-by-side comparison of the INVA and the FEHCOVIL units will identify physical similarities and differences:

	INVA	FEHCOVIL
Lot	6 X 12 meters (72)	5 X 13 meters (65)
Dwelling	3 X 6 meters (18)	5 X 5 meters (25)
Materials		
Floors	Concrete	Concrete
Walls	Concrete Panels	Concrete Block & Wood
Roof	Galvanized Sheets	Galvanized Sheets
Expansion Area	9 X 6 (54) meters w/o preparation or retaining walls	6.5 X 5 (32.5) meters leveled, with retaining walls
Utilities	Water, sewer, electricity	Water, sewer, electricity

The plans for both the INVA and FEHCOVIL units show a great deal of attention to the challenge of designing a very small core house which meets the needs of the families moving into the project. Those plans are reproduced on the following pages.

**VERTICAL**

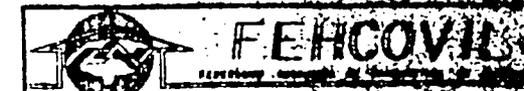
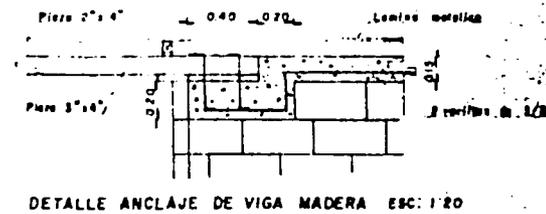
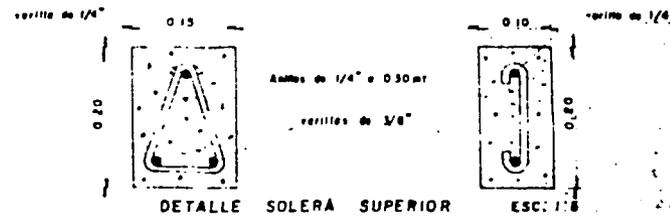
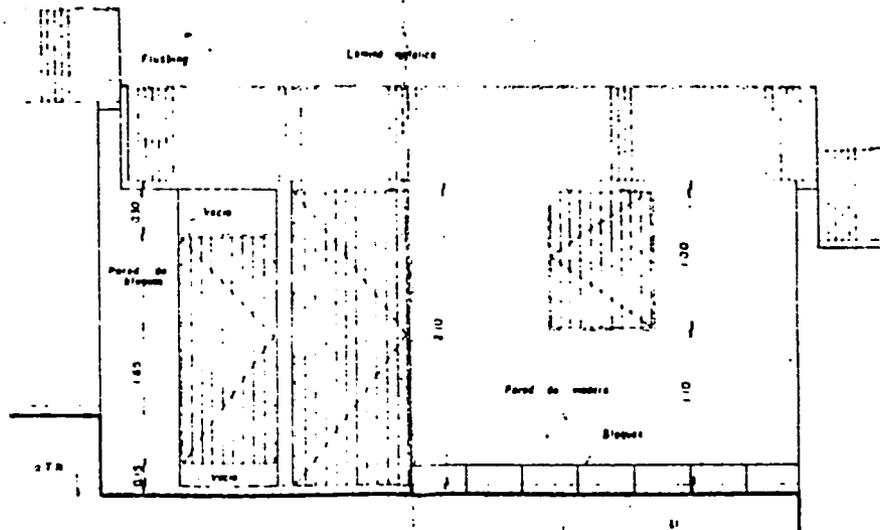
- 1 Varilla n° 2 cada 3 bloques
- 1 Varilla n° 2 en agujeros contiguos a ramas de puertas y ventanas
- 1 Varilla n° 2 en esquinas y terminales de paredes

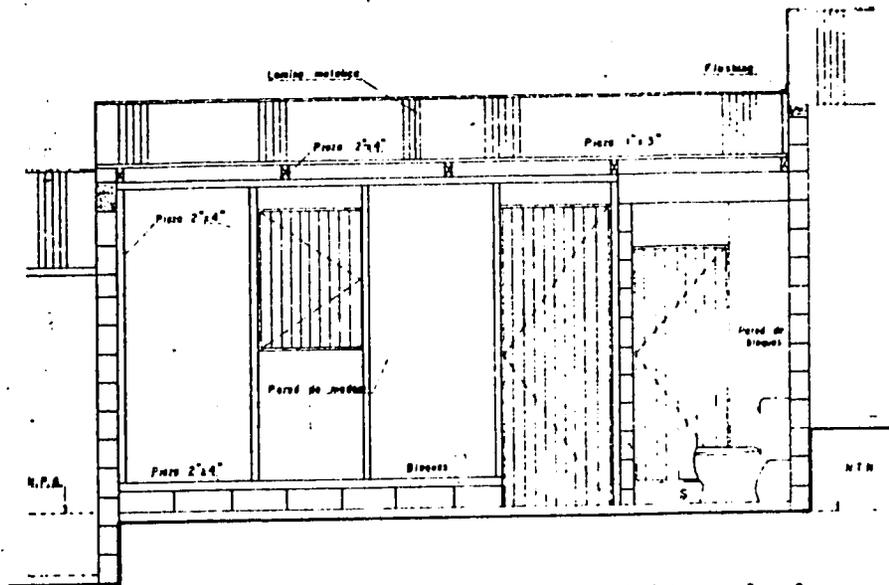


SECCION LONGITUDINAL B-B

NOT AVAILABLE DOCUMENT

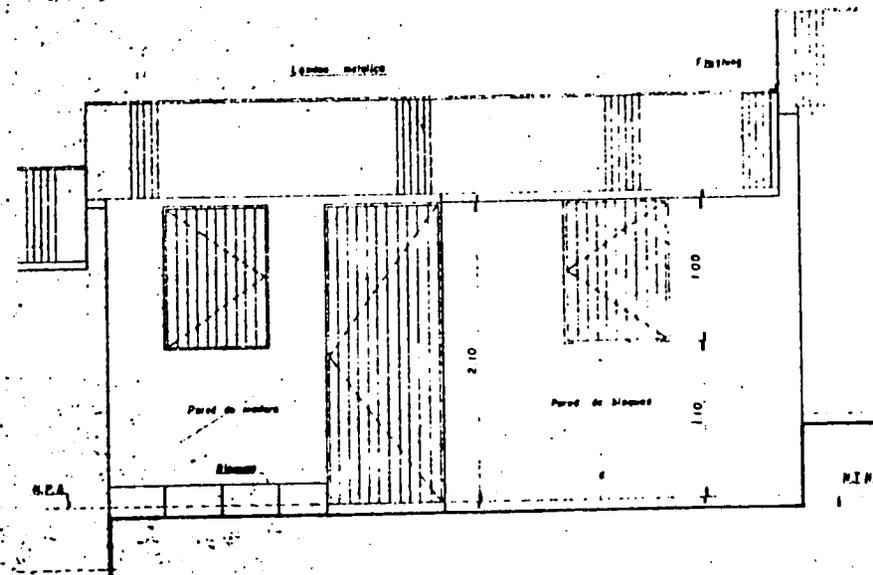
Altura de trabajo (Diferencia entre pisos)	Armado vertical	Armado horizontal
De 0.00 a 0.50 Mt	1 varilla n° 2 en cada bloque	1 varilla n° 2 cada 2 bloques
De 0.50 a 1.00 Mt	1 varilla n° 3 en cada bloque	1 varilla n° 2 cada bloque
De 1.00 a 1.50 Mt	1 varilla n° 2 y 1 varilla n° 3 en cada bloque o sea una en cada agujero en forma alterna.	1 varilla n° 2 cada 2 bloques, 1 varilla n° 3, de 2 bloques en forma alterna.
De 1.50 a 1.75 Mt	1 varilla n° 3 en cada agujero	1 varilla n° 3 cada bloque
De 1.75 a 2.00 Mt	1 varilla n° 3 y 1 varilla n° 4 en cada bloque o sea una en cada agujero en forma alterna	1 varilla n° 2 y 1 varilla n° 3 en cada bloque



