



F C H S E R V I C E S , I N C .

A SUBSIDIARY OF THE FOUNDATION FOR COOPERATIVE HOUSING.

1001 FIFTEENTH STREET, N.W. • WASHINGTON, D.C. 20005 • (202) 737-3411

August 2, 1976

Mr. William Feldman
Development Administration Officer
LA/DR, Room 3247
Department of State
Washington, D.C. 20523

Reference: Task Order No. 6
Caribbean Development Bank

Dear Mr. Feldman:

Attached for your information is a copy of the Quarterly Report
for the referenced task order covering the period April-June 1976.

Please let us know if you need additional information.

Sincerely,

Dick Owens

bw

Enclosure

cc: R. Zenger
T. Stukel

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QUARTERLY REPORT TO JUNE 30, 1976

AID LOAN ³⁸~~521~~ - L - 002 (LOW COST HOUSING AND SECONDARY MORTGAGE MARKET).

Date of Loan Agreement	-	November 17, 1972
Terminal Date for Commitment	-	December 31, 1976
Terminal Date for Disbursement	-	December 31, 1977
Amount of Loan	-	US\$10,000,000

Programme Allocation (Loan funded)

a) Primary Market Fund, Housing	US\$6,000,000
b) Secondary Market Fund, Mortgages	US\$4,000,000
<u>Technical Assistance to Programme (AID Grant)</u>	US\$ 300,000

<u>Disbursements</u>	<u>To June 30, 1976</u>
a) Primary Market Fund	US\$1,123,083
b) Secondary Market Fund	69,421
c) Technical Assistance Grant	167,646

Percentage of Loan Funds Disbursed (Primary Fund)	18.7%
(Secondary Market Fund)	1.7%
(Technical Assistance Grant)	55.9%
Time Elapsed:	71.6%

Funds Committed

a) Primary Market Fund	US\$3,950,000 ^{1/}
b) Secondary Market Fund	US\$2,000,000

Percentage of Loan Funds Committed -	
(Primary Fund)	65.0%
(Secondary Fund)	50.0%

^{1/} Includes projects for which
Loan Agreements have been signed.

URBAN WOP
Cari
A.I.D. Loan 538-L
Status of

Project Name & Location	No. of Units	Project Cost (US\$)	CDB Loan (US\$)	Borrower & Executing Agency
<u>ANTIGUA</u> 1. Earthquake Rehabilitation Cassada Gardens	100 125	217,390 527,174	217,390 ^{1/} 431,989	Antigua/Barbuda Bank, State of Antigua, (CHA)
<u>DOMINICA</u> 2. Bath Estate	200	762,609	636,522	Govt. of Dom CHAPA
<u>GRENADA</u> 3. River Road Bonair Grand Anse Telescope	230	900,435	780,870	Govt. of Gren Grenada Housing Authority
<u>ST. LUCIA</u> 4. Ciceron	150	613,078	560,904	Govt. of St. U.D.C. & Hous Dev. Bank
<u>ST. VINCENT</u> 5. Camden Park	125	430,217	387,195	State of St. V and CHAPA
<u>MONTSERAT</u> 6. Parsons Housing	42	236,302	86,956	Land. Dev. Aut
<u>BELIZE</u> 7. Ladyville Belmopan	104 96	468,520 524,964	421,668 426,649	Govt. of Bel RECONDEV
TOTAL	1,172	\$4,680,689	\$3,950,143	

^{1/} CDB is providing additional financing of EC\$500,000 from Ord

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ING CLASS HOUSING PROGRAMME
 bean Development Bank
 002 (Primary Market Fund - Housing)
Projects to June 30, 1976

