

Document of
The World Bank
Acting as Partner Entity to the Haiti Reconstruction Fund

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Report No: 61387-HT

EMERGENCY PROJECT PAPER
ON A
PROPOSED GRANT
FROM THE HAITI RECONSTRUCTION FUND
IN THE AMOUNT OF US\$ 65 MILLION
TO THE
REPUBLIC OF HAITI
FOR A
PORT-AU-PRINCE NEIGHBORHOOD HOUSING RECONSTRUCTION PROJECT

May 3, 2011

Sustainable Development Department
Caribbean Country Management Unit
Latin America and the Caribbean Region

CURRENCY EQUIVALENTS

(Exchange Rate Effective April 28, 2011)

Currency Unit = HTG
HTG 40.35 = US\$1

FISCAL YEAR

October 1 – September 30

ABBREVIATIONS AND ACRONYMS

AF	-	Additional Financing
AFD	-	French Cooperation Agency
BMPAD	-	Bureau of Monetization of Development Aid Programs (<i>Bureau de Monétisation des Programmes d'Aide au Développement</i>)
BSA	-	Structural Building Assessment
CASEC	-	Communal Section Boards (<i>Conseils d'Administration de la Section Communale</i>)
CIAT	-	Inter-ministerial Committee for Territorial Planning
CIH	-	Inter-ministerial Commission on Housing
COPRODEP	-	Project Development Council (<i>Conseil de Projet de Développement Participatif</i>)
CRC	-	Community Reconstruction Center (<i>Centre d'Appui à la Reconstruction - CAR</i>)
ESMF	-	Environmental and Social Management Framework
GFDRR	-	Global Facility for Disaster Reduction and Recovery
HRF	-	Haiti Reconstruction Fund
IHRC	-	Interim Haiti Recovery Commission
IIERP	-	Institution and Infrastructure Emergency Reconstruction Project
IOM	-	International Organization for Migration
J/P HRO	-	Jenkins/Penn Haiti Relief Organization
JSDF	-	Japan Social Development Fund
MAST	-	Ministry of Social Affairs and Labor (<i>Ministère des Affaires Sociales et du Travail</i>)
MDE	-	Ministry of Environment (<i>Ministère de l'Environnement</i>)
MDOD	-	Service Providers (<i>Maître d'Ouvrage Délégué</i>)
MEF	-	Ministry of Economy and Finance (<i>Ministère de l'Economie et des Finances</i>)
MICT	-	Ministry of Interior and Collective Territories (<i>Ministère de l'Intérieur et des Collectivités Territoriales</i>)
MINUSTAH	-	United Nations Stabilization Mission for Haiti
MIS	-	Management Information System
MPCE	-	Ministry of Planning and External Cooperation (<i>Ministère du Plan et de la Coopération Externe</i>)
MTPTC	-	Ministry of Public Works, Transport and Communications (<i>Ministère des Travaux Publics Transports et Communication</i>)
NDC	-	Neighborhood Development Council
NRHRF	-	Neighborhood Return and Housing Reconstruction Framework
NHRP	-	Port-au-Prince Neighborhood Housing Reconstruction Project (PREKAD)
OFDA	-	Office of US Foreign Disaster Assistance
OM	-	Operational manual
PCU	-	BMPAD Project Coordination Unit
PMC	-	Project Management Contractor
PRODEP	-	Rural Community Driven Development Project
PRODEPUR	-	Urban Community Driven Development Project
UN-HABITAT	-	United Nations Human Settlements Program
USAID	-	United States Agency for International Development

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HAITI
Port-au-Prince Neighborhood Housing Reconstruction Project

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HAITI

PORT-AU-PRINCE NEIGHBORHOOD HOUSING RECONSTRUCTION PROJECT

EMERGENCY PROJECT PAPER

LATIN AMERICAN AND THE CARIBBEAN

Basic Information						
Date : May 3, 2011 Special Envoy: Alexandre Abrantes Sector Manager/ Guang Zhe Chen Team Leader: Sylvie Debomy Project ID: P125805 Expected Effectiveness Date: May 31, 2011 Lending Instrument: Emergency Recovery Grant (OP8.00) Environmental category: B Expected Closing Date: June 30, 2015				Sectors: Housing Reconstruction (42%), General Public Administration (29%), General water, sanitation, and flood protection (22%), Roads and highways (7%) Themes: Participation and Civic Engagement, Access to Urban Services and Housing, Natural Disaster Management		
Project Financing Data						
<input type="checkbox"/> Loan <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Grant <input type="checkbox"/> Guarantee <input type="checkbox"/> Other: Proposed terms:						
Financing Plan (US\$m)						
Source				Total Amount (US \$m)		
Total Project Cost:				65.0 million		
Haiti Reconstruction Fund				65.0 million		
Client Information						
Recipient: Republic of Haiti Responsible Agency: Bureau de Monétisation des Programmes d'Aide au Développement (BMPAD) Contact Person: Michael Lecorps, Directeur Général Telephone No.:509-223-8625 Fax No.:509-221-2149 Email: lecorpsmichael@yahoo.fr						
Estimated disbursements (Bank FY/US\$m)						
FY	2012	2013	2014	2015		
Annual	11.7	26.6	21.0	5.7		
Cumulative		38.3	59.3	65.0		

Project Development Objective and Description		
<p>Project development objective: To help residents of selected Port-au-Prince Neighborhoods severely affected by the Earthquake return to their communities by supporting them to repair and/or reconstruct their houses and improving basic community service infrastructure.</p> <p>Project description:</p> <p>Component 1: Debris Removal and Housing Repair and Reconstruction (US\$38.0 million)</p> <p>i. Carry out of Debris Removal and Demolition of Buildings (US\$5.0 million)</p> <p>ii. Support to Housing Repair and Reconstruction (US\$24.0 million)</p> <p>iii. Technical Assistance (US\$9.0 million)</p> <p>Component 2: Community Service Infrastructure Repair, Improvement and Extension (US\$20.0 million)</p> <p>Component 3: Institutional Capacity Support and Studies (US\$5.0 million)</p> <p>Component 4: Project Management (US\$2 million)</p>		
Safeguard and Exception to Policies		
Safeguard policies triggered:		
Environmental Assessment (OP/BP 4.01)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Natural Habitats (OP/BP 4.04)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Forests (OP/BP 4.36)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Pest Management (OP 4.09)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Physical Cultural Resources (OP/BP 4.11)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Indigenous Peoples (OP/BP 4.10)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Involuntary Resettlement (OP/BP 4.12)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Safety of Dams (OP/BP 4.37)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Projects on International Waterways (OP/BP 7.50)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Projects in Disputed Areas (OP/BP 7.60)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the project require any exceptions from Bank policies?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have these been approved by Bank management?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditions and Legal Covenants:		
Grant Agreement Reference	Description of Condition/Covenant	Date Due
Conditions of Effectiveness		
Article V. Section 5.01.(a)	The Execution and delivery of the Grant Agreement on behalf of the Recipient have been duly authorized or ratified by all necessary governmental action.	Before effectiveness
Article V. Section 5.01.(b)	The Subsidiary Agreement has been executed on behalf of the Recipient and BMPAD.	Before effectiveness

Article V. Section 5.01.(c)	The Operational Manual has been issued and adopted by the Recipient.	Before effectiveness
Article V. Section 5.01.(d)	The Recipient has submitted terms of reference for the hiring of the independent technical auditor referred to in Section I.E.1(b) of Schedule 2 to the Grant Agreement.	Before effectiveness
Legal Covenants		
Schedule 2. Section I.A.1.(a)	BMPAD shall have recruited additional staff to manage the project including at least : one housing/reconstruction specialist, one engineer, one social specialist and one environmental specialist	3 months after effectiveness
Schedule 2. Section I.E.1.(b)	BMPAD shall have recruited the independent technical auditor	4 months after effectiveness

Schedule 2. Section I.H.1	<p>The Recipient shall have updated and disclosed, in a manner satisfactory to the World Bank:</p> <p>(a) the Environmental and Social Management Framework, containing, <i>inter alia</i>: (i) the measures to be taken during the implementation and operation of the Project to eliminate or offset adverse environmental and social impacts, or to reduce them to acceptable levels, including, <i>inter alia</i>: (A) procedures to ensure that the debris are properly collected and transported to a disposal facility; (B) measures to protect workers' health and safety; and (C) guidelines procedures for the preparation and implementation of Environmental and Social Management Plans and Debris Management Plans; and</p> <p>(b) the Resettlement Policy Framework, containing <i>inter alia</i>, guidelines, procedures, timetables and other specifications for the provision of compensation, rehabilitation, and resettlement assistance to Displaced Persons, as well as for the preparation of Resettlement Action Plans.</p>	6 months after effectiveness
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A. Introduction

1. This Project Paper seeks the approval of the World Bank Vice-President for Latin America and the Caribbean to provide a Grant from the Haiti Reconstruction Fund in the amount of US\$ 65.0 million to the Republic of Haiti, for the Port-au-Prince Neighborhood Housing Reconstruction Project (NHRP).

2. The proposed grant will help finance the costs associated with neighborhood housing reconstruction in response to the January 12, 2010, earthquake. Specifically, the proposed support will help finance activities in selected neighborhood communities in the Port-au-Prince Metropolitan Area which are already actively participating in the Bank-financed Urban Community Driven Development Project (PRODEPUR), or in other neighborhoods with strong and efficient community organizations. These activities will include:

- (i) Removal of debris and demolition of houses that cannot be repaired;
- (ii) Financial support for repair of houses assessed as inhabitable after completion of necessary repairs, as well as for in-situ reconstruction of houses destroyed or damaged beyond repair;
- (iii) Repair, improvement and extension of basic community service infrastructure;
- (iv) Support for development of institutional and technical capacity, studies and advisory services, and project management.

3. Partnership arrangements: The proposed project will be financed through a grant from the Haiti Reconstruction Fund, thanks to a contribution to the HRF aimed at housing reconstruction from the United States.

B. Emergency Challenge:

Country Context

4. The magnitude 7.0 earthquake that struck Haiti on January 12, 2010, caused the death of more than 220,000 people, left 300,000 injured, and directly affected the lives of over 2 million. It destroyed an estimated 115,000 houses in and around Port-au-Prince, left some 14,500 others with severe damage and 167,000 with moderate damage, and forced up to 1.3 million people to seek shelter in temporary camps. Most of these people migrated from informal settlements that formally hosted 80 percent of the population on only 20 percent of urban land. The total value of damage and loss caused by the earthquake is estimated at US\$ 7.8 billion, more than 120 percent of the Haiti GDP in 2009¹, compounding the many challenges of the poorest country in the Western Hemisphere.

5. In response to the earthquake, the international community has assisted Haiti by focusing on the provision of essential goods and services (drinking water, food, sanitation, emergency shelter, health and related services) to the disaster victims, many of whom are still living in a large number of temporary shelter camps in the Port-au-Prince Metropolitan Area. While necessary for short-term emergency relief, such support is not a sustainable solution. Moving

¹ *Haiti Earthquake Post Disaster Needs Assessment*, Government of Haiti with support from the World Bank, European Union and United Nations 2010.

people out of the camps and creating the conditions for their safe return to their communities of origin has therefore been identified by the Government of Haiti (GoH), the international community, and the affected communities as one of the most pressing needs, essential for securing future political and social stability in the country. The Haiti Reconstruction Fund (HRF) has been set up as a partnership between the GoH and the international community with a view to finance post-earthquake reconstruction projects approved by the Interim Haiti Recovery Commission (IHRC). Through the HRF, from which the NHRP is financed, the Government of the United States will support urban upgrading and housing reconstruction programs for a number of communities in Port-au-Prince that were severely affected by the earthquake.

Sectoral and Institutional Context

Sectoral context

6. The housing sector in Haiti in general, but particularly in Port-au-Prince, was weak long before the earthquake. Demographic pressure as a combined result of poor living conditions in rural areas, the lack of employment opportunities and the effects of recurring natural disasters, led to a high concentration of population density in poorly serviced urban neighborhoods. Haiti's housing deficit was estimated at about 1 million units.² Uncontrolled development and lack of an appropriate building code and suitable mechanisms for its enforcement were the main reasons for the pervasive structural vulnerability of constructions. The earthquake destroyed an estimated 115,000 houses in the affected municipalities³, leaving 140,500 others with severe damage and 167,000 with moderate damage. Most of these houses were already sub-standard and precarious constructions and the destruction and damages caused by the earthquake forced some 1.3 million people to seek shelter in temporary tent camps or other provisional dwellings.

Institutional Context

7. The institutional framework governing the housing sector in Haiti is extremely fragmented, lacks a single priority setting authority and, moreover, could face extensive restructuring as a result of the newly-elected, and soon to form, government following the March 2011 presidential election. There are currently numerous public agencies with some jurisdiction over housing and community and urban development including: the Ministry of Interior and Territorial Collectivities (MICT), the Ministry of Planning and External Cooperation (MPCE); the Ministry of Public Works, Transport and Communication (MTPTC); and the Ministry of Social Affairs and Labor (MAST). In Fall 2010, MAST was designated as the coordination agency on housing reconstruction. It lacks, however, the capacity and technical expertise to assume the necessary management and coordination role. IHRC, in turn, is providing support and technical assistance to the GoH for the development of policies and guidelines and helps organize the policy dialogue with public and private stakeholders.

² *A Framework for Housing Reconstruction for a Sustainable, Resilient and Inclusive Haiti: Preliminary Inputs to the International Donors' Meeting on Haiti*, Massachusetts Institute of Technology, March 2010.

³ Port-au-Prince, Tabarre, Carrefour, Delmas, Petionville, Gressier, Leogane, Petit Goave, Grand Goave and Jacmel.

Recovery Strategy

8. In October 2010, the GoH agreed on the principles of a ‘Neighborhood Return and Housing Reconstruction Framework (NRHRF)’. The objectives of the framework are to: (i) restore the status of households to that prior to the earthquake, including assistance to owners to rebuild and to renters to reestablish their rights as tenants; (ii) improve the safety of houses, and the functionality of neighborhoods that are reoccupied on the basis of a community planning approach and a “build back better” policy; (iii) reduce the number of houses and neighborhoods in unsafe locations using risk assessment and relocation; and (iv) ensure that both reconstruction and new construction contribute to urban renovation and regional development, as envisioned in the government’s long-term rebuilding plan.

9. The framework rests on four pillars: (i) return to safe houses in safe neighborhoods; (ii) relocation from unsafe neighborhoods and sites to new neighborhoods; (iii) support to areas beyond the earthquake affected region; and (iv) closure of temporary camps and return of property to owners. As explicitly stated in the framework, the preferred option for the people displaced is to return to their original neighborhoods and restore, to the extent feasible, their previous livelihood.

10. Though it agreed in principle, the GoH was reluctant to formally endorse the NRHRF in an environment of impending elections. Nonetheless, it advised donor agencies and other major stakeholders to move forward with their housing reconstruction programs in accordance with the provisions of the framework.

11. To date, many donor agencies and organizations active in the housing reconstruction sector have been focusing on the provision of temporary and transitional shelter, an area where the Bank has no comparative advantage. Comparatively less has been achieved in matters of repair and reconstruction of permanent housing, even though this represents the option preferred by the GoH. In addition to the Bank, key actors in this area include: USAID, Office of US Foreign Disaster Assistance (OFDA), UN-Habitat, Inter-American Development Bank (IDB), Habitat for Humanity, Pan American Development Foundation (PADF), Cooperative Housing Foundation (CHF International), and Jenkins/Penn Haiti Relief Organization (J/P HRO). OFDA has been the largest source of funding for repair works on ‘yellow’ (inhabitable after completion of necessary repairs) and ‘red’ (damaged beyond repair and to be demolished) houses, while USAID, IDB and Habitat for Humanity have focused on construction of new housing developments. The Bank approved, in October 2010, a US\$ 30.0 million Additional Financing to the Urban Community Driven Development Project (PRODEPUR) to finance debris removal, repair and reconstruction of housing, and improvement of basic community service infrastructure in severely affected PRODEPUR target areas. To improve the efficiency in the reconstruction efforts and to avoid duplication and overlaps among donor agencies, the GoH has selected UNDP to undertake the primary responsibility for debris removal (including demolition works), IDB to focus on private sector support, and the World Bank to take the lead in coordinating housing repair and reconstruction activities.

12. Through the Global Facility for Disaster Reduction and Recovery (GFDRR) the Bank, together with USAID/OFDA, funded a Structural Building Assessment (SBA) program (*Programme d’Evaluation de Structures*), which was carried out by MTPTC. As of March 16, 2011, the program had assessed the structural conditions of about 400,000 single and multi-unit residential buildings. Of those, 54 percent were assessed as ‘green’, i.e., safe to inhabit; 26

percent as yellow; and 20 percent as red.⁴ The objective of the SBA was to: (i) inform the population about dangerous buildings; (ii) promote the reoccupation of safe buildings and in doing so contribute to the decongestion of temporary shelter camps; and (iii) develop a platform for economic recovery. The latter point is critical as the evaluations allow the identification of buildings/neighborhoods that require a more concerted repair and/or retrofitting approach instead of a demolition/clearance followed by transitional shelter and reconstruction. Since the start of the SBA, the scope of the program has expanded to include: (i) the construction and staffing of a *Bureau Technique d'Evaluation de Bâtiments* responsible for managing the assessments; (ii) the creation of a training centre for repair guidelines and building codes; and (iii) the development of National Construction Guides/Codes including a guide for repairs, a guide for new construction, and the Haiti Building Code including seismic and wind maps.

Rationale for Proposed Bank Emergency Project

13. Living conditions in Haiti's poor urban neighborhoods were among the worst in the Americas long before the January 12, 2010, earthquake. Violent crime within these areas was widespread, effectively blocking economic development and threatening the political stability of the country, particularly in Port-au-Prince. Since 2008, actions undertaken jointly by the GoH and the United Nations Stabilization Mission in Haiti (MINUSTAH) have helped diminish levels of crime and violence and facilitated a return to relative normalcy in some of these areas. The GoH and the donor community recognize that the fragile "peace" remains at risk as long as the underlying economic and social causes of instability remain.

14. The total value of damages and losses caused by the earthquake is estimated at US\$ 7.8 billion or more than 120% of the Haiti GDP in 2009. At some point 1.3 million people were forced to seek shelter in temporary camps established on either public open spaces or private properties and managed in their majority by international organizations and Non-Governmental Organizations (NGOs). The number has decreased to currently about 700,000. Responding to internal political pressure, the GoH has begun to dismantle several of the camps and plans to reduce their number even further in the coming months, a move that is likely to increase the precariousness of the living conditions (and associated social tension risks) in the neighborhoods.

15. As a follow up to its immediate response to the disaster, the World Bank approved an Additional Financing (AF) to PRODEPUR. The AF focuses on housing and community infrastructure reconstruction and relies on a community-driven reconstruction and rehabilitation approach to support the return of residents of severely affected PRODEPUR target areas to their communities. It also provides assistance to repair/rebuild and resume economic activities in these communities. In its design, the AF drew on the Bank's global experience with other post-disaster housing reconstruction programs such as the 2005 Aceh Community-Based Settlement Reconstruction and Rehabilitation Project (P096248) and the 2007 Yogyakarta Community-Based Settlement Reconstruction and Rehabilitation Project (P103457), both in Indonesia; the 2005 Emergency Recovery Credit in Pakistan (P099110); and the 2002 Gujarat Emergency Earthquake Reconstruction Project in India (P074012), all of which showed that a community-driven reconstruction and rehabilitation approach produces effective and sustainable results, as well as high beneficiary satisfaction.

⁴ The condition of 'red' buildings varies widely: they may require demolition or major repairs.

C. Bank Response: The Project

Brief description of Bank's strategy of emergency support

16. In response to the January 12, 2010, earthquake, the Bank immediately reprogrammed the ongoing PRODEPUR to prioritize the implementation of subprojects addressing disaster related needs in the project communities. Starting mid-February 2010, 43 cash-for-work sub-projects were launched for a total of about US\$850,000. These sub-projects which focused on the removal of debris from public spaces and access roads, as well as cleaning of local drainage ditches, provided temporary jobs to over 5,000 people in the neighborhoods of *Cité Soleil*, *Martissant*, *Belair*, and *Delmas 32*.

17. On October 26, 2010, the Bank approved a US\$30.0 million Additional Financing to the above mentioned PRODEPUR to finance debris removal, repair and reconstruction of housing, and improvement of basic community service infrastructure in severely affected PRODEPUR target areas to support the safe return of displaced residents to their communities.

18. Other initiatives supported by the Bank include (i) a US\$2.8 million Japan Social Development Fund (JSDF) grant to finance cash-for-work programs for debris removal in Port-au-Prince; (ii) a US\$6.4 million Structural Building Assessment financed through the Global Facility for Disaster Reduction and Recovery (GFDRR); (iii) a US\$1.1 million GFDRR-financed Multi-Hazard Assessment, which has mapped disaster-prone areas at a national scale, and is currently working to prepare such maps on a more detailed local scale; (iv) a US\$500,000 Institutional Development Grant to help IHRC to improve its capacity to assist the GoH in making the Neighborhood Return and Housing Reconstruction Framework operational and to coordinate corresponding interaction with public and private stakeholders; (v) a US\$300,000 Spanish grant (SFLAC) to support the IHC in the preparation of a housing policy and housing subsidy framework; (vi) a US\$65 million Infrastructure and Institutions Emergency Recovery Project (IIERP), focused on, *inter alia*, major transportation and drainage infrastructure repair and reconstruction and piloting a debris management and processing area at the *Truitier* landfill site; and (vii) with IFC, support to the definition of a housing finance framework (joint initiative IFC/WB and USAID), and support to housing programs for salaried employees and to microfinance institutions for capacity building.

19. The proposed NHRP will help to scale up the reconstruction support begun under PRODEPUR and the other Bank supported activities by providing the resources for a significant expansion of community-driven reconstruction programs into additional neighborhoods. Using the same approach, the proposed NHRP will also employ the same institutional, procurement and slightly simplified disbursement arrangements as the on-going PRODEPUR, in terms of category of eligible expenses.

Project Development Objectives:

20. The Project Development Objective (PDO) of the proposed NHRP is to help residents of selected Port-au-Prince Neighborhoods severely affected by the Earthquake return to their communities by supporting them to repair and/or reconstruct their houses and improving basic community service infrastructure.

Summary of Project Components:

21. The proposed NHRP is designed as a programmatic operation. It therefore only defines the methodological approach to be taken, the overall management principles as well as the implementation arrangements for the different components. It purposely leaves room for the flexible design of sub-projects in response to the specific constraints that may emerge in the project areas, many of which cannot be identified ex-ante and must be dealt with on a case by case basis.

