

PROJECT STATUS REPORT

JANUARY 2012 - JUNE 2012

SECTION 1: PROJECT SUMMARY

PROJECT NAME: "Learning by doing" to build back a better Haiti

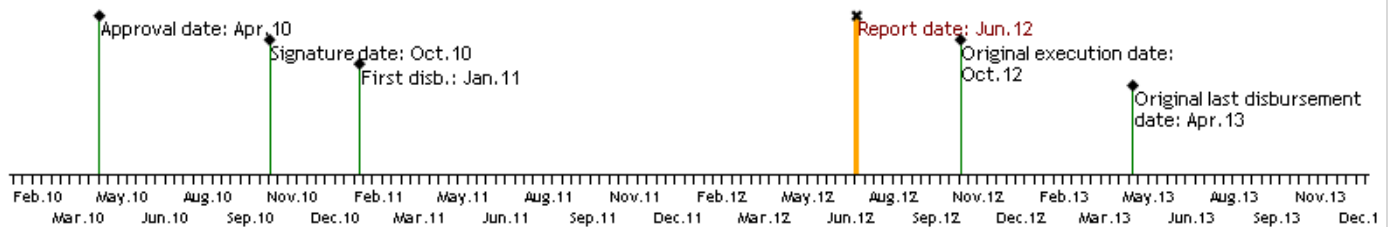
Project Number: HA-M1032 - Operation Number: ATN/ME-12134-HA

Purpose: Provide training for 500 families that are below the poverty line, using the "learning by doing" methodology to build their dwellings and gain a sustainable income source.

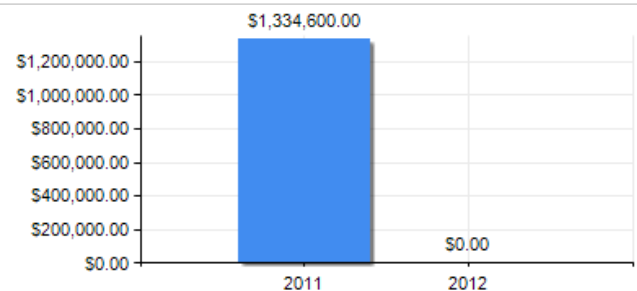
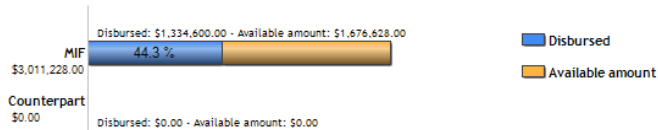
Country Administrator HAITI	Beneficiary Country HAITI	Group SME - Small and Medium Enterprise Development	Subgroup HMKT - Housing Markets
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Executing Agency: Habitat for Humanity Haiti	Design Team Leader: Saenz-Samper, Maria Victoria
	Supervision Team Leader: Fils-Aimé, Jempys