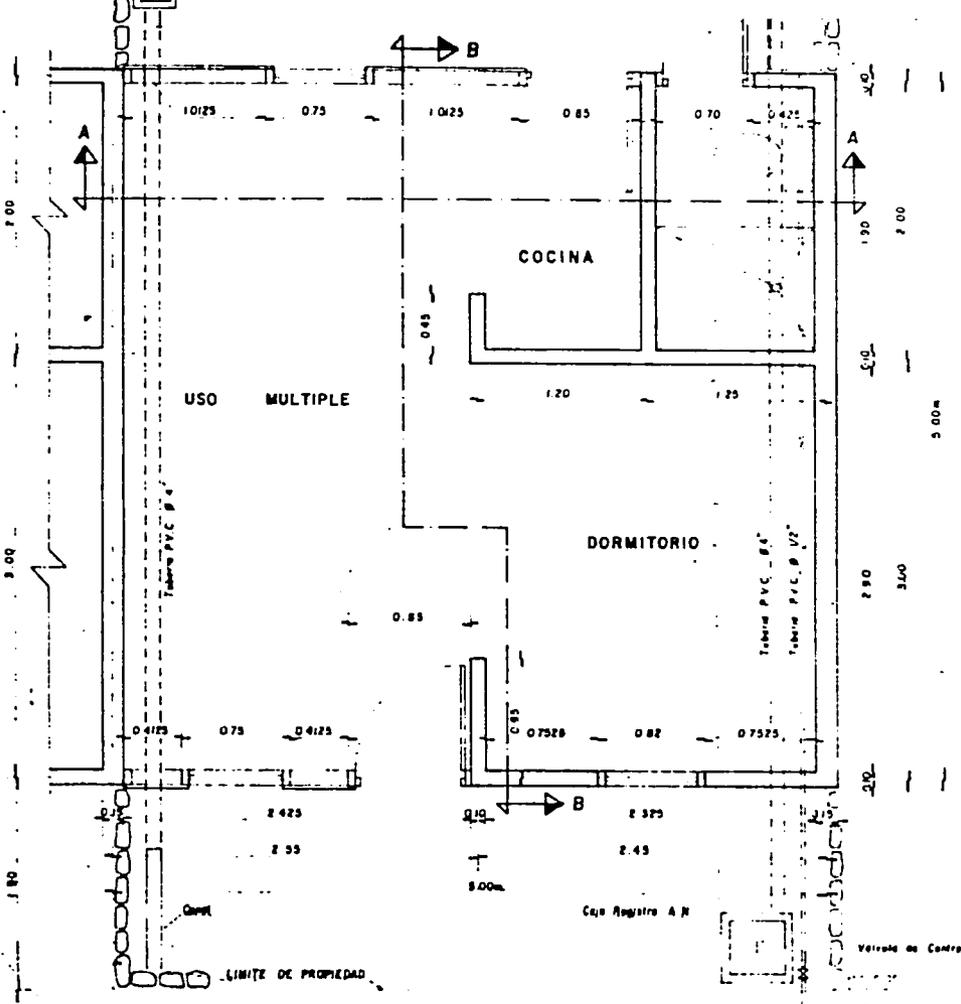


SECCION TRANSVERSAL A-A

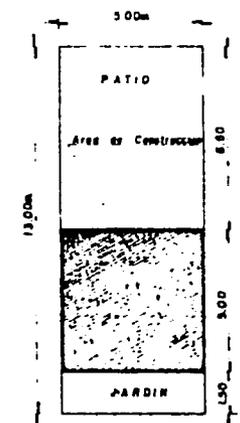
BEST AVAILABLE DOCUMENT



ELEVACION PRINCIPAL

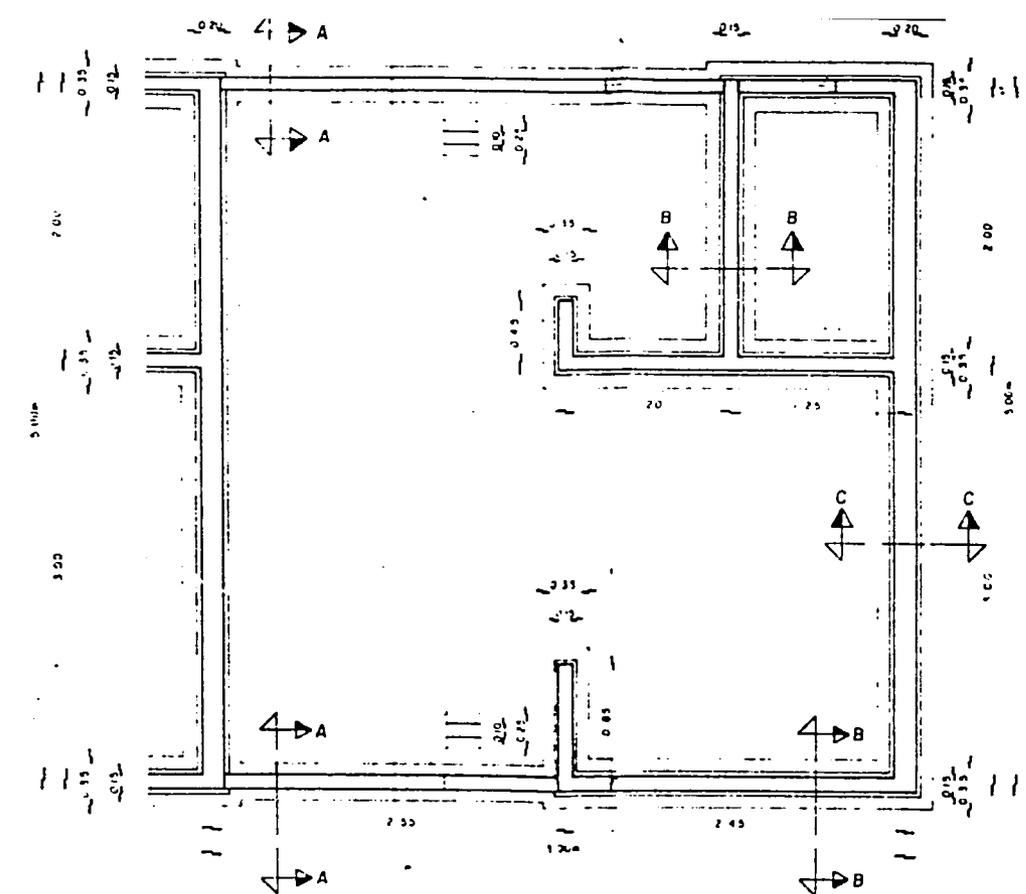


PLANTA CONSTRUCTIVA



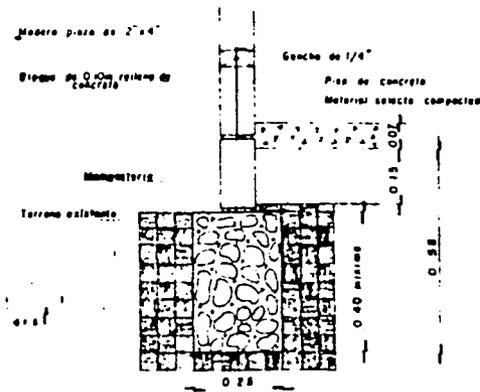
PLANTA LOTE TIPO  
ESCALA: 1:1250

AREA DE CONSTRUCCION  
= 25.00 m<sup>2</sup>

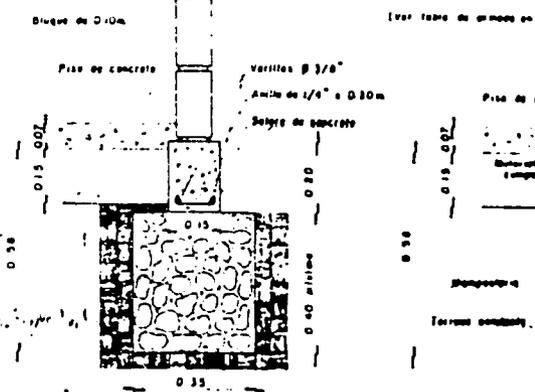


PLANTA DE CIMENTACION

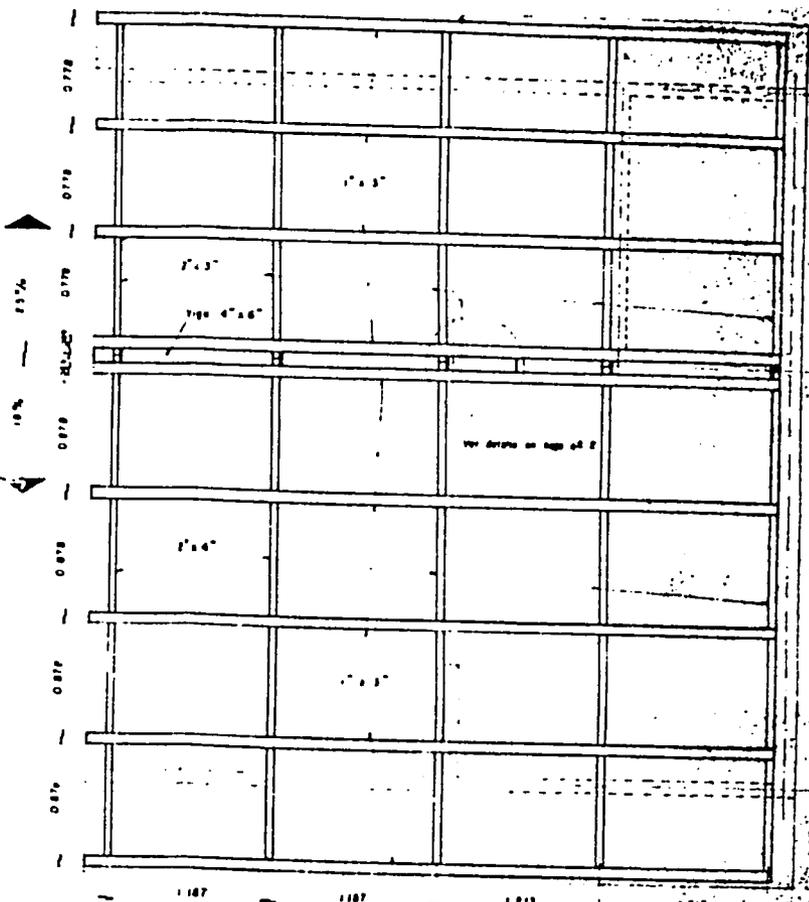
NOT AVAILABLE DOCUMENT



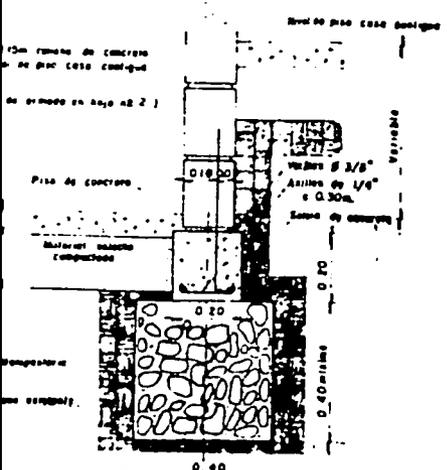
DETALLE A-A  
ESCALA: 1:10



DETALLE B-B  
ESCALA: 1:30



PLANTA DE TECHOS



DETALLE C-C  
ESCALA: 1:10

**FEHCOVIE**  
COMITÉ FEDERAL DE INGENIEROS Y ARQUITECTOS  
 DEPARTAMENTO TÉCNICO

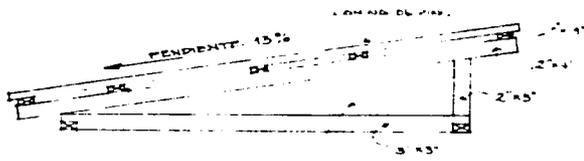
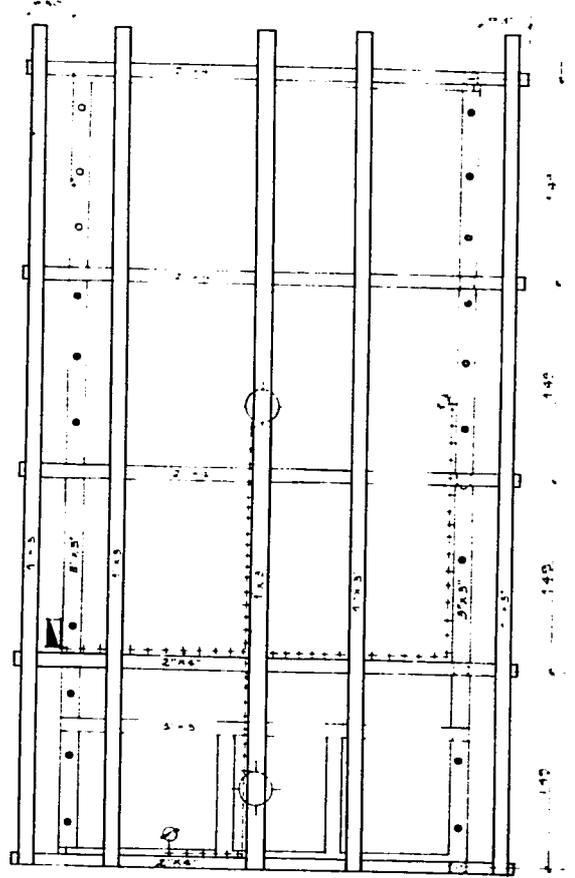
PROYECTO: "ZAPOTE NORTE" DE LA CIUDAD DE  
 CONCEPCIÓN DEL ESTADO DE GUERRERO

UNIDAD: "HABITACIONES"

FECHA: 1988

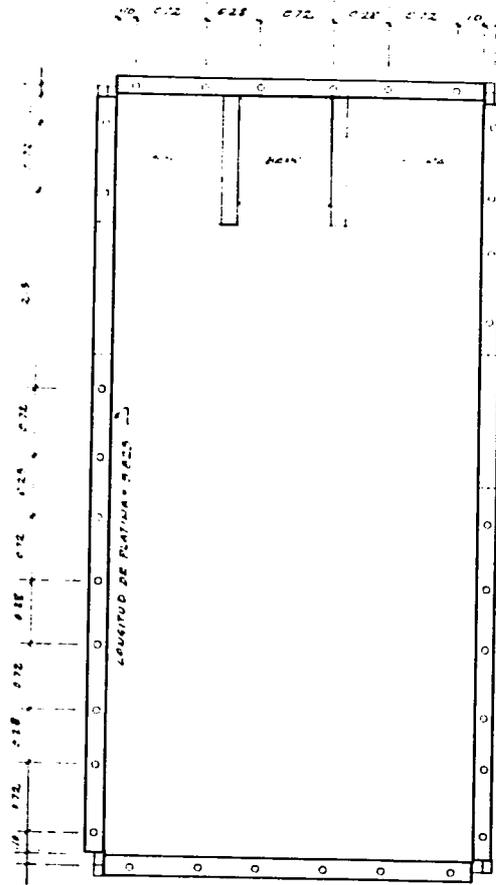
BEST AVAILABLE DOCUMENT

### PLANTA DE TECHO E INST. ELECTRICA



POSICION DEL TECHO

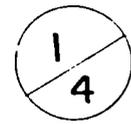
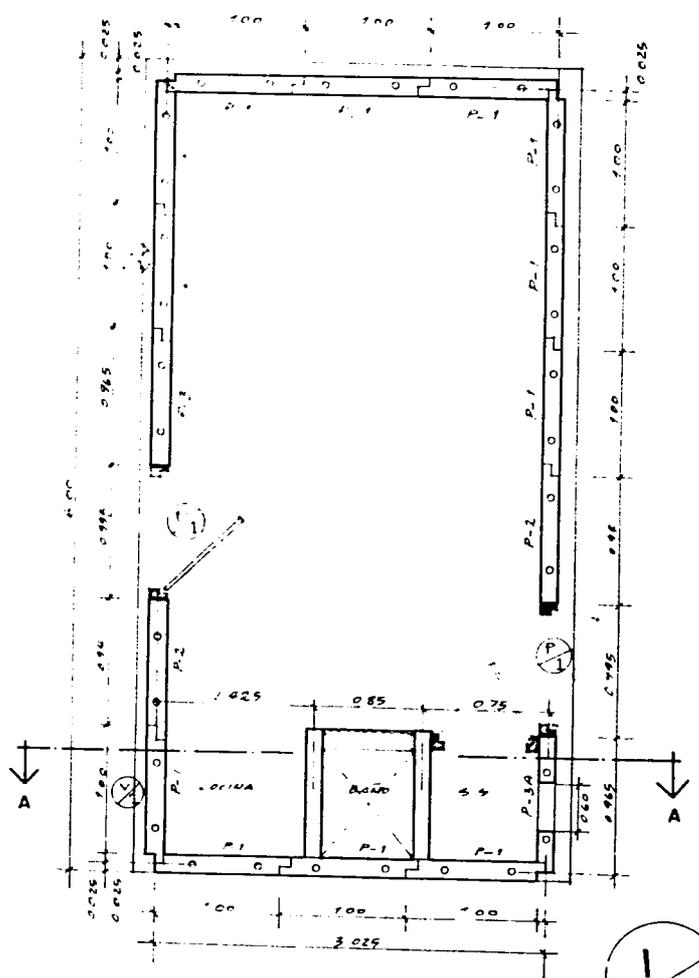
### PLANTA CERRAMIENTO METALICO