	Date of Loan Agreement	Date of Loan Approval	Date of Initial Disbursements	Disbursements to 30.6.76 (US\$)	Progress	
					Units under construction	Completed
i Dev.	Feb.18/75	Feb. 2/75	Apr.29/75	132,576	4	14
)	Mar. 3/75	Aug.22/74	Dec.12/75	10,669	-	5
ica &	Feb.17/75	Dec.30/74	May 31/75	182,346	-	18
da	Mar.11/75	Jan. 1/75	Apr. 9/75	611,912	36	90
ucia, ng	Jun.23/75	Jan. 1/75	-	-	-	-
ncent	Feb.26/75	Aug.22/74	Nov. 7/75	26,201	6	5
ority	Feb.20/75	Feb.20/75	Apr. 8/75	84,379	-	42
ie	Feb.17/76 Feb.17/76	Dec.12/75 Dec.12/75	- -	-0- 75,000	- -	- -
				\$1,123,083	46	174

ary Capital Resources.

URBAN WORKING
Caribbean
A.I.D. Loan 538-
Potent

Project Name & Location	No. of Units	Project Cost (US\$)	CDB Loan (US\$)	Government Contribution (US\$)
<u>DOMINICA</u>				
St. Michelle	60			
Kings Hill	10			
Canefield	75			
Trafalgar	20			
Bath	10			
	<u>175</u>	522,200	469,980	52,220
<u>BELIZE</u>				
Independence	150	450,000	405,000	45,000
<u>ST. LUCIA</u>				
La Resource (Vieux Fort)	100	511,666	367,000	136,666
<u>ST. VINCENT</u>				
Sheep Pen	100	481,000	430,000	40,000
<u>TURKS & CAICOS</u>				
G. Turk & Provos, N. Caicos & S. Caicos	40	360,000	324,000	36,000
<u>ST. KITTS</u>				
	86	393,000	303,000	91,479
TOTAL	651	\$2,717,866	\$2,298,980	\$401,365

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CLASS HOUSING PROGRAMME
 Development Bank
 -002 (Primary Market Fund)
al Projects

Average Cost of Construction US\$/sq. ft.	Average Selling Price (US\$)	Borrower and Executing Agency	Status
\$6.50	3,000 2,600 3,000 3,000 4,500	Govt. of Dominica Central Housing & Planning Agency, CHAPA	Appraisal report being prepared at CDB.
\$9.00	2,700	Govt. of Belize Banana Board	Appraisal report being prepared at CDB.
\$9.37	3,750	Govt. of St. Lucia	Project under review.
\$9.00	3,600		Project under review.
\$22.5	9,000		Selling prices of \$9,000 Approval from AID pending. Draft appraisal report completed.
			Project under review.

A. I ANTIGUA - Cassada Gardens Project

(a) Brief Project Status

1. Five concrete model houses were built at a cost of EC\$14,000 (US\$5,185) per unit.
2. The Government of Antigua has given housing a low priority and has decided not to proceed with the project in Cassada Gardens. The Government claims that the houses are too expensive; that the lots are too small, and that it fears that the area will become a slum.
considering
3. CDB is dropping the project from the Urban Working Class Housing Programme (UWCHP). Negotiations will be with the Government of Antigua to recoup the funds expended for the model houses. US\$10,669 were disbursed from Programme funds to pay for the model houses.

(b) Accomplishments during reporting period

The project was visited by Bob Ellis on April 2, April 8 and 9, April 20-22, May 11 and 12, May 31 - June 4, and June 16 and 17.

A. II ANTIGUA - Earthquake Rehabilitation Project

(a) Brief Project Status

1. The project continues to move ahead. Fourteen loans for repairs of houses have been completed, four are under construction.
2. CDB extended the terminal date for disbursement of this project to June 30, 1977, and it is estimated that US\$75,000 will be disbursed by that time.

(b) Problems or Delays

None.

(c) Accomplishments during reporting period

The project was visited by Bob Ellis on April 8 and 9, April 20-22, May 11, May 31-June 4.