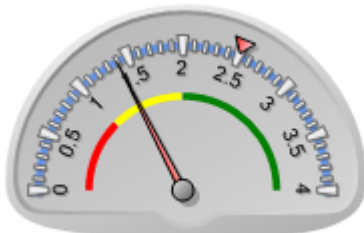
TIMELINE



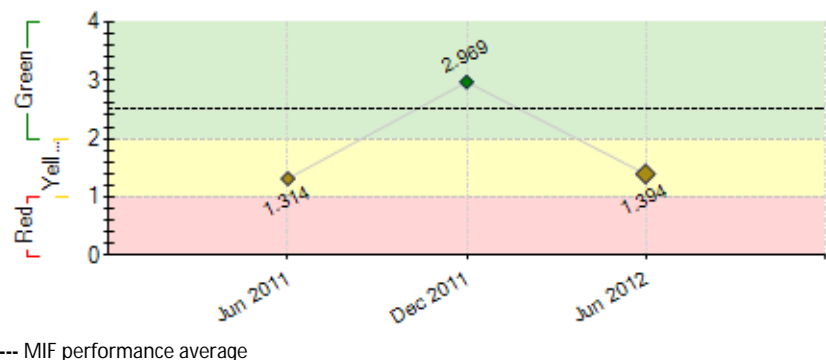
FUNDS



PERFORMANCE SCORE



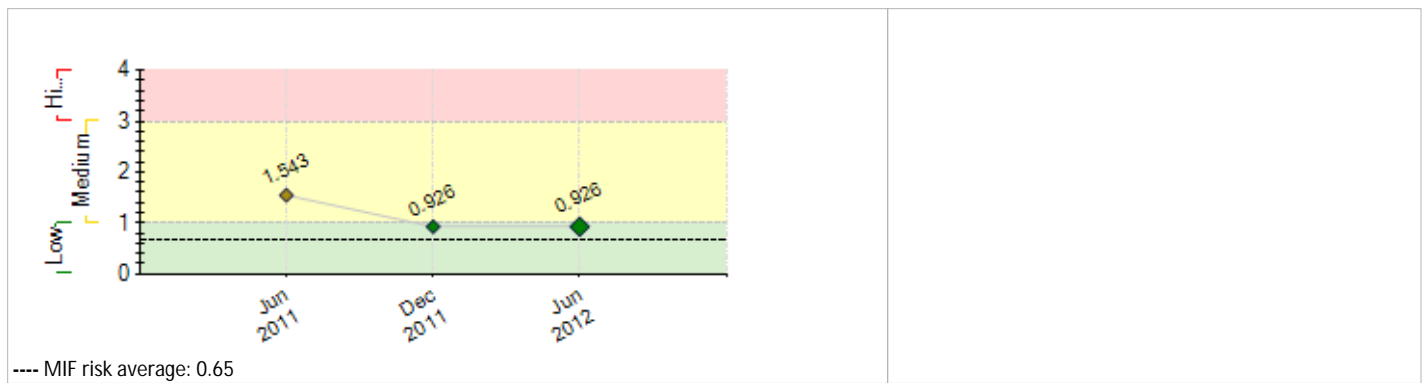
Current score: Unsatisfactory: 1.394
MIF Average: 2.506



EXTERNAL RISKS

INSTITUTIONAL CAPACITY

	Risk
Financial Management:	Low
Procurement:	Low
Technical Capacity:	Low



SECTION 2: PERFORMANCE

Summary of project performance since inception

1. Milestone 4/Indicator 1-HRC; Milestone 5&6, 155 family members trained & construct homes; Milestone 8/Indicators 3&6- > 300 people are hired; Indicators 4&7-183 contractors retrained.

2. **Challenges:** Continued high costs. **Actions:** Reduce costs and realign budget; Securing land causes unrest, delays and pressure for jobs **Actions:** More security, jobs for > 300 people Home design reinforced. **Actions:** upgraded with local input but higher cost. More sanitation required. **Actions:** water points & latrines built & work with the community to maintain and Securing land for construction difficult **Actions:** work with community but will not evict families.

3. **Risks** High costs. **Actions:** Consolidate resources, realign budget. Unrest. **Actions:** more security and community engagement. Securing land. **Actions:** realign project.

4. Project will achieve its **goal** to support families & **purpose** to provide training. To create a sustainable community, more engagement and support will take place to build additional homes by late 2012.

5.a) Beneficiary selection in process (> 100 families identified) b) Community engagement and training for families c) Train 17 more contractors d) security e) prepare site for water/sanitation and homes f) build additional water points g) Build more homes

Comments from the Supervision Team Leader

Partially Agree with the Executing Agency comments

Disbursement has been stopped for the project because Habitat proposed to reduce the number of houses to be built to 255 because of changes in the cost of housings. The Bank has requested documents to back up this claim. We hope that Habitat will be able to justify the changes proposed.

In the meantime, an auditing firm is auditing the project and an evaluation firm is conducting a mid-term evaluation to assess progress and analyse project issues.

Summary of project performance in the last six months

1. **Achievements:** Milestones 5&6, > 100 additional families identified, Milestone 8/Component 2-Indicator 6, additional workers hired; C2-Indicator 4&7, 125 contractors retrained; Purpose/Indicator 4, 125 contractors have skills; Indicator 5, > 300 have been hired.