22. The project consists of the four inter-related components described below. It will be implemented in neighborhoods already targeted by PRODEPUR and/or in other areas where strong community organizations are in place and functioning. The scale and scope of each of the operations will depend on the actual needs of the beneficiary communities, the specific technical constraints of each site, and the nature of activities undertaken or contemplated by other donors for that area. Items to be financed by NHRP are described below while a detailed cost table is shown in paragraph 56, below.

Component 1: Debris Removal and Housing Repair and Reconstruction (US\$38.0 million).

- (i) Carrying out of: (i) the removal of debris from public spaces and private lots (subject to the relevant owner's consent); and (ii) the safe demolition of Red-tagged Houses and Buildings and houses considered unfit for repair in economically justifiable conditions in Selected Port-au-Prince Neighborhoods, all through the hiring of local contractors and/or the implementation of cash-for-work programs, and under the supervision of PMCs⁵.

NHRP financing of removal and demolition activities will only be used for areas where no other program from other donors or GoH entities is ongoing or planned to be put in place in the near future. Removal activities will include the transport of the debris to specialized landfill sites such as *Truitier* landfill site, operated by MTPTC, as well as, where appropriate and timely, support to material recycling initiatives.

- (ii) Provision of support to residents of selected Port-au-Prince neighborhoods to carry out: (i) the repair and/or retrofitting of Yellow-tagged Houses and Buildings, through the hiring of local contractors under the supervision of PMC; or (ii) the on-site reconstruction of Red-tagged Houses and Buildings, and houses unfit for repair in economical conditions, through the provision of Cash Grants to Beneficiaries.

Beneficiaries will be selected based on information gathered through the community-based mapping exercises (*énumérations*), which will be carried out primarily by UN-Habitat and other organizations.

- (iii) Provision of technical assistance to support neighborhood communities including NDCs⁶ in the preparation and implementation of Project activities and other associated activities, through, *inter alia*: (i) the coordination and implementation of community-based mapping exercises; (ii) the preparation of Cash Grants selection criteria and procedures; (iii) the

⁵ Project Management Contractors (PMCs).

⁶ Neighborhood Development Councils (NDCs).

provision of advice on resettlement policies and procedures (in accordance with the Resettlement Action Plans); (iv) the provision of training on gender awareness; (v) the establishment and operation of CRCs⁷; (vi) the creation and implementation of conflict-resolution mechanisms related to Project activities; (vii) the supervision of housing repair and/or reconstruction activities; and (viii) the provision of training on the use of new building codes and techniques.

Component 2: Community Service Infrastructure Repair, Improvement and Extension (US\$20.0 million)

Carrying out of: (i) repairs, improvement and extension of basic community infrastructure, including, *inter alia*, roads, walkways, drainage ditches and channels, solid waste management facilities, water supply systems and sanitation facilities; and (ii) construction of CRCs; both activities in the Selected Port-au-Prince Neighborhoods.

Component 3: Institutional Capacity Support and Studies (US\$ 5.0 million):

Provision of technical assistance to support the GoH and the Municipalities of the Port-au-Prince metropolitan area, through, *inter alia*: (i) the development of neighborhood-level urban restructuring plans and natural risk maps; (ii) the preparation of medium and long-term urban development and housing studies and strategies, and associated policy and administrative measures; (iii) the carrying out of technical and environmental/social safeguard audits; and (iv) the provision of capacity building to Recipient's agencies and Municipalities.

Component 4: Project Management (US\$ 2.0 million):

Supporting the *Bureau de Monétisation des Programmes d'Aide au Développement* (BMPAD) in the coordination of the administrative, supervision, monitoring, evaluation, financial management and procurement aspects of the Project, through the financing of incremental operating costs, goods and consultants' services.

Eligibility for Processing under OP/BP 8.0

23. The proposed NHRP is being processed under OP/BP 8.0 Rapid Response to Crises and Emergencies and is aligned with the guiding principles for emergency operations, including providing a rapid response to respond to the major adverse impacts of the January 12, 2010, earthquake. More specifically, the project is in line with the Bank's core development and economic mandate, is being undertaken in close coordination with other development partners and will be implemented using existing appropriate oversight arrangements. The Project is adapted to the emergency's particular circumstances, i.e., it is fully aligned with the GoH's response strategy, and takes into account the Bank's assistance strategy for Haiti.

Consistency with Country Strategy (CAS or ISN)

24. The proposed NHRP is in line with the FY09-12 Haiti Country Assistance Strategy (48284-HT, discussed by the Board on June 2, 2009) for which promoting growth and local development through community driven development is a central theme. Moreover, following

⁷ Community Reconstruction Centers (CRCs).

the January 12, 2010, earthquake, the entire Haiti portfolio has been placed under Rapid Response to Crises and Emergencies procedures (BP/OP 8.00) and redirected to respond to the urgent short, medium, and long term needs resulting from the disaster.

25. The proposed project provides support for key objectives under the Haiti Action Plan for National Recovery and Development, adopted in March 2010, which identifies housing as a major priority under social rebuilding; this priority includes repairs as well as reconstruction of permanent homes to encourage internally displaced persons to return home. The Bank's Haiti Housing Program, including the proposed project, is initially targeting the first pillar of the framework, that is, to help residents return to their houses in their communities. A new Country Partnership Strategy is being prepared and will include further support to this housing program in accordance with the Government objectives for reconstruction.

Expected Outcomes

26. The project seeks to contribute to the housing reconstruction effort in Haiti. Progress in the achievement of its objectives will be measured through the following three indicators: (i) number of displaced households who have returned to their original neighborhoods upon completion of housing repair and reconstruction works; (ii) number of households benefiting from community-wide upgrading of basic infrastructure and (iii) Direct Project beneficiaries of which female (%).

D. Appraisal of Project Activities

(a) Economic and Financial Analysis

27. The benefits from the housing reconstruction program supported by this proposed Neighborhood Housing Reconstruction Project are both direct and indirect as well as short- and longer-term. Project activities will contribute to the country recovery and reconstruction and provide sustainable solutions. The proposed repair and on-site reconstruction, in the current Haiti context, is considered to be the best technically feasible and economically viable solution. A cost-effective review has been undertaken and a consideration of alternatives has been made. The economic considerations are discussed in Annex 10.

(b) Technical

28. International experience with recent post-disaster housing reconstruction operations demonstrates that the *in-situ* community-driven reconstruction of permanent housing produces the most effective and sustainable results and yields a comparatively much higher beneficiary satisfaction. Large public-investment type reconstruction operations that force earthquake victims to relocate to standardized mass housing complexes away from their original neighborhoods would likely further disrupt the already fragile social fabric of the communities and lay the ground for a possible resurgence of crime and political violence. Experience also dictates that the provision of transitional shelter in most cases does not provide a basis for the longer-term urban redevelopment that is needed. The design of the proposed NHRP builds up on these recent experiences and will rely to the extent possible on the framework of existing community organizations, such as the COPRODEPs (*Conseils de Projet de Développement Participatif*) developed under PRODEPUR, CASECs (Communal Section Boards – *Conseils*

d'Administration de la Section Communale) or other suitable community structures that may exist in the project areas.

29. *Selection of project areas:* Possible project areas have been identified in some municipalities of the Port-au-Prince Metropolitan Area including both target neighborhoods of PRODEPUR (*Carrefour Feuille, Delmas 32, Martissant*) and areas supported by other donors (*Pouplard, Nazon* among others). A final decision on the areas for the first NHRP operations is still outstanding as it will need to be endorsed by the new GoH to be formed shortly.

30. *Debris removal and demolition of buildings damaged beyond repair:* Debris removal and demolition works under NHRP will be limited exclusively to areas where no other such removal or demolition program is ongoing or contemplated by another donor. Debris will be removed from streets and open public spaces, as well as from private lots subject to the consent of the owner, through either cash-for-work programs or the hiring of one or several contractors. For reasons of operational safety and environmental management, demolition of buildings will be carried out primarily by enterprises possessing both the necessary technical equipment and appropriately trained workers. Demolition will only be undertaken for structures damaged beyond repair subject to the consent of the owner or the order of municipal authorities in the case of buildings representing a public safety hazard. Demolition may also include houses tagged 'yellow' but for which, upon close technical assessment, repair costs are economically unjustifiable. Debris would be hauled to the *Truitier* landfill site operated by MTPTC with the support of the Bank-financed IIERP project, or recycled on site, where possible. An existing Debris Management Pilot Program at the landfill site already supports the recycling of construction material, while additional recycling programs have recently been initiated by UNDP and other donors.

31. *Repair and retrofitting of houses considered repairable:* The financing of repair works will be limited to houses that have been tagged 'yellow' or under the MTPTC's SBA program, which has been completed in most of the potential NHRP project neighborhoods. The average cost of repair works has been estimated at US\$ 1,350 equivalent for financial planning purposes. The actual cost of repair works will be determined on a case basis through a close technical examination of the building and its structural conditions. The assessment will provide for a discussion between the owner/occupant and the technical experts from the neighborhood Community Reconstruction Centers allowing to decide whether or not to proceed with repairs taking into account, on the one hand, the amount of investments needed to bring the building in line with seismic construction regulations and standards, and on the other hand, the estimated market value of the building, assuming that the former should not exceed about 30% of the latter.

32. *Core housing unit designs and building standards:* The amount of the cash grants for reconstruction of houses (of a fixed amount of US\$ 3,500 equivalent) is expected to cover the costs of the construction of a core housing unit of about 18 square meters based on design studies prepared by UN-Habitat. While the project team strongly recommends the preparation and use of a set of model designs for core housing units preapproved by MTPTC and the municipalities of the project areas, the designs will not be a precondition for a cash grant allocation. Indeed, any potential beneficiary should be able to complement grant funds with own financial resources (contributions from family members, loans from banks or other financial institutions among others) in order to build a larger house to his/her own specifications or to team up with other beneficiaries for the construction of multi-family dwellings. What will be required, under any

circumstance, is that the proposed buildings fully satisfy the requirements of the seismic safety building code and all other construction regulations of Haiti. Additionally, these repairs and reconstruction will be supervised with inspection at the various steps of construction, and supported by a thorough construction training program.

33. *Community infrastructure rehabilitation and improvements:* A detailed work program for the component has not been prepared yet since many elements of the program will only be identified progressively as the removal of debris takes place. Tentatively, the following activities are being considered: road repair and improvements, drainage ditch repairs, solid waste management improvements, water supply repair and rehabilitation, and construction of sanitary facilities. A draft of a detailed first-year work plan will be available by early July 2011. Subsequently, this plan will be updated periodically throughout the life of the project by BMPAD and the project management contractor in charge of the area in close coordination and consultation with the municipalities, beneficiary communities, and other donors active in the neighborhood.

34. *Property Tenure:* In keeping its status as a disaster response operation, NHRP will not attempt to solve the longer-term formalization of land tenure and/or housing property rights and related social or legal issues. Addressing these extremely complex issues will require further policy review and discussions that do not fit within the timeframe of an emergency. The IDB, the Organization of American States (OAS), and the French Cooperation Agency (AFD) are currently working on the improvement of the Haiti land management and cadastre system. Nevertheless, recognizing that land tenure issues are very complex and informal arrangements are the norm in the proposed areas, the Bank is relying on agencies such as the International Organization for Migration (IOM) and UN-Habitat for the implementation of community-based mapping exercises (*énumérations*) in target PRODEPUR areas and potential other NHRP project areas. The community-based mapping will collect information on the demographics and tenure status of residents and on the physical boundaries/characteristics of affected land parcels and buildings as well as provide the basis for the establishment of grievance mechanisms to address concerns raised by beneficiaries during the reconstruction process.

(c) Financial Management

35. The proposed NHRP will use the financial management and disbursement framework in place for the on-going PRODEPUR. BMPAD will have overall financial management responsibility for the NHRP. The disbursement arrangements for the PRODEPUR project will be retained, with the addition of a mechanism to enable BMPAD to disburse funds under Component 1 of NHRP to Project Management Contractors (PMCs) for debris removal, housing repair and reconstruction and advisory services. BMPAD will transfer these funds to the PMCs based on the contract agreements signed with these operators. The PMCs will transfer cash grant funds to beneficiaries whose grant applications have been approved by the Neighborhood Development Councils (NDCs) and cleared by the CRC under terms detailed in the cash grant agreements, with the beneficiaries then directly managing the funds in the case of housing reconstruction only.

36. BMPAD has a well-established organizational structure, financial and administrative procedures, and a computerized financial management system. It has been satisfactorily managing financial management under PRODEPUR and is in compliance with all Bank Grant Agreement covenants, despite late submission of one audit. There are no outstanding audit

reports for BMPAD at his stage. It will prepare quarterly unaudited Interim Financial Reports and ensure that the NHRP annual audit is undertaken and submitted to the Bank. An internal auditor would be recruited no later than four months after effectiveness.

(d) Procurement

36. *Procurement arrangements:* Procurement for NHRP activities will be carried out in accordance with the World Bank Procurement and Consultant Guidelines dated January 2011, the emergency procedures described in OP 8.00, and with the provisions of the Grant Agreement. The various items under different expenditure categories are described in Annex 6. For each contract to be financed by the Grant, the different procurement methods or consultant selection methods, the need for pre-qualification, estimated costs, prior review requirements, and time frame are agreed between BMPAD and the Bank and noted in the Procurement Plan. The Procurement Plan will be updated at least annually or as required to reflect the actual project implementation needs and improvements in institutional capacity.

37. However, unlike in the case of the on-going PRODEPUR, which relies on an amendment to service agreements with NGOs for its implementation, the proposed NHRP would pursue competitive bidding for the procurement of several PMCs which will manage project implementation in the project neighborhoods on behalf of BMPAD. The opening up of the market for project management operators is expected to yield significant benefits in terms of innovation, outreach, and overall implementation efficiency.

(e) Social (including safeguards)

38. Social and environmental issues will be addressed in accordance with World Bank guidelines and in compliance with safeguard requirements. An Environmental and Social Management Framework (ESMF) was prepared and completed for the housing component of the on-going PRODEPUR and the same would be used for NHRP. The ESMF includes screening criteria to identify any potential adverse social and environmental impacts and provides practical guidance on the type and scope of any impact assessment and management plan that is required for the particular adverse impacts associated with potential activities, as well as practical guidance on avoiding or mitigating them.

39. The key social issues for the activities to be financed by the proposed NHRP relate to: (i) being able to accurately identify the families that live(d) in each house in a project neighborhood; (ii) determining their tenure status; (iii) developing assistance options that address the situation of all categories of beneficiaries, especially renters and sub-renters; (iv) addressing the needs of other vulnerable groups; and (v) addressing selective physical relocation that may be necessary as a result of house repair / reconstruction or small infrastructure development, for which the PRODEPUR Resettlement Policy Framework will be used. A summary of the measures taken to address social issues is included in Annex 9.

40. BMPAD/Project Coordination Unit (PCU), the project implementing unit within BMPAD, has gathered substantial experience in the implementation of provisions of Operational Policy 4.12, Involuntary Resettlement over the last five years with community-driven development projects financed by IDA. The PCU currently has one person fully dedicated to the implementation of social and environmental safeguards. Two additional specialists (one environmental and one social) are being recruited to provide additional support to the oversight

function played by the PCU on its portfolio of Bank-financed projects. In addition, capacity to implement Bank policies has also been built with the COPRODEPs under the PRODEPUR project through training delivered by both the PCU and the NGOs.

41. However, since NHRP will intervene in new areas, additional capacity building for PMCs will be required. To that effect, a number of workshops will be held jointly by Bank environmental and social staff and members of the PCU on issues related to social and environmental safeguards. Finally, the ESMF will illustrate a simple and clear procedure to be applied at the level of each NHRP operation in a way that is easily understood by implementing partners and beneficiaries alike, and practical. The PCU, in collaboration with Bank staff, will also devise a simple system for recording and documenting all aspects of compliance with OP 4.12, including minutes of meetings at community level, agreements reached with community members and vetted by local authorities, consultations held, and issues resolved.

(f) Environment (including safeguards)

42. The proposed project has a category B rating. Its potential adverse impacts are site-specific; none are irreversible; and measures can be designed to identify, minimize, mitigate and manage all impacts. The main direct impacts arising from project investments are expected to occur during (i) demolition and debris management; and (ii) repair of existing and construction of new housing and community infrastructure (e.g. road rehabilitation). In both cases, the works will cause only localized temporary negative environmental impacts, consisting mostly of noise, vibration, dust, and access disruption, and may also raise worker safety issues.

43. Potential negative impacts will be mitigated and/or avoided under guidance provided in the ESMF, which was prepared for PRODEPUR and is summarized in Annex 9.

E. Implementation Arrangements and Financing Plan

44. The proposed NHRP will be implemented using the institutional and implementation arrangements put in place for PRODEPUR. NHRP will use the PRODEPUR Operations Manual (OM) with necessary amendments made to reflect the specific requirements of the project.

(a) Government Implementing Agency

45. BMPAD and its dedicated Project Coordination Unit (PCU) will operate as the Implementing Agency. BMPAD has experience managing other World Bank projects, such as the Rural Community Driven Development Project (PRODEP), PRODEPUR and the community component of the Emergency Recovery and Disaster Management Project (ERDMP). Both the facilities and the staff of the BMPAD were left relatively intact by the earthquake and their capacity has not been significantly diminished. A new staffing plan has been agreed with BMPAD to strengthen its implementation capacity and to bring in the additional human resources and skills needed for the implementation of the proposed project.

46. To guide the implementation of the proposed project, the GoH will, until the completion of the Project, set-up a Steering Committee to be chaired by a representative of MEF and comprising representatives of the Recipient, including those appointed as principal and alternate members on behalf of the MAST, MTPTC, and MICT, and representatives of the Municipalities of the Port-au-Prince metropolitan area concerned by the project. The Steering Committee will have terms of reference, operating procedures and functions acceptable to the World Bank,

including the function of providing the GoH and BMPAD, throughout the life of the project, overall guidance on the implementation of the project, and all other functions specified in the updated OM.

(b) Community, Local Governments and Other Actors

47. Entities involved in NHRP implementation will include households, NDCs, community organizations, municipalities, project management contractors, Government agencies and IHRC, as well as other entities whose involvement might be judged useful or necessary on a case by case basis. The roles and responsibilities of each of these entities will remain essentially the same as in PRODEPUR, including the relevant agreements and/or arrangements with BMPAD.

(c) Summary of Implementation Arrangements

48. BMPAD will have overall technical and financial management, procurement and safeguards responsibility for the implementation of the project. It is in compliance with Bank Grant Agreement covenants including audit reports, has been satisfactorily managing procurement and financial management under PRODEPUR and there are no unresolved environmental, social or other safeguard problems. All contracts financed by the NHRP will follow Bank policies for procurement and implementation.

49. BMPAD will contract PMCs to whom it will delegate the responsibility for day-to-day management of project management in the project neighborhoods in the same way for the *Maîtres d'Ouvrage Délégué* (MDODs) of PRODEPUR.

50. NHRP implementation will rely on use of NDCs as primary interlocutors for the coordination of project activities involving close interaction and consultation with the neighborhood population including community-based mapping, urban planning studies, selection of grant beneficiaries and management of grievances, and evaluation of results.

51. The role of NDCs will be complemented by that of CRCs. These will be jointly established by BMPAD and the municipalities responsible for the project areas. The CRCs will be located within the project neighborhoods and, open to all neighborhood residents, will serve as a permanent one-stop shop for consultations and training. Staffed with experts seconded by the PMC and representatives of the municipality, they will provide the assistance needed for the implementation of project activities, including, but not limited to: (i) technical advice for housing repair and reconstruction; (ii) identification and preparation of community infrastructure improvements; (iii) planning and coordination of debris removal; (iv) implementation of urban planning and community based mapping exercises; and (v) response to social/legal issues.

52. The proposed NHRP will use essentially the same procurement arrangements and financial management framework that is already in place for the PRODEPUR. Project funds will be channeled to the selected PMCs by BMPAD through the Bank's standard consultant services contract.

(d) Project Cost and Financing

53. The proposed NHRP will be financed by the HRF for an amount of US\$65.0 million. The lending instrument, in agreement with the nature of the HRF and its objectives of reconstruction, is an Emergency Recovery Grant (ERG).

Table 1: Project Cost and Financing

Project Components	Project cost (US\$M) *	HRF Financing (US\$M)	% Financing
1: Financial Support for Debris Removal and Housing Repair and Reconstruction:	38.0	38.0	100
1.1 Debris Removal and Demolition	5.0	5.0	100
1.2. Housing Repair and Reconstruction Cash Grants	24.0	24.0	100
1.3 Social Mobilization and Technical Support	9.0	9.0	100
2: Repair and improvement of Community Infrastructure	20.0	20.0	100
3. Institutional Support and Studies	5.0	5.0	100
4. Project Management	2.0	2.0	100
Total Project Costs	65.0	65.0	100

* All costs shown inclusive of technical and financial contingencies

(e) Results Monitoring and Evaluation

54. The proposed NHRP will use the relevant monitoring and evaluation tools established for PRODEPUR to assess the impact of the project on direct beneficiaries (including measure of the outcome indicators) and provide feedback to improve future project operations. These tools include: (i) a baseline survey, to be carried out within the first six months of project effectiveness, which would seek to assess the impact of the proposed project on direct beneficiaries in terms of their access to housing and basic infrastructure. In addition to the more traditional survey that would be used to gather data, additional survey tools would be used to measure beneficiary satisfaction and the capacity of beneficiary groups; (ii) semiannual technical audits, submitted within 120 days of the end of the six-month period being assessed; (iii) a midterm review, which would include a qualitative beneficiary assessment, and an evaluation of the effectiveness of the various accountability mechanisms used throughout the project (financial and social); and (iv) a final project evaluation, which would repeat the baseline survey, as well as the qualitative beneficiary assessment carried out during the midterm review.

55. Under the ongoing implementation of PRODEPUR, a database is being operated and maintained by BMPAD through its Management Information System (MIS). The existing MIS will be expanded to record all aspects of NHRP implementation, and will build on, and be compatible to the extent feasible with the Shelter and Settlements Information System (SSIS) currently under development. Specifically, it will collect information and data on: (i) project implementation, such as relevant physical and financial information on housing and infrastructure investments; (ii) financial management data, from which Statements of

Expenditure (SOEs) and financial reports will be generated for submission to the Bank; and (iii) other project management information, from which all project reports would be generated. Quarterly summary MIS reports will be made available to monitor program outcome indicators, review disbursements, and supervise implementation progress.