B. BELIZE - Belmopan and Ladyville Projects

(a) Brief Project Status

1. The Belmopan project is off to a start. Construction of the Belmopan Infrastructure was started in May. Recondex requested a first disbursement for \$75,000 for construction of 7 model houses in Belmopan for mobilization. Tenders for the Infrastructure works (water and sewer systems) and the houses in Belmopan will be invited in July 1976.
2. Ladyville is having problems. The infrastructure plans are not completed, construction is delayed.
3. Recondex appointed a project manager, Mr. Eric Wilson.
4. Contractors have been prequalified.
5. Recondex is considering buying materials in bulk to supply to the contractors, who would bid for labour only. This will guarantee that the materials are on hand by the time construction starts in September.

(b) Problems or Delays

1. The Ladyville plans for urbanization are delayed. This will affect the tender of the Infrastructure works. It is estimated that tenders will be asked in July and construction may start in September. In the meantime Recondex has been advised to proceed with construction of the model houses to accelerate the project.
2. The sewerage system of the Ladyville project is being reviewed by the Government. It appears that a system based on septic tanks

and soak pits as originally proposed, may be expensive because of soil conditions. A system based on oxidation lagoons is being studied, as recommended by the Sewerage and Water Authorities, to serve the entire area where the UWCH project is located. A solution to this problem may take a long time. Meanwhile, plans for construction of the project will go ahead based on the septic tank system, even though in the long run, they may have to be changed to a central system discharging into oxidation lagoons.

3. The tenders for the infrastructure works and houses in Belmopan are delayed. Construction schedules have been revised to September 1976.

4. The rainy season commenced in late May. This has affected construction in Belmopan considerably.

(c) Accomplishments during reporting period

1. Recondev appointed a project manager.
2. Prequalification of contractors was made.
3. Infrastructure works (roads) in Belmopan was started.
4. First disbursement of loan funds for \$75,000 was made.
5. Urbanization plans for Belmopan and tender documents were prepared and approved.
6. Urbanization plans for Ladyville are underway.
7. The project was visited by Carlos Ayerbe on April 26-29 and on June 8-11; and by Bob Ellis on May 21-29.
8. Initial training and assistance has been started. The "Distribution and Management Guidelines for Urban Working Class Housing" were reviewed with the project manager and he was asked to begin project publicity. He was also asked to establish a housing application register and to invite applications for houses. When a significant number of applications have been filed, a return visit will be made to Belize to review application processing.

(d) Activities to be undertaken next Quarter

1. Model houses to start construction in Belmopan. Action: RECONDEV.
2. Orders for construction material to be placed. Action: RECONDEV.
3. Urbanization plans for Ladyville to be completed.
Action: Consultants.
4. Tenders to be asked for infrastructure works and houses in Belmopan and Ladyville, contracts to be signed. Action: Consultants, RECONDEV, CDB.
5. Project manager to visit the Dominica project to familiarize himself with system being used by CHAPA for purchase and control of construction materials. Action: RECONDEV, CDB.

C. 1 DOMINICA - Bath Estate Project

(a) Brief Project Status

1. The project continues to move ahead. The 18 model houses are completed. Construction of the roads, water, sewerage and electricity systems is in progress.
2. Tenders were received for construction of the 182 remaining houses. Contracts were awarded to Devos Alexander (30 houses), St. Mark's Construction (30 houses) and CHAPA (122 houses). Construction is scheduled to start by August 1, 1976.
3. Disbursements as of June 30, 1976 totalled \$182,346.

(b) Problems or Delays

None.

(c) Accomplishments during reporting period

1. Construction of the model houses was completed.
2. Tenders for 182 houses were received. Contracts awarded.
3. The project was visited by Carlos Ayerbe May 26-30, 1976.

4. Marketing was reviewed in May and it was found that housing application processing was being completed for 200 applications that CHAPA will recommend for approval. The applications need verification of employment and credit reports. An additional review will be made in July and August.