2. **Challenges:** Continued high costs. **Actions:** Reduce costs and realign budget; Securing land causes unrest, delays and pressure for jobs **Actions:** More security, jobs for > 300 people Home design needs strengthening. **Actions:** upgraded with local input but higher cost. Sanitation requires adjustments. **Actions:** revised design and work with the community. Difficulty securing land for home construction. **Actions:** work with community but no evictions of families.

3. **Actions:** a) Beneficiary selection in process (> 100 families identified) b) Milestone 5: community engagement and training for families c) Indicator 4&7: train 17 contractors d) security e) prepare site for water/sanitation and homes f) build more water points g) Build more homes

Comments from the Supervision Team Leader

Partially Agree with the Executing Agency comments

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SECTION 3: INDICATORS AND MILESTONES

Indicators	Baseline	Intermediate 1	Intermediate 2	Intermediate 3	Planned	Achieved	Status
Purpose: Provide training for 500 families that are below the poverty line, using the "learning by doing" methodology to build their dwellings and gain a sustainable income source.	P.I1 Twelve months into the project: At least one hundred fifty families have built their own houses through assisted training.	0			150 Oct 2011	155 Nov 2011	
	P.I2 Eighteen months into the project: At least three hundred families built their own houses through assisted living.	0			300 Apr 2012	155 Nov 2011	
	P.I3 By the end of the program implementation: At least five hundred families have built their own houses and have acquired risk management skills, thereby improving their quality of life.	0			500 Oct 2012	155 Nov 2011	
	P.I4 At least one hundred people have developed the skills needed to obtain jobs in the construction sector.	0			100 Oct 2012	183 May 2012	
	P.I5 At least one hundred microenterprises or people from the community have had income-generating opportunities in the construction sector as a direct result of the project.	0			100 Oct 2012	379 Jun 2012	
Component 1: Emergency Support Weight: 7% Classification: High Satisfactory	C1.I1 Three months into the project: At least one thousand families used emergency kits properly, benefiting five thousand people indirectly.	1000 Jan 2011			5000 Jan 2011	5000 Nov 2010	Finished
Component 2: Strengthening of the low-income housing sector Weight: 23% Classification: Satisfactory	C2.I1 Three months into the project: One HRC set up in Caberet and operating for the benefit of all families receiving training and other stakeholders.	0			1 Jan 2011	2 Oct 2010	Finished
	C2.I2 Twelve months into the project: At least two hundred fifty beneficiary family members have received basic training in construction, risk reduction, and environmental protection.	0			250 Oct 2011	155 Nov 2011	Delayed
	C2.I3 At least forty people from the community have been hired as workers, foremen, carpenters, works supervisors, and other jobs related to the construction sector.	0			40 Oct 2012	379 Jun 2012	Finished
	C2.I4 At least eighty construction sector workers have been retrained in best construction practices, construction techniques, and provision of materials that involve environmental and disaster risk reduction.	0			80 Oct 2012	80 May 2012	Finished
	C2.I5 By the end of the project: At least five hundred beneficiary family members have received basic training in construction, risk reduction, environmental protection, and financial education.	0			500 Oct 2012	155 Nov 2011	On Course
	C2.I6 At least one hundred people from the community have been hired as workers, foremen, carpenters, works supervisors, and other jobs related to the construction sector.	0			100 Oct 2012	379 Jun 2012	Finished
	C2.I7 At least two hundred construction sector workers have been retrained in best construction practices, construction techniques, and provision of materials that involve disaster risk reduction.	0			200 Oct 2012	183 May 2012	On Course
Component 3: Community construction Weight: 68% Classification: Unsatisfactory	C3.I1 Twelve months into the project: At least one hundred fifty families have built their own houses, benefiting seven hundred fifty persons.	0 Oct 2011			150 Oct 2011	155 Nov 2011	Finished
	C3.I2 By the end of the project: At least three hundred fifty additional families have built their own houses, benefiting one thousand seven hundred fifty persons.	0 Oct 2012			350 Oct 2012		
	C3.I3 The five hundred beneficiary families have learned: a.Basic construction techniques b.Techniques to reduce disaster risk c.Management of community affairs d.Environmental protection e.Use of elements to protect workers and beneficiaries during construction	0			500 Oct 2012	155 Nov 2011	On Course
Component 4: Knowledge management Weight: 2% Classification: Satisfactory	C4.I1 By the end of the project: The lessons learned have been disseminated in Haitian and in the region through workshops with the beneficiaries, using participatory methodologies.	0			1 Oct 2012	1 Mar 2012	On Course