(f) Sustainability

56. The sustainability of the activities to be financed by NHRP must be assessed within the overall context of Haiti as a fragile state. Many such emergency and disaster recovery activities (such as debris removal) are inherently “one-time” undertakings. Repair and reconstruction of houses will be closely supervised to ensure compliance with seismic and other natural disaster-resistance building codes. The intensive involvement of NDCs in terms of participatory approaches to community infrastructure investments is expected to reduce the risks of maintenance neglect and thereby increase the prospect for sustainability. In addition, knowledge and capacity would be transferred to the community, which will gain experience in programming, implementing, evaluating and also managing community infrastructures. Moreover, BMPAD will be further reinforced through the hiring of additional staff, including *inter alia* engineers and urban planners and acquire the capacity to implement similar projects in the future.

F. Key Risks and Mitigating Measures

57. Several risks have been identified reflecting the highly complex country situation and suitable mitigation strategies were developed during project preparation. The ORAF in Annex 4 describes the risks and mitigating measures in detail. Among these risks, Haiti’s economic and political volatility, and its vulnerability to natural disasters, are the most significant potential obstacles to successful project implementation. Despite the fact that BMPAD has accumulated experience in the implementation of community-driven development projects, and the satisfactory performance of the mitigation measures already in place, the overall Project Risk is considered to be High, and the overall Implementation Risk is also High.

58. The mitigation measures developed to address risks identified during preparation of PRODEPUR, which include the establishment of clear rules and transparent, inclusive, and participatory decision making processes, have proven effective thus far, particularly considering the various risks, such as political interference, misappropriation, or misuse of community resources. An additional risk arises from the politically motivated reluctance of the GoH to officially adopt and implement the proposed housing reconstruction strategy, thus failing to actively prevent disorderly reoccupation of affected neighborhoods and emergence of social unrest. Specific mitigation measures for the proposed NHRP include a strong communication campaign, and consultation of neighborhood communities from the start of project implementation. Additionally, NHRP will also provide advisory services to assist the GoH and the municipalities of the Port-au-Prince Metropolitan Area in the preparation and implementation of suitable sector policies, training programs, and studies on other housing and urban management related issues.

Summary of main operation risks and mitigation measures:

59. The Operational Risk Assessment Framework (ORAF) can be found in Annex 4. The overall risk rating for the project is High.

G. Terms and Conditions for Project Financing

60. NHRP will be financed by an HRF Grant through an Emergency Recovery Grant of US\$65 million over an implementation period of four years. Project financing by Component is shown in Table 2 below. The Closing date is June 30, 2015.

Table 2: Project Financing Table by Component and Year of Implementation

Estimated disbursements (Bank FY/US\$m) *						
FY	2012	2013	2014	2015		Total
Component 1	6.8	15.9	12.1	3.2		38.0
Component 2	3.7	8.3	6.5	1.5		20.0
Component 3	0.7	1.9	1.9	0.5		5.0
Component 4	0.5	0.5	0.5	0.5		2.0
Total	11.7	26.6	21.0	5.7		65.0
Cumulative		38.3	59.3	65.0		

* All costs shown inclusive of technical and financial contingencies

Annex 1: Detailed Description of Project Components

HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

A. General:

1. The investments and other activities financed under the proposed NHRP will benefit a number of neighborhoods in different municipalities of the Port-au-Prince Metropolitan Area, including both target neighborhoods of PRODEPUR (*Carrefour Feuille, Delmas 32, Martissant*) and areas supported by other donors (*Pouplard, Nazon* among others). A final decision on the selection of areas for a first set of operations is still outstanding as it will need to be endorsed by the new GoH expected to be formed in the coming weeks.
2. Owing to their very nature, emergency projects are prepared at the fastest possible pace and therefore generally lack the detailed engineering and other preparatory studies that would be required for regular operations. The case of Haiti is no exception to this general rule. It is probably worse because of the dilapidated state in which the economy and administrative structure were before the disaster. For this reason, the program of activities proposed to be financed under NHRP and described below is necessarily tentative and must be seen more as a general framework than a final program. It will need to be adjusted continuously in response to the way the conditions on the ground evolve and new necessities emerge.
3. An additional critical reason calling for flexibility in the development of NHRP activities is that the Bank is only one of various actors intervening in the Port-au-Prince Metropolitan Area. Despite the efforts deployed by the UN bodies and the local administration, coordination is often weak, especially with the NGO sector. Close monitoring of such activities will be carried out by BMPAD, the municipalities of the project neighborhoods and the PMCs as well as the CRCs. If advisable, the activity program will be adjusted to avoid any unwarranted duplication and wastage of resources. Should, as a result of such adjustments, the proposed program for a specific project area not absorb the totality of the proposed funding allocation, the resources that will become available will be used to fund operations in other project areas.

Project Development Objective

4. The Project Development Objective (PDO) of the proposed NHRP is to help residents of selected Port-au-Prince neighborhoods severely affected by the Earthquake return to their communities by supporting them to repair and/or reconstruct their houses, and improving basic community service infrastructure.

B. Summary of Project Components

5. The proposed project will follow the approach and project design principles developed for PRODEPUR and use the same institutional, procurement and disbursement arrangements. NHRP is expected to allow the preparation of about five operations of various sizes that will be implemented in neighborhoods where projects funded by PRODEPUR or other donor programs (US Government, French Government, etc.) have been, or are being implemented and where strong community organization are already in place and functioning. The scope and scale of each of these operations will depend on the actual needs of the communities, the specific technical constraints of each site, and the nature of activities undertaken or contemplated by other donors for that area.

6. The proposed project will embody the ‘build back better’ strategy which is being used in all aspects of the Bank housing program. This strategy rests on three pillars, including: (i) urban planning and community based mapping; (ii) improved quality of repairs and reconstruction, as based on the existing GoH (re) construction guidelines, and those under preparation, which ensure adequate seismic resistance; and (iii) training and technical assistance for safer housing repair and reconstruction. To this effect, the Project will draw on work of, and experiences related to, several Technical Assistance programs (detailed in Annex 12), and Phase II of the Structural Building Assessment, which will reinforce the capacity of the Ministry of Public Works, Communication and Transport (MTPCT) in: (i) debris and demolition management; (ii) urban engineering; (iii) urban planning; (iv) construction, strengthening and repair best practices; and (v) urban roads.

7. NHRP is divided into the following four components:

Component 1: Debris Removal and Housing Repair and Reconstruction (US\$38.0 million).

The component will include the following three sub-components:

(a) Debris Removal and Demolition:

8. The sub-component will finance the removal of building debris from public spaces and private lots as well as the safe demolition of constructions marked as unsafe and beyond repair (i.e. houses tagged ‘red’ by MTPCT) or considered unfit for repair in economically justifiable conditions. NHRP financing of such activities will only be used for areas where no other program from other donors or GoH entities exists or is planned. Debris removal from public spaces and, subject to the consent of the owner, private lots will be undertaken preferentially through cash-for-work programs akin to those implemented under PRODEPUR. Demolition of building structures on private lots will be carried out only after either signing of an agreement with the owner explicitly defining the conditions and liabilities of the project or receiving an explicit order from the municipality concerned for buildings that represent a public safety hazard. All demolition work will be carried out by specialized enterprises disposing of necessary special equipment and adequately trained staff, except in cases where demolition is determined to be safe for interventions of cash-for-work teams. Removal activities will include the transport of the debris to specialized landfill sites such as *Truitier* as well as, where appropriate and timely, possible support to material recycling initiatives.

(b) Housing Repair and Reconstruction:

9. The sub-component will finance support to residents of Selected Port-au-Prince neighborhoods to carry out: (i) the repair and/or retrofitting of yellow-tagged houses and buildings, through the hiring of local contractors under the supervision of PMC; or (ii) the on-site reconstruction of red-tagged houses and buildings, and houses unfit for repair in economical conditions, through the provision of Cash Grants to Beneficiaries.

10. For financial planning purposes the average cost of repairs has been estimated to amount to US\$ 1,350 equivalent. The actual size of the amount extended to each house to be repaired / retrofitted will be determined individually on the basis of the type of works and their cost needed for the repair. To the extent feasible, works will not be limited to the repair of damages caused by the earthquake but include as well the structural reinforcement of houses in order to enable it to withstand the effects of possible future earthquakes with likely different seismic parameters. Such works may include the insertion of reinforced columns, tie-beams, window lintels and door

frames, etc. into existing constructions. Attention will be paid, however, to avoid the undertaking of repair works whose cost would exceed about one-third of the market value of a similar undamaged structure. All technical evaluations will be carried out by the experts of the local CRCs who will also prepare the grant agreement to be signed between the owner and the PMC. Because repair works can be complex and will require specific technical expertise, works will be implemented exclusively by local contractors hired by the PMC and supervised by the CRC. To facilitate the management including supervision of these works, contracts will be bundled to the extent feasible for groups of about ten to twelve houses.

11. Reconstruction grants of a fixed amount of US\$ 3,500 equivalent will be made available to owners of houses that either were destroyed by the earthquake or damaged beyond possible and/or economically justifiable repair and need to be demolished. Beneficiaries will be selected based on information gathered through the community-based mapping exercises (*énumérations*), which are carried out primarily by UN-Habitat and IOM with the Project undertaking such mapping exercises only for areas not covered by these other organizations. The grant should allow the construction of an elementary housing core unit of about 18 square meters according to design studies done by UN-Habitat. It must be noted, however, that the objective of NHRP is not to impose the construction of such core houses construction as a standard solution. Rather, the construction of core houses is meant to provide a possible short-term housing solution for owners with limited resources allowing them to undertake expansion works at a later stage with funding from other sources. In line with this objective, NHRP will also allow the use of the grant for a construction according to the owner's own plans and specifications provided such a proposal complies with all applicable GoH norms and standards. Moreover, the grant may also be used as a down payment for an application for a construction credit from a financial institution. Model designs for a variety of core units will be prepared by the CRCs in consultation with relevant donor agencies or local experts and preapproved by MTPTC. While the use of such model designs for core housing units pre-approved by MTPTC and the municipalities of the project areas, using such designs as a precondition for a cash grant allocation, this will not be made mandatory, however.

12. All reconstruction proposals will be reviewed by the CRCs as a precondition for the consideration of a grant application. Actual implementation of construction works will be at the beneficiary's initiative and can include self-construction, use of individual workers, or construction enterprises. Work implementation will be closely supervised by the CRC experts who will need to certify the compliance with quality standards and construction code provisions at each step to authorize the grant payments. Unless otherwise agreed grants will be paid out in four tranches: 25% as an advance to allow for the purchase of materials or hiring of workers; 25% at the completion of foundations or the housing platform; 25% on completion of walls; and 25% on completion of a roof. The proposed arrangements are highly experimental and untested. Their working will need to be closely monitored so that necessary adjustments can be made immediately.

(c) Technical Assistance to neighborhood communities:

13. The sub-component will finance the provision of technical assistance to support neighborhood communities including NDCs in the preparation and implementation of Project activities and other associated activities, through, *inter alia*: (i) the coordination of community-based mapping exercises; (ii) the preparation of Cash Grants selection criteria and procedures; (iii) the provision of advice on resettlement policies and procedures (in accordance with the Resettlement Action Plans); (iv) the provision of training on gender awareness; (v) the establishment and operation of CRCs; (vi) the creation and implementation of conflict-resolution mechanisms related to Project activities; (vii) the supervision of housing construction activities; and (viii) the provision of training on the use of new building codes and techniques.

Component 2: Repair, improvement and extension of basic community service infrastructure (US\$20.0 million)

14. The component will finance the carrying out of: (i) repairs, improvement and extension of basic community infrastructure, including, *inter alia*, roads, walkways, drainage ditches and channels, solid waste management facilities, water supply systems and sanitation facilities; and (ii) construction of CRCs; both activities in the selected Port-au-Prince neighborhoods.

15. Prior to the earthquake, many areas of the Port-au-Prince Metropolitan Area were not accessible to motorized vehicles and even pedestrian access was difficult and hazardous, especially during rainy weather. Drainage ditches and channels – whose proper functioning is essential in an environment with high rainfalls – are frequently blocked by solid waste and silt, supply of potable water was limited and only intermittently available, due to frequent power outages and/or lack of fuel for back-up generators in pumping stations. The critical role of these infrastructure deficiencies has been highlighted by the outbreak of the cholera epidemic in October 2010.

16. A detailed program for the Component has not been prepared yet since many of its elements can only be identified progressively as other project activities (and, in particular, the urban planning studies) advance. Tentatively, the following activities are being considered:

- (a) *Roads and pedestrian access*: NHRP may finance the construction of main access as well as branch roads to expand improved access deeper into thus far inaccessible neighborhoods and/or upgrade various unpaved track roads with paving to all-weather transit capacity. NHRP financing may also be provided for the building of hard-surface walkways (and stairs) to ensure safe all-weather access conditions in peripheral areas.
- (b) *Drainage ditches and channels*: NHRP financing will support the repair of ditches and channels that may have been damaged by the earthquake as well as construction of complementary small channels and ditches in neighborhoods with extensive housing reconstruction activities. It may also fund the one-time cleaning of some channels filled up with building debris and solid waste (with the understanding that all subsequent regular cleaning has to be ensured by the municipalities).
- (c) *Solid Waste*: NHRP financing could support the provision of solid waste collection equipment and storage facilities along the improved access road network. Possible options need to be further explored as to their actual feasibility and discussed with the

area municipalities and the Solid Waste Collection Service of the Port-au-Prince Metropolitan Area (SMCRS).

- (d) *Water Supply*: NHRP financing may support the rehabilitation and/or expansion of water distribution points (*kiosques*) as well as the repair and/or replacement of deteriorated sections of the water supply pipe network in consultation with the Port-au Prince water utility (CAMEP).
- (e) *Sanitation*: Given the high housing density in most neighborhoods, it is virtually impossible to find space for a separate sanitation facility for each household. Construction of community toilets or sanitary blocks (shared between several families) may be an option to improve the overall environment quality, and by reducing the risks of gastrointestinal disease transmission may have a significant public health impact. However, as a preliminary step, it will need to be ascertained that the community toilet concept is indeed feasible in the Haiti context and does not run counter societal taboos and customs, which will prevent proper operation and maintenance in accordance with acceptable sanitary standards.
- (f) *Community Reconstruction Centers (CRCs)*: The component will also finance the construction of community reconstruction centers in each of the project neighborhoods where NHRP funded activities will take place.

Component 3: Institutional Capacity Support and Studies (US\$ 5.0 million)

17. Provision of technical assistance to support the GoH and the Municipalities of the Port-au-Prince metropolitan area, through, *inter alia*: (i) the development of neighborhood-level urban restructuring plans and natural risk maps; (ii) the preparation of medium and long-term urban development and housing studies and strategies, and associated policy and administrative measures; (iii) the carrying out of technical and environmental/social safeguard audits; and (iv) the provision of capacity building to GoH agencies and Municipalities.

18. Tentatively, the following activities will be supported:

- (a) *Preparation of Urban Restructuring Plan and Natural Risk Map*: Uncontrolled development of housing in the Port-au-Prince Metropolitan Area has not only led to the production of a chaotic urban fabric, but also the occupation of many areas intrinsically unsuitable for permanent housing because of physical site constraints and associated risks (landslides, flash-floods, etc.). The collapse of a great many buildings during the earthquake provides a unique opportunity to combine the housing reconstruction effort with an attempt to improve the internal urban structure of the neighborhood by freeing up right-of-ways for streets, open spaces (needed as rallying and refuge points in the case of future disasters), and educational, health care, and other public administration facilities. Moreover, many houses built in areas at risk must be prevented from being rebuilt.

Unlike many traditional urban development plans the proposed Urban Restructuring Plans and Natural Risk Maps will attempt to use the identification of natural risks resulting from the physical (i.e. topographical, hydrological, geological, etc.) features of the site as the basis for the preparation of urban redevelopment options for the project neighborhoods. However, similar proposals are under development by other donors or GoH entities, and further consultations will be necessary to harmonize the scope and

methodology to avoid duplication or conflicting approaches to urban development. The proposed urban restructuring plan methodology has been successfully tested in *Delmas 32* as part of the preparation of PRODEPUR. Similarly, the community-based mapping exercises to determine property tenure status will be based on ongoing work by GoH entities, IOM, and UN-Habitat.

- (b) *Advisory Services for Communities and Municipalities:* The implementation of both the housing repair and reconstruction program and the community infrastructure repair and improvement program will require close assistance by teams of adequately skilled local and international specialists.
- (c) *Other Consulting Services:* Additionally, Component may finance studies or the provision of other advisory services including training and specific technical assistance to assist the GoH or the municipalities of the Port-au-Prince Metropolitan Area in the preparation of medium- and long term urban development and housing strategies and associated policy and administrative measures.

Component 4: Project Management (US\$ 2.0 million):

19. The component will support BMPAD in the coordination of the administrative, supervision, monitoring, evaluation, financial management and procurement aspects of the Project, through the financing of incremental operating costs, goods and consultants' services.

DAMAGE ASSESSMENT AND RECONSTRUCTION OPTIONS AND PRINCIPLES

DAMAGES

The most common building typologies for housing in Haiti are non-ductile concrete frames with un-reinforced hollow block masonry infill, or unreinforced hollow block masonry with no frame. The vulnerability of these building typologies to earthquakes is very high, and compounded by very low quality materials and construction detailing.

A large-scale building damage assessment launched by the Ministry of Public Works (MTPTC) with the financial support of the GFDRR, the World Bank and USAID has currently evaluated over 400,000 buildings, covering 80% of the affected area. The assessment was based on the ATC-20 methodology, adapted to Haitian building typologies and most common damage. Results of the evaluation show that 20% of buildings collapsed or were heavily damaged, and another 26% are in need of critical repairs. Most of the damage was due directly to seismic ground shaking (often compounded by site-effects), with some damage on the coast due to liquefaction.

Following is the breakdown of damage for the PRODEPUR zones in the Port-au-Prince Metropolitan Area:

	MTPTC Evaluation			
COPRODEP Neighborhood	Green	Yellow	Red	Total
Delmas 32	1,401	1,415	1,105	3,921
Carrefour-Feuille	4,033	2,369	2,576	8,978
Simon Pele	1,821	1,115	639	3,575
Bel-Air	1,678	1,662	1,979	5,319
Martissant	11,219	5,130	3,878	5,319

PRINCIPLES OF RECONSTRUCTION:

The neighborhood reconstruction and upgrading program aims to ensure that reconstruction follows adequate seismic and hurricane resistant standards. The ubiquity of concrete masonry block suggests that confined masonry and reinforced masonry are appropriate methods for earthquake resistant reconstruction. Led by the Ministry of Public Works and the Ministry of Interior, the World Bank and GFDRR have funded the development of construction guidelines (for the informal or semi-formal building sector), repair guidelines (with additional funds from USAID) and are currently starting work on retrofit guidelines. The World Bank is also funding the development of formal building norms. In order to enforce these guidelines, the World Bank is reinforcing the capacity of the Ministry of Public Works to provide on the ground supervision, training and quality control.

OPTIONS FOR REPAIR AND RECONSTRUCTION

Reconstruction of buildings will address the construction of new buildings and the repair/retrofit of existing buildings:

CONSTRUCTION OF NEW BUILDINGS

The technical methodology for reconstruction of small buildings (one or two floors) is that of confined masonry. These directives are described in the “*Guide Pratiques pour la Construction de Petits Bâtiments en Haïti*”, developed by the MTPTC. The basic principal for confined masonry is to “confine” the masonry with tie-beams and tie-columns, poured after the erection of the masonry walls. All openings are framed with reinforcements which continue to vertical or horizontal columns/beams. Attention is placed on the detailing. This type of building construction has demonstrated much improved building performance, allowing building to damage during intense events but without collapsing. This method can be used for buildings of 1-2 floors, and further calculations are required for larger buildings. Special recommendations can be made to accommodate incremental construction (controlled), which is very common in Haiti.

A study conducted by UN-Habitat for an 18m² confined masonry “core-home” has estimated the cost of construction to be \$3,500. This cost is very dependent on the current price of materials, and fluctuates significantly depending on the demand and availability of quality materials.

REPAIR OF EXISTING BUILDINGS

A repair consists of bringing a building back to its original state by addressing the damage caused by the earthquake. It reduces vulnerability associated with damage. By returning a building to its original capacity, a repair can be followed by a return of the original occupants, but cannot guarantee better performance following another earthquake event. For repairs, the MTPTC developed a repair guide for small buildings, the “*Guide de Réparation de Petits Bâtiments*”. It defines the directives for repairs of damaged walls, columns, lintels and openings. The recommendation for a wall repair is replacement with a reinforced masonry wall, and for columns it specifies proper steel detailing. Through pilot projects, the cost to repair a building was determined to average \$1,350, but fluctuates significantly depending on the extent of damage and size of the building.

RETROFITTING OF EXISTING BUILDINGS

A retrofit is a modification to the existing structure aiming at increasing the capacity to resist future earthquakes. It is tied to the evaluation of

Annex 2: Results Framework and Monitoring

HAITI: Port-au-Prince Neighborhood Housing Reconstructions Project

Results Framework

Project Development Objective	AF Project Outcome Indicators	Use of Outcome Information
To help residents of Selected Port-au-Prince Neighborhoods severely affected by the Earthquake return to their communities by supporting them to repair and/or reconstruct their houses and improving basic community service infrastructure.	Displaced households return to neighborhood upon completion of repair and/or reconstruction of houses. Household benefitting from community wide upgrading. Direct Project beneficiaries of which female (Core).	Surveys would provide feedback on project design features for preparation of possible follow-up operations.
Intermediate Results One per Component	Results Indicators for Each Component	Use of Outcome Information
Debris Removal and Demolition Project neighborhoods are cleared of debris allowing repair and/or reconstruction activities to start.	% Volume (m ³) of debris cleared in neighborhoods.	Periodic surveys would provide feedback on project design features for preparation of possible follow up operations.
Housing Repair and Reconstruction Housing repair and/or reconstruction activities allow former resident to return to neighborhoods.	Number of housing repair and reconstruction works financed through grants and completed. Number of houses repaired. Number of houses reconstructed.	
Technical Assistance Project activities are carried out in coordinated and efficient fashion. Advisory services for repair and reconstruction are provided in close contact with beneficiary communities.	CRCs are established, fully staffed and operating effectively.	
Community Infrastructure Repair Improvement and Extension Living conditions in project neighborhoods are improved to better than previous levels.	Number of community infrastructure repair and rehabilitation contracts completed.	
Institutional Capacity Support and Studies Urban planning exercise leads to improved spatial organization of project neighborhoods.	Urban development plans completed and approved by communities.	Periodic surveys would provide feedback on project design features for preparation of possible follow up operations.
Project Management Component Monitoring and evaluation of project implementation is carried out efficiently and periodically.	Base line established no later than 6 months after project launch and M&E reports available annually.	Periodic feedback would allow for assessing the relevance of project design and implementation mechanism, and allow for corrective measures.