(d) Activities to be undertaken next Quarter

1. Construction of houses to start. Action: CHAPA, Contractors.
2. Construction of infrastructure to continue. Action: CHAPA.
3. Review proposed approvals of applications for houses and try to schedule a Joint Committee meeting. Action: CDB.

C.11 DOMINICA - Potential Projects

(a) Brief Project Status

1. The Government indicated that it wishes to develop more projects in Dominica for low income groups. CDB is looking into the potential of 4 project sites for construction of approximately 185 houses, requiring financing of \$470,000. The projects would be located in Point Michelle (60 units), King Field (10 units), Canefield (75 units), Trafalgar (20 units). In addition CHAPA wants to build 10 more units in Bath Estate.
2. CDB is preparing a project appraisal report on these projects. It is expected that the report will be completed in July.

(b) Problems or Delays

None.

(c) Accomplishments during reporting period

1. The sites were appraised, preliminary cost and market data were gathered.

2. The proposed project sites were visited by Carlos Ayerbe on May 27, 1976.
3. Construction plans for four house types were forwarded to CHAPA for consideration for possible use in the proposed projects.

(d) Activities to be undertaken next Quarter

1. Appraisal Report to be completed and reviewed by Loans Committee.
Action: CDB.

GRENADA - Grand Anse, River Road, Telescope, Bonair Projects

(a) Brief Project Status

1. As of the end of this quarter, 90 houses of a total of 153 (first phase) have been completed with an additional 30 under construction.
2. Disbursements as of June 30, 1976 amounted to \$611,912. More than 350 applications have been received.
3. The project was recently reappraised in the Bank and an additional loan of \$222,900 approved to complete the project. The Government will contribute an additional \$24,765.

(b) Problems or Delays

1. The project has suffered from the effects of Inflation, which has resulted in greater expenditure than had been estimated, which in turn has created some cash flow problems.
2. With the cash flow problems as they are, the Grenada Housing Authority has been unable to employ as many staff as required and buy necessary materials. The project has therefore slowed down.

(c) Accomplishments during reporting period

1. Project reappraised and an additional loan of \$222,900 was approved.

(d) Activities to be undertaken next Quarter

1. Find ways to improve the progress of the project by alleviating the cash flow problems of the GHA. Action: CDB, GHA.

E. 1 ST. LUCIA - Ciceron Project

(a) Brief Project Status

1. CDB reviewed the tender documents for a second time. The documents are being put in final by the Consultants.
2. It is expected that tenders will be invited during July 1976.
3. UDC is removing existing houses that are located on the project site.

(b) Problems or Delays

1. Preparation of the tender documents has taken an inordinately long time. It was estimated that the documents would be ready in 13 weeks. However, 32 weeks have elapsed.
2. The land for the oxidation ponds has not been acquired. This problem is more than one year old.

(c) Accomplishments during reporting period

1. The project was visited by C. Didier on March 3-6, May 6-9, and on June 8-9, 1976.
2. The Consultants submitted the tender documents following the first review by CDB.
3. Second review of documents made by CDB.

(d) Activities to be undertaken next Quarter

1. Tenders to be invited. Action: UDC.

11 ST. LUCIA - La Resource (Vieux Fort) Potential Project

(a) Brief Project Status

1. The project was appraised by CDB. It will be submitted to the Board for approval during the August 1976 Board of Directors meeting.
2. Consultants for the project have been prequalified.
3. CDB has advised the Government, in view of past experience, to speed up the acquisition and vesting of the land in UDC, and other prerequisites for disbursement.
4. The total project cost is \$511,000, requiring financing of \$375,000.

(b) Problems or Delays

None so far.

(c) Accomplishments during reporting period

1. Appraisal report completed.
2. Prequalification of consultants completed.

(d) Activities to be undertaken next Quarter

1. Project to be approved and Loan Agreement to be executed.
Action: CDB, Government of St. Lucia.
2. Consultants to be selected. Action: CDB, UDC.
3. Engineering and architectural plans to be prepared.
Action: CDB, Consultants.
4. Contractors to be prequalified. Action: CDB, UDC.
5. Project site to be vested in executing agency.
Action: Government, UDC.

