

United Nations Development Group Iraq Trust Fund
 Project #:E4-18
 Date and Quarter Updated: 31 December 2010 (4th Quarter 2010)

Participating UN Organisation: UN-HABITAT and UNDP

Sector: Shelter

Government of Iraq – Responsible Line Ministry: Ministry of Municipalities and Public Works –KRG

Title	Improving the Housing Delivery System in Erbil				
Geo. Location	Erbil				
Project Cost	\$2,987,115 (UN-HABITAT \$ 1,645,547; UNDP \$ 1,341,568)				
Duration	24 Months (12 months delay)				
Approval Date	04.12.2008	Starting Date	09.12.2008	Completion Date	09.12.2010 Extended to 31.12.2011
Project Description	<p>In Erbil City the housing delivery system suffers from various shortfalls according to Erbil Housing Strategy. Although land is distributed, lack of housing finance, unaffordable costs of building materials, insufficient private sector involvement in delivery, and poor regulatory capacities constrain efficient housing delivery. Unless urgent measures are taken, there will be a breakdown in urban services coupled with large scale proliferation of slums and illegal land and housing development. A strategy for addressing these challenges has already been formulated by the relevant KRG authorities with UN-HABITAT support. This project aims to support the implementation of that strategy by helping to strengthen local capacities through institutional reform measures. The project will also demonstrate environment friendly and cost effective approaches to housing design and area upgrading.</p>				

Development Goal and Immediate Objectives

1. To improve Governorate capacity in implementing the Erbil Housing Strategy.
2. To enhance slum upgrading and energy efficient housing practices.
3. To widely disseminate “decentralized housing strategy implementation experience” for replication and further policy and legislative reform.

Outputs, Key activities and Procurement

Outputs	<p>1.1. Erbil governorate supported to undertake a gender sensitive organizational development and capacity building needs assessment study of Erbil</p> <p style="padding-left: 20px;">1.1.1. Erbil governorate supported to undertake a gender sensitive organizational development and capacity building needs assessment study of Erbil (UN-HABITAT)</p> <p>1.2. A multi-year Capacity Development Plan (CDP) for institutions in place.</p> <p style="padding-left: 20px;">1.2.1. A multi-year Capacity Development Plan (CDP) for institutions in place. (UN-HABITAT)</p> <p>1.3. Improved skills of key personnel (men and women) in identified priority areas housing delivery, land management, slum upgrading, and management of change.</p> <p style="padding-left: 20px;">1.3.1. Increased knowledge of municipal staff on housing delivery, land management and slum upgrading. (UN-HABITAT)</p> <p style="padding-left: 20px;">1.3.2. Increased knowledge of municipal Staff on management of change. (UNDP)</p> <p>1.4. A framework for Public Private Partnerships in the delivery of low-cost housing developed</p> <p style="padding-left: 20px;">1.4.1 A framework for Public Private Partnerships in the delivery of low-cost housing developed. (UN-HABITAT)</p> <p>2.1 Erbil Governorate supported in development and implementation of undertaking slum improvement schemes in Erbil.</p> <p style="padding-left: 20px;">2.1.1 Capacity of Erbil Governorate enhanced to develop and implement slum area improvement designs and frameworks. (UN-HABITAT/UNDP)</p> <p style="padding-left: 20px;">2.1.2 Implementation of microfinance strategies and small loan scheme supported in selected areas of Erbil. (UN-HABITAT/UNDP)</p> <p>2.2 Low-income housing models incorporating energy efficient and environment friendly construction and design features</p> <p style="padding-left: 20px;">2.2.1 Supporting the upgrading of a settlement through modifying houses incorporating</p>
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	<p>environmentally friendly features encroaching streets to allow street widening and improvement of streets and services. (UNDP/UN-HABITAT)</p> <p>2.3 An inclusive and integrated pilot neighbourhood improvement plan available.</p> <p>2.3.1 An inclusive and integrated pilot neighbourhood improvement plan developed. (UN-HABITAT)</p> <p>2.4 Erbil governorate is supported in implementing pilot neighbourhood improvement plans.</p> <p>2.4.1 Land tenure issues resolved</p> <p>2.4.2 Residents are able to purchase their plots</p> <p>2.4.3 Reasonable and fair eviction procedures and compensation measures for evictions are instituted.</p> <p>3.1 Documentation of experience and learning from Erbil Housing produced and disseminated for learning and scaling up in other governorates</p> <p>3.1.1 Six UN-HABITAT published reports on the experience of implementing the Erbil Housing Strategy and plans. (UN-HABITAT)</p> <p>3.1.2 Two UN-HABITAT conference papers on slum upgrading and capacity building lessons learnt produced. (UN-HABITAT)</p> <p>3.1.3 Raising awareness of Erbil governorate and municipality on energy efficient housing. (UNDP)</p>
Activities	<p>1.1 Undertake detailed interviews and consultations with stakeholders.</p> <p>1.2 Undertake a series of consultations on organization development and link to it formulation of the CDP to develop the plan</p> <p>1.3</p> <p>1.3.1 Develop national training courses and seminars</p> <p>1.3.2 Prepare training courses and study tours outside Iraq</p> <p>1.4 Review current practices and develop a framework for revised partnership approach</p> <p>2.1</p> <p>2.1.1 Prepare designs and plans of improvement and avail them for municipality to implement</p> <p>2.1.2 Formation of community structures and capacity building for asset management and service delivery</p> <p>2.2</p> <p>2.2.1 Support the upgrading of a settlement through modifying houses encroaching streets to allow the street widening and improvement of streets and services.</p> <p>2.3 Provide technical assistance for Municipality to prepare the plan</p> <p>2.4 Support Erbil governorate in implementing pilot neighbourhood improvement plans.</p> <p>3.1</p> <p>3.1.1 Assist Ministry of Municipality in Erbil and Governorate to prepare the conference</p>
Procurement	Construction of energy efficient housing.