Results Monitoring

PDO Level Results Indicators*		Unit of Measure	Baseline	Cumulative Target Values**					Frequency	Data Source/ Methodology	Responsibility for Data Collection
				YR 1	YR 2	YR3	YR 4	YR5			
Indicator 1: Number of displaced households who have returned to their original neighborhoods upon completion of housing repair and reconstruction works	<input type="checkbox"/>	HH	0	2,000	7,000	9,000	10,500	12,000	Annual	BMPAD Reports	BMPAD/PMCs
Indicator 2 Number of households benefitting from community-wide upgrading	<input type="checkbox"/>	HH		3,000	15,000	25,000	35,000	42,000	Annual	BMPAD reports	BMPAD/PMC/ Municipality>
Indicator 3 Direct Project beneficiaries of which female (Core)	<input checked="" type="checkbox"/>	Person	0	15,000 (50%)	75,000	125,000	175,000	210,000	Annual	BMPAD reports	BMPAD/PMCs/ Municipality>
INTERMEDIATE RESULTS											
Component One: Debris Removal and Housing Repair and Reconstruction											
Sub-Component 1: Debris Removal and Demolition Project neighborhoods and cleared of debris allowing repair and/or reconstruction activities to start											
<i>Intermediate Result indicator 1:</i> % Volume (m ³) of debris cleared in neighborhoods.	<input type="checkbox"/>	m ³	Contractual Targets	% of contracted agreements	% of contracted agreements	% of contracted agreements			Annual	BMPAD Reports	BMPAD/PMCs
Sub-Component Two: Housing Repair and Reconstruction Housing conditions are improving as a result of repair and reconstruction work											
<i>Intermediate Result indicator 1</i> cumulative number of repair and reconstruction contracts financed and completed	<input type="checkbox"/>	U	0	2,000	7,000	9,000	10,500	12,000	Annual	PMCs reports	BMPAD/PMCs

<i>Intermediate Result indicator 2:</i> number of houses repaired compliant with standards	<input type="checkbox"/>	U	0	1,400	4,900	6,000	7,000	8,300	Annual	PMCs reports	BMPAD/PMCs
<i>Intermediate Result indicator 3</i> number of houses rebuilt compliant with standards	<input type="checkbox"/>	U	0	600	2,100	3,000	3,500	3,700	Annual	PMCs reports	BMPAD/PMCs
Sub-Component 3: Technical Support Social Mobilization and Advisory Support for Reconstruction activities are being implemented successfully											
<i>Intermediate Result indicator CRC</i> are established, fully staffed and effectively	<input type="checkbox"/>	unit		1				At least one per zone	MTR/End of project	BMPAD Report	BMPAD/ Municipality
Component two: Repair, Improvement and Extension of Basic Community Service Infrastructure Living conditions in project neighborhoods are improved to better than previous level											
<i>Intermediate Result indicator 1:</i> Number of community infrastructure repair and rehabilitation contracts completed	<input type="checkbox"/>	nb	0					TBD once the infrastructure are identified	Annual	BMPAD reports	BMPAD/PMCs Municipality
Component three: Institutional Capacity Support and Studies Reconstruction is carried out following a sound urban planning approach											
<i>Intermediate Result indicator 2</i> Community urban development plan completed and approved by the Communities	<input type="checkbox"/>	unit			1			One per zone	MTR/End of project	BMPAD report	BMPAD/ Municipality
Component four): Project Management Monitoring and evaluation of project implementation is carried out efficiently and periodically											
<i>Intermediate Result indicator 1:</i> Base line established no later than 6 months after project launch and M&E reports available annually	<input type="checkbox"/>	unit		baseline	1	1	1	1	Annual	BMPAD report	BMPAD/PMCs

****Target values for component two will be entered once neighborhood community infrastructure plans are prepared**

Annex 3: Summary of Estimated Project Costs
HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

Project Components		Project cost (US\$M)	HRF Financing (US\$M)	% Financing
1	Debris Removal and Housing Repair and Reconstruction:	37.0		100
	1.1 Debris Removal and Demolition	5.0	5.0	100
	1.2. Housing Repair and Reconstruction	23.0	23.0	100
	1.3 Technical Assistance	9.0	9.0	100
2.	Repair, Improvement and Extension of Community Infrastructure	20.0	20.0	100
3.	Institutional Capacity Support and Studies	4.0	4.0	100
4.	Project Management	2.0	2.0	100
Total Baseline Costs		63.0	63.0	100
	Unallocated and contingencies	2.0	2.0	100
Total Project Costs		65.0	65.0	100
Total Financing Required		65.0	65.0	100

* Note: the component cost figures in the above table are slightly different from those shown in Table 1 of the main text (paragraph 56) because they are exclusive of technical and financial contingencies (which are shown as a separate line)

ANNEX 4

OPERATIONAL RISK ASSESSMENT FRAMEWORK (ORAF)

Project Development Objective(s)			
<p>The project development objective of the proposed Neighborhood Housing Reconstruction Project is to help residents of selected Port-au-Prince neighborhoods severely affected by the Earthquake return to their communities by supporting them to repair and/or reconstruction their houses, and improving basic community service infrastructure.</p>			
PDO	Level	Results	<div style="border: 1px solid black; padding: 2px;">1. Number of displaced households who have returned to their original neighborhoods upon completion of housing repair and reconstruction works</div> <div style="border: 1px solid black; padding: 2px;">2. Number of households benefiting from community wide upgrading</div> <div style="border: 1px solid black; padding: 2px;">3. Direct project beneficiaries, of which female</div>

Risk Category	Risk Rating	Risk Description	Proposed Mitigation Measures
Project Stakeholder Risks	High	Neighborhoods suffer more unrest and violence and become unwelcoming and potentially unsafe for project activities.	Through CDD projects, BMPAD has successfully developed community mechanisms which will help to foresee unrest and potential sources of violence. The success of these mechanisms has helped to solidify local support for the program and maintain good working relationships with the community.
	High	Lack of services in the neighborhood (food, water, sanitation, electricity, health care, education), may lead to: a) the return of some households to live without necessary services, or b) may encourage some households to stay in the camp rather than return to the rehabilitated/new housing.	Project is accelerating the implementation of ongoing CDD programs in target communities, would invest substantially in improving neighborhood basic services, and is coordinating with other donors to encourage a gradual transfer of services from the camps into the neighborhoods
Implementing Agency Risks	High	BMPAD/PMCs are already implementing PRODEP, PRODEPUR and cash-for-work programs. Adding to its load may overwhelm its capacity to effectively implement the additional activities.	BMPAD and PMCs would add to its staff and work closely with the various partners to install first-responders in the neighborhood Community Reconstruction Centers (CRCs) which would assist in the implementation and supervision of project activities. All FM, procurement and disbursement processes remain as in the parent project and these are currently working very well. BMPAD nevertheless needs to follow-up and monitor more closely timeliness of transmission to the Bank of audit reports.
	Medium-L	The participatory decision-making process designed for beneficiaries is not sufficiently inclusive and allows for capture by interest groups within the communities.	Additional Social and environmental processes are embedded in the current frameworks and Operational Manual. Additional training and staff at both BMPAD and the PMCs will ensure adequate capacity. The project's participatory approach, facilitated by the PMCs, fosters transparency and accountability. Universal standards to be employed by all PMCs will be established in advance to ensure an

	Medium-L	Due to an increase in the volume and magnitude of work, multiple PMCs will be required, increasing the oversight role for BMPAD.	inclusive participatory process. The BMPAD has strong accountability systems in place vis-a-vis the PMCs, including regular financial and technical audits. When problems are encountered they have always been resolved. The project will fund additional capacity building activities for the BMPAD to build upon these systems and increase its technical capacity by adding key technical personnel.
	Medium-I	Because the housing activities provide private goods, there may be an incentive to misallocate or misuse the household reconstruction grants.	The CRCs would ensure that a repair/reconstruction milestone is met and certified by project engineers and release of funds is in tranches – keeping leverage over use of funds and reducing risk of theft. Strong technical and financial oversight would be established, with clear rules of engagement that revolve around community peer-pressure. Experience from the ongoing CDD projects suggests that there is little leakage of funds and that these community mechanisms work very well.
Project Risks			
<ul style="list-style-type: none"> Design 	Medium-L	Although a draft of a Government long-term territorial development and reconstruction strategy has been prepared, it has not been formally adopted to date. There is potential the new government will reject the framework altogether.	While waiting for the establishment of a reconstruction agency with clear lines of responsibility at the national level, the project has initiated a policy dialogue and succeeded in formulating a draft housing reconstruction strategy for the short to medium term. The project activities and experiences would directly feed into the development of this strategy. Additionally, both the project team, and senior management will continue a sustained dialogue with relevant GoH counterparts to encourage formal adoption of the project.

	High	GoH does not address long-term (or even short-term) land tenure /housing ownership issues. Absence of consistent mapping, surveying, zoning and titling of land and property throughout the areas of implementation.	Use of the community based land mapping and ownership documentation system would help ensure acceptable degree of transaction transparency.
	High	Appropriateness and political neutrality of choice of project neighborhoods may be raised as an issue under the newly-elected government.	Project team and BMPAD are working closely with national and municipal actors, including heavy consultation at the municipal level to ensure that choice areas are elected transparently. Most neighborhoods envisaged as possible project areas are included in existing CDD Project intervention areas.
<ul style="list-style-type: none"> Social and Environmental 	High	BMPAD has limited social and environment staff that are already implementing and monitoring safeguards actions across multiple projects, neighborhoods and sub-projects	The project ESMF includes a suite of capacity building activities, including training-of-trainers, to foster safeguards capacity and complement BMPAD's capacity with trained specialists among the PMCs. BMPAD would hire additional safeguards staff to supplement their existing capacity.
	High	Due to the increased demand for building supplies, Haiti's stressed forest and freshwater resources may be further degraded.	The project team would work with ongoing initiatives to ensure building materials are procured from existing and reputable firms.
	High	Reconstruction may lead to indiscriminate dumping of debris in neighborhoods, causing blockages to water canals which in turn can cause localized flooding in the rainy season, and other health risks.	The project is preparing a debris management plan and urban plan per neighborhood that would be carefully implemented and supervised.
	High	Sub-projects may require micro-scale resettlement activities (unsafe building environment, community infrastructure reconstruction etc.) in the event of an unsafe environment surrounding the house.	The project has prepared a Resettlement Policy Framework that provides principles and guidance on involuntary resettlement and micro-scale resettlement programs within the communities participating in the project. The BMPAD, in collaboration with the Bank team, will also ensure

			<p>that sufficient and appropriate capacity is transferred to implementing partners on the ground to manage the application of social and environmental safeguards adequately.</p> <p>Overall, project would be a category B project.</p>
<ul style="list-style-type: none"> Program and Donor 	High	<p>Lack of coordination or diverging views among the donors, between the donors and the government, and amongst beneficiaries could undermine implementation of the Housing Repair and Reconstruction component, which could lead to increased tensions and inequitable treatment.</p>	<p>The Bank participates in extensive donor coordination for housing (incl. UN Cluster, IHRC, <i>Logement Quartier</i> etc.). At the Neighborhood-level, on a Neighborhood by Neighborhood basis, the Bank and BMPAD are establishing coordination mechanisms including all donors operating in identified areas, to ensure effective communication, harmonized approaches, and identify potential opportunities for collaboration.</p>
<ul style="list-style-type: none"> Delivery Quality 	<p>High</p> <p>High</p> <p>High</p>	<p>While BMPAD's procurement team is well equipped to execute procurement according to Bank Guidelines, the overall public procurement system in Haiti remains relatively weak. Despite recent reforms in the legal and institutional framework for procurement, there is still a lack of skilled personnel with knowledge of international norms, limited planning and follow-up capacity, and insufficient use of standard documents and procedures.</p> <p>Given the current difficult conditions, long delays may lead to social unrest, disorderly reoccupation of unsafe zones and rebuilding of unsafe housing by the communities.</p> <p>The project's participatory approach fails to effectively return people to their dwellings in a timely manner.</p>	<p>Procurement activities would be carried out by BMPAD, which is already satisfactorily managing procurement under PRODEP and PRODEPUR. Bank supervision in this area would be thorough, and project design does not foresee the project procuring large quantities of building materials but instead allowing individual beneficiaries to purchase their own supplies within certain parameters (e.g. meet national standards).</p> <p>Communication campaigns, construction training, and social control through community structure to prevent unsafe reoccupation and social unrest; neighborhood specific group of facilitators to play an important role</p> <p>The project builds on existing community social infrastructure that has successfully implemented sub-projects in a timely manner and focuses on repair to expedite returns.</p>

	Medium-I	The project's community approach is unable to effectively monitor for construction quality.	The Community Reconstruction Centers (CRCs) would house roving teams of engineers who would deliver intensive training and inspect construction milestones before further funds are released. The tranche system effectively allows the project leverage over quality of construction.
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Overall Risk Rating at Preparation	Overall Risk Rating During Implementation	Comments
High	High	

Annex 5: Financial Management and Disbursement Arrangements
HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

1. BMPAD, through its Project Coordination Unit (PCU) will be responsible for the overall financial management of the Project. The proposed NHRP will use the financial management and disbursement framework currently in place under the PRODEPUR Project. BMPAD will transfer housing grant funds to the PMCs, which, in turn, will transfer those funds to beneficiaries under terms detailed in the housing grant agreements and described in detail in the updated OM. BMPAD has a well-established organizational structure, financial and administrative procedures and a computerized financial management system that remained intact following the January 12, 2010 earthquake. BMPAD has also a computerized accounting software system (ACCPAC Plus), which is multi-user and operates in network. BMPAD has been satisfactorily managing financial management under PRODEPUR and is in compliance with all Bank Grant Agreement covenants (including financial audits). It will prepare quarterly unaudited Interim Financial Reports and ensure that the NHRP annual audit is undertaken and submitted to the Bank. It has to be mentioned that BMPAD was recently late in sending an audit report for another project (PRODEP). The report was received and considered acceptable during negotiations. There are no outstanding audit reports at this stage with the BMPAD..

2. For the implementation of NHRP, new PMCs will be recruited on a competitive basis (with the understanding that the MDODs of the ongoing PRODEPUR project will be able to compete). The PMCs selected for the implementation of the project will be required to have a sound financial management capacity. This includes: (a) adequate financial management staff: an accountant and an internal controller dedicated to the project; (b) detailed written administrative and financial procedures; (c) a sound computerized accounting system and reporting capable of recording and reporting separately project funds with a good level of details; and (d) no major issues with its two last financial audit reports. The capacity will be assessed during the pre-qualification of the PMCs.

Financial Management Risk Assessment

3. The key risks that NHRP may face in achieving its objectives emanate from the weak capacity for financial management generally in Haiti, and the fact that the project activities will be managed by non-public project management contactors, thus adding a layer of complexity for the control of such activities. The risks are therefore that project transactions may not be properly accounted for due to the weak financial management capacity, and that complexities arising from the need to coordinate public and non-public project managers may lead to a weak supervision and follow up of the use of project funds to ensure their use for intended purposes. The experience that BMPAD has in implementing Bank-financed projects will help to mitigate these risks. In addition to the internal control procedures that BMPAD will maintain, the contracts that experienced non-public project managers will sign with BMPAD will contain obligations of these project managers and possible remedies in respect of the financial management aspects of their operations. BMPAD will ensure that staffing arrangements continue to be adequate throughout the implementation period. Nevertheless, BMPAD should strengthen its processes in order to be able to systematically send audit reports on time, which has not been the case in one occurrence lately.

Flow of Funds and Disbursement Arrangements

4. The disbursement arrangements of PRODEPUR, including the mechanism enabling BMPAD to disburse funds to contractors for debris removal, housing grants, infrastructure repairs and advisory services will be retained. Disbursements will be made in accordance with the procedures outlined in the Disbursement Handbook for World Bank Clients. BMPAD will open a separate US dollar denominated designated account (DA) in the Central Bank of Haiti. BMPAD will make payment to contractors in accordance with the term of the relevant contracts. With respect to the disbursement of funds from BMPAD to the PMCs, an advance will be made to the PMCs to cover housing grants to be made within a period of three month of the inception of the NHRP. PMCs will submit monthly reports to BMPAD accounting for the use of the advance and indicating any new advances required. In the event of the occurrence of unused funds, these will be returned to the BMPAD. With respect to disbursements of housing grants from the PMCs to the communities, these will be deposited into accounts managed by the beneficiaries and maintained in a commercial bank or credit union. Unless otherwise agreed by the Bank and BMPAD, the initial disbursement under each grant will be triggered by the approval of the relevant grant application by the relevant authorities and the signature of the related grant agreement.

5. The project will include a retroactive financing option of up to 40% for payments made prior to the date of the Grant Agreement but on or after February 1, 2011 (but in no case more than one year prior to the date of the Grant Agreement).

Designated Account

6. The BMPAD will open a segregated Designated Account in the Central Bank of Haiti in US Dollars to cover Grant's shares of eligible project expenditures. The Ceiling of the Designated Account would be based on a variable forecast for two (2) quarters as provided in the quarterly Interim Financial Reports (IFRs). BMPAD will be responsible for submitting quarterly replenishment applications with appropriate IFRs reflecting sources and uses of funds.

7. The Direct Payment, Reimbursement and Special Commitment method will also be retained as disbursement options. Under the Direct Payment method, and at the request of BMPAD, direct payments may be made by the Bank to contractors based on the requirements as specified in the Manual of Operations. The Disbursement Letter will stipulate the minimum application size for Direct Payments, Reimbursements and Special Commitments as USD 100,000 equivalent. Withdrawal applications for such payments will be accompanied by relevant supporting documents as follows:

8. *Reporting of Grant Proceeds:*

Supporting documentation should be provided with each application for withdrawal as set out below:

- ***For requests for Reimbursement and for reporting eligible expenditures paid from the Designated Account:***
 - Unaudited Interim Financial Report;
 - List of payments against contracts that are subject to the Association's prior review;

• ***For requests for Direct Payment:***

- Records evidencing eligible expenditures, e.g., copies of receipts, supplier invoices.
- Frequency of Reporting Eligible Expenditures paid from the Designated Account ***would be quarterly.***

Accounting Systems, reporting and auditing

9. The systems are those which are used in the context of the PRODEPUR and PRODEPUR-AF. The Chart of Accounts on which the accounting system of BMPAD is based will be updated to accommodate expenditure categories related to the NHRP. Financial reporting will remain the same. Consolidated IFRs will be prepared every quarter and submitted to the Bank no later than 45 days after the end of the quarter. IFRs will show sources and uses of project funds. These IFRs will consolidate all the project's transactions and will be included in the Project report.

10. The annual financial statements will be subject to external audit. The audit will be undertaken by a private firm selected in accordance with independence and competency criteria acceptable to the Bank. The audit will be conducted on an annual basis and its scope will include a review of financial statements and of the internal control system of BMPAD. The audit report will be submitted to the Bank no later than four months after the end of each project financial year. The audit report will include a management letter containing findings and recommendations relating to the Project's internal controls at BMPAD. Terms of Reference for the audit will be prepared by BMPAD and submitted to the Bank for its no-objection by effectiveness of the Project. The selection of the auditor should be completed by no later than four months after project effectiveness.

Financial Management Action Plan

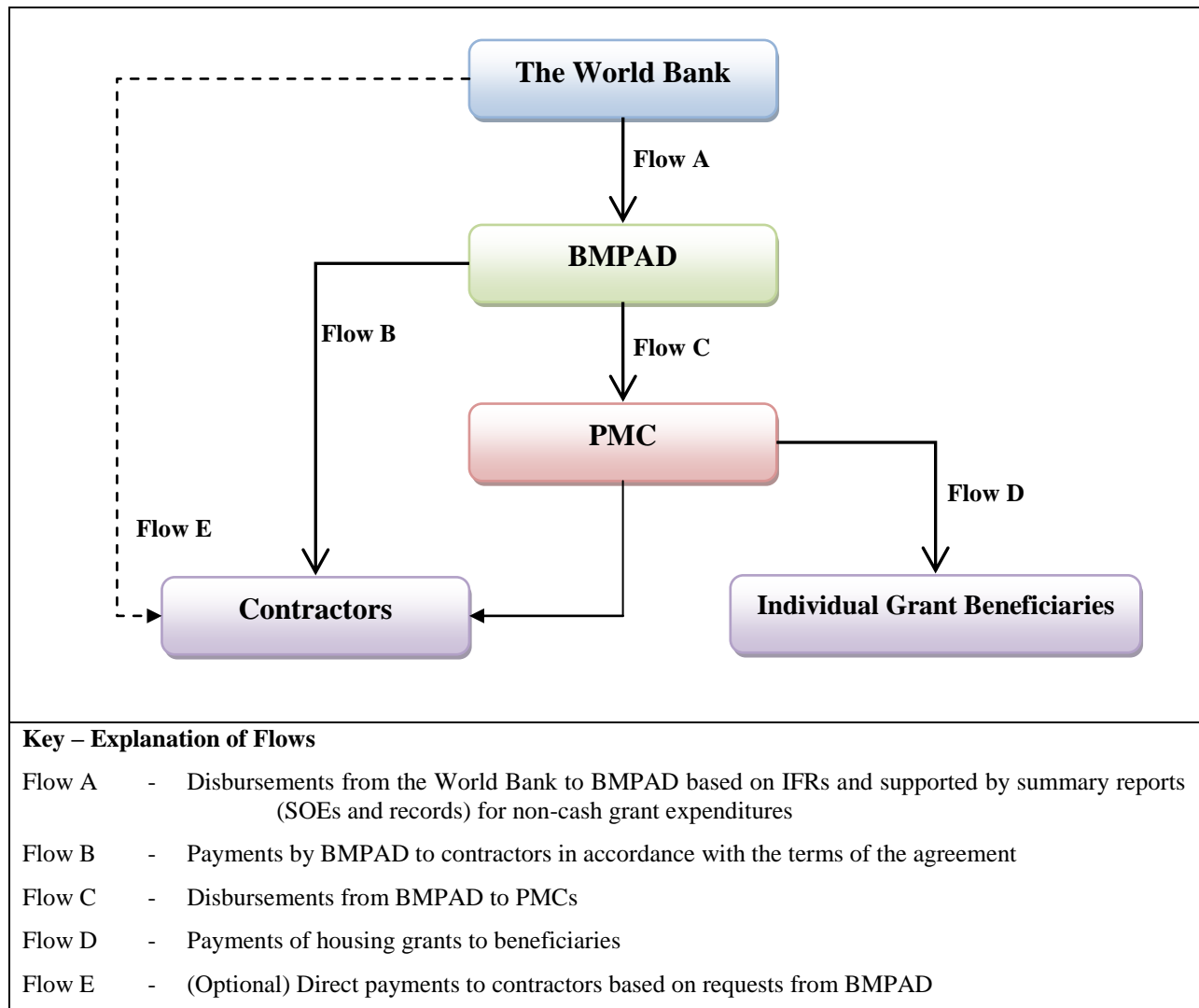
11. The financial management action plan is outlined in the Table below.