Milestones	Planned	Due Date	Achieved	Date achieved	Status
M1 [*] Present the environmental and social assessment and the Analysis of deficiencies in the Cabaret construction value chain	1	Feb 2011	1	Apr 2011	Achieved late
M0 Previous Conditions	1	Apr 2011	1	Apr 2011	Achieved
M2 Launch and operate Habitat Resource Centers (HRCs)	1	Oct 2011	1	Jul 2010	Achieved
M3 First batch of 125 beneficiaries trained and building a house	1	Nov 2011	1	Nov 2011	Achieved
M4 [*] Second batch of 125 beneficiaries trained and building their houses	1	Mar 2012	0	Nov 2011	Not Achieved
M5 Fourth batch of 125 beneficiaries trained and building their houses	1	Jul 2012			
M6 [*] Third batch of 125 beneficiaries trained and building their houses plus first group pf beneficiaries visiting other similar programs	1	Sep 2012			
M7 Cumulative number of People from the community hired by the project as workers, foremen, carpenters, works supervisors, and other jobs related to the construction sector	100	Oct 2012	300	Nov 2011	Achieved

[*] Indicate that the milestone has been reformulated

CRITICAL ISSUES THAT HAVE AFFECTED PERFORMANCE

- [X] Borrower/executing agency commitments
- [X] Delays in fulfilling the contract terms
- [X] Political changes of the executing agency

SECTION 4: RISKS

MOST IMPORTANT RISKS AFFECTING FUTURE PERFORMANCE

	Level	Mitigation action	Responsible
1. The risk of new natural disasters of different magnitudes and types	High	The solutions to be delivered are going to be hurricane and earthquake resistant. They are not temporal solutions, they are definite housing solutions. Besides, the HRC will provide training and awareness raising on issues such as prevention and management of natural disasters and risks.	Project Coordinator and technical team
2. The beneficiaries are not able to get microloans for productive activities and housing microfinance	Medium	HFH will develop an awareness plan of their program to let the microfinance community get a good knowledge of their training and the payment ability of their beneficiaries. The house they are building could become a real guarantee. The HRC will train the beneficiaries in construction activities so that they are certified workers and have a real possibility of an income generating activity, either as an independent enterprise or a salaried person.	Project Coordinator
3. Lack of support by relevant public sector entities	Medium	HFH will work with the entities associated by the UN in the Housing Cluster.	Project Coordinator
4. Lack of demand from project beneficiaries	Medium	The project will be acting in a minor city where HFH is well known and where there is a small Habitat Resource Center and knows the community. Besides, technical staff will be implementing awareness programs in order to tell the community about HFH solutions and the intended participation of the beneficiaries.	Project Coordinator and HFH Haiti Director
5. Unstable economic conditions	Low	HFHI has experience working under extreme conditions, which means that they have organizational skills apt for these circumstances. The unstable economic conditions affect the prices, and the budget has increased prices in order to foresee this contingency. Finally, community working always helps to sort out this kind of risk.	Project Coordinator
PROJECT RISK LEVEL: Medium TOTAL NUMBER OF RISKS: 7 IN EFFECT RISKS: 7 NOT IN EFFECT RISKS: 0 MITIGATED RISKS: 0			

SECTION 5: SUSTAINABILITY

Likelihood of project sustainability after project completion: LP - Low Probability

CRITICAL ISSUES THAT MAY AFFECT PROJECT SUSTAINABILITY

Issue	Comments
[X] Lack of commitment from the executing agency to continue or expand the project's services and/or activities	The executing agency has proposed to reduce the number of houses
[X] Lack of a sustainability plan or its inadequate implementation	There is no sustainability plan yet.

