

Title of proposal:

Community Driven Housing and Settlement Program for 1,000 Desas and Kelurahan in Tsunami Affected Areas

Project Proponent and Proposed Implementing Agency:

To be determined

Objectives (designated goals/outcomes)¹

Primary objective is to support the government to implement Rehabilitation and Reconstruction housing and Settlement in 1,000 desas and kelurahans affected by the tsunami, through the provision of technical assistance and block grant funding for housing and settlement to the community. The program will be in-line with the GOI's Human settlements Rehabilitation/Reconstruction Strategy. This program will mobilize the community by utilizing a community driven development approach for planning, management, implementation and monitoring.

Link with Indonesia Disaster-Related Recovery Program

This program will directly implement the government's two-year Rehabilitation Strategy, and will carry-out the recommended actions outlined in the GOI's forthcoming *Comprehensive Human Settlements Rehabilitation and Reconstruction Program*. Through the leadership of the Board for Coordination of Implementation (Badan Koordinasi Pelaksana/BKP), the program will be coordinated with the contributions of other donor groups to ensure there is no duplication of activities. As much as possible, this program will utilize the community level platform established by KDP and UPP.

Expected Results (output)²

The two-year program will:

- Construction of 20,000 new houses through community block grants
- Rehabilitation of 30,000 existing and damaged houses through community block grants
- Improved tenure security for past and new home owners
- Tertiary infrastructure to support settlement rehabilitation and reconstruction
- Employment generation - estimated 500,000 man-days of labor (minimum-wage) for new construction, and 375,000 man-days of labor for rehabilitation
- Introduction of large segments of the community into formal banking
- Community empowerment through training of over 15,000 volunteers in community organizing and project management/monitoring
- Improved coordination of donor activities for housing and settlement between local, provincial, and national government

¹ Designated goals (outcome) are generally multi-year, and the implementing organization usually has a direct (though not complete) influence over them. Designated goals can help to achieve targets defined in the recovery program.

Description of Main Activities³

- (i.) Block Grants for Housing (US\$ 95.5 million) Qualified families will be provided with a phased payout of cash grants to use towards reconstruction new, or rehabilitation of existing damaged housing. A family can qualify if it has evidence it lived in the affected areas prior Dec 26, 2004 (*both owners and renters*), and their housing was either damaged or destroyed. Participating households will be trained on house types and plan, construction costs and techniques, and types of units available. The grants will be disbursed according to phases of construction (site preparation, foundation, core structure, finishing), with each tranche disbursed only after validation and sign-off by engineers certifying satisfactory completion of the prior task. For new construction, families will receive a Rp 28 million grant to cover the cost of a 36 sqm. core housing structure and tertiary connection for basic services. For partially damaged homes (less than 50% of the key structure intact), grants of Rp 10 million will be available for each qualifying household.
- (ii.) Block Grants for In-situ Settlement (US\$ 33.33 million) This component combines on-site infrastructure (tertiary connections and primary and secondary networks) and household-driven and managed housing rehabilitation/reconstruction. When conditions do not permit reconstruction in-situ, some communities will need to be relocated. Any relocation will be done under the principles to keep families/communities intact, and renters will be treated equal as owners who had clear title. For both in-situ and relocation settlements, community-based organizations (CBOs) will play a lead role as facilitators for preparation of site-plans, coordinating between local governments and technical teams – all to ensure the desires of the beneficiaries are reflected in the plans.
- (iii.) Planning Grants (US\$ 4.48 million) Will finance technical assistance for designing and establishing the housing grant and loan scheme. It will also be used to finance community plans for site layout and infrastructure needs.
- (iv.) Capacity Development (US\$8.3 million) Will cover the overall management and support the implementation of the program. The structure of the implementation organization is reflected in the annex. It will also be used to train communities on technical aspects of construction, and to train facilitators and volunteers skills such as basic book keeping, procurement, community organizing principles, and social mapping. This component will also include support to the land agency in helping recovery of the land tenures in the program villages/kelurahans.
- (v.) Facilitators (US\$ 7 million) This grant will train over 15,000 volunteers through a network of 600 facilitators and consultants. The facilitators will provide training to communities and families on technical aspects of housing design and construction. They will also help manage programs, and monitor progress and ensure funds are dispersed to families.
- (vi.) M&E (US\$ 1.33 million) Covers the cost of independent monitoring by NGOs and journalists

² Results must be achieved before the activity is completed and their attainment must lie within the capability of the implementing organization. Results are linked to the attainment of the designated goals.

³ Activities are tasks that must be implemented to achieve the results described above. Describe the activities in general terms (by categorizing them) in relation to the results.

Monitoring arrangements and indicators for outcomes

Internal Monitoring

- A computerized MIS will be a focal point to check the implementation of short term plan (PJP). MIS will report periodically on the number of houses and infrastructure establishment
- Accountability system setup throughout the project management, such as public consultation, routinely coordination meeting, accountability meeting, & audit
- Handling Complaints Unit (HCU). Communities, local government as well project implementator (facilitator, project consultants) can direct their questions and complaints to be handled by HCU unit in UPP, through Po Box and Web Site.
- Technical Monitoring. Architect & civil engineering specialists at district level will supervise the quality of houses and infrastructure establishment
- Regular Supervision by the national consultant as well the bank team

External Monitoring

- Community Participatory Monitoring. Series of meeting on planning & implementing activities that attended by community members are required in the housing project.
- The housing project will be audited by BPKP and private auditor

Name of authorized representative and Indonesian organization that endorsed proposal

Bappenas and the Ministry of Public Works

Estimated Costs

See attached Sheet

Cost breakdown (means): Cost breakdown is as follows:

See attached Sheet

Trust Fund contribution sought

US\$ 150,003,864

Other financing.