Actions	Deadline	Intermediate Milestones	Responsibility
Preparation of audit terms of reference	By effectiveness	Agreements during negotiations	BMPAD
Selection and Appointment of External Auditor	Four months after effectiveness	Selection process started immediately after inception	BMPAD

12. Disbursements by category. The table below sets out the expenditure categories to be financed out of the IDA Grant proceeds. The allocations for each expenditure category are the following:

Category	Amount of the Grant Allocated (expressed in USD)	Percentage of Expenditures to be Financed (inclusive of Taxes)
(1) Works and/or goods to be financed under Cash Grants, works under Parts A.1 and A.2(i) of the Project, and consultants' services under Part A of the Project	37,000,000	100%
(2) Goods, works and Non-consultants Services under Parts B, C, and D of the Project	19,800,000	100%
(3) Consultants' services and Training under Parts B, C and D of the Project	4,800,000	
(4) Operating Costs	1,400,000	100%
(5) Unallocated	2,000,000	
TOTAL AMOUNT	65,000,000	

Flow Mechanism



Annex 6: Procurement Arrangements

HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

1. **Procurement arrangements: Procurement** for the Project activities will be carried out in accordance with the World Bank Guidelines: Procurement of Goods, Works, and Non-Consulting Services under IBRD Loans and IDA Credits & Grants dated January 2011 and Guidelines: Selection and Employment of Consultants under IBRD Loans & IDA Credits & Grants by World Bank Borrowers dated January 2011, the emergency procedures described in OP 8.00, and with the provisions of the Grant Agreement. The various items under different expenditure categories are described in general below. For each contract to be financed by the Grant, the different procurement methods or consultant selection methods, the need for pre-qualification, estimated costs, prior review requirements, and time frame are agreed between the BMPAD and the Bank in the Procurement Plan. The Procurement Plan will be updated at least annually or as required to reflect the actual project implementation needs and improvements in institutional capacity. Procurement for the Project will be focused primarily on the selection of non-public Project Management Contractors-PMCs who will be responsible for implementing the activities under Component.
2. **Procurement of Works:** Works procured under the Project will include various civil works activities ranging from the repair, improvement and extension of basic community infrastructure such as roads and walkways, drainage channels, solid waste management, water supply systems and sanitation facilities retrofitting of homes, debris removal and building demolition. The procurement will be done using the Bank Standard Bidding Documents (SBD) for all ICB and SBD agreed with Bank for other procurement methods.
3. The repair and/or retrofitting of houses and buildings would be implemented through the contracts managed and supervised by PMCs. The PMCs will be competitively selected as described below. In addition, UN agencies may compete and/or be contracted for community infrastructure works.
4. **Procurement of Goods:** Goods procured under the Project will include office supplies, equipment and furniture for the project management, equipment of CRCs and other social facilities, other project-related miscellaneous expenditures. The procurement will be done using the Bank's SBD for all ICB and SBD agreed with or satisfactory to the Bank for other procurement methods.
5. **Selection of consultants. Consultants will be hired** (i) to prepare technical studies and supervision works under component 2, (ii) and to carry out a number of sector studies, technical assistance, technical audits, social and environmental assessments under component 3 and specific capacity building activities and training. A number of these activities will be carried out by individual consultants. Debris removal and demolition works, as well as housing repair and reconstruction mentioned above will be managed by a small number of experienced non-public PMCs. These organizations will include experienced NGOs and/or other non-public sector entities present locally. They will be selected through competitive process. Short lists of firms for services estimated to cost less than US\$100,000 equivalent per contract may be composed

entirely of national consultants in accordance with the provisions of paragraph 2.7 of the Consultant Guidelines.

6. Assessment of the Agency's capacity to implement Procurement. Procurement activities would be carried out by BMPAD, which is already managing procurement for the other CDD projects, as well as for the community-based components of other Bank projects and grants in Haiti. The Bank's assessment of BMPAD's capacity to implement procurement actions for these projects is based on that institution's satisfactory performance to date in implementing these ongoing projects. Serving as supplementary support, the BMPAD will hire one additional Procurement Specialist to assist with the implementation of this project. While BMPAD's procurement team is well equipped to execute procurement according to Bank Guidelines, the overall public procurement system in Haiti remains relatively weak. Despite recent reforms in the legal and institutional framework for procurement, there is still a lack of skilled personnel with knowledge of international norms, limited planning and follow-up capacity, and insufficient use of standard documents and procedures. Consequently, the overall Project risk for procurement is assessed as high.

7. Procurement Plan, Thresholds for Procurement Methods and Bank Review. The summary procurement plan for implementation of the proposed Project was agreed between the Recipient and the Project Team on April 27, 2011 and is presented below in Table 6.1. The plan will be updated annually. The recommended thresholds for the use of the procurement methods specified in the Grant Agreement are identified in Table 6.2 below. These thresholds, as well as the requirement for IDA prior review of all contracts, are common to all World Bank projects in Haiti, and have served as the basis for the agreed procurement plan. Supervision of procurement will be carried out primarily through prior review supplemented by supervision missions at least twice a year.

8. **Summary Procurement Plan (2011-2012)**

I. GENERAL

1. **Bank's approval Date of the procurement Plan :** *April 27, 2011*
2. **Date of General Procurement Notice:** *May 4, 2011*
3. **Period covered by this procurement plan:** *The procurement period of project covered from year May 2011 to June 2012*

II. Goods and Works and non-consulting services.

1. **Proposed Procedures for CDD Components (as per paragraph. 3.17 of the Guidelines:** Housing reconstruction/repair, demolition and debris removal works contracts will be carried out by PMCs under their management ~~contracts~~.

2. **Reference to Project Operational:** Project Implementation Manual for P125805/TF099644 dated April 2011, issued by the BMPAD.
3. **Any Other Special Procurement Arrangements:** UN- agencies may be contracted under the project (UNOPS- UN-Habitat).
4. Summary of the Procurement Packages planned during the first 12 months after project

1	2	3	4	5	6	7	8
Ref.	Description	Estimated Cost US\$	Packages	Method	Review by Bank (Prior / Post)	Request for Proposal issued	Contract Signature
1	Community Infrastructures including CRC	9,000,000	Several	ICB/ NCB UN. - agencies	Prior	First quarter 2012	First quarter 2012
2	Goods for social facilities	250,000	3	NCB	Prior	October 2011	December 2011
3	Goods and equipment for BMPAD	150,000	3	NCB/ Shopping	Prior	July 2011	September 2011

III. Selection of Consultants

1. **Short list comprising entirely of national consultants:** Short list of consultants for services, estimated to cost less than US\$ 100,000 equivalent per contract, may comprise entirely of national consultants in accordance with the provisions of paragraph 2.7 of the Consultant Guidelines.
2. **Proposed Procedures for CDD Components: enumerations, community mapping and other technical assistance** will be carried out by PMCs under their management contracts using procedures agreed in the operations manual.
3. **Consultancy Assignments with Selection Methods and Time Schedule**

1	2	3	4	5	6	7	8
Ref.	Description of Assignment	Estimated Cost US\$	Packages	Review by Bank (Prior / Post)	Method	Request for Proposal issued	Contract Signature
1	Reconstruction managed by PMCs	15,000,000	3	Prior	QCBS, UN Agencies	04/20/2011 RPF 05/15/2011	06/30/2011
2	Technical studies and supervision for Community infrastructure	900,000	Several	Prior	QCBS	First quarter 2012	First quarter 2012
3	Technical auditor	50,000	1	Prior	IC	05/ 2011	06/ 2011
4	Urban plans	75,000	2	Prior	CQS/LCS	06/ 2011	08/2011
5	Safeguards audits	50,000	1	Prior	IC	05/ 2011	06/ 2011
6	PCU consultants contract renewal	TBD	multiple	Prior	IC	N/A	01/ 2012
7	Sector studies	50,000	2	Prior	IC	01/.2012	01/ 2012

Thresholds for Procurement Methods and Prior Review

Expenditure Category	Contract Value (Threshold) US \$ thousands	<u>Procurement Method</u>	Contracts Subject to Prior Review
1. Works	>1,000	ICB	All
	100-1,000	NCB	All
	<100	Shopping	All
	Regardless of value	Direct Contracting	All
	Regardless of value	UN Agencies	All
2. Goods, Medical Supplies and Equipment	>100	ICB	All
	25-100	NCB	All
	<25	Shopping	All
	Regardless of value	Direct Contracting	All
	Regardless of value	UN Agencies	All
3. Consulting Services			
- 3.A Firms	Regardless of value	QCBS, QBS, FBS, LCS	All
	<100	CQS	All
	Regardless of value	Single Source	All
- 3.B Individuals	Regardless of value	Comparison of 3 CVs in accordance with Chapter V of the Guidelines	All

Abbreviations:

ICB = International Competitive Bidding

NCB = National Competitive Bidding

DC = Direct Contracting

LCS = Least-Cost Selection

CQS = Selection Based on Consultants' Qualifications

SSS = Single Source Selection

QCBS = Quality- and Cost-Based Selection

QBS = Quality-Based Selection

FBS = Fixed Budget Selection

Annex 7: Implementation and Monitoring Arrangements

HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

1. Overall project implementation arrangements will remain unchanged from PRODEPUR. The Ministry of Economy and Finance (MEF) will oversee the Project. MEF will delegate overall project execution to BMPAD. BMPAD, in turn, will delegate management of most day-to-day operations to PMCs (Project Management Contractors) which will be hired on a competitive basis and can be either NGOs (as in PRODEPUR) or other non-public sector entities.

A. Executing entities

2. BMPAD is an autonomous public institution, created in 2007 (as a successor to the PL 480 management office established in 1985) to: (i) receive and convert into cash the food aid from the international donors; and (ii) identify and fund Government development projects with relevant institutions and/or agencies, in areas such as road construction, agriculture, education, health, and commerce. BMPAD is governed by a Board chaired by the Minister of Economy and Finance and including several other key line ministries as active members. BMPAD has a strong track record of working together with other sector Ministries, combined with detailed knowledge of procedures applied by the various donors. BMPAD is managed by a General Director, who reports to the Board's Secretariat, and is composed of technical, finance, and administrative units.

3. *Steering Committee*: To follow, and provide guidance to, the implementation of the proposed project the Government will set up a steering committee. As proposed the committee which will be chaired by the Ministry of Economy and Finance will include the Ministry of Social Affairs and Labor, the Ministry of Public Works, Transport, and Communication, the Ministry of Interior and Territorial Collectivities, as well as representatives of the municipalities concerned by the project in the Port-au-Prince Metropolitan Area.

4. *Project Coordination Unit (PCU/BMPAD)* is responsible for overall project coordination, management, administration, and oversight. The PCU/BMPAD's responsibilities include: (i) continuous oversight of the execution of information campaigns; (ii) project reporting to the Bank; (iii) overall project financial management; (iv) maintenance and updating of the Project Management Information System (MIS); and (v) impact evaluation.

5. *Project Management Contractors (PMCs)* are operators that will be contracted as *maîtres d'ouvrage délégués* (MDOD) to: (i) manage the implementation "on-the-ground" on behalf of BMPAD.

6. *Neighborhood Development Councils (NDCs)*: These are existing community organizations such as the COPRODEP set up for PRODEPUR in the target neighborhoods of that project, or other organizations such as CASECs and others in non-PRODEPUR areas. As the principal entity representing the community NDCs play an instrumental role in project implementation by, *inter alia*, (i) providing a link between the communities and the municipal authorities on the one hand, with PMCs and BMPAD on the other hand; (ii) informing the communities about implementation progress and possible problems; and (iii) explaining project features and benefits and taking part in the administration of cash grant allocation for housing reconstruction. Features of NDCs operations may vary slightly from neighborhood depending on

the type and structures of the existing organization and the physical and social context of the area. More specific instructions on the use of NDCs will be contained in the updated OM.

7. *Community Reconstruction Centers (CRCs)*: To facilitate the implementation of the project, BMPAD and the municipalities responsible for the project areas will jointly establish CRCs (*Centres de Reconstruction Communautaire*). These centers will be located within the project neighborhoods and their purpose will be to provide the neighborhood communities with a one-stop consultation and training place open to all neighborhood residents (i.e., not limited to identified cash-grant beneficiaries) for all questions related to housing repair and reconstruction, compliance with new building codes, and/or identification and prioritization of community infrastructure improvements including, but not limited to, technical advice and counseling on legal/social issues. The centers will also serve as an information facility creating a strong and permanent interface between communities, municipal authorities, BMPAD and PMCs as well as urban planning consultants. To this end, the CRCs will be staffed with experts with adequate professional experience in the fields of structural engineering and construction management, urban planning, and all aspects of community work. Ultimately, it is expected that these centers could be converted into branch offices of the municipal administration for the project area.

B. Implementation Arrangements

8. Arrangements for Debris Removal and Building Demolition: Debris removal from project areas will be undertaken under NHRP if no other donor agency or GoH entity has an ongoing debris removal and/or demolition program or plans to start one in the near future. Removal activities will be organized by the PMC on close consultation with the municipality, the COPRODEP or other relevant community organizations. Debris will be removed from streets and open public spaces, as well as from private lots subject the consent of the owner, through either cash-for-work programs or the hiring of one or several contractors. For reasons of operational safety and environmental management demolition of buildings will be carried out primarily by enterprises possessing both the necessary technical equipment and appropriately trained workers. Demolition will only be undertaken for structures damaged beyond repair subject to the consent of the owner or the order of municipal authorities in the case of buildings representing a public safety hazard. Demolition may also include houses tagged ‘yellow’ but for which upon close technical assessment repair costs are economically unjustifiable. All debris removal from streets and open spaces and hauling to the *Truitier* landfill or any other official landfill site will be undertaken by licensed contractors. The PMC will also be responsible for ensuring the compliance of contractors and cash-for-work workers with environmental regulations and instructions for the handling of possibly found human remains. Operational plans prepared by the contractors and reviewed by PMC and CRCs will be submitted periodically to the communities concerned for consultation prior to implementation. An existing Debris Management Pilot Program at the landfill site supports the recycling of construction material. Other recycling programs have recently been initiated by UNDP and other donors and will be associated with the project, if necessary.

9. Arrangements for Housing Repair and Reconstruction: The proposed NHRP will finance to eligible residents the repair and/or retrofitting of houses tagged ‘yellow’ and cash grants to eligible beneficiaries for the construction of a replacement dwelling. The implementation of both the repair and reconstruction program will rely on the support provided by teams of appropriately trained facilitators operating through the CRCs.

10. The scope and cost of repairs (which are estimated to cost on average US\$ 1,350 equivalent) will be determined on a case by case basis through an examination of the needs and type of works required by the experts of the CRC, assisted as needed by the PMC. Upon completion of the assessment, the owner (or in some cases the renter/occupant) will submit a application to the CRC for review, to be forwarded to a Grant Award Committee comprised of representatives of the neighborhood NDC, the area Municipality, and BMPAD. Upon approval of the application by the committee, the owner will sign a contract with the PMC authorizing the implementation of works according to the initially agreed upon work program and costs. Repair and retrofitting works will be carried out by local contractors under the supervision of the PMC. Payments to contractors for works executed will be made from a specific account opened for the PMC by BMPAD.

11. Cash Grants for housing reconstruction will be of US\$ 3,500 equivalent. For the reconstruction of houses, all potential grant beneficiaries will be encouraged to form small neighborhood beneficiary groups of about ten to twelve households which will, to the extent feasible, collectively organize and manage the implementation of reconstruction works under the supervision of a team of specifically assigned facilitators and the CRC engineering/technical staff. A first step in the reconstruction process will be the identification of ownership or occupancy rights. In the absence of written documents these rights will be determined through community-based mapping and certification procedures (expected to be carried out by other donor agencies). Grant applications prepared, with the help of the group-specific facilitators, by qualified potential beneficiaries will be submitted to the CRCs for technical review. Applications deemed acceptable will be forwarded to a Grant Award Committee, comprised of representatives of the neighborhood NDC, the area Municipality, and BMPAD, for review and approval in accordance with specific GoH policies and/or instructions and guidelines. Because of the complexity of the tenure situation in most of the identified areas, special attention will be paid to encourage provisions for simple, transparent and explicit rules regulating the rights of previous renters vis-à-vis building or land owners, in order to secure their continuing access and occupancy of their repaired or rebuilt previous dwellings. A detailed description of all procedures pertaining to grant administration is contained in the updated OM. Upon approval of a grant, the beneficiary will, after a site visit by CRC technical experts, discuss and agree with the CRC facilitators on:

- (a) Design of the proposed construction (using preferentially standard designs preapproved by MTPTC);
- (b) Design and engineering issues and ensuing technical specifications for construction in the case of non standard pre-approved design;
- (c) Methods and schedule of work implementation;
- (d) Arrangements for work supervision by CRC;
- (e) Grant disbursement arrangements.

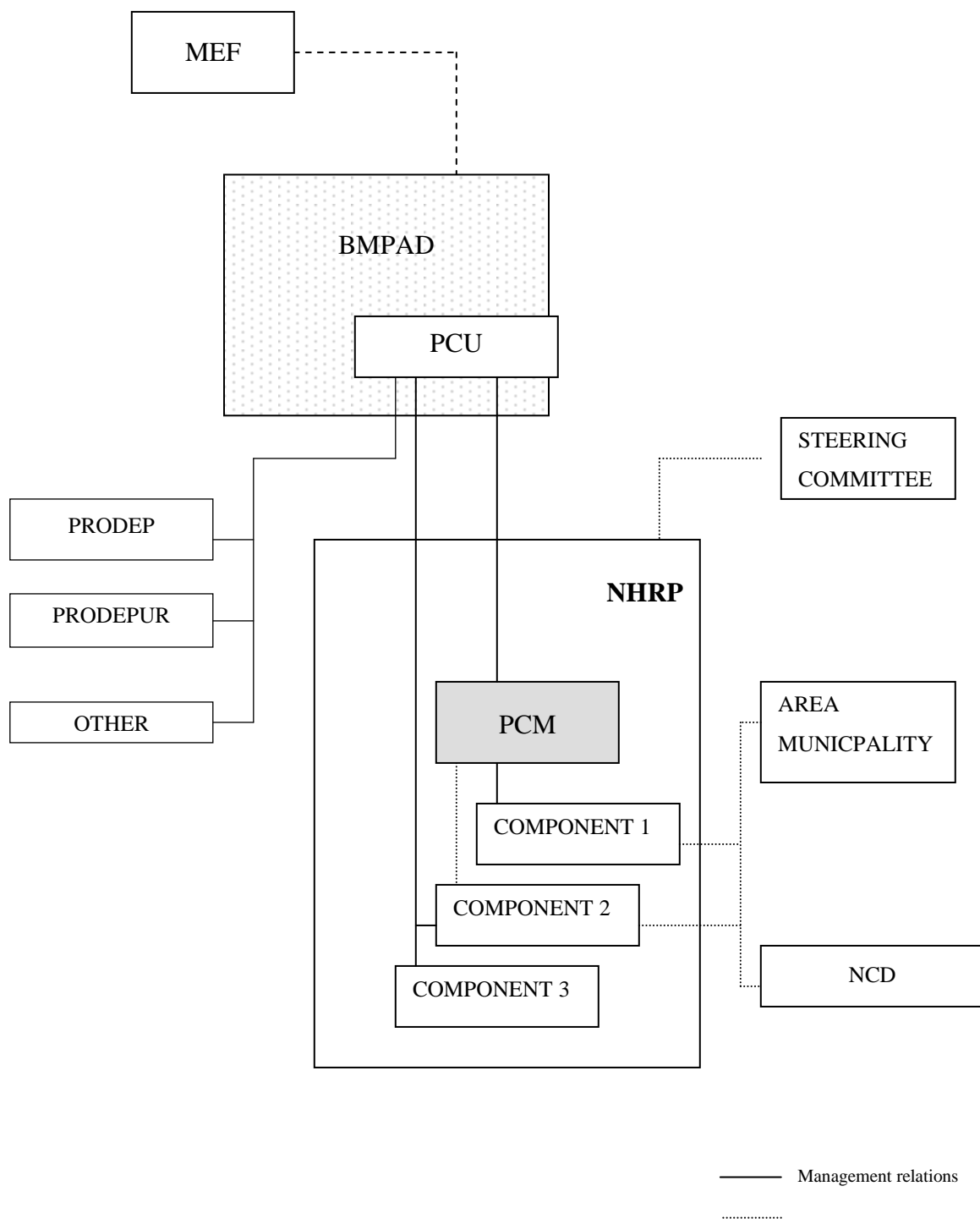
12. Grants for housing reconstruction will be disbursed in four successive tranches: 25% on approval of design by CRC; 25% on completion of foundation/platform, 25% on completion of walls, and 25% on completion of roof. Changes to the above disbursement schedule may be agreed to between the beneficiary and the PMC in the case of constructions undertaken with a sizeable upfront cash contribution from the owner, or in the use of the grant as a down payment for a construction credit from a financial institution. All disbursements will be contingent on

prior certification by CRC of conformity of construction work with agreed design and technical specifications and building codes.

13. Grant disbursements will be made by the PMCs to bank accounts opened either by individual beneficiaries or collectively by neighborhood beneficiary groups. For security reasons no cash transactions will be made.

14. Arrangements for Community Infrastructure Repair and Improvement: Proposals for road and pedestrian access repair and improvement, drainage repair and improvement, solid waste collection improvement, and rehabilitation of water distribution points will be identified by neighborhood communities and/or in the case of water and sanitation by existing water committees and submitted to the CRC for technical review and discussion with the relevant local or central government authorities. Upon agreement by the communities of final designs, proposals will be submitted to the neighborhood NDC for approval. Implementation methods will largely depend on the nature of works and their technical requirements. Execution of potential repair work on the water supply network will be a joint decision of the NDC, DINEPA (*Direction Nationale de l'Eau Potable et de l'Assainissement*), the area Municipality, and the PMC.