#### SIMBOLOGIA INST. ELECTRICA

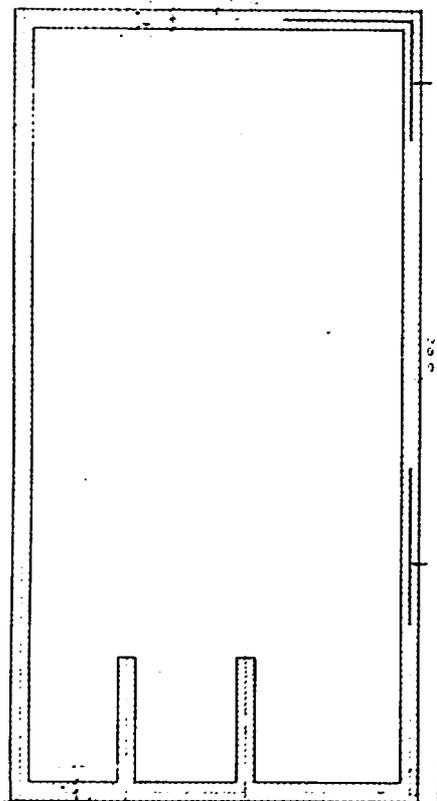
- ▲ CAJA DE CONTROL Y MEDIDOR
- +++ ALAMBRE Nº 12 BAJADAS Nº 14
- LAMPARA DE TECHO CON APAGADOR DE CADENA
- ⊙ TOMACORRIENTE

### PLANTA DE PANELES TIPO

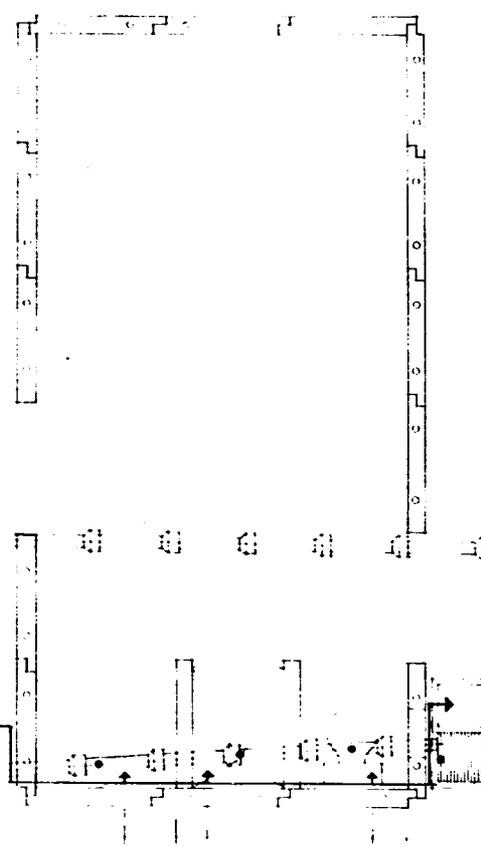


<h1>INVA</h1> <p>INSTITUTO DE LA VIVIENDA</p>	MATERIAS PLANTA PANELES TIPO, CERRAMIENTO METALICO, PLANTA DE TECHO	PROYECTO LOTES Y SERVICIOS FALDAS DEL PEDREGAL TEG.	
	FECHA JULIO 1979	DISEÑO TICO VAN ROSSEN	REVISOR ING. E. NASSER L.
RESPONSABLE ING. CARLOS AVILA B.	CALIFICACION SINGULAR	INGENIERO MAURICIO	APROBADO ING. R. LORENZANA

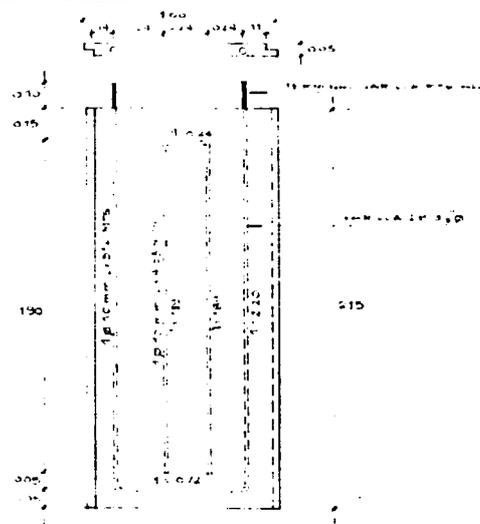
DETALLE ARMADO DE HIERRO EN PANELES



PLANTA ANCLAJE DE MOLDES



PLANTA INSTALACIONES AGUAS NEGRAS, AGUA POTABLE, AGUAS LLUVIAS

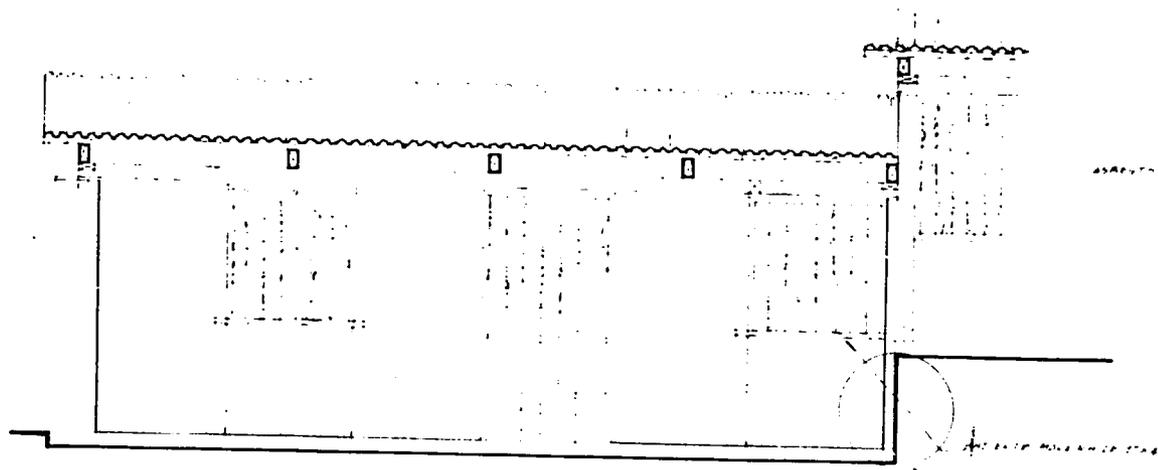


SIMBOLOGIA

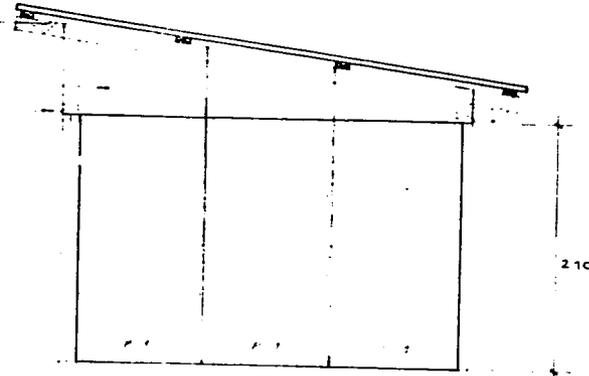
- CEMENTO DE AGUAS LLUVIAS

2  
4

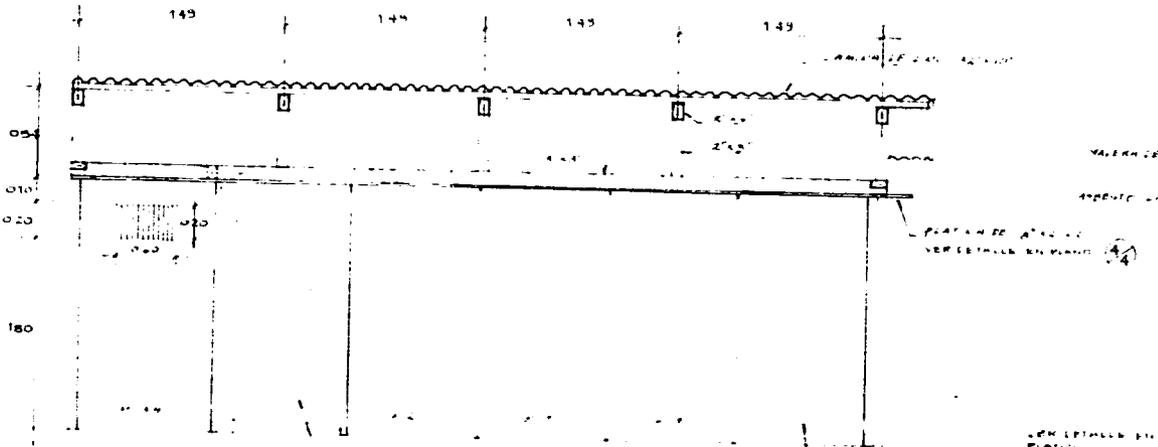
<b>INVA</b> INSTITUTO DE LA VIVIENDA INGENIERO CARLOS A. ILLA B.	MATERIALES INSTALACIONES PLANTA ANCLAJE DE MOLDES		PROYECTO LOTES Y SERVICIOS PALDAS DEL PEDREGAL, TEG.	
	FECHA JUNIO 1979	TIPO VAN HOUSEN	INGENIERO ING. E. NASSER L.	INGENIERO ING. R. LORENZANA
INGENIERO ING. CARLOS A. ILLA B.	INGENIERO SINESCALA	INGENIERO MAURY FG	INGENIERO ING. J. C. ESPINAL	INGENIERO ING. R. LORENZANA