UN-HABITAT situation as of 31/12/2010)

Funds Committed	845,156.80	% of approved	51%
Funds Disbursed	711,958.84	% of approved	43%
Forecast final date	31 December 2011	Delay (months)	12 months

UNDP situation as of 30/9/2010)

Funds Committed	291,627.17	% of approved	22.1%
Funds Disbursed	296,981.42	% of approved	21.7%
Forecast final date	31 December 2011	Delay (months)	12 months

Direct Beneficiaries	Number of Beneficiaries	% of planned (current status)
Men	The project will help to build capacity of local institutions for accelerated supply of housing especially for the poor and vulnerable. Therefore potentially benefits the entire governorate population.	
Women		
Children		
IDPs		
Others		
Indirect beneficiaries		
Employment generation (men/women)		

Quantitative achievements against objectives and results	% of planned	
<p>1. Undertake detailed interviews and consultations with stakeholders</p>	<p>A joint UNDP, UN-HABITAT team visited Erbil from 28 – 30 March 2009 to initiate start-up activities. Second visit was conducted to Erbil (end June 09) to further explain the project scope and work plan implementation with budget implications to the counterparts. The team also carried out site visits to neighbourhoods that could potentially be targeted for upgrading. A third visit was undertaken to Erbil to present upgrading options and agree on pilot demonstration house design in the two selected neighbourhoods at the end of September. A fourth project team meeting was carried out in mid Nov. 2009 in Erbil to follow up on project implementation activities with local consultants as well as a coordination meeting with the local authorities. A fifth consultation meeting took place in Erbil at the end of March 2010 to discuss results of surveys in the selected neighbourhoods for upgrading and required support from the Governorate. In mid May 2010, a meeting took place in Erbil with stakeholders to discuss micro finance schemes; in addition to reviewing steps and available options for project implementation according to different cases in each pilot location. An action plan was prepared accordingly. Further consultations with the Governor, Deputy Governor and other stakeholders took place in July 2010, August 2010 (with the SC) and in September with MoCH, MMT, Investment Board and Governor to agree on next steps and a change of scope due to lessons learned through the implementation of the pilot neighbourhood upgrading. A workshop was conducted in Erbil, during the period 11-12 Nov. 2010, with high government officials related to housing delivery in KRG. Purpose of the meeting was to introduce the findings of the project up to this stage linking it with the Erbil Housing Strategy, as well as presenting the findings of the institutional capacity assessment carried out. In preparation for official endorsement of the Erbil Housing Strategy by the cabinet of ministers, MoP in KRG was interested in taking the lead in reviewing the Strategy through a task-force composed of main stakeholders concerned with the delivery of housing in KRG.</p> <p>All the consultations are conducted by a joint project team of UN-HABITAT and UNDP.</p>	<p>80%</p>
<p>2. Undertake a series of consultations on organizational development and link it to the formulation of the Capacity Development Plan (CDP)</p>	<p>Institutional Mapping completed</p> <p>Findings of the institutional assessment was presented in a meeting with housing sector stakeholders to agree upon a short, medium and long term action plan of reform. This meeting took place 11-12 Nov. 2010 (see above)</p>	<p>50%</p>
<p>3. Develop national training courses and seminars Develop Training of Trainers Prepare training courses and study tours outside Iraq.</p>	<p>A study tour was conducted to Istanbul visiting similar cases of upgrading neighbourhoods in slum like situations. (16-20 August 09), number of participants from the governorate side 8 (7 male 1 female). Further training courses will take place once the CDP is formulated. During the workshop which took place 11-12 November 2010 discussions of the Institutional framework and capacity assessment for housing delivery related institutions took place.</p>	<p>40%</p>
<p>4. Procure and install Land management equipment and software This was cancelled.</p>	<p>Awaiting results of the capacity assessment</p>	<p>0%</p>