Implementation Arrangements



Annex 8: Project Preparation and Appraisal Team Members
HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

Project Processing Schedule

Project Schedule	Planned	Actual
First Bank mission	February 2011	Feb 9-18, 2011
Time taken to prepare EPP	4 months	
Appraisal	March 2011	Apr 4 – 13, 2011
Negotiations	April 28 2011	April 28, 2011
Approval	May 2, 2011	May 4, 2011
Planned Date of Effectiveness	May 31, 2011	

Team Composition

Name	Specialty
Sylvie Debomy	Sr. Urban Planner, TTL
Ali Alwahti	Urban Specialist, co-TTL
Felix Jakob	Consultant
Fabio Pittaluga	Sr. Social Development Specialist
Valerie Hickey	Environment Specialist
Franck Bessette	Sr. Financial Management Specialist
Joseph Kizito Mubiru	Sr. Financial Management Specialist
Yao Wottor	Sr. Procurement Specialist
Viviana Maya	Counsel
Mark Walker	Chief Counsel
Trish Barrett	Disaster Risk Management and Urban Analyst
David Lallemant	Structural Engineer and Urban Analyst
Navid Rahimi	Junior Professional Associate
Hassine Hedda	Financial Officer
Patricia Acevedo	Program Assistant
Peer reviewers	
Jean Christophe Adrian	UN-Habitat Country Programme Manager – Haiti
Abhas Jha	Lead Urban Specialist, EASIN
Georges Soraya	Lead Municipal Engineer, EASIS

Annex 9: Environmental and Social Safeguards Framework
HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

1. *Project categorization.* This project will support a variety of social infrastructure and housing investments. Most adverse impacts will arise from small-scale construction activities, debris management and worker safety. These impacts will not be large-scale, irreversible or significant. Potential indirect and cumulative impacts will largely be positive given the precarious state of the environment in the neighborhoods, in which the project will operate, particularly following the 2010 earthquake, which has accelerated decay and environmental blight in these neighborhoods. As such, the Project has an environmental category B.
 2. Potential negative impacts (direct, indirect, and cumulative) related to construction, operation and maintenance phases of small-scale infrastructure investments, in particular for civil works, will be mitigated and/or avoided under guidance provided in an Environmental and Social Management Framework (ESMF). This ESMF builds on the framework that was prepared for the program of urban community driven development projects in Haiti. The good practices and modalities of handling community participation in social infrastructure to minimize impacts on individuals have already been tested in the post-earthquake context of urban Haiti through the PRODEPUR approach. The typology of impacts and suite of mitigation measures for housing have been identified and assessed during preparation of the additional financing to PRODEPUR in summer 2010.
 3. Project activities may result in involuntary resettlement. However, as target neighborhoods are small, it is not expected that any given project activity will result in significant impacts related to land acquisition and/or resettlement. A Resettlement Policy Framework has been prepared to introduce the principles by which any resettlement will occur prior to the initiation of any activity that would cause resettlement.
 4. *Scale and scope of potential adverse environmental impacts.* The main direct impacts arising from project investments are expected to occur during (i) demolition and debris management; and (ii) construction of new housing and of small-scale community infrastructure (e.g. road rehabilitation). In both cases, the investments will cause only localized negative environmental impacts, consisting mostly of worker safety issues, noise, vibration, dust, and access disruption.
- Management of Debris. The clean-up of debris may not be a significant issue at the household level, but is an issue at the large scale, particularly in terms of final disposal. The initial urgency to clear debris in order to recover bodies has led to fairly indiscriminate dumping of debris in the neighborhoods, causing blockages to water canals, which in turn can cause localized flooding in the rainy season. All debris will be cleaned up and managed prior to the initiation of individual reconstruction. The final disposal of debris is an important contextual issue for this project, and is being addressed through parallel and complementary approaches, including through the Bank-financed IIERP that is building the capacity of the *Truitier* Landfill to accept and properly manage debris and other wastes. The project will build on the Debris Management Plan that was prepared under PRODEPUR to guide how debris will be collected and managed at the source site, up to its arrival at *Truitier*, which will

be documented. This plan will be updated, consulted on and disclosed prior to the beginning of works in each neighborhood. It will include procedures for dealing with any human remains found in the wreckage, procedures that in turn will be based on the UN Office for the Coordination of Humanitarian Affairs guidelines (these guidelines are included in the ESMF).

- Demolition and Construction: Adverse impacts arising from both demolition and construction activities will be highly localized, ranging from elevated noise and dust levels to increased waste and changing (over the short term) pedestrian traffic routes. The ESMF will include commonplace mitigation measures to minimize and manage these adverse impacts. A special focus will be put on public and worker health and safety.
- Worker Health and Safety: Training in the use of construction equipment will be provided through the CRCs. Personal protective equipment will be made available, and its supply and proper use will be added in contract clauses for demolition, debris removal and construction investments.
- Physical Cultural Resources: It is possible that the civil works might directly and/or indirectly affect cultural property in existing neighborhoods. These could include known local structures or sites of historic or cultural importance. Given the human cost of the Emergency, it is also possible that some sites will be accorded religious significance. The highly participatory nature of the project coupled with the screening procedures outlined in the ESMF will ensure that communities would be able to identify if any proposed sub-project will have an impact on cultural property as defined by the relevant operational policy (OP 4.11, Physical Cultural Resources). This process is captured in the ESMF, which also includes guidance on preparing chance find clauses for contractors in bidding documents for any demolition or construction activities supported by the project.

5. The following policies are not triggered, as explained here: (i) Natural Habitats and Forests: Project activities will occur exclusively in urban neighborhoods that are highly degraded. Moreover, the ESMF will include screening procedures to ensure that no project interventions occur or affect these critical habitats; and (ii) Pest Management: The project will not result in vector management to prevent, reduce or eliminate the transmission of disease through risk vectors (such as rats). As a result, the procurement, storage or use of pesticides will be ineligible under NHRP.

6. *Environmental Safeguard Instruments*. To outline a process for identifying, mitigating and managing the adverse impacts arising from this project, PRODEPUR's existing ESMF will be built upon and updated to cover the typology of all potential infrastructure investments under the project. The resulting ESMF will also include a diagnostic to identify environmental business practices among the service providers and contractors that will execute project investments, which will be used to identify those who are capable of executing project investments while meeting Bank policy requirements. This ESMF will be included in the updated OM.

7. The ESMF, in accordance with national law and international best practice, includes: (i) subproject screening and classification based on potential environmental impacts of the project type and site sensitivity; (ii) decision-support matrices for identifying the required environmental work (which investments require what type of Environmental Management Plan (EMP)); (iii) a monitoring and evaluation section to supervise the implementation of appropriate mitigation

measures; (iv) implementation arrangements; (v) budget implications; and (vi) the suite of capacity building activities necessary to strengthen the capacity of BMPAD and the various service providers to apply safeguard remedies.

8. In addition, the ESMF will include standard environmental management plans for common subproject types (e.g. steps to minimize and mitigate impacts arising from common construction activities). For example, the ESMF includes measures and principles for dealing with debris removal and worker health and safety.

9. The timing of safeguards interventions will be determined based on lessons learned from implementing the ESMF for PRODEP and PRODEPUR. With the intention of screening out ineligible sub-projects prior to sinking funding in preparation, the ESMF includes procedures to evaluate activity proposals for the scale and scope of potential impacts prior to the completion of final technical designs to ensure that any Category A type activities are not supported, and that all potential impacts are captured, and an appropriate approach to their mitigation and management identified in the final proposal.

10. *Consultations and Disclosure of the ESMF.* A draft of the ESMF will be disclosed to affected peoples and other stakeholders, both locally (www.bureaudegestion.gouv.ht/index.php) and through the World Bank website (www.worldbank.org). BMPAD and the selected contractors will work through the Neighborhood Development Councils (NDCs) and other existing community councils to consult with local communities regarding the proposed project activities, potential adverse impacts, proposed safeguard instruments and the existing grievance mechanism prior to the commencement of works. The comments, questions and concerns of the potentially affected peoples will be addressed in the ESMF, which will be disclosed in final format prior to the initiation of works. Implementing partners will also ensure that people in target communities are fully aware of their rights and responsibilities vis-à-vis the proposed interventions, and that beneficiaries have access to information on project activities, timing of project execution, as well as information on modalities to lodge complaints and resolve possible conflicts locally. To that effect, the PMC together with the CRC, supervised by BMPAD, will establish grievance redress mechanisms at community level to ensure that possible complaints and grievances are heard and resolved as efficiently and effectively as possible. The grievance redress mechanism will be based on recommendations emerging from the social assessment currently being commissioned, which will identify legitimate channels and stakeholders who are recognized as valid tools and individuals/institutions in resolving conflicts and disputes.

11. Retroactive financing and applicable safeguards instruments: In the event that payments are made for eligible expenditures under Categories (1) and (2) of the disbursement table in Annex 5, prior to the date of the Grant Agreement, the GoH shall ensure that, for each project activity, for which such eligible expenditures were incurred, and which required the preparation of an environmental management plan and/or resettlement plan, the relevant plan was prepared based on the Urban Community Driven Development Project Safeguard Documents (P121833/P106699), and thereafter implemented in accordance with the terms of the relevant plan, all in a manner acceptable to the World Bank.

12. Local peoples will remain engaged throughout the life of the project through the creation of CRCs in each neighborhood that will house community liaisons and technical assistants, and will serve as a platform to provide trainings, host consultations, disclose materials and collect and address complaints.

13. *Scale and scope of potential adverse social impacts.* A Social Assessment originally carried out during project preparation for PRODEPUR helped to define the physical delimitation of the target areas and produced socioeconomic data and information about community organizations working in those areas; it also identified social issues that can affect project implementation, as described below.

14. The key social issues that relate to the project include: (i) the accurate identification of families that lived in each house in the project intervention area prior to the Emergency, (ii) determining their property tenure status, (iii) developing assistance options that adequately address the situation of all categories of affected families/houses, especially renters and sub-renters (iv) addressing the needs of vulnerable groups, (v) possible discovery of human remains during the process of debris removal, and (vi) addressing physical relocation that may be necessary as a result of house repair, reconstruction or community infrastructure development.

15. In order to address the above issues adequately, the project will: (i) continue to rely on community-based processes to identify and address issues, (ii) continue consultations with the community throughout program preparation and implementation based on dissemination of prior relevant information, (iii) develop clear entitlement criteria and assistance options for all categories of affected families, especially renters and sub-renters, (iv) promote special measures to address the needs of vulnerable groups, (v) put in place an agreed, community-endorsed protocol to deal with possible discovery of human remains during debris removal, (vi) finalize an adequate resettlement framework to address possible relocation of beneficiaries, (vii) support community-based mapping to ascertain property tenure status of beneficiaries; and (viii) establish a durable conflict resolution mechanism to address any complaints, disputes or grievances that beneficiaries may have during the design and implementation of the program. The conflict resolution mechanism will be housed in the CRCs and will be available to resolve conflicts arising from any component or activity supported by NHRP. In addition, a rapid social analysis will be conducted in consultation with the key stakeholders to identify any additional, critical social issues, and to solicit suggestions on how to best address them.

16. The Bank-financed ongoing PRODEPUR project has a strong record of community-based planning and implementation, which is a key, positive factor in promoting smooth preparation and implementation of the proposed NHRP project. Under PRODEPUR, COPRODEPs, a strong umbrella community organization empowered in each neighborhood (for example, the COPRODEP in Delmas 32 comprises sixty-three constituent community-based organizations), have demonstrated their capacity to successfully implement community-based initiatives. They have been involved in debris removal, implementing cash for work programs, and distributing survival kits, clean water and lanterns. It is important that neighborhood organizations such as the COPRODEPs continue to play a key role in helping validate program activities to be supported under the NHRP, and in providing a forum for consultation.

17. The key social issues, and how the program will address them, are further described below:

- Accurate identification of beneficiaries living in project intervention areas: MTPTC has divided all dwellings into the three categories (red, yellow, green) and identified the specific families that lived in each affected house. This information includes some household demographics, property measurements and tenure status of each of the affected properties.

However, this information is not complete. The additional information required will be gathered through an enumeration and community-based mapping exercise.

- Determining the property tenure status of each beneficiary: The community-based mapping exercise will help determine whether the family residing in each property is an owner of the house they occupy, or a lessee, a sub-lessee etc. The tenure classification will also be based on whether the owner resides in the neighborhood or is an ‘absentee owner’, and whether the land on which the house is constructed is owned by the owner of the house. The activities supported under the NHRP will be implemented without prejudice to the property tenure status of the owners and occupants, in the spirit of providing urgently required assistance to ensure safe shelter for families that have severely suffered in the aftermath of the earthquake. The typology of land tenure under this project is likely to include:
 - owners residing in their own houses (who also own the land)
 - renters, renting from owners residing in the same house (also own the land)
 - renters, renting from absentee owners (in the country, and own the land)
 - renters, renting from absentee owners (living in a foreign country, but own the land)
 - renters, renting from renters (sub-renters)
 - all of the above categories, but where the owner / occupant does not own the land
 - owners / renters of “red houses” that will be demolished.

Land tenure and property tenure issues in the Haitian context are particularly intricate and complex, have a long standing history that is beyond the scope of this project to resolve. Nevertheless, two specific measures are being contemplated to facilitate field interventions under the proposed NHRP: (i) support the implementation of community-based mapping (mainly carried out by other donor agencies) to collect information on the demographics and tenure status of residents and on the physical boundaries/characteristics of affected land parcels and buildings, and (ii) establishing grievance mechanisms to address concerns raised by beneficiaries during the reconstruction process. The community-based mapping exercise will help legitimize tenure claims that cannot be substantiated with formal documentation, and will occur with the participation of formal authorities, community organizations and beneficiaries. The grievance mechanisms will address contested outcomes or unclear processes.

- Defining options for assistance: Based on the information from the community-based mapping exercise, the Multi-hazard Risk Map and the Urban Planning Map, a number of options for providing assistance to the eligible residents will be developed. Eligible residents will be limited to houses marked red or yellow. Red houses will be demolished and rebuilt or repaired. Yellow houses will be repaired. The forms of assistance will be finalized in consultation with key stakeholders including the community-based organizations, various GoH agencies involved in the reconstruction effort and the beneficiaries of the project. The model of support will be based on community-based reconstruction methods that have been successfully implemented in Indonesia, Afghanistan and Pakistan. The form and extent of project support to be provided to the communities, as well as the detailed provisions of how the program will be implemented and supervised, will be included in the updated OM.

- The issue of renters and sub-renters: Since a large number of affected families were / are renters, measures will be identified to ensure that they have continued access to rental housing after the house repairs have been completed. This will also include inhabitants of red houses.
- Measures to support vulnerable groups: Among the beneficiaries, there are likely to be particularly vulnerable beneficiaries who may need special assistance. This may include women, especially female-headed households, orphan children households, households with old parents where the children may have died etc. Special provisions for them may include: (a) support in house repair/reconstruction; (b) higher amounts of assistance for reconstruction; (c) support for accessing various relief/development programs being administered by others; and (d) regular, targeted consultations with, and monitoring of these groups during project preparation and implementation.
- Involuntary Resettlement: Subprojects are not expected to require involuntary resettlement since the sub-grants for Emergency reconstruction will finance settlement (housing and community infrastructure) rehabilitation and reconstruction in-situ. In the event they do, however, the Resettlement Policy Framework (RPF) that has been prepared for PRODEPUR, in accordance with OP4.12, will ensure the application of the appropriate safeguard policies. This framework will reflect the following principles:
 - Prior to the approval of eligible beneficiaries, BMPAD with the assistance of the service provider and the relevant COPRODEP need to ensure that the sites, boundaries and ownerships of the land plots need to be clearly identified, reconfirmed by their neighbors and verified by the housing facilitators (the community-based mapping exercise).
 - In cases where there are disputed claims, conflict resolution will be facilitated by BMPAD, PMCs, NDCs, project management contractors, and “animateurs” through the conflict resolution mechanism in the CRC.
 - In case there is resettlement, the procedures put forth in the RPF will be followed to ensure compliance with World Bank OP 4.12.
- Conflict Resolution mechanisms: During the preparation and implementation phases, community members may have various disputes, complaints and/or grievances on a variety of issues including inclusion in the community-based mapping lists, entitlement to assistance, or on the manner in which the assistance is provided. It is important, therefore, to have widely disseminated, easily accessible, and well functioning conflict resolution mechanisms in place prior to the beginning of any works under the housing component that clearly distinguish between different types of problems: (a) disputes / disagreements on fact (e.g., property boundaries), (b) grievances from parties who do not like the outcome of the project activities, and (c) complaints about the project processes themselves. The Conflict Resolution Mechanisms should build on existing community-based practices and processes. The newly recruited social specialist in the PCU will oversee all project grievance mechanisms. Representatives of the municipalities, other NGOs involved in the reconstruction effort, and international stakeholders experienced in facilitating transparent processes, are some of the possible candidates for participation in the conflict resolution mechanism.

18. *Consultations and Disclosure of social instruments.* BMPAD, with help from PMCs and NCDs will consult with project affected peoples and other stakeholders on the RPF prior to its finalization and before works begin. These consultations will continue through the life of the project. The RPF will be disclosed both locally and internationally through the proposed neighborhood Community Reconstruction Centers, existing social networks, and the World Bank website (www.worldbank.org) prior to the initiation of works.
19. *BMPAD Capacity to implement and oversee safeguard actions.* On behalf of the GoH, BMPAD and its existing Project Coordination Unit (PCU) will retain overall responsibility for implementing the proposed project. The other entities involved in project implementation include various PMCs and NCDs, and municipalities.
20. BMPAD is in the process of upgrading its overall management capacity for larger scale development projects. In that context, BMPAD is recruiting an environment specialist and a social specialist that will be able to provide guidance at the project level, as well as facilitate the application of World Bank policies in all project activities. The newly recruited staff will also play a crucial role in training implementing partners' on aspects of World Bank environmental and social operation policies implementation. These staff will work under the supervision of the Environmental Coordinator.
21. To date, BMPAD has satisfactorily prepared and implemented the ESMF for its portfolio of community-driven development projects. It has provided more than a dozen safeguards trainings to PMCs, COPRODEPs and community organizations under PRODEP and PRODEPUR. These trainings have consisted of training-of-trainer events in (a) basic management, administration, accounting, safeguards and financial management for COPRODEPs and municipal government officials; (b) capacity building and technical assistance to strengthen governance, participatory development, supervision, and coordination capacity at the municipal-government level and to relevant ministerial staff; (c) workshops with PMCs to harmonize social and environment practices to assist community organizations and COPRODEPs in carrying out project activities; and, (d) training of BMPAD staff to effectively supervise the identification and management of environment and social impacts and their associated mitigation measures.
22. *Project Management Contractor (PMC) capacity.* Under the overall guidance of BMPAD, the PMCs, will perform as '*maîtres d'ouvrage délégués*' in the implementation of the project, will be selected according to the standard World Bank procurement processes. Their role comprises: (a) assisting NCDs in strengthening their organizational and operational capacities; (b) executing project activities according to their accepted proposal; and (c) executing the agreed-upon safeguards approach, under the general oversight of BMPAD, to identify, mitigate and manage impacts arising from their activities.
23. *Neighborhood Development Councils (NDCs) capacity.* NDCs are comprised of community organization such as the COPRODEPs set up under PRODEPUR. As the principal organ for consultation under this project, NCDs provide a critical link between BMPAD, PMCs, local government and target beneficiaries. NDCs play a fundamental role in mobilizing communities and promoting their participation in local decision-making. This will be an especially important role in supervising community mapping, verifying tenure and consulting with project-affected peoples in the NHRP.

24. *Shoring up capacity at all levels.* The project's ESMF includes the training activities that will be given to all participants who will have responsibilities for safeguard implementation under the project. It will distinguish among their different training needs in terms of raising awareness or detailed technical training:

- Detailed technical training for PMCs who will need to analyze potentially adverse environmental and social impacts, to prescribe mitigation approaches and measures, and to prepare and supervise the implementation of management plans. This training will address such matters as community participation methods; environmental analysis; using the ESMF diagnostics and checklists; preparing EMPs, Resettlement Actions Plans, and so forth; safeguard reporting; and subproject supervision and monitoring.
- Awareness-raising for additional stakeholders who may need to appreciate the approach or play a role in the implementation of the project (e.g. local government; contractors; partner NGOs, etc.).
- Awareness-raising for beneficiaries who need to be familiar enough with the approach that they can make informed and specific requests for technical assistance.

Annex 10: Economic and Financial Analysis

HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

1. The benefits from the housing reconstruction program supported by this proposed Neighborhood Housing Reconstruction Project are both direct and indirect as well as short- and longer-term. Project activities will contribute to the country recovery and reconstruction and provide sustainable solutions. The proposed repair and on-site reconstruction, in the current Haiti context, is currently considered to be the best technically feasible and economically viable solution.

Build Back Better Principle

2. Housing and Community Infrastructure designs will aim at improving the resilience of the corresponding infrastructure to future natural disasters. This includes evaluating the risks, conducting cost-benefit analysis, and using appropriate technical solutions.

3. Activities included in the proposed NHRP represent the least cost-approach of attaining the stated objectives. The economic costs associated with the status quo are high. There are currently 800,000 displaced people living in over one hundred tent camps in Port-au-Prince, which are funded and managed primarily by the international community. The selected repair and reconstruction approach is cost-effective in that it eliminates the forgone costs of sustaining 800,000 displaced people in these camps and encourages self sustenance, by removing the continual reliance on donor funding.

4. Beyond the financial costs of keeping people in camps, the social costs are extremely high. Exposure to disease (including Cholera) in the camps remains high, with almost no water and sanitation infrastructure, limited health knowledge and often no access to health care. Inadequate security measures have also lead to higher violence and petty and violet crime (rapes) in the camps. This exposure, paired with unsanitary conditions, and limited protection to natural hazards (hurricanes, landslides, flooding etc) contributes to a higher death rate within the camps.

5. The proposed NHRP will make available reconstruction grants of a fixed amount of US\$ 3,500 equivalent to owners of houses that were either destroyed by the earthquake or damaged beyond possible and/or economically justifiable repair and need to be demolished. The grant should allow the construction of an elementary housing core unit of about 18 square meters according to design studies done by UN-Habitat. The average cost of repairs has been estimated to amount to US\$ 1,350 equivalent, based on criteria developed by UN-Habitat. We have appraised this to be the most cost-effective approach to encourage people to leave the camps and return to their neighborhoods.