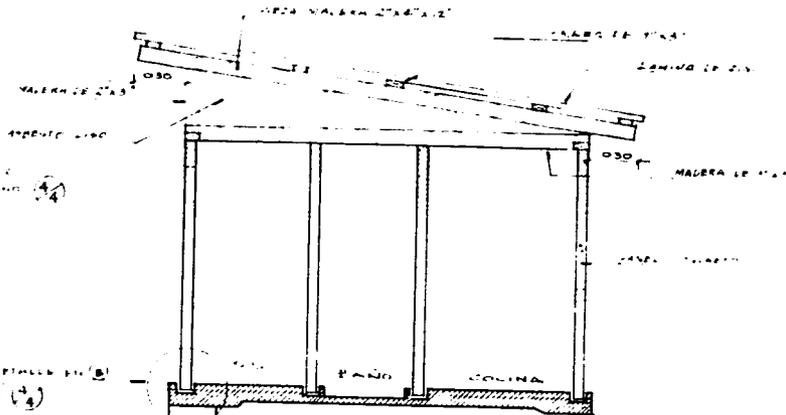
ELEVACION FRONTAL



ELEVACION LATERAL



ELEVACION POSTERIOR



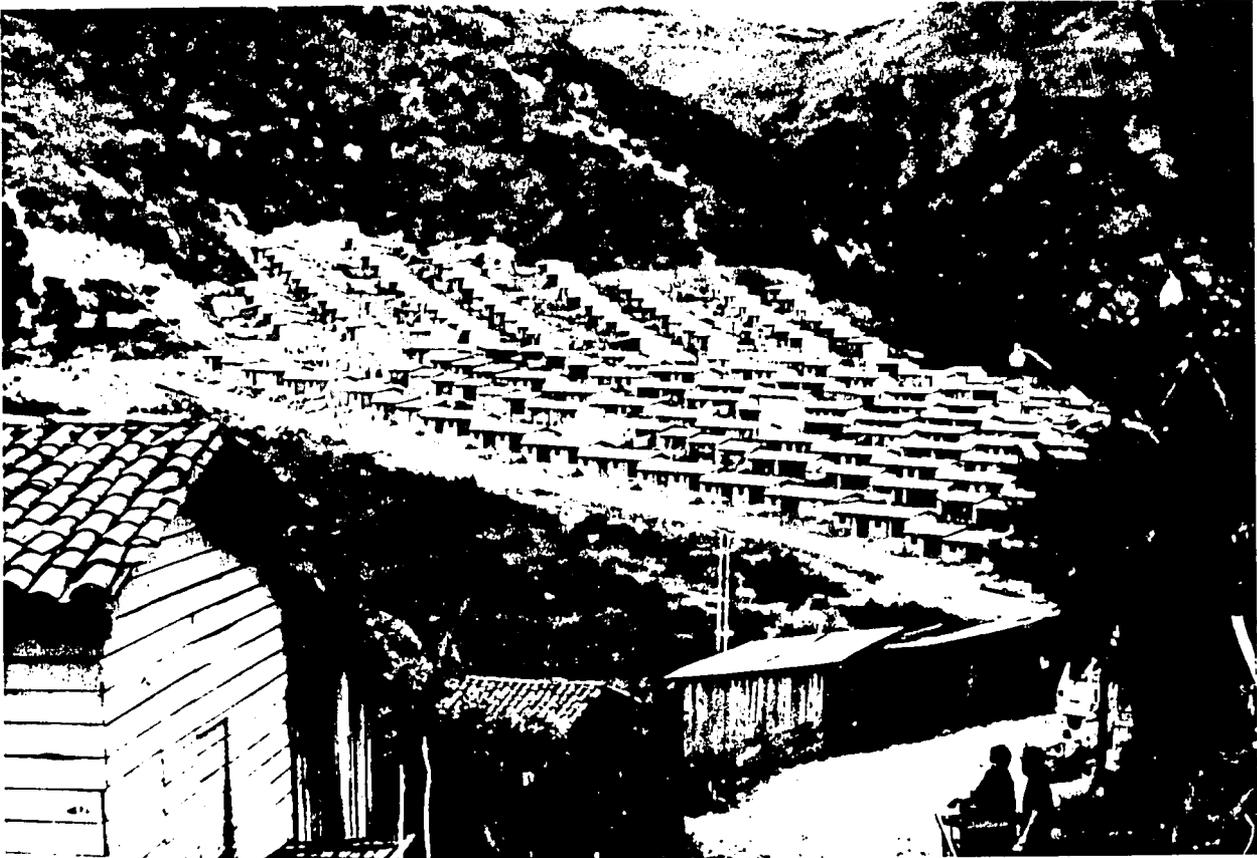
CORTE A-A

3  
4

ELEVACIONES LOTES Y SERVICIOS

<b>INVA</b> INSTITUTO DE LA VIVIENDA GERENTE: ING CARLOS VILA B	MATERIA: <b>ELEVACIONES Y CORTE A-A</b>	PROYECTO: <b>LOTES Y SERVICIOS LOCALIZACION: PALDAS DEL PEDREGAL, TEG</b>
	FECHA: JULIO 1979 ESCALA: SIN ESCALA	DISEÑO: TIPO VAN FOSSEN DIBUJO: MAURY P.G.





A partial view of the Zapote Norte Housing Cooperative under construction.



The demonstration projects made use of sites which, due to their steep inclinations, might have been considered too costly to develop economically. Careful engineering approaches which maximized the use of Honduras' abundant low-cost labor permitted the efficient utilization of the project sites, and resulted in attractive stone terraces.



The location of the pila was carefully chosen to permit it to serve as a sink, laundry area, and source of water for kitchen use in the design of the FEHCOVIL project.

#### 4. Construction Approach:

INVA has utilized both contracted construction and construction by administration in the development of its projects. With a view to stimulating the exposure of the private construction sector to the new housing approach represented by the development of core shelters, INVA first attempted to undertake the development of its pilot project by contract. Unfortunately, there was relatively little interest on the part of private builders, who at this time have more than enough work in Tegucigalpa, in taking on a project of this nature. The only serious expressions of interest were from a firm which wanted substantially more than INVA felt the project should cost, so, after a protracted period of qualifying, bidding, and negotiating, INVA ultimately decided to construct the project by administration.

With a view to speeding delivery of the houses, INVA decided to utilize an interesting construction system called the Van Fossen System. Developed by Charles J. Van Fossen, the system had been utilized previously in Honduras in the construction of houses for rural families in the north of Honduras. The system employs concrete panels reinforced with 3/8 inch reinforcing rod as wall elements. The panels are cast on site, directly on the floor of the house, and are erected and secured at the top with an angle-iron tie beam. The reproductions of the plans for the INVA house will provide further technical details to the interested reader, and the accompanying photographs of the houses under construction illustrate the Van Fossen system in use.

FEHCOVIL has traditionally developed its middle-income housing using the contract approach, and has built its low-cost housing by direct administration. The pilot projects are no exception to this general rule.

In the Van Fossen construction system employed by INVA, concrete wall panels are cast on top of each other on the floor slabs of the houses.



The precast concrete panels are assembled by hand in the construction of the INVA/Van Fossen house.





Detail of corner brace securing panels, INVA/Van Fossen House.

FEHCOVIL employs the necessary supervisors, skilled laborers, and unskilled helpers to carry out the construction of the projects. The materials employed in the FEHCOVIL units are those commonly found in residential construction in Honduras: concrete block walls, cement floors, and wood panels on the ends of the houses. Once again, copies of the plans for the houses are supplied and will provide additional technical information. It should be noted that there exists a certain degree of prejudice against the use of wood, in the formal sector represented by builders and government officials responsible for housing programs. It is interesting that FEHCOVIL has proceeded with the use of wood in part of the construction of the houses, and has encountered no marketing difficulty on that account. In point of fact, the wood end-panels, which are painted with a protective coat of oil-based paint on the outside of the houses, provide an interesting degree of visual variety in the finished communities.

5. Programs of Organization and Orientation for Future Project Occupants:

Both FEHCOVIL and INVA recognize the importance of providing programs of orientation and organization to the families which will live in their housing developments. This need for orientation is perceived as more important in the case of low-income groups than it is for middle income families, and special programs are provided to ensure that future residents will have the information and training necessary for them to derive maximum benefit from their new homes. The differences between FEHCOVIL, a private-sector cooperative organization, and INVA, a semi-autonomous one, result in substantial variation in the emphases of the orientation programs, in spite of the similarity in their long-range purposes.

FEHCOVIL's member-education program places heavy emphasis on the cooperative aspect of the new life the families can expect to enjoy in their future homes. Education and information meetings are held, not only



As Mr. Frederik Hansen, Director of RHUDO/ROCAP, and Ing. Mario Espinal, President of FEHCOVIL, look on, Ing. Jose Azcona, General Manager of FEHCOVIL pours a toast while Mr. Alfredo Castro Zelaya, President of the Zapote Norte Housing Cooperative, addresses the happy membership of the cooperative. The occasion for the festivities was the inauguration of the housing cooperative.



It seemed only fitting to celebrate the inauguration of the new housing development with music and enthusiasm.



This family has just moved into its new house. They moved in a driving rainstorm, and in spite of the mud and the water they are clearly delighted to be in their own dwelling.

with the membership at large but also with the leaders of the cooperatives, and an important measure of responsibility for ongoing member education is delegated to the boards of directors of the cooperatives, once the board members have themselves been trained. Furthermore, other organizations also within the cooperative sector are involved by FEHCOVIL in the training programs, to enrich the content of the sessions and to broaden the scope of the new members' exposure to the cooperative movement.

An important development in INVA was the preparation of an orientation and education program for future residents in INVA projects which was more comprehensive than earlier programs had been, and which took into consideration the fact that families were to be given core houses which were intended to be expanded over time. The delay in physical construction of the INVA pilot project, which has been mentioned earlier in this report, introduced substantial delays in the overall program for selecting and orienting the future membership of the pilot project. Nonetheless, the new orientation program, to the extent that it was applicable to families that were going to move into a middle income project, was utilized with more than a thousand families who are moving into INVA's San Jose de la Vega and San Jose de la Peña projects. A copy of the orientation program, as it was used for the San Jose projects, is attached as Annex 3. It is to be noted that the orientation program will be refined as experience is gained in its use, with particular attention to the special needs of low-income families.

#### 6. Project Administration and Management:

There are important differences in the project management systems employed by FEHCOVIL and INVA, differences stemming in large part from the very basic variations in the way the two organizations function. INVA's projects essentially belong to INVA, until such time as the purchase prices

on each of the houses in the projects have been paid. Thus, INVA operates its projects as an owner might operated properties being sold or rented. FEHCOVIL, on the other hand, operates more as a service organization providing management and administration to its member-owner cooperatives. Furthermore, a good deal of autonomy is conferred on the individual cooperatives in consequence of their internal administrative makeup, as the membership of each cooperative, acting through the elected boards of directors, establishes policies and regulations appropriate to the circumstances of that cooperative.

Each system of management has its advantages and disadvantages; FEHCOVIL, on the one hand, finds itself presented with non-uniform management requirements as different cooperatives make different decisions on their own. INVA, on the other hand, finds the "landlord" aspects of its role at times onerous and has been working to find a suitable mechanism to transfer certain responsibilities for day-to-day management and maintenance to some form of community organization within its projects.

#### D. Focus of the Program of Technical Assistance

The focus of the program of technical assistance to be provided by FCH to the Honduran organizations involved in the development of the pilot programs was originally arrived at in the course of visits by members of the teams that traveled to Honduras in 1977 under the AID-funded Development Program Grant activity which identified the field projects which would receive support from FCH. Those areas of technical assistance are presented in the following pages. For purposes of clarity, the FEHCOVIL and CMDC areas of technical assistance are grouped together, as those organizations were involved in the development of the same two projects, Zapote Norte and La Centroamericana.



Visitors from CARE inspect one of the FEHCOVIL projects. This design will be used in future CARE-funded FEHCOVIL housing cooperatives.



FCH and FEHCOVTL were pleased to receive a visit from a delegation from the House Subcommittee on Foreign Operations of the U.S. House of Representatives. On a visit to the Zapote Norte housing cooperative, members of the delegation and of the USAID Mission inspected the project and spoke with members of the cooperative. From Left to Right: Lic. Javier Gonzales of Save the Children, Mr. David Walsh, staff member of the Subcommittee, Mr. Fred Zumwalt, USAID Mission Officer of Environment and Technology, (partly obscured) Lic. Rafael Chavarria, Chief of the Division of Housing Programming and Planning of the Central American Bank for Economic Integration, Mr. Edwin Powers, Staff Assistant of the Subcommittee, (in background) Mr. Lindsay Elmendorf, FCH Resident Technician, Mr. Francis Conway, Director of RHUDO/ROCAP, and Mr. Leo Ruelas, Deputy Director of the USAID Mission.

1. FEHCOVIL/CMDC:

Project Implementation: FCH was requested to provide assistance in the implementation of the project for the construction of 605 housing units in the pilot projects to be developed by FEHCOVIL and the CMDC. The implementation of any housing program is a complex process, involving, as it does, a large number of different organizations and agencies. Differing needs and priorities, differing perceptions of situations, and differing personalities all need to be harmonized and coordinated. It should be remembered that, within both FEHCOVIL and the CMDC, the pilot demonstration projects represented only one of a number of activities, each calling for attention. For FCH, the development of the pilot projects was the exclusive focus, and, as new ground was being broken in the development of this type of shelter program, it was possible for FCH to provide a permanent emphasis on the special needs and requirements of this new type of activity. It was important, too, that a number of new programs which had not been incorporated in earlier housing programs, were developed. This was an important area in which FCH provided technical assistance to FEHCOVIL, through both its short-term and long-term advisors. These programs, which include income generation activities, in-depth evaluation plans, revised management approaches, and other elements, are described in more detail in other sections of this report.