Funds reallocated to neighbourhood upgrading		
5. Review current practices and develop a framework for revised partnership approach	Municipality Services Coordination Group is set up and have met weekly since June 2010. However, membership and attendance has been fluctuating.	30%
6. Prepare designs and plans of improvement and avail them for municipality to implement. Formation of community structures and capacity building for asset management and service delivery	<p>Detailed surveys are complete in the two pilot neighbourhoods to determine size and ownership of housing units, in preparation for slum upgrading and reallocation of inhabitants. Physical survey of one of the two neighbourhoods is complete; master plan for one neighbourhood is finalized and submitted to the project steering committee and the governorate of Erbil in December 2010. The maps indicate requirements for the implementation of improvement in the selected neighbourhoods, accordingly the governorate will be able to allocate necessary budget for the provision of infrastructure and other services.</p> <p>The second neighbourhood plan will be finalized in the first quarter of 2011.</p> <p>Local consultants supported by assistant architects and social workers (who provided supporting data for the work) have finalised 2 master plans for settlement upgrading and 1 master plan for a resettlement site in consultation with local community and in coordination with local project steering committee.</p> <p>A Housing Facilitation Unit (HFU) has been formed in the concerned communities consisting of technical persons and community workers in order to engage and explain to the community the development process.</p> <p>The HFU team led by national consultants have finalised vital data gathered from the site regarding household plots in order to calculate compensations during the upgrading process. HFU manual completed.</p> <p>1 HFU base has been provided by the governorate</p>	75%
7. Incorporate principles of energy efficient housing in the street widening house compensation process.	<p>Energy efficient housing analysis and designs compiled in reports. Ongoing consultations among the project team as well as the Governor and Deputy Governor on what could be the most beneficial scheme in implementing this component of the project taking into consideration the needs and the progress of the project resulted in change of scope of work to engage in neighborhood upgrading through street widening allowing for better services to be provided. Terms of reference to undertake this task is under preparation.</p>	50%
8. Provide technical assistance for Municipality to prepare the neighbourhood improvement plan	<p>Periodic meetings organized with the technical staff of Municipal Departments on the neighbourhood improvement preparations. Local technical consultants recruited to coordinate the process and overcome obstacles.</p> <p>The neighbourhood upgrading plan is completed; some changes have been recently introduced and endorsed by counterparts. Next step will be the actual implementation that has been arranged in phases.</p>	80%
9. Engage academia and research professionals in project activities to prepare specific research and policy papers Assist Ministry of Municipality in Erbil and Governorate to prepare the conference	The first review meeting, involving stakeholders and academia took place in Nov 2010 (see point #1 above). Participants shared their views regarding housing sector issues, the public institutional framework working on these matters and the private sector.	40%

Qualitative achievements against objectives and results

A number of preparatory activities primarily related to the establishment of project management structures along with the terms of reference have been carried out. These pertain to the:

- 1- Project Steering Committee
- 2- Project Executive Team (PET)
- 3- Housing Facilitation Units established in the two pilot neighbourhoods

Specific cumulative achievements of the project include:

- 4- Study tour with the Project Steering Committee conducted to Istanbul to learn about slum-like neighbourhoods upgrading experiences in its vicinity.
- 5- A master plan has been prepared for the two selected neighbourhoods which present a learning exercise on the development process.
- 6- Social surveys conducted in the pilot neighbourhoods to determine the compensation scheme in view of implementing the neighbourhood upgrading plans. Physical survey is underway.
- 7- Analysis for introducing energy efficient housing in the pilot neighbourhoods and energy efficient housing designs compiled in reports.
- 8- A close communication is being established with the community through the work of the Housing Facilitation Unit. The numerous meetings with the steering committee members in Erbil and elsewhere will ensure smooth implementation and acceptance of beneficiaries and counterparts.
- 9- The HFU team led by UN-HABITAT local staff and UNDP local consultants were able to introduce coordination and raise awareness on the importance of the process amongst government stakeholders responsible for implementation of the infrastructure in the pilot neighbourhood for the first time in Erbil. The project supports upgrading of impoverished neighbourhoods involving community surveys and consultations where total transformation through demolition has been the usual practice.
- 10- A task force was established in response to recommendations of the workshop that took place in November 2010. The taskforce (led by MoP) composed of high level officials from 4 ministries, is tasked with reviewing the Erbil Housing Strategy report (prepared by UN-HABITAT jointly with housing related stakeholders in Erbil), the revision will result in submitting this document to the council of ministers in KRG for endorsement, making it an official document for planning and budgeting purposes regarding the housing sector.

Main implementation constraints & challenges (2-3 sentences)

- The nature of slum upgrading projects with its long implementation duration remains a challenge to convince the local authorities of the importance of capacity building and technical assistance to ensure sustainability of the implementation in comparison with the hard component.
- Phased implementation is a long process, but the governorate's plans turned out to be quite ambitious regarding the type of upgrading they wish to implement. Accommodating the governorate's plan within the available funding or the span of the project may remain a challenge.
- Introducing change in existing systems and procedures (within government bureaus) in order to improve the housing delivery has always been a complex and challenging task.
- Obstacles regarding land ownership are a major hurdle to upgrading illegal and semi-legal settlements. This process of negotiations with private land lords to settle the status of tenants that have illegally occupied their land has been time consuming and suffered delays as landlords have continuously changed their requirements.
- Delays were experienced in the neighbourhood upgrading process due to the governorate being occupied with a more urgent project.
- Phasing the implementation by the local authorities in line with this project is a challenge that would require close oversight and coordination with the local authorities.