Direct Benefits

6. Direct benefits are those arising from investment spending in terms of increased intermediary consumption, general production, and the creation of added value.

Community Participation in Development

7. At the macro-economic level, a direct benefit of the proposed NHRP involves community participation in development activities. This effect can be measured by the share the local population contributes in terms of land, goods, or financial resources. Furthermore, Bank international experience with post-disaster housing reconstruction operations demonstrates that the community driven-development reconstruction approach produces the most effective and sustainable results, as well as higher beneficiary satisfaction.

Improved Housing

8. Improved housing is a direct benefit, particularly for those reconstruction houses. All housing reconstruction will consistency be compliant with (re)construction guidelines already available, and those currently under preparation by the GoH. These guidelines ensure seismic resistance for new construction, retrofitting and repairs. Those yellow houses with minor repairs may not be retrofitted, but repairs will return them to their pre-earthquake seismic resistance level.

Improvement of Transportation Infrastructure

9. The improvement of physical transportation infrastructure, facilitating increased accessibility, and increased mobilization for the local population is another direct effect of the proposed project. The lack of access roads has long impacted development efforts in these areas, limiting the Haitian National Police and MINUSTAH's ability to secure and patrol highly populated areas. Negligible maintenance of existing roads led to significant erosion and large exposed holes that subsequently fill with wastewater and garbage, creating a health hazard for residents in the area. Water supply, public transportation, security forces, and construction materials cannot be transported easily on deteriorated roads. The project will therefore increase access to basic services, increase access by the community to security services, and may lead to increased economic activity in the area.

Indirect Benefits

10. The project's indirect benefits are more numerous, although difficult to precisely quantify at this stage of the project. These, effects, however, will be felt over the long term.

Improved Public Safety

11. The project will contribute to improved public safety through increased access to primary roads, and thoroughfares, facilitating increased patrolling by the Haitian National Police, enhancing security and strengthening government presence in the area.

Creation of Informal Economic Activities

12. The proposed NHRP will also contribute to the creation of informal economic activities for the targeted community and surrounding area. Increased security, and improved

transportation infrastructure will facilitate access to basic services and will encourage the growth of the local economy.

Reduction of Human Life Lost to Adverse Natural Events

13. The costs in terms of human life and property during adverse natural events (such as hurricanes, flooding, and landslides), particularly in the camps, has been substantial. The proposed project will limited these losses by removing people from highly vulnerable areas, and facilitating their return to their neighborhoods, in improved conditions.

Improvements in Health

14. Cholera and diarrheal diseases are endemic in the camps and disadvantaged urban areas. The proposed project will contribute to reducing the number of illnesses and deaths originated by Cholera and diarrheal diseases. Likewise, solid waste management is expected to improve as a result of better transportation infrastructure and the ability for garbage trucks to collect waste more often.

Cost-Effectiveness and Sustainability of Subprojects: Housing and Community Infrastructure

15. The subproject investments under the proposed NHRP would support infrastructure (for example, rehabilitation of streets/roads/footpaths, drainage, and water supply systems and sanitation facilities) and social infrastructure subprojects (for example, construction of community reconstruction centers, trainings and technical assistance to neighborhood communities, technical advice on legal/social issues). These public-good subprojects would be identified and proposed by the community, and subproject design would ensure these investments represent the least-cost and best alternative.

16. First, the demand-driven nature of the proposed NHRP would allocate scares financial resources to where they are most needed by the communities. The NDCs would ensure that subprojects proposed by the municipal government jointly with the CBOs are prioritized and that the best alternative in terms of technical design and cost-savings is chosen for financing. Second, the technical assistance provided under the project by the PMCs and CRCs would decrease search costs. Third, direct subproject implementation by local contractors, supervised by the PMCs has proven to generate cost savings compared with project implementation by public sector agencies. Each of these characteristics would contribute to cost-effectiveness of the subprojects.

17. Community Reconstruction Centers would provide facilities to train community members on all issues related to housing repair and reconstruction, compliance with new building codes, and/or identification and prioritization of community infrastructure improvements, including, but not limited to, technical advice and counseling on legal/social issues. This training would indirectly increase labor productivity and employment opportunities.

18. Experience from CDD projects around the world demonstrates that having PMCs, NDCs and local contractors implement, operate and maintain housing and community infrastructure subprojects proves effective.

Alternatives Considered and Reasons for Rejection

19. Several alternatives to the Community Driven Development Reconstruction approach were initially considered. First, immediately following the earthquake, the GoH considered rebuilding a new capital in a location other than Port-au-Prince, following the examples of Brasilia, Abuja, and Astana. This proposal faced the difficulty of finding a suitable alternative location in Haiti's geographical environment. Relieving some of the migration pressure on Port-au-Prince is a possibility that may be achieved through the implementation of effective regional development policies, but only in the long run and not as an option for this emergency response.

20. Second, the GoH, particularly the municipality of Port-au-Prince has considered the launch of a series of large scale urban renewal and public housing operations. Such operations are generally costly and, as a result, could lead to the displacement of poorer populations. Undertaking such operations in Port-au-Prince could result in a similar outcome and, through the construction of new and potentially more expensive housing, could lead to a secondary displacement of disadvantaged populations. The urban renewal option also depends upon the availability of large portions of land, requiring the GoH to declare eminent domain. Under prevailing Haitian legislation, this would be a time-consuming strain on public finances. For the same reasons, the development of 'green-field' housing operations at the periphery of the greater Port-au-Prince area is a limited solution and a less accessible option for many people of the informal economic sector.

Annex 11: Capacity Building & Neighborhood Return and Housing Reconstruction Framework (NRHRP)

HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

Capacity Building:

SFLAC: Support to the Development of a Sustainable Housing Policy and Housing Finance Framework

1. A US\$ 300,000 Spanish Fund for Latin America and the Caribbean (SFLAC) grant to support the IHC in the preparation of a housing policy and housing subsidy framework. The objective of this technical assistance is to support the Government of Haiti (GoH) to assess and develop groundwork for future changes to housing policy, with a special emphasis on institutional and financial mechanisms to promote housing in Haiti. This technical assistance is serving as an input for the Inter-Ministerial Commission on Housing (ICH) of the Haitian Government and for the Interim Haiti Recovery Commission (IHRC) in designing the overall financial assistance strategy for housing reconstruction. The development of a proposal for a subsidy framework will benefit from the experiences of the different house reconstruction projects and is expected to contribute to a harmonization of the different approaches to subsidize housing under the leadership of the GoH.

2. This technical assistance aims to: (i) carry out a diagnostic review of the housing sector as a whole in Haiti; (ii) develop policy and institutional options for the housing sector; and (iii) develop financing options for programs to support initial housing reconstruction and future housing acquisition and improvement (ie: housing voucher/subsidy programs)

IDF: Haiti Housing Community Reconstruction Support

3. A US\$ 500,000 Institutional Development Fund (IDF) grant. The objective of the Haiti Housing and Community Reconstruction Support grant is to support the IHRC's implementation of the Haiti Neighborhood Return and Housing Reconstruction Framework (NRHRF), produced by the GoH, IHRC and its partners in October 2010. See below for more details.

4. The grant aims to strengthen IHRC and GoH capacity to: (i) develop, organize, carry out, and communicate the NRHRF and work plan; (ii) produce a number of reconstruction guidelines and notes to operationalize the NRHRF, and guide and articulate the reconstruction process; and (iii) put in place a simple monitoring system to record and follow the activities of the multitude of donors in the sector and evaluate their contribution toward the framework's goals.

Structural Building Assessment Phase 2b: Capacity Reinforcement of the Bureau Technique d'Evaluation des Bâtiments (BTEB)

5. A US\$ 6.4 million Structural Building Assessment Program (US\$ 3 million for Phase 2b). Funded under the US\$ 60m Haiti Infrastructure and Institutions Emergency Recovery Project (HIIRP), this program aims to reinforce the capacity of the Ministry of Public Works, Communication and Transport (MTPTC) in the following areas: (i) Debris and Demolition

Management; (ii) Urban Engineering; (iii) Urban Planning; (iv) Construction, Strengthening and Repair Best Practices; and (v) Urban Roads.

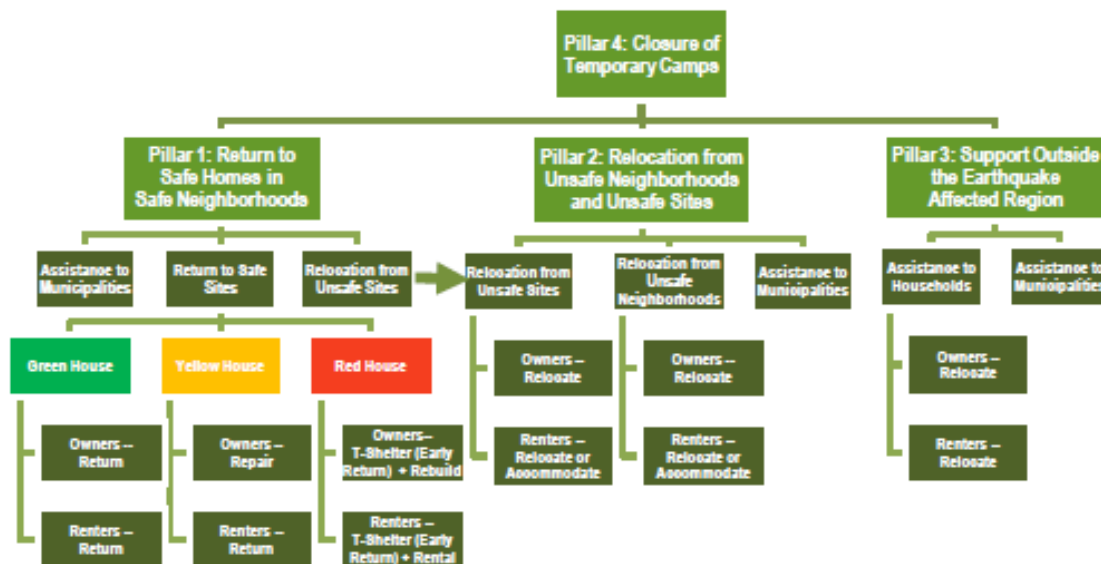
6. This capacity building will be centered on several primary components:
 - i. Multidisciplinary Technical Assistance and Rehabilitation Support Unit: will support the BTEB to consolidate, review, analyze and categorize
 - ii. Preparation, Promotion and Dissemination Unit of Construction Best Practices
 - iii. Data and Information Management and Analysis Unit
 - iv. Field Teams: will implement
 - v. Organization and Logistical Support Unit: will provide logistical and administrative support to the BTEB and the Central Execution Unit (UCE)
7. The central mission of these units is to take an integrated and cross-sectoral approach to Neighborhood reconstruction. This reconstruction will require the creation of safe housing, hazard mitigation, improved access, the provision of basic services and basic social infrastructure, among other critical components. The BTEB will reinforce the MTPTC to execute its primary roles and responsibilities as Haiti enters its reconstruction phase, on the national, departmental, and local level.

Neighborhood Return and Housing Reconstruction Framework Summary:

8. In support of the reconstruction effort, the GoH has launched, in collaboration with other major stakeholders and the support of IHRC, the preparation a comprehensive reconstruction policy framework. A Neighborhood Return and Housing Reconstruction Framework (NRHRF) was prepared in October 2010.

Return and Reconstruction Strategy:

9. This Return and Reconstruction Strategy is designed to:
 - i. Restore the status of households to that prior to the earthquake, including assistance to owners to rebuild and to renters to reestablish their rights as tenants;
 - ii. Improve the safety of houses, and the safety and functionality of neighborhoods that are reoccupied through community planning using a “build back better” approach;
 - iii. Reduce the number of houses and neighborhoods in unsafe and undesirable locations using risk assessment and relocation; and
 - iv. Ensure that both reconstruction and new construction contribute to urban renovation and regional development, as envisioned in the government’s long-term rebuilding plan.
10. This strategy also aims to support communities that have received significant numbers of those displaced by the earthquake, and to close temporary camps and restore the condition of camp sites. The following graphic shows the logic of the framework:



11. The framework rests on four pillars:
 - i. Return to safe houses in safe neighborhoods;
 - ii. Relocation from unsafe neighborhoods and sites to new neighborhoods;
 - iii. Support to areas beyond the earthquake affected region;
 - iv. Closure of temporary camps and return of property to owners.

Pillar 1: Return to Safe Homes in Safe Neighborhoods:

12. The IHRC estimates that 80-85% of the earthquake affected population would return to the pre-earthquake communities and sites if they could. General conditions in Neighborhoods, including status of tagged buildings, the needs for temporary sites during repair and reconstruction, rubble removal, community mapping, urban planning, and negotiation of land tenure arrangements, all contribute to the delay and obstacles of Neighborhood return. As such, return to Neighborhoods will likely take place in two stages:

- i. ‘Early Return,’ which will entail rubble removal, interim tenure arrangements, assurance of safety and minimal public and social services, and (in many cases) provision of transitional shelters; and
- ii. ‘Permanent Return,’ which will provide longer-term tenure arrangements, more extensive services, and safe repair and reconstruction, in a re-planned Neighborhood.

13. Facilitating early returns that are as healthy and safe as possible for the maximum number of people, and converting early return Neighborhoods as quickly as possible to a condition of permanent return, are thus the central components of the GoH’s recovery and reconstruction strategy.

Pillar 2: Relocation from Unsafe Neighborhoods and Unsafe Sites

14. The cities affected by the earthquake will be able to accommodate the majority of households in need of relocation. In these areas, the priority is to establish new communities within the existing urban fabric as ‘in-fill’ development, that is, conversion of under-utilized land into new housing developments. These new communities would be closer to the original homes of the affected families, but less crowded, and less vulnerable to natural hazards.

Pillar 3: Support Outside of the Earthquake-affected Region

15. An estimated 5 percent of the 1.6 million displaced individuals are thought to be located in areas outside of the earthquake zone. Most have since returned, but a small percentage has remained outside Port-au-Prince and other population centers affected by the earthquake. Providing assistance to these displaced households, or their host families, and to the municipal governments that are attempting to accommodate them, is as important as supporting those in camps. It also has the added benefit that it contributes to the overall decentralization of the country’s population, a long-standing goal of the GoH.

Pillar 4: Closure of Temporary Camps:

16. Directly connected to Pillars 1, 2, and 3, the closure of temporary camps must be carefully planned. It will require tremendous coordination among the GoH, municipalities, and private landowners, and will be based on prioritization of Early Return Neighborhoods. The framework proposes the use of a coordination Group on Neighborhood Returns to plan and manage this process. The speed with which camps can be closed, and camp residents can return to Neighborhoods, will depend on the conditions in the Neighborhood, the progress of rubble removal, the status of the housing stock, and the potential need to secure sites for transitional or temporary shelter. The Coordination Group will work with the GoH and agencies to coordinate the return of the services that will attract households back to Neighborhoods.

Institutional Strategy:

17. The framework adopts the stance that ultimately, the Government of Haiti will be charged with the overall responsibility of the reconstruction program. Government Ministries, Municipalities, working in close collaboration with multilateral and bilateral agencies, NGOs, Community-based Organizations, civil society organizations, and the private sector, will each play a crucial role, and will need to be fully mobilized. Coordination, organization and cooperation among and with these stakeholders is critical to ensure the success of the reconstruction program. As such, the government will:

- Provide an enabling program and operational environment for housing and Neighborhood reconstruction activities, including measures to ensure the security of tenure and to encourage the interventions of the private sector;
- Work with the IHRC to identify and update reconstruction priorities;
- Coordinate humanitarian and development interventions, particularly those associated with the closure of camps, return to Neighborhoods, and resettlement;

- Maintain an efficient NOGs registration system and collect periodic reports on NGO activities, in accordance with the existing legal requirements;
- Ensure that reconstruction activities are properly monitored and evaluated; and
- Collect organize and disclose information that will contribute to the efficient of the housing and settlements reconstruction process.

18. The key principle of this framework is that the preferred option should always be the return of displaced residents to their original neighborhoods, where possible, with a view to preserve and restore the integrity of the social, cultural and economic livelihoods of the displaced persons, and those people still residing in the affected Neighborhoods. In anticipation of the ongoing elections, official endorsement of this framework by the GoH was has yet to pass. Despite this reluctance, and in an attempt to proceed with reconstruction activities, the GoH has accepted the major recommendations of NRHRF in principle, and major stakeholders, donor agencies and NGOs are proceeding with their housing reconstruction operations in accordance with the framework.

Annex 12: Documents in Project Files

HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

- Neighborhood Return and Housing Reconstruction Framework, IHRC, October 2010
- Neighborhood-Based Revitalization Program An integrated approach to mitigating Haiti's housing challenges, CHF
- Concept Note – Neighborhood Development Demonstration Project, Habitat for Humanity
- Monographie des quartiers de la région de Port au Prince, including UN-Habitat monographies
- Urban disasters – lessons from Haiti: Report for the Disasters Emergency Committee (DEC)
- Strategic citywide spatial planning, A situational analysis of metropolitan Port-au-Prince, Haiti, UN-Habitat, 2009

Annex 13: Statement of Loans and Credits
HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

Project ID	FY	Purpose	Original Amount in US\$ Millions				Cancel.	Undisb.	Difference between expected and actual disbursements	
			IBRD	IDA	SF	GEF			Orig.	Frm. Rev'd
P121391	2011	HT Post-Disaster Part Cred Guarant Prog	0.00	3.00	0.00	0.00	0.00	3.19	0.00	0.00
P120110	2011	HT Cholera Emergency Response Project	0.00	15.00	0.00	0.00	0.00	15.46	3.50	0.00
P120895	2010	HT Infra. & Instit. Emerg Recov. Project	0.00	65.00	0.00	0.00	0.00	60.02	29.30	0.00
P115261	2009	HT: Emergency School Reconstruction	0.00	5.00	0.00	0.00	0.00	4.00	3.27	0.00
P114292	2009	HT Emerg Bridge Reconst & Vulnerab Reduc	0.00	20.00	0.00	0.00	0.00	12.92	7.70	0.00
P113623	2009	HT Strength. Mgmt of Agr Pub Serv GFRP	0.00	5.00	0.00	0.00	0.00	4.77	1.18	0.00
P111667	2009	HT Avian Human Influenza Emergency	0.00	1.56	0.00	0.00	0.00	1.07	1.04	0.99
P106621	2008	HT Meeting Teacher Needs for EFA	0.00	6.00	0.00	0.00	0.00	3.36	-0.10	0.46
P106699	2008	HT Urban CDD / PRODEPUR	0.00	45.70	0.00	0.00	0.00	39.98	1.25	0.00
P099918	2007	HT (APL1) Education For All	0.00	37.00	0.00	0.00	0.00	3.38	-13.15	0.00
P098531	2007	HT Electricity Project	0.00	11.00	0.00	0.00	0.00	6.58	1.00	4.14
P089839	2007	HT Rural Water and Sanitation	0.00	5.00	0.00	0.00	0.00	1.08	0.91	0.85
P095523	2006	HT Transport and Territorial Devopment	0.00	28.00	0.00	0.00	0.00	13.49	-1.31	0.00
P095371	2006	HT Economic Governance TAG II	0.00	2.00	0.00	0.00	0.00	1.47	1.27	1.22
P093640	2006	HT CDD Project (PRODEP)	0.00	61.00	0.00	0.00	0.00	17.85	-7.64	0.26
P090159	2005	HT Emergency Recov.& Disaster Management	0.00	19.40	0.00	0.00	0.00	2.83	-4.76	2.29
Total:			0.00	329.66	0.00	0.00	0.00	191.45	23.46	10.21

HAITI
STATEMENT OF IFC's
Held and Disbursed Portfolio
In Millions of US Dollars

FY Approval	Company	Committed				Disbursed			
		IFC				IFC			
		Loan	Equity	Quasi	Partic.	Loan	Equity	Quasi	Partic.
2006	Digicel Haiti	15.00	0.00	0.00	0.00	15.00	0.00	0.00	0.00
1998	MicroCredit	0.00	0.27	0.00	0.00	0.00	0.27	0.00	0.00
Total portfolio:		15.00	0.27	0.00	0.00	15.00	0.27	0.00	0.00

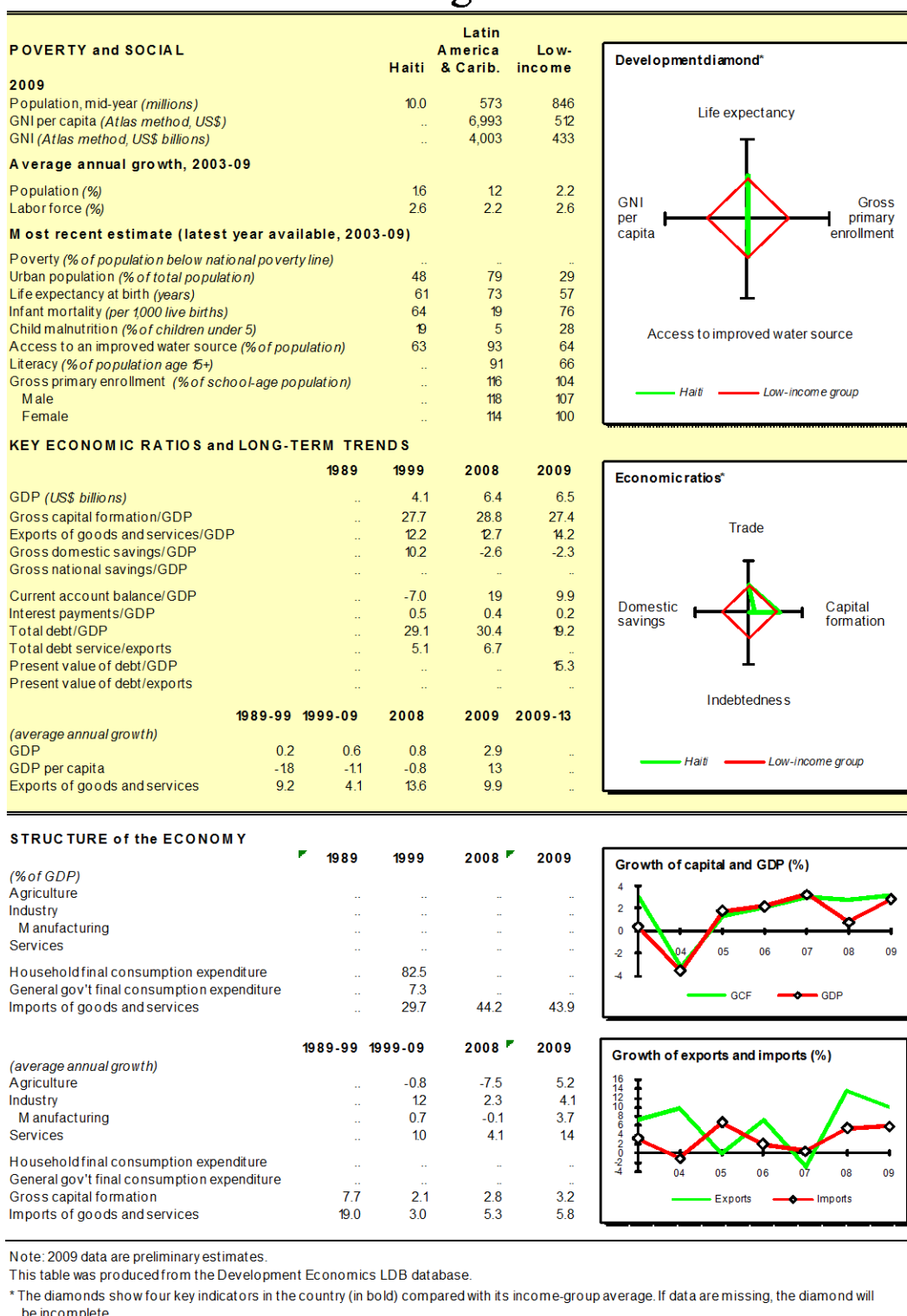
Approvals Pending Commitment					
FY Approval	Company	Loan	Equity	Quasi	Partic.
Total pending commitment:		0.00	0.00	0.00	0.00