Land Bank: Assistance was requested in the establishment of a land bank for future sites and services programs in the metropolitan area. FCH provided technical assistance in a number of ways in this area. Working with FEHCOVIL, a proposal was developed and proposed for funding to AID for supporting a program which would enable FEHCOVIL to acquire land strategically located for future sites-and-services housing programs, and

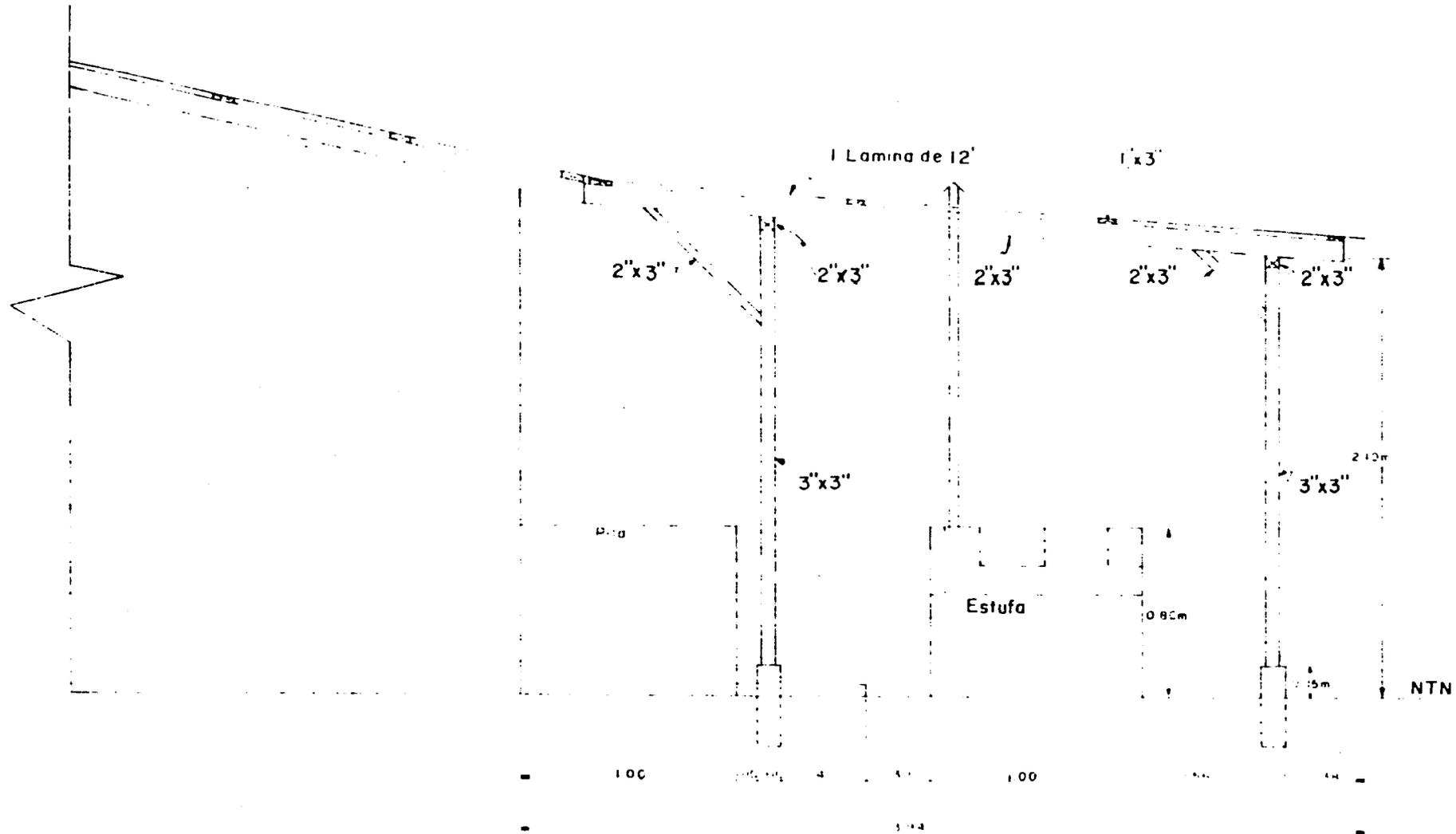
to do so with sufficient lead-time to anticipate the most dramatic effects of rapidly-rising land costs in Tegucigalpa and other cities in Honduras. This proposal is currently being considered by USAID Honduras for funding.

Another interesting proposal developed by FEHCOVIL with the assistance of FCH is the concept of the scattered-site urban social-interest housing program. Essentially, the scattered-site approach recognizes the existence in Tegucigalpa and other cities of small plots of land within areas of the city which, while individually not large enough to justify the administrative costs of developing a project, could be considered different sections of a single-mortgage housing cooperative, thus reducing the per-unit cost of developing a project while utilizing locations which are extremely attractive to low-income families, who cannot afford to travel long distances to the distant sites which are frequently chosen for low-cost housing in consideration of the high cost of large urban sites. FEHCOVIL hopes to utilize this approach to land-banking in its future projects.

The interest on the part of the CMDC in supporting efforts to develop low-cost housing has been previously mentioned in this paper. The CMDC has lent active support to a new Honduran entity, the Honduran Minimum Housing Foundation (FUNVIMINH). This organization is actively seeking contributions of land, services, and other goods which it can utilize in its programs to improve the level of provision of housing and related services to the urban and rural poor of Honduras. At the request of the CMDC, the FCH resident technician worked with FUNVIMINH in the preparation and presentation of programs which it is expected will assist that organization in its land-banking activities.

Social Programs and Community Organization: Assistance was requested in the development of social programs and community projects, for families in the sites-and-services programs. A number of interesting activities were undertaken to address this area of assistance. A program for the construction of fuel-efficient wood burning stoves (Lorena Stoves) was begun, with the collaboration of the Save the Children Federation of Honduras. This Lorena Stove program offers to bring substantial savings in expenditures for firewood to the families participating in the program, to improve the hygiene and appearance of the homes, to permit the more efficient preparation of foods, and to generate employment among those involved in the construction of the stoves. A program was developed to furnish Lorena Stoves with a protective kitchen shed to interested families. The plans which follow provide details on the construction of the shed. A proposal for experimenting with the first urban community-managed fishponds was initiated, and should provide valuable experience for future work with social-interest housing programs. A significant achievement in developing a model employment-generating activity for the urban un- or under-employed was accomplished, with specialized short-term technical assistance also provided by FCH. This program, for the training of masons in the construction of low-cost housing, involved FEHCOVIL, the Honduran National Training Institute (INFOP), and the membership in one of the low-cost housing cooperatives. (The Agreement for Collaboration for this program is attached as Annex 4).

Design and Construction: FCH provided important elements of assistance in the design of the FEHCOVIL/CMDDC pilot projects, first through a program of technical assistance which preceded the program funded by the Operation Program Grant and later through the OPG-funded program. This technical



# DETALLE DE CUBIERTA PARA ESTUFA LORENA

ESCALA 1 25





The fuel-efficient Lorena Stove, introduced as an example of the sort of intermediate technology which is appropriate to developments which are directed to families of limited income, attracted much attention. Mr. Leo Ruelas, Deputy Director of the USAID Mission in Honduras (back to camera) explains some of the advantages of the Lorena Stove to (left to right) Mr. Edwin Powers, Staff Assistant of the Subcommittee on Foreign Operations of the U.S. House of Representatives and, Mr. David Walsh, also of the Subcommittee. Looking on are (in rear) Lic. Rafael Chavarria, Chief of the Division of Housing Programming and Planning of the Central American Bank for Economic Integration, and Lic. Javier Gonzales of Save the Children.

The technology employed in building the Lorena stoves was easily mastered by people interested in the program. For these women, the construction of Lorenas represented an important source of income.

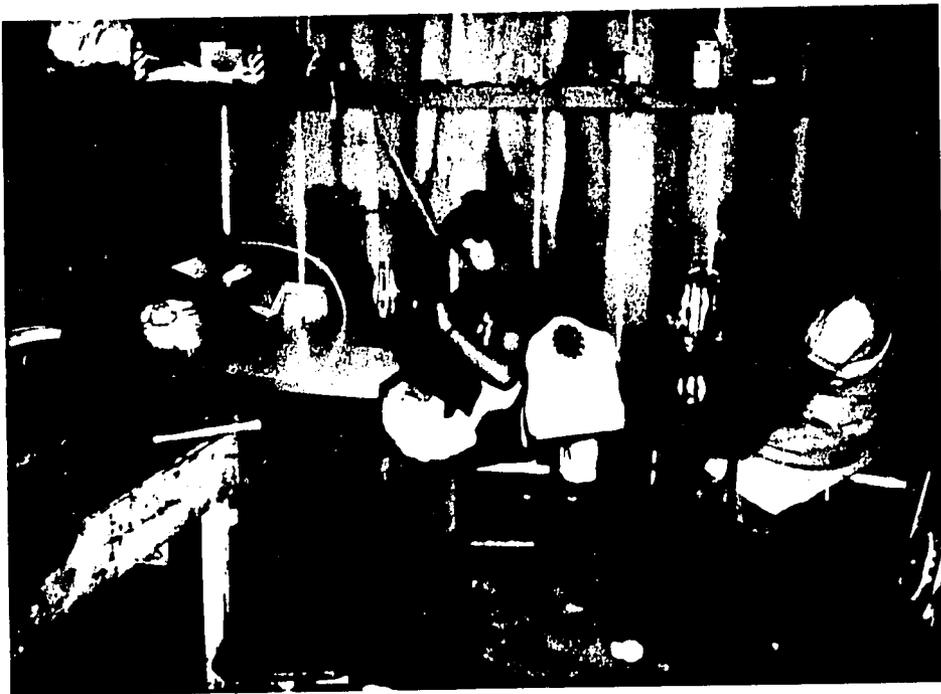


The Lorena stove offers a number of advantages. In addition to reduced fuel consumption, it provides several cooking surfaces and a chimney to control smoke emission. Furthermore, the external surfaces are not hot enough to pose a danger to children.





Experiments were begun with solar heaters to provide hot water for washing and bathing. This prototype solar panel was designed by Save the Children and is undergoing tests in the Zapote Norte project.



A number of small entrepreneurs are among the members of these housing developments. This small shop is located on the plot behind one of the homes in the Zapote Norte project. Handbags are produced for sale at the local market.

assistance included visits to different low-cost developments both in Honduras and in Guatemala and El Salvador. Furthermore, FCH worked closely with FEHCOVIL in its negotiations with the Central American Bank for Economic Integration, and provided the necessary construction supervision activities required by that bank as the entity providing the construction and long-term financing for project development.

In other aspects of technical assistance in design and construction, FCH assisted FEHCOVIL in putting together a request for financial support from AID for the development of a low-cost construction materials production center, which is expected to go into operation during 1980. It is projected that this activity will enable FEHCOVIL to realize very significant savings in the cost of construction materials employed in the development of low-cost shelter, thus enabling the programs to reach Hondurans with even lower incomes than those participating in the demonstration projects. A corollary benefit of this program will be the expanded employment opportunities available to the urban poor which the production center will offer.

At the request of the CMDC, assistance was also provided to FUNVIMINH in the preparation of a request to A.T. International for funding a low-cost construction materials investigation center. It is expected that this activity will be funded during 1980, and will permit FUNVIMINH and other organizations working in low-cost housing in Honduras and other countries in the Central American region to have access to improved information on locally-available materials and construction techniques.

## 2. INVA

Inter-Institutional Coordination: Assistance was requested in the design of a system permitting efficient coordination among all the institutions participating in sites and services programs at a national level. A number of activities were organized and executed toward this end. An important training seminar for Honduran technicians working with social-interest housing programs was organized by FCH, and visits to low-cost housing activities in Honduras, Guatemala, and El Salvador were made. The traveling seminar itself provided important opportunities for the Hondurans at the operating levels within a number of different institutions to familiarize themselves with the activities of the various organizations, and to develop a network of contacts and resources. Additional opportunities for collaboration were identified at different stages in the development of the pilot projects, and brief on-site seminars were held. Different programs developed with one organization were shared with others involved in similar activities, to encourage the diffusion of new approaches and technologies. A final formal seminar was sponsored by FCH, on the topic "Community Organization and its Importance in Social-Interest Housing Programs". The final reports for this seminar and the previously-mentioned international seminar were given to AID and copies are available from FCH.

Recovery of Investment: Efforts to improve INVA's capacity to recover the investments its projects represent can be broadly divided into two categories. On the one hand, important initiatives to improve the effectiveness of INVA's systems for collecting funds, accounting for monies collected, handling late payers, and processing the data related to its portfolio management activities were under way during the course of the FCH technical

assistance. Most of these activities were directly supported and overseen by ROCAP, which was operating a program of specific technical assistance in these areas concurrently with the FCH program of technical assistance. FCH collaborated with these initiatives, working with ROCAP and its consultants.

On the other hand, programs designed to reduce the incidence of delinquency by providing suitable orientation of future beneficiaries prior to their occupancy were developed, with substantial support from FCH. These programs were seen by INVA as especially important in housing programs designed for low-income families, in light of the more limited budgets with which such families must operate. A current draft of the new orientation program developed for INVA is attached to this report as Annex 3.

FCH assisted INVA in other efforts to reduce losses in projects by helping to review management approaches with a view to giving a greater degree of self-management and responsibility to the occupants of the projects, through the use of funded community associations and a reduction of the "landlord profile" in its developments.

Project Management and Administration: Assistance was requested in the design, planning, and execution of systems for the management, administration, and control of mutual-aid projects. It is felt that most of the specific areas of technical assistance provided to INVA are adequately described in other sections of the present document; one element not mentioned elsewhere is the development of a proposed system for construction cost controls prepared by FCH and INVA. The system, intended for use initially on the INVA pilot low-cost demonstration project, is based on

the cost reporting system developed jointly by FCH and FEHCOVIL for maintaining records of construction costs as required by CABEI on the FEHCOVIL pilot projects.