F. MONTSERRAT - Parsons Estate Project

(a) Brief Project Status.

1. Project completed.
2. The Consultant submitted the certificate of completion for disbursement of the retention money for \$5,380.

(b) Problems or Delays

None.

(c) Accomplishments during reporting period.

None.

(d) Activities to be undertaken next Quarter

Retention money to be disbursed. Action: CDB. _____

G. 1 ST. VINCENT - Camden Park Project

(a) Brief Project Status

1. Construction of infrastructure is 75% completed.
2. Five model houses of different types were completed. The cost per square foot of construction of these houses varied from \$5.50 for the concrete block core houses to \$8.60 for a complete concrete block house. The cost of the houses varied from \$2,600 (core house) to \$4,000 (complete house). The area of construction is 473 sq. ft.
3. Over 500 applications for houses have been received and are in the process of being analysed.

(b) Problems or Delays

1. There is a shortage of imported cement that slowed work during the last half of May and June. Cement went up by 50%.

2. The rainy season began in June. Progress of construction will slow down during the next quarter.

(c) Accomplishments during reporting period

1. Five model houses completed.
2. The project was visited by C. Didier on June 21-25, 1976 and by Bob Ellis on April 23-24, May 18-19 and June 22-23.

(d) Activities to be undertaken next Quarter

1. Contracts for construction of the houses to be awarded.
Action: CHAPA.

.11 ST. VINCENT - Sheep Pen Project - Potential Project

(a) Brief Project Status

1. A loan application was received from the Government of St. Vincent for financing construction of a project of 125 houses costing \$513,000, requiring financing of \$436,000.
2. The appraisal report is being completed at CDB.

(b) Problems or Delays

None.

(c) Accomplishments during reporting period

1. Project visited by C. Didier on June 21-25, 1976.

(d) Activities to be undertaken next Quarter

1. Appraisal report to be completed. Action: CDB.
2. Project to be submitted to Board of Directors for approval.
Loan Agreement to be executed. Action: CDB, Government.

3. Consultants to be selected. Action: CDB.
4. Contractors to be prequalified. Action: CHAPA.
5. Tender documents to be prepared. Action: Consultants.

H. TURKS AND CAICOS ISLANDS - Potential Project

(a) Brief Project Status

1. The project is being held in abeyance pending the approval by AID of the selling prices of the houses, which will exceed the \$5,000 limit set out in the Programme, because of high construction costs in the islands.

(b) Problems or Delays

Approval of selling prices delayed

(c) Accomplishments during reporting period.

AID was requested to approve the new selling prices.

(d) Activities to be undertaken next Quarter

1. Approval of selling prices. Action: AID
2. Appraisal Report to be completed. Action: CDB.
3. Loan Agreement to be executed. Action: CDB, Government of Turks and Caicos.

I. ST. KITTS - Potential Project

(a) Brief Project Status

1. A loan application was made by the Government. The project was appraised by CDB, It will be submitted to the Board of Directors for approval in August.

2. The project comprises 86 houses costing \$393,000, requiring financing of \$303,000.

(b) Problems or Delays

1. Amendment to the Slum Clearance and Housing Ordinance establishing CHAPA needed, to give CHAPA power to lease or sell houses.

(c) Accomplishments during reporting period

1. Appraisal report completed.
2. Project visited by C. Didier on April 5-8 and May 17-20, 1976.

(d) Activities to be undertaken next Quarter

1. Project to be approved by CDB. Loan Agreement to be executed.
Action: CDB.
2. Consultants to be selected. Action: CHAPA.
3. Contractors to be prequalified. Action: CHAPA.

Prepared by: Carlos Ayerbe
Carlos Ayerbe, FCH

Date July 9, 1976

Cleared by: Jack Edwards
Jack Edwards, CDB

Date July 20, 1976