This is part of the GOI's overall strategy for housing and resettlement. ADB, KFW, and UN Habitat are part of the overall program supporting the implementation of the strategy. This overall housing program is estimated to cost \$599 million.

Existing or planned activities in same sector by other agencies and proposed coordination					
Approved allocation from the Trust Fund					
Other specific approvals, if required					
Expected disbursement					
	<i>FY05</i> 56,611,884	<i>FY06</i> 82,389,662	<i>FY07</i> 4,222,995	<i>FY08</i> 3,389,662	<i>FY09</i> 3,389,662
Decision of Steering Committee					
<i>Approve</i>		<i>Reject</i>		<i>Hold</i>	
Comments of Steering Committee					

Notes:

Block grant is allocated for 1000 kelurahan
 Technical Assistance is allocated for 600 desa for 5 years

No	Housing Program	Unit	Frek	Rate	Amount	US\$	Per cent
1	Total Block Grant				1,160,000,006,000	128,888,890	86%
	Housing Grant & Loan Scheme	/unit	50,000	38,000,000	860,000,000,000	95,555,556	64%
	- New Houses		20,000	28,000,000	560,000,000,000		
	- Rehab Houses		30,000	10,000,000	300,000,000,000		
	Insitu Settlement	/kelurahan	1000	300,000,006	300,000,006,000	33,333,334	22%
2	Planning Grants /Housing TA	/kelurahan	1000	40,034,772	40,034,772,000	4,448,308	3%
3	CBO Preparation	/kelurahan	600	250,000,000	150,000,000,000	16,666,667	11%
	Capacity Development	/kelurahan	600	125,000,000	75,000,000,000	8,333,333	6%
	Facilitators	/kelurahan	600	105,000,000	63,000,000,000	7,000,000	5%
	Monitoring & Evaluation	/kelurahan	600	20,000,000	12,000,000,000	1,333,333	1%
	TOTAL				1,350,034,778,000.00	150,003,864.22	100%

No	Area Characteristic	Jumlah Kel/Ds	Block Grant	Planning Grant	CBO Preparation	Total	Each
1	Urban	400	464,000,002,400	16,013,908,800		480,013,911,200	1,200,034,778
2	Rural	600	696,000,003,600	24,020,863,200	150,000,000,000	870,020,866,800	1,450,034,778

Total estimated costs for the five year program are US\$ 34,9 million.

No	Area Characteristic	Number of Kelurahan	Billion of Rupiah for 5 yrs (Billion)	Total Funds Rp
1	Urban	400	1,2	480
2	Rural	600	1,45	870

No	Housing Program	FY:05	FY:06	FY:07	FY:08	FY:09	Total
1	Total Block Grant	51,555,556	77,333,334				128,888,890
	Housing Grant & Loan Scheme						
	Insitu Settlement						
2	Planning Grants /Housing TA	889,662	889,662	889,662	889,662	889,662	4,448,308
3	CBO Preparation	4,166,667	4,166,667	3,333,333	2,500,000	2,500,000	16,666,667
	Capacity Development						8,333,333
	Facilitators						7,000,000
	Monitoring & Evaluation						1,333,333
	TOTAL	56,611,884	82,389,662	4,222,995	3,389,662	3,389,662	150,003,864.22

Other financing. Housing's additional funding sources for the Aceh program include:

- (i) US\$ 100 million already committed by World Visio
- (ii) US\$ 60 million from ADB;
- (iii) US\$ 50 million from KFW;
- (iv) US\$ 25 million from UN-Habitat

Monitoring Arrangements & Indicators for Outcomes

UPP extension

Internal Monitoring

- A computerized MIS that updated twice a month, covered data on: planning & works, beneficiaries, level of participation, complaints & resolutions, and so on
- UPP Web Site. Current field information from the project implementators (community, facilitator, oversight consultant) is available through the website. The website master has daily updated the information. The communication between central and local is facilitated through this media
- Handling Complaints Unit (HCU). Communities, local government as well project implementator (facilitator, project consultants) can direct their questions and complaints to be handled by HCU unit in UPP, through Po Box and Web Site.
- Financial monitoring, conducted intensively by national & oversight consultant, as well Bank' financial specialist. The monitoring consist of on site supervision, on the job training, clinic, and training in order to enhance the quality of community' book keeping system
- Regular Supervision by the national consultant as well the bank team

External Monitoring

- Community Participatory Monitoring. Series of meeting on planning & implementing activities that attended by community members are required in the UPP. The BKM as board of trustee, reports to the communities through annual accountability meeting as project. The BKM also reports to the communities through information board and meetings.
- BPKP audits UPP once a year. Also, UPP has received supplemental audits from Price Waterhouse & Moores Rowland. Independent audit will be done by BKM using a local auditor
- Independent Monitoring is facilitated by oversight consultant through inviting local media and NGO to monitor the project

Housing

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