Group Organization: Assistance was requested in the design and execution of mechanisms and systems to program, promote, and implement activities for the organization of community groups engaged in mutual aid projects. Important efforts made in this area of technical assistance have been described elsewhere in this report. The comments made above under the FEHCOVIL/CMDC entry for Social Programs and Community Organization apply for INVA as well. An additional initiative which should not go unmentioned is a review, still under way, of the focus and direction of the training schools program operated by INVA. For a number of years, INVA has operated a program of "escuelas talleres" (workshop schools) to provide training in a number of areas such as embroidery, decorative woodworking, doll-making, the manufacture of Christmas ornaments, etc. Evaluation of the activities of the workshop schools' programs suggested that most of the training being provided was not of long-term benefit to the students, from the point of view of improving their earning capacity. Thus, at the suggestion of FCH, an analysis will be made to determine the feasibility of re-directing the curricula of the training schools, away from what are essentially hobbies and toward activities which could bring more material benefits to the low-income families which will participate in INVA's low-cost housing programs.

Use of Insured Mortgage Systems: FCH was requested to investigate and propose the use of mechanisms and procedures of insured mortgage systems appropriate to site and service programs and projects. This area of technical assistance was reviewed with INVA and with the ROCAP office in Honduras, which, as has previously been said, was operating a substantial program of technical assistance to INVA for the improvement of its financial

performance. In light of the ongoing ROCAP activity, and considering the level of development of INVA's activities in sites-and-services programs, it was determined that assistance in this area would be premature at the time of the FCH program of assistance.

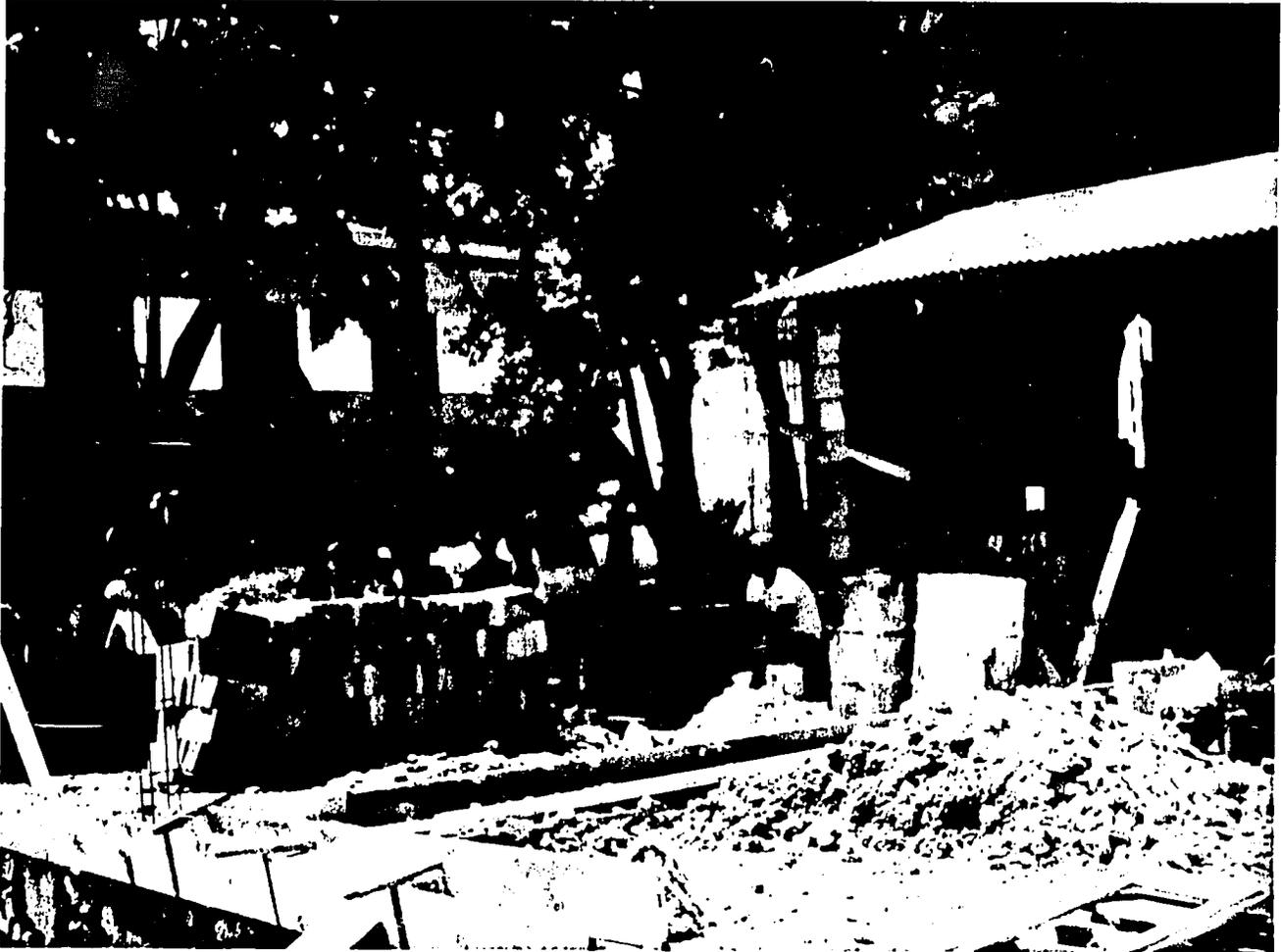
Social Programs: FCH was requested to provide assistance in the development of social programs and programs of mutual aid, aimed at improving socio-economic conditions of communities developed as sites-and-services projects. Programs of this nature were involved to a significant degree in the program of technical assistance provided by FCH. They have been described at some length in earlier sections of this report. INVA was involved in those programs, both through sharing of documents, agreements, and presentations, and through visits to specific activities. It should be noted that a significant delay in the timetable of execution of the INVA social-interest housing program made concrete programs designed for project beneficiaries materially impossible, but it is felt that the contributions made in this area will help INVA develop a solid basis in this important phase of social-interest housing program development.

Personnel Training and Development: FCH was requested to organize seminars or other forms of training that would prepare personnel in charge of administrative and social areas of its site and service programs and projects. As has been stated earlier in this report, FCH sponsored, organized, and held seminars on social-interest housing activities. Furthermore, FCH encouraged, on a more informal basis, a continual exchange of experience and knowledge among the representatives of the institutions working in social-interest housing programs.

Design and Building: Assistance was requested in the design of urbanization, infrastructure, and basic shelter and mutual aid techniques. These categories of information were one of the important elements in the



Within a few weeks of moving into his new house, one member of the cooperative undertook an interesting project: a vertical expansion of the basic unit. A second story of wood has been added to the original structure.



Most houses will be expanded on the lot behind the basic unit. In this case, the family is constructing several additional bedrooms of brick. In a few years, much additional construction will be seen, as each family carries out the expansion of the core house.

international training seminar sponsored by FCH, during which key elements of INVA's technical staff visited different projects and reviewed the state-of-the-art in design and construction of low-cost shelter. Furthermore, FCH arranged a number of visits by INVA technicians to the very successful FEHCOVIL projects, which were initiated substantially sooner than the INVA project.

Land Bank: Assistance was requested in the establishment of a national land bank that would assist in developing future sites and services programs. At the time of the program of technical assistance provided by FCH, INVA was deeply involved in numerous activities directly related to the development of specific projects, as well as in organizational re-structuring efforts which limited the time its staff could devote to any activities not directly related to current activities. After consulting with INVA officials and also with the ROCAP office, which was operating simultaneous programs of technical assistance to INVA, it was decided that this was an area of assistance which should be deferred until such time as INVA could responsibly devote additional time and human resources to it.

#### IV. RETROSPECTIVE OVERVIEW

The pilot demonstration projects currently being carried out in Tegucigalpa by INVA, FEHCOVIL, and the CMDC can be considered eminently successful ones within the context of Honduras' housing situation for low-income families. The program of technical assistance provided by FCH has enriched the programs significantly, especially in the areas of social programs, new technologies for supporting the efforts of low-income families, and improved methods and approaches to community organization. Areas of special significance, such as employment generation, income improvement, domestic fuel savings, increased contact and collaboration

with agencies interested in parallel activities to improve the quality of life of low-income groups, and forms of community organization and orientation suitable to social-interest housing communities, received attention from FCH and the Honduran organizations responsible for housing programs.

Recognition that subsidized housing solutions cannot begin to address the critical housing shortfall in developing countries such as Honduras has led to a search for alternative approaches, and the one which is at this time generating shelter for nearly five thousand members of low-income families on a demonstration basis promises to serve as a viable model for future large scale-efforts.

#### V. RECOMMENDATIONS

As has been mentioned, delays in the physical construction of the housing involved in the pilot demonstration projects inevitably resulted in delays in the implementation of other activities which are important for low-cost shelter and community development. In particular, activities such as community organization, social and income-generating programs, appropriate technology initiatives, and others which involve the residents in housing developments, cannot be initiated until families have moved into their new homes and are established in their new communities. It is lamentable that the aforementioned delays substantially reduced the amount of time available for the important phase of post-occupancy technical assistance contemplated originally in the program of FCH support to the demonstration projects, and it is hoped that some mechanism can be found to continue to provide support to the participating institutions in these important areas.

As part of its program of technical assistance to these projects, FCH sponsored the collection of base-line data for future in-depth evaluations

of the effect of improved housing on low-income families participating in the demonstration projects. It is hoped that the full value of these studies can be obtained in the future, by means of appropriate follow-up studies to assess the impact, over time, of the altered housing conditions in which the families now live.

ANNEX 1

Additional material of interest excerpted from the National Housing Plan. This material will provide more information on the current housing situation in Honduras.

. . . the housing problem affects, in greater or lesser degree, roughly a million Hondurans, more than a third of the population of the country, and most of them with very low incomes. Furthermore, the housing stock has been affected, since September of 1974, by a series of disasters which have contributed to the worsening of the housing situation; first, Hurricane Fifi caused considerable damage to some 4,000 houses. Later, the earthquake of February 1976 and the floods and mudslides in the middle of that year contributed to a greater degree of overcrowding and to the proliferation of uncontrolled settlements. The accumulation of the housing deficit year after year, and the added effects of natural disasters, signal clearly the need for the housing sector to apply radical actions and strategies, an effective coordination at all levels, and the employment of policies and measures which will permit the utilization, in the best form possible, of the limited financial and technical resources of the public and private housing sector.<sup>1/</sup>

. . . the emphasis (is on) channelling with preference the actions of the State toward programs and projects which supply low-cost solutions destined to the poorer families of the country, especially those (projects and programs) which foster parallel development, agrarian reform and peasant settlements, and those projects which permit the improvement and provision of basic services to the marginal neighborhoods of the principal cities.<sup>2/</sup>

. . . Honduras, during the 24 years (of 1950-1974), has maintained a high growth rate, roughly 3% per year, but recently it has shown a marked concentration of the population in the principal cities which, by 1974, harbored nearly a third of the population. In other words, the traditional rural structure which has characterized the country throughout its history, is being transformed rapidly into a system of settlements in which the cities will be home to more than 50% of the population during the next 30 years.<sup>3/</sup>

. . . The rural-urban migration and the growing process of urbanization appear as an irreversible phenomenon within the current context of growth of the country, just as is also the case in the rest of the nations in Latin America. Urbanization per se does not in and of itself represent negative results, given that without a strong urban sector it is impossible to have a strong industrial base which, in its turn, is indispensable for the rural areas to develop with techniques and systems of production which are compatible with the needs of modern economies.

1/ PLAN NACIONAL DE VIVIENDA (1979-1982) - (Final draft, pages 2 and 3).

2/ Ibid, page 4.

3/ Ibid, page 4.

The problem is not one of restricting urbanization, but rather of trying to have urbanization be balanced within the spacial context of the country and to prevent migrant rural misery from exchanging itself for the poverty of urban marginality.<sup>1/</sup>

. . . taking as a basis the census of 1950, and assigning to that population a value of 100%, the process of settlement according to the three censuses and the proposed projections would present the picture reflected in the following chart:

YEARS	TOTAL POPULATION	URBAN	RURAL
1950	100	100	100
1961	138	177	129
1974	194	335	163
1985 (Proj.)	270	597	198
1990 (Proj.)	310	765	210
1995 (Proj.)	356	981	219
2000 (Proj.)	409	1,273	219 <sup>2/</sup>

The relatively gentle rural-urban migration prior to 1960 has become since then a large-scale urbanization flow, irreversible and following very powerful patterns.

In the first place, rapid growth of the urban network is occurring in development corridor which includes La Ceiba, Tela, Puerto Cortes, San Pedro Sula, Siguatepeque, Comayagua, Tegucigalpa and Choluteca (and other centers of relatively lesser importance). This area of development represents the vast majority of industrial, commercial, banking, processing, etc., activities, and furthermore, is an area which is supported by highly productive agricultural areas.