Annex 14: Country at a Glance

HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

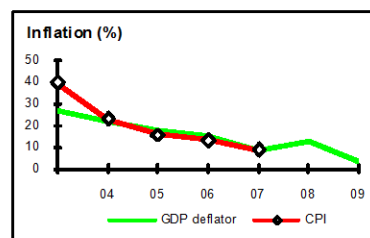
Haiti at a glance

2/25/11



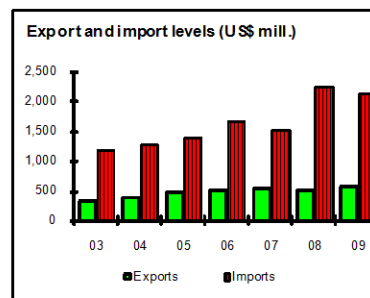
PRICES and GOVERNMENT FINANCE

	1989	1999	2008	2009
Domestic prices				
(% change)				
Consumer prices	7.4	8.7	..	..
Implicit GDP deflator	..	7.0	12.9	3.5
Government finance				
(% of GDP, includes current grants)				
Current revenue	..	9.1	15.1	17.9
Current budget balance	..	1.4	4.4	6.4
Overall surplus/deficit	..	-1.1	-3.1	-4.4



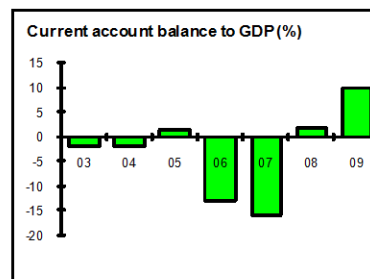
TRADE

	1989	1999	2008	2009
(US\$ millions)				
Total exports (fob)	150	339	490	550
Coffee	34	15	3	3
Sisal and sisal strings	9	2	..	..
Manufactures	96	298	445	496
Total imports (cif)	314	1,011	2,266	2,143
Food	69	279	617	484
Fuel and energy	111	83	603	385
Capital goods	83	165	188	197
Export price index (2000=100)	..	..	..	..
Import price index (2000=100)	..	..	..	..
Terms of trade (2000=100)	..	..	..	..



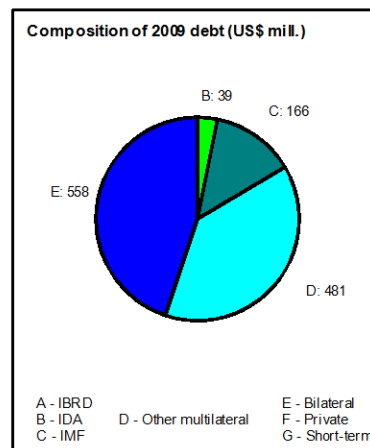
BALANCE of PAYMENTS

	1989	1999	2008	2009
(US\$ millions)				
Exports of goods and services	..	532	37,901	47,718
Imports of goods and services	..	1,252	37,901	47,718
Resource balance	..	-720	906	970
Net income	..	14	..	..
Net current transfers	..	422	..	..
Current account balance	..	-284	121	644
Financing items (net)	..	318	..	..
Changes in net reserves	..	-34	..	..
Memo:				
Reserves including gold (US\$ millions)	13	264	..	..
Conversion rate (DEC, local/US\$)	5.0	16.9	39.1	412



EXTERNAL DEBT and RESOURCE FLOWS

	1989	1999	2008	2009
(US\$ millions)				
Total debt outstanding and disbursed	836	1,189	1,946	1,244
IBRD	0	0	0	0
IDA	294	504	507	39
Total debt service	56	50	58	45
IBRD	0	0	0	0
IDA	4	10	20	13
Composition of net resource flows				
Official grants	102	109	631	1,621
Official creditors	15	59	322	185
Private creditors	-1	0	0	0
Foreign direct investment (net inflows)	9	30	30	38
Portfolio equity (net inflows)	0	0	0	0
World Bank program				
Commitments	44	0	0	0
Disbursements	11	14	0	0
Principal repayments	1	6	16	11
Net flows	10	8	-16	-11
Interest payments	2	4	4	2
Net transfers	8	5	-20	-13



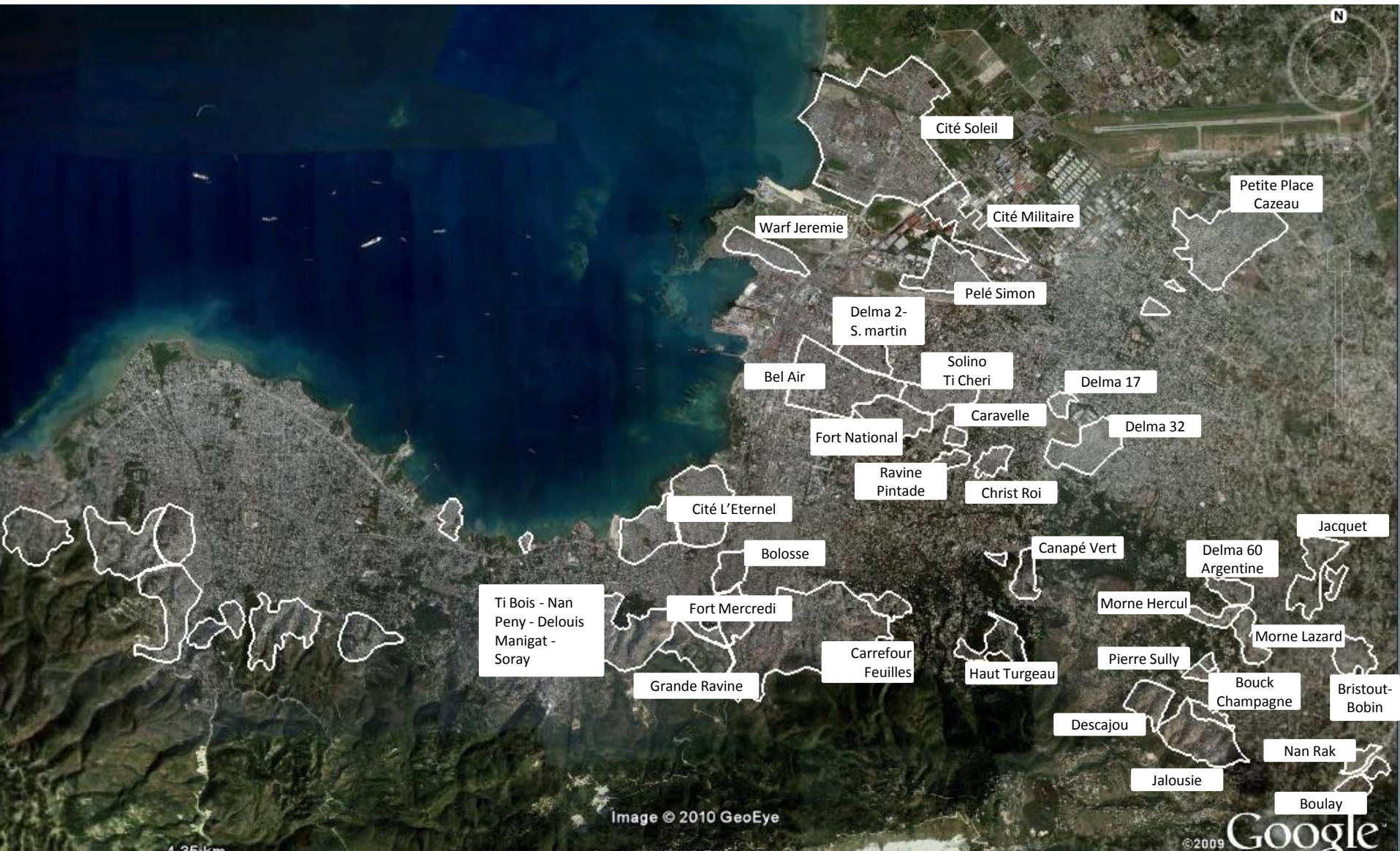
Note: This table was produced from the Development Economics LDB database.

2/25/11

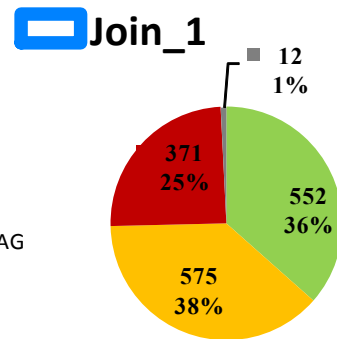
Annex 15: Maps

HAITI: Port-au-Prince Neighborhood Housing Reconstruction Project

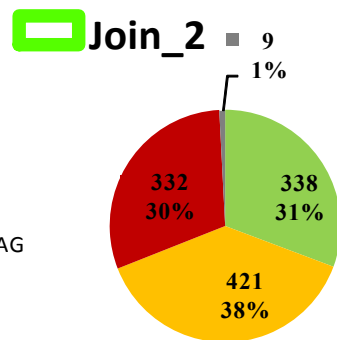
Map 1: UN-Habitat – Informal Neighborhoods in Port-au-Prince Metropolitan Area



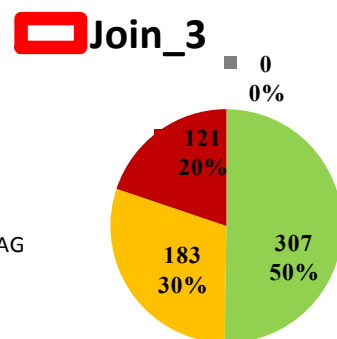
Map 2: MTPTC Structural Building Assessment – Delmas 32



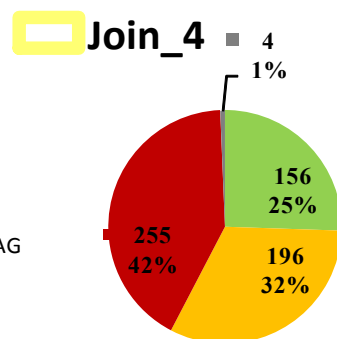
Valeur Globale : 1510



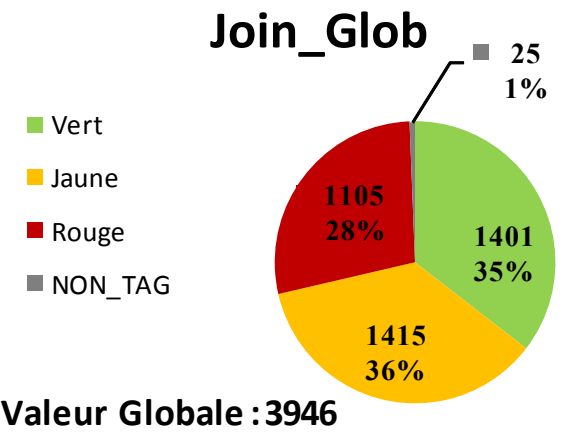
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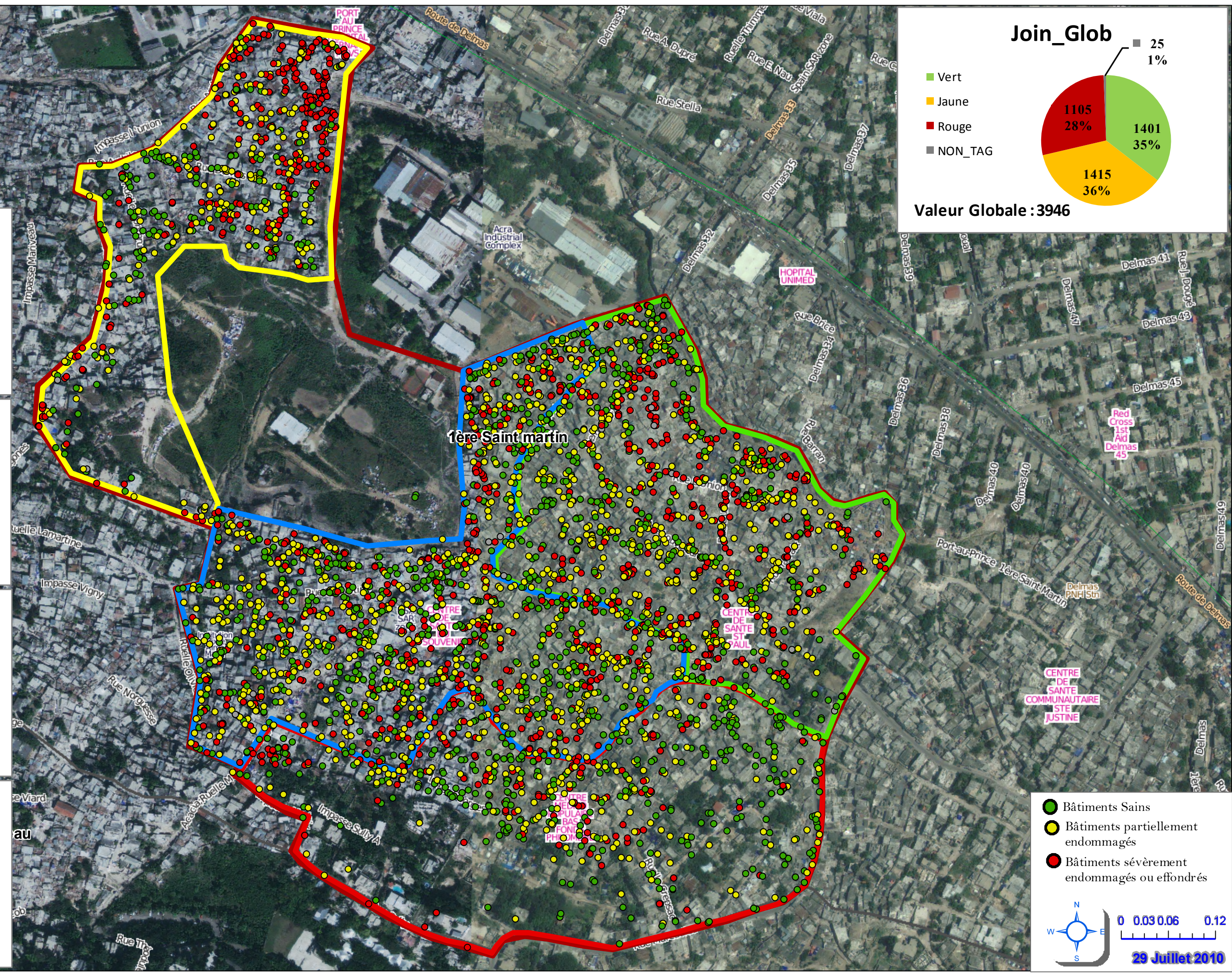
Valeur Globale : 611






Valeur Globale : 611



Valeur Globale : 3946





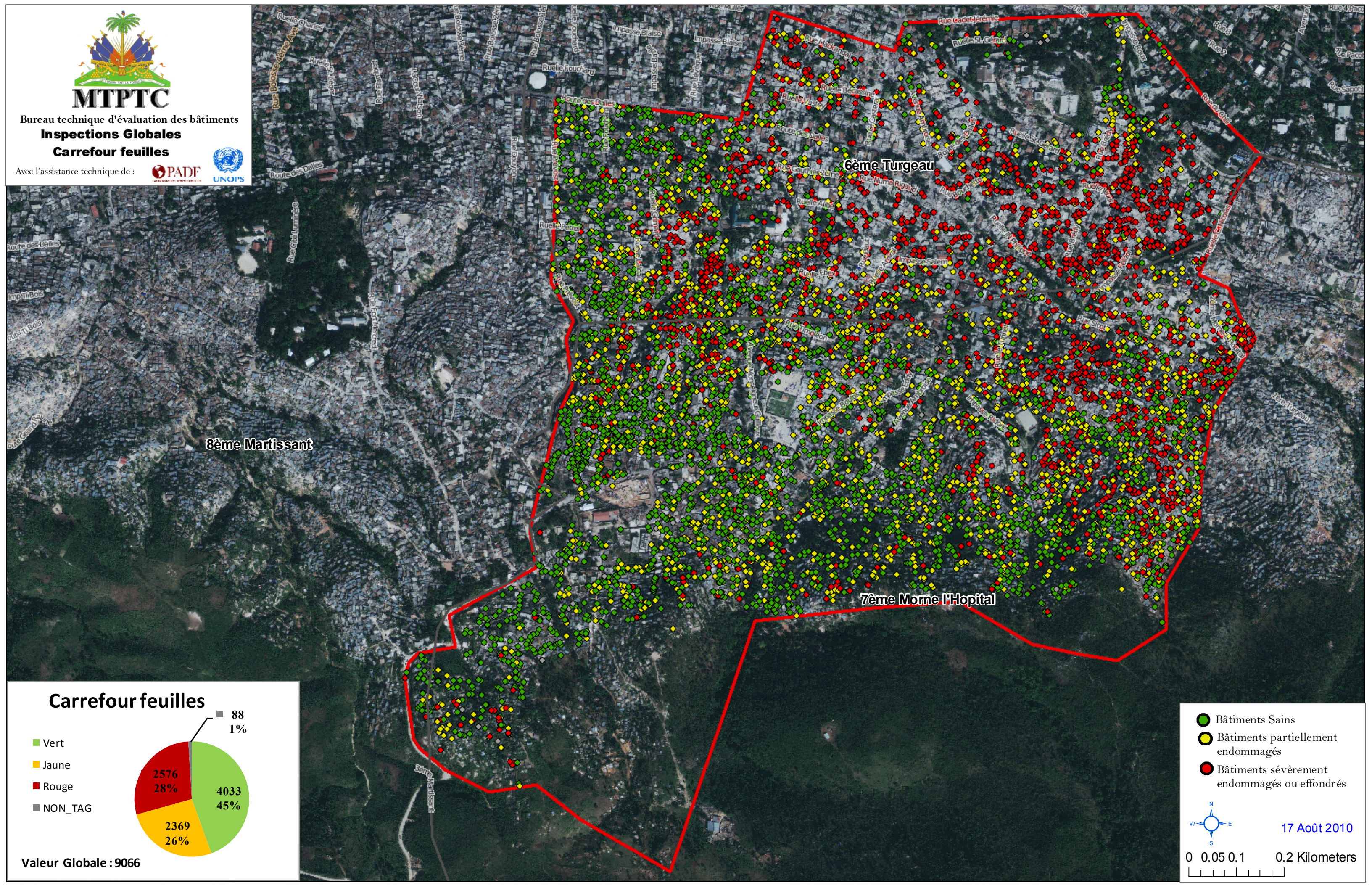
-  Bâtiments Sains
-  Bâtiments partiellement endommagés
-  Bâtiments sévèrement endommagés ou effondrés

Map 3: MTPTC Structural Building Assessment – Carrefour Feuille

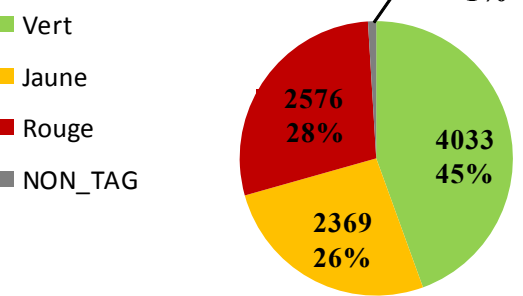


Bureau technique d'évaluation des bâtiments
Inspections Globales
Carrefour feuilles




Avec l'assistance technique de :  

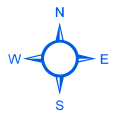


Carrefour feuilles



Valeur Globale : 9066

-  Bâtiments Sains
-  Bâtiments partiellement endommagés
-  Bâtiments sévèrement endommagés ou effondrés



17 Août 2010

0 0.05 0.1 0.2 Kilometers

Map 4: MTPTC Structural Building Assessment – Martissant

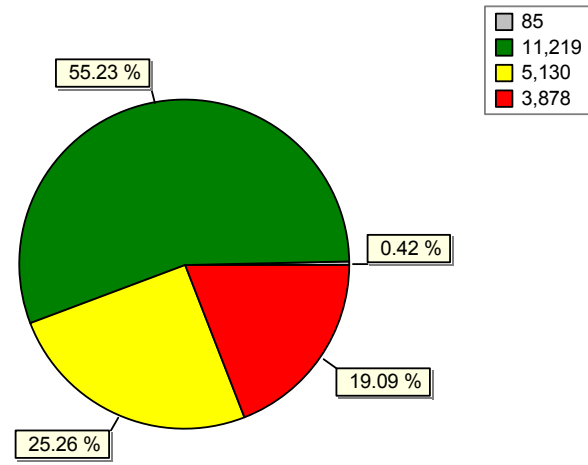


Bureau technique d'évaluation des bâtiments

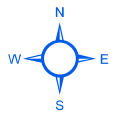
Inspections Globales

Martissant

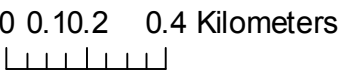
Avec l'assistance technique de :



- Bâtiments Sains
- Bâtiments partiellement endommagés
- Bâtiments sévèrement endommagés ou effondrés



17 Septembre 2010



Map 5: IBRD 38529