Actions related to sustainability which will be or have been implemented:

Analysis: As part of lessons learned, new community development of de-capitalized and displaced families in Haiti requires not only construction and community engagement, Habitat for Humanity's areas of expertise, but also investments in governance, microfinance, livelihoods and infrastructure such as lighting, roads and schools. These additional investments permit the broader Santo community to benefit thereby mitigating conflict and promoting the sustainability of the new community. Sustainability Plan. To promote sustainability of the new community, HFHI has used additional funding beyond the match funds required to initiate a 6-month governance project to assist the community leaders to establish by-laws and procedures to maintain their community and mitigate conflict. Additional efforts to promote the viability of the community include a pilot agriculture project in which Habitat for Humanity Haiti partners are engaging farmers from the broader Santo community to, with additional training, cultivate a demonstration plot in the new community with local residents receiving training. However, additional investments as mentioned above will ensure sustainability of Santo.

SECTION 6: PRACTICAL LESSONS

	Relative to Sustainability	Author
1. As in any country, new communities require not only planning and investment in construction and community engagement but also governance, livelihoods and infrastructure such as lighting, roads and schools: all of which are beyond the scope of the Learning by Doing project.		Mazzarella, Margaret Callahan
2. The extended period of emergency recovery, reconstruction and the high demand for resources in Haiti has increased costs far beyond original estimates.	Risk	Mazzarella, Margaret Callahan
3. Impact of Emergency/Disaster: The scale of the disaster and the continued high demand for construction materials and transportation caused a significant increase in costs; assumptions should be re-evaluated post-award and periodically throughout the project. Securing clear right to land. Land issues are beyond the scope of non-governmental organizations and donors, necessitating higher level solutions. The lack of these solutions requires ongoing, significant levels of investment of time and funds in conflict mitigation, security and community engagement and may require a revision of IDB project milestones and indicators. Master Plans and Site Preparation. Investment of sufficient time and funds for master plans and site preparation has been for implementation as reflected in other IDB programs. Home designs. Designs for homes to be constructed required revisions to incorporate sufficient seismic-resistant materials and community input to ensure that homes are safe and acceptable to the community. The estimated costs of these revisions, which include a percentage to reflect possible changes in local costs, should be provided as soon as possible to IDB/MIF. Sanitation. The cholera outbreak made sanitation even more important; therefore, projects in Haiti must include sufficient resources to provide sanitation within the constraints of the local environment. Community Engagement and Employment. To work effectively with this displaced, de-capitalized community, a high level of	Implementation	Mazzarella, Margaret Callahan

community engagement has been necessary in addition to large-scale temporary employment throughout the project to mitigate conflict and to increase ownership by the broader community in the project.

New Communities. Sustainable community development requires not only planning and investment in construction and community engagement as in this project but also governance, livelihoods and infrastructure such as lighting, roads and schools.

4. Designed immediately after the earthquake, the “Learning by Doing” program was envisioned to increase the capacity of the de-capitalized population to generate income by building construction skills. However, by linking this capacity building with owner-driven construction of homes, additional factors linked to construction have complicated the achievement of milestones as initially conceived during the project design. Impact of Emergency/Disaster on program: Financial and programmatic assumptions made during the project design process should be re-evaluated post-award and prior to actual implementation of program activities. Securing clear right to land. Assuming these issues would be resolved by governmental authorities has impacted this program, causing delays and anticipated costs. Master Plans and Site Preparation. Design process assumed site preparation would be covered by other organizations; however, this and master planning has required unanticipated costs. Home designs: the original designs included some cost adjustments; however, the need for incorporating community input and sufficient quality seismic-resistant materials has increased costs. Sanitation. The project did not anticipate the level of water and sanitation needed which became particularly important after the cholera outbreak, causing increased needs and costs. Community Engagement and Employment. This fragile community includes a high population of de-capitalized persons, necessitating a high level of community engagement combined with temporary employment to mitigate conflict. New Communities. As in any country, sustainable community development requires not only planning and investment in construction and community engagement but also governance, livelihoods and infrastructure such as lighting, roads and schools.

Design

Mazzarella, Margaret Callahan