In effect . . . Honduras, like most other Latin American countries, is characterized by great heterogeneity in the use to which its different areas are put, a characteristic reflected in the disproportionate degree of development of its two principal cities (Tegucigalpa and San Pedro Sula), a low level of consolidation of urban areas, large under-populated regions, and a generally deficient shaping of the use of space, all factors which have inhibited the adequate functioning of the economy on a national scale. This situation is, furthermore, the cause of a sharp disparity in the levels of socio-economic development in the diverse regions of the country, which necessarily implies that a large part of the nation's population remains outside the development process and its benefits.

<sup>1/</sup> PLAN NACIONAL DE VIVIENDA (1979-1982) - (Final draft, page 5).

<sup>2/</sup> Ibid., page 7.

Moreover, such disparity is equally pronounced within any given region, and, what is more, within each of the principal urban settlements, it has been precisely this imbalance which has shaped the character of all the human settlements in the country. In general terms, it can be said that the country is under-populated and badly populated, this latter characteristic reflected in the strong population concentrations existing in given areas of the national territory, while other areas are under-settled or even devoid of population.

This situation deserves emphasis based on the census data and the projections made from the same, as follows:

URBAN AND RURAL POPULATION DISTRIBUTION (In thousands)

Year:	<u>1961</u>		<u>1974</u>		<u>1978</u>		<u>1980</u>	
	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>
City:								
Teg.	134.1	7.1	270.6	10.2	344.6	11.3	383.4	11.9
SPS	58.6	3.1	148.1	5.6	201.3	6.6	225.6	7.0
Others over 2000	242.3	12.9	416.5	15.7	491.5	16.1	537.3	16.7
Urban Sub-Tl.	435.0	23.1	835.2	31.5	1037.4	34.0	1146.3	35.6
Rural Sub-Tl.	1149.7	76.9	1821.7	69.5	2012.5	66.0	2076.3	64.4
Total	1884.7	100.0	2656.9	100.0	3049.9	100.0	3222.6	100.0

In 1961 the two principal cities represented 10.2% of the population of the country, and it is projected that by 1980, twenty years thereafter, they will represent 18.9% of the nation's population, thus nearly doubling their proportion within the national context. On the other hand, from slightly more than 190,000 inhabitants which those two cities had in 1961, in 1980 they will come to have more than 600,000 inhabitants, tripling their population. This is to say, that the current trends tend to reinforce the concentration of population in very few cities, to the detriment of a more balanced urban network and the reinforcement of other development areas.<sup>1/</sup>

Houses constitute the major component of urban development not only in terms of investment but also in terms of number of structures, and are thus inseparable from urban development as a concept. If the demand for housing outstrips the supply, as it nearly always does, particularly among lower-income groups, "urban development" translates into the proliferation of marginal neighborhoods, tenements and so forth,

<sup>1/</sup>Ibid., page 13.

developed by the "informal sector" which in one way or another will resolve its need for a place and a shelter outside municipal standards, the law, and official development plans.

Under these circumstances, the task of improving and modernizing cities is transformed into trying to remedy de facto situations and to incorporate existing developments, with the high costs and delays which this implies.

On the other hand, if construction programs are directed toward low-income sectors, if settlements are planned with the concept of progressive development contributing to spacial orderliness and within the frame of reference of an overall development plan, the "formal and informal" housing will complement the development<sup>1/</sup> of the city and will not represent a social burden for it.<sup>1/</sup>

1/ Ibid., page 16.

ANNEX 2

AID Housing Projects  
in Central America  
(Table taken from Project Paper  
#596-0087/596-HG-005)

A I D HOUSING PROJECTS IN CENTRAL AMERICA

DESCRIPTION	No. of Units	Amount	Completed or estimated date or completion	
<u>COSTA RICA</u>				
515-HG-003	17 de Agosto	479	\$ 2,000,000	Mar/72
515-HG-004	Jardines de Tibás	400	\$ 2,500,000	Jan/76
515-HG-005	Residencial Lagunilla	270	\$ 2,100,000	Jan/76
515-HG-006	Urban Improvement	2,000	\$ 11,400,000	Jun/82
515- L -021	Seed Capital S&L System	E 200	\$ 1,000,000	Jan/74
<u>EL SALVADOR</u>				
519-HG-001	Miramonte	459	\$ 4,493,000	Mar/67
519-HG-002/3	Jardines de Guadalupe	498	\$ 4,478,443	Nov/71
519-HG-005	Jardines de Cuscatlán	414	\$ 2,000,000	Aug/75
515- L -008	Seed Capital S&L System	E 352	\$ 3,100,000	Jun/68
515- L -012	Seed Capital S&L System	E 300	\$ 3,000,000	Dec/70
<u>GUATEMALA</u>				
520-HG-001	Ciudad de Plata I	262	\$ 1,817,000	Sep/67
	Ciudad de Plata II	452	\$ 3,000,000	Jan/70
520-HG-002	Lomas de Portugal	300	\$ 1,500,000	Feb/72
520-HG-003	Molino de las Flores y Centro Urbano de San Fco.	300	\$ 1,500,000	Feb/72
<u>HONDURAS</u>				
522-HG-001	Miraflores	762	\$ 2,868,365	Oct/68
522-HG-002A	Loarque	327	\$ 1,502,600	Jun/68
522-HG-002B	Colonia Rio Grande	117	\$ 827,813	Jul/73
522-HG-004	Hato de Enmedio	400	\$ 2,165,057	Aug/74
522-HG-005	Shelter for the Urban Poor	5,250	\$ 10,500,000	May/83
522- X -007	SITRATERCO	186	\$ 398,000	Jun/65
522- L -011	El Sauce & Colvisula Cooperativa	350±	\$ 2,000,000	Jul/69
522- W -023	Seed Capital S&L System	E 610	\$ 4,000,000	Feb/79
522- W -028	Rural Shelter Reconst.	969	\$ 663,000	May/76
<u>NICARAGUA</u>				
524- F -030	Earthquake Reconstruction Grant		\$ 13,000,000 \$ 3,000,000	
524-HG-001	El Porvenir	757	\$ 6,925,000	Jan/70
524-HG-002	Eco. Vivienda de Nic.	834	\$ 4,000,000	Jun/74
524-HG-003/I	EVN	716	\$ 5,000,000	Jul/79
524-HG-003/II		1,400	\$ 10,000,000	
524- L -017	Seed Capital S&L System	1,143	\$ 3,700,000	Dec/69
<u>CABEI</u>				
596-HG-001	Home Loan Department	2,304	\$ 10,000,000	Jan/74
596-HG-002A	Comunidad Modelo La Aurora (Costa Rica)	690	\$ 6,000,000	Sep/78
596-HG-002B	Com. Modelo Jardines de La Hacienda. (San Salvador)	150	\$ 1,900,000	
596-HG-003	Home Loan Department	6,083	\$ 46,000,000	Jan/78
596-HG-004	Guatemala Urban Shelter Improvement		\$ 19,000,000	Jun/82
596- L -003	Home Loan Department	2,401	\$ 10,000,000	Jun/67

ANNEX 3

Materials prepared for use in the INVA program of orientation of project beneficiaries.

PLAN DEL PROCESO DE ORIENTACIÓN DE LOS PRE-ADJUDICATARIOS DE  
SAN JOSÉ DE LA VEGA Y LA PEÑA

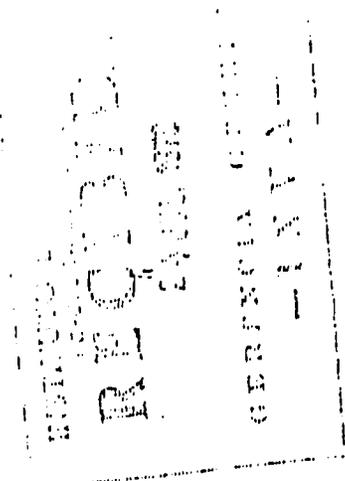
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I. DATOS GENERALES:

1. Promotor : Sección de Promoción Social IIVVA.
2. Local donde se llevarán a cabo las reuniones. : Salón Comunal Col. Kennedy.
3. Fecha : Del 16<sup>23</sup> de julio al 6<sup>13</sup> de Octubre 1974.
4. Horario : De 7 a 9 p.m.
5. Participantes : Los pre-adjudicatarios que hayan sido seleccionados para tales proyectos.
6. Coordinadores : Jefe y Promotor de la Sección.

II. OBJETIVOS:

1. Que los futuros adjudicatarios de las referidas colonias conozcan qué es el IIVVA y cuáles es su proyección social.
2. Que los participantes se informen acerca de los principales aspectos relacionados con el proyecto La Vega y La Peña en general, y acerca de las viviendas en particular.
3. Motivar a los futuros adjudicatarios acerca de la necesidad y conveniencia de participar activamente en el mejoramiento de su colonia y la importancia de mantener relaciones vecinales armoniosas.



4. Dar a conocer a los participantes el costo de las viviendas, la forma de amortización del crédito y todo lo relacionado al compromiso económico contraído con el INVA.
5. Promover el acercamiento entre los finqueros adjudicatarios a fin de que al existir compañerismo se reduzcan los posibles problemas vecinales.

6. *Que los expositores tengan los aspectos y detalles que se han dado, de modo*

III. ACTIVIDADES A DESARROLLAR:

a. Iniciales:

1. Programación de las reuniones
2. Selección de los temas
3. Selección de los expositores
4. Preparación del material y ayudas didácticas
5. Investigación y consultas para preparar temas
6. Reunión o consultar con los expositores
7. Invitación a los participantes
8. Acondicionamiento del local

b. De Desarrollo:

1. Inauguración de las reuniones
2. Desarrollo de las reuniones

c. Finales:

1. Sorteo de las viviendas
2. evaluación e Informe final

IV. CALENDARIO DE LAS REUNIONES:

Las reuniones se llevarán a cabo a partir del lunes \_\_\_ de Julio hasta el sábado \_\_\_ de octubre del presente año.

Se realizarán reuniones de lunes a sábado de 7:00 a 9:00 p.m. durante todo el período señalado.

METODOLOGIA:

1. Organización de Grupos:  
Se organizarán grupos de 50 participantes a fin de obtener mayor efectividad en las reuniones.
2. Frecuencia de las reuniones:  
Cada grupo asistirá a tres reuniones con las cuales se pretende cubrir los principales aspectos informativos acerca del proyecto y las viviendas, simultáneamente se estarán orientando tres grupos.
3. Coordinación de las reuniones o grupos:  
Para cada grupo estará asignado uno o dos promotores sociales, quienes coordinarán el desarrollo de las sesiones, se orientarán simultáneamente tres grupos 1, 2 y 3, una vez

concluidas las tres reuniones seguirá el 4, 5 y 6

4. Expositores de los diferentes temas:

Cada reunión tendrá su propia agenda, por tanto para cada una habrá diferentes expositores, excepto aquellos temas que sean desarrollados por los promotores sociales encargados del grupo.

5. Asistencia de los expositores:

Como son 24 grupos, por lo menos cada expositor deberá asistir a 24 reuniones, sin embargo después de varias reuniones los promotores sociales podrán exponer las charlas asignadas a determinados expositores.

6. Material y ayuda didáctica a utilizar:

Para cada tema se tratará de utilizar las ayudas didácticas más aconsejables a fin de que los expositores sean más comprensibles por parte de los pre-adjudicatarios.

V. ANEXOS

( ANEXO No. 7 )

1. Listado de las charlas
2. Listado de los expositores
3. Calendario de las reuniones
4. Hoja de control de asistencia a reuniones
5. Estatutos de una Junta Local de desarrollo comunal.

6. Organograma de una Junta Local de desarrollo Comunal.
7. Listado del principal material a utilizar en las charlas.
8. Lista de los aspectos más importantes que deben tratarse en las exposiciones.
9. Circular señalando la fecha de las 3 reuniones de c/grupo.

VI. RECURSOS:

a. Materiales:

1. Todos los materiales de apoyo o ayudas didácticas a utilizar en las charlas y que ya se enumeran en hoja anexa.
2. Vehículos para el transporte del personal que expondrá los temas o coordinará las reuniones.
3. Sillas, pizarra, resas, etc.

b. Institucionales:

Colaboración de:

1. Centro de Salud Las Cuencas
2. Concejo Metropolitano
3. Escuela de Trabajo Social
4. IIVA (principalmente)
5. Otros

c. Humanos:

1. Personal de distintas dependencias del IIVA, que

tienen que ver con el proyecto y con los adjudicatarios.

2. Personal de las instituciones mencionadas que colaborarán en las reuniones.
3. Otras personas que cooperen directa o indirectamente.

AGENDA: PRIMERA REUNIÓN DE ORIENTACIÓN CON LOS PARTICIPANTES EN EL PROYECTO DE SAN JOSE DE LA PEÑA Y SAN JOSE DE LA VEGA.

Hora	Aspectos a Tratar	Expositor	Hora
1.	Saludo a los participantes	Lic. Marco Antonio Sikaffy Jefe de Promoción Social	7:00 - 7:05
2.	Presentación del personal que intervendrá en las charlas.	Promotor Social (Encargado del grupo).	7:05 - 7:10
3.	Objetivos de las reuniones.	Promotor Social (encargado del grupo)	7:10 - 7:20
4.	Qué es el INVA.	Promotor Social (encargado del grupo)	7:20 - 7:30
5.	Presentación de los participantes del grupo.	Toda	7:30 - 8:00
6.	Características del proyecto y las viviendas de San José de la Vega y La Peña. - Ubicación del Proyecto - Tipo de lote y vivienda - Servicios con que cuenta - Costo aproximado de la vivienda y mortización del crédito.	Ing. Encargado del Proyecto	8:00 - 8:50
7.	Pasar lista	Promotor Social	8:50 - 9:00

LOCAL = Salón Comunal Col. Kennedy  
FECHA = Variable para cada grupo  
HORA = 7:00 a 9:00 p.m.

NOTA: En esta reunión se les pedirá a los participantes que en la segunda reunión traer los documentos que servirán para elaborar la escrituración o contrato de la vivienda, estará en la reunión una persona encargada de tomar los datos.

SEGUNDA REUNION DE ORIENTACION A PARTICIPANTES DE SAN JOSE DE LA PEÑA  
Y SAN JOSE DE LA VEGA.

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No.	Aspectos a Tratar	Expositor	Hora
1.	Saludo y breve resumen de la reunión anterior.	Promotor Social (Encargado del grupo)	7:00 - 7:05
2.	Deberes y derechos de los adjudicatarios de una vivienda obtenida en el INVA.	Representante del Depto. Legal (Ofic. Jurídica)	7:05 - 7:35
3.	Presupuesto familiar	Promotor Social	7:35 - 7:55
	R e c e s o		7:55 - 8:05
4.	Documento legal que firmarán los adjudicatarios, que les garantiza la posesión y uso de la vivienda y les exige el cumplimiento de determinadas obligaciones.	( )	8:05 - 8:35
5.	Modificaciones o ampliaciones en la vivienda.	Representante de la Sección de Mantenimiento	8:35 - 8:50
6.	El DEpto. de Ahorro y Préstamo del INVA y su proyección a la comunidad.	Representante del Depto. de Ahorro y Préstamo.	8:50 - 9:00
	Pasar lista	Promotor Social	9:00 - 9:10

LOCAL = Salón Comunal Col. Kennedy  
FECHA = Variable para cada grupo

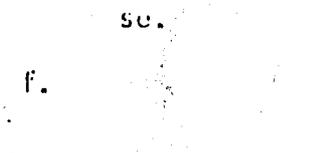
TERCERA REUNION DE ORIENTACION A PRE-ADJUDICATARIOS DE SAN JOSE  
DE LA PEÑA Y SAN JOSE DE LA VERA

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No.	Aspectos a Tratar	Expositor	Hora
1.	Saludo a los asistentes y breve resumen de la reunión anterior.	Promotor Social (Encargado del grupo)	7:00 - 7:05
2.	Organización y mejoramiento comunal. - Organización de los habitantes - Jerarquización de necesidades - Programación de actividades - Participación de la comunidad. - Utilización de recursos.	Promotor Social (Encargado del grupo) " " " " " " " "	7:05 - 7:50
	Receso		7:50 - 8:00
3.	Salud y saneamiento ambiental.	Invitado especial	8:00 - 8:20
4.	Sistema usado en el sorteo de las viviendas y acciones posteriores al sorteo.	Jefe Sec. Promoción Social Ing. Jefe del Proyecto. Prom. Soc. (Enc. del grupo)	
5.	Consultas finales por parte de los pre-adjudicatarios.	Personal expositor asistente.	8:50 - 9:00

LOCAL = Salón Comunal Cal. Kennedy  
FECHA = Martes 14 de mayo de 1974  
HORA = 7:00 - 9:00 p.m.

ASPECTOS IMPORTANTES QUE DEBE ABORDARSE EN CADA TEMA:

1. Objetivos de las Reuniones:
  - a. Dar información a muchas personas de una sola vez.
  - b. Que se traigan expositores que conozcan cada tema a desarrollar, lo cual debe ser aprovechado.
  - c. Que ya viviendo en la colonia es más difícil reunir a los adjudicatarios.
  - ch. Que es necesario que conozcan todo lo referente a las viviendas antes de que les sean adjudicadas (características, etc.)
  - d. Brindar una oportunidad a los futuros adjudicatarios para que puedan hacer todas las preguntas que desean a fin de aclarar todas las dudas e inquietudes que tengan.
  - e. Prevenir problemas que en el futuro podrían presentar.
  - f. 
2. Características del Proyecto:
  - a. Señalar la ubicación exacta de San José de la Vega y San José de la Peña.
  - b. Explicar la nomenclatura de la colonia.
  - c. Señalar lo referente a áreas construídas, áreas verdes.
  - ch. Enumerar los servicios con que contará la comunidad (agua, luz, alcantarillado, tren de aseo, transporte, etc.)

- e. Explicar lo referente a las características de cada lote (dimensiones) y de cada vivienda.
- f. Explicar los costos aproximados y la amortización del crédito, lo mismo que otros gastos en que incurre el adjudicatario como ser: pago de conexión del contador de agua y luz y trámites a seguir ante el SANAA Y LA ENEE.
- g. Uso correcto de las instalaciones de la vivienda: (servicio sanitario, lavabo, aguas negras, aguas lluvias, construcciones adicionales, etc.)

3. Que es el INVA.

- a. Organograma del INVA, con énfasis en las dependencias con que los adjudicatarios tienen más relación (Promoción Social, Tesorería, Ahorro y Préstamo, Escrituración, Recuperación, Mantenimiento.)
- b. El INVA como institución de servicio público, no de beneficencia.
- c. El INVA como responsable de la adjudicación de las viviendas y otras instituciones con responsabilidades específicas por los servicios que prestan ENEE, SANAA, CMDC, Ministerio de Educación, Ministerio de Salud, Ministerio de Comunicaciones, etc.
- ch. Las colonias como parte de la ciudad, bajo la autoridad del gobierno local, independencia de las colonias hacia el INVA.

4. Deberes y Derechos de los Adjudicatarios:

a. Analizar brevemente lo que al respecto señala el reglamento de adjudicación de viviendas y el documento que ellos firmarán.

b. Enumerar los deberes y derechos:

Deber de pagar sus cuotas con puntualidad

Deber de conservar la vivienda en buen estado

Deber de participar en el mejoramiento comunal

Deber cumplir reglamentos del INVA y el contrato firmado.

Deber acatar las disposiciones emanadas del INVA o de la autoridad competente, siempre que estas estén enmarcadas en la ley.

Deber mantener buenas relaciones con los vecinos.

Derecho al uso de la vivienda

Derecho al uso de los servicios y dotaciones comunales,

Derecho a participar en los diferentes programas asistenciales y mejoramiento comunal que emprenda el INVA u otras instituciones,

Derecho a vivir en paz y hacer reclamos cuando estos sean justos.

5. Modificaciones y Ampliaciones:

a. DAR a conocer lo que al respecto señalan los reglamentos del INVA y las leyes del CMDC.

- b. Hacer conciencia de por qué debe consultarse al INVA y acatar sus instrucciones acerca de las modificaciones.
6. Departamento de Ahorro y Préstamo:
- a. Explicar la política del Departamento.
  - b. Explicar los planes que tiene el INVA al respecto.
  - c. Requisitos que deben llenar los solicitantes de préstamo.
  - ch. Condiciones contractuales.
  - a. Cómo funciona el banco del INVA, etc.
7. Organización y Mejoramiento Comunal:
- a. El por qué de la organización.
  - b. Tipos de organización
  - c. Jerarquización de problemas y necesidades.
  - chl. Elaboración de planes de acción.
  - d. Participación de la Comunidad en la solución de sus problemas.
  - e. Utilización apropiada de los recursos tanto locales como de las Instituciones u organismos de apoyo gubernamental o privado (nacional o internacional)
8. Salud y Saneamiento Ambiental:
- a. Cómo el saneamiento ambiental ayuda a la salud de los pobladores.
  - b. Cómo puede colaborar cada familia en el aseo o limpieza de la comunidad.

- c. Uso correcto del tren de aseo y formas distintas de eliminar la basura.
- ch. Participación de los habitantes en las campañas de saneamiento ambiental y vacunación.
- d. Colaboración en el acondicionamiento de áreas libres.

9' Sorteo de las viviendas:

- a. Explicar en que consiste el sorteo de las viviendas
- b. Explicación de que bloques y sectores de la colonia abarca el sorteo.
- c. Explicar que acciones o pasos hay que seguir después del sorteo.

10. Consultas finales:

- a. Esto es con el fin de que los participantes puedan hacer las consultas o preguntas que no hicieron durante las reuniones.

II = Documento que firmarán

a = Tipo de documento (escritura, contrato etc)

b = contenido del documento.

c = Hacer énfasis en los aspectos más importantes.

d = Paso a seguir para la suscripción del documento.

~~EE~~ (Presentación de documentos, Pago de gastos en que incurrieron, Firma del documento)

ANNEX 4

Agreement for Collaboration between FEHCOVIL and the National Training Institute (INFOP) for the training of masons.

**CONVENIO DE COLABORACION**

Nosotros, Gustavo Pavón Castillo, Director Ejecutivo por Ley del INSTITUTO NACIONAL DE FORMACION PROFESIONAL (INFOP) y José Azcona, Gerente General de la Federación Hondureña de Cooperativas de Viviendas Limitada FEHCOVIL, en representación de nuestros respectivos organismos, hemos convenido suscribir formalmente un Convenio de Colaboración para el desarrollo de Cursos de Habilitación de ALBAÑILERIA mediante la construcción de viviendas, dentro del mismo proyecto de construcción que tiene dicha Empresa, a partir del 23 de abril de 1979, bajo las siguientes condiciones.

**PRIMERO:** El INFOP se compromete en:

- a) Proporcionar los instructores en la rama de Albañilería, quienes contarán con el equipo y herramientas necesarios para las actividades de capacitación.
- b) Realizar la promoción y selección de los participantes conforme con los requisitos pre-establecidos por ambas partes, particularmente con los cursos de Habilitación.
- c) Desarrollar Cursos de Complementación para los que ya trabajan en el proyecto.
- d) Proporcionar el material didáctico que sea necesario en el desarrollo de los cursos.
- e) Para los Cursos de Habilitación aportar el valor de Lps. 2.00 por cada participante y por cada sesión de trabajo.
- f) Realizar la supervisión metodológica de los instructores responsables del desarrollo de los cursos.
- g) Realizar la obra de construcción de conformidad con las especificaciones técnicas establecidas por la Empresa.
- h) Proporcionar a la Empresa una copia del Informe final del Curso que contendrá los resultados del mismo, para efectos de contratación que convenga a la Empresa.
- i) Extender un Certificado de Aprovechamiento a los participantes que aprueben el curso.

**SEGUNDO:** La Federación Hondureña de Cooperativas de Viviendas Ltda. (FEHCOVIL) se compromete en:

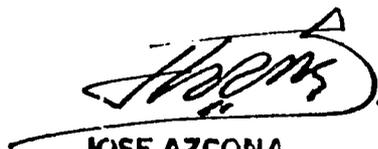
- a) Proporcionar los materiales de construcción que requiere la obra con debida anticipación.
- b) Proporcionar los planos de construcción de la obra, así como la información técnica complementaria.
- c) Proporcionar a los participantes por intermedio del IIRFOP, el valor por tarea terminada, de acuerdo con las tarifas establecidas por la Empresa, considerándolo, como un incentivo.
- d) Ejercer constantemente a través de la personal que la Empresa designe, la supervisión técnica de la obra.
- e) Informarse periódicamente con los instructores sobre el desarrollo de los cursos con el objeto de brindar la colaboración que sea necesaria.
- f) Proporcionar un local seguro para guardar el equipo y herramientas asignado al instructor y un local adecuado para servir las clases de tecnología.

**TERCERO:** La duración estimada para el desarrollo de los cursos de Habilitación será de 600 horas y un horario a tiempo completo, de acuerdo con la jornada establecida por la Empresa.

**CUARTO:** En fe de lo anteriormente convenido, firmamos el presente CONVENIO por triplicado, en la ciudad de Tegucigalpa, Distrito Central, a los veinte días del mes de abril de mil novecientos setenta y nueve.



**GUSTAVO PAVON CASTILLO**  
Director Ejecutivo por Ley



**JOSE AZCONA**  
Gerente