



Country strategy sheet

Haiti

Houses cover the hillsides of Port-au-Prince six years
 after a devastating earthquake hit Haiti on Jan. 12, 2010.

Country facts

(World Bank development indicators)

Haiti is the poorest country in the Americas and one of the poorest in the world, with a GDP per capita of US\$846 in 2014 and significant need for basic services. According to the latest household survey (L'Enquête sur les Conditions de Vie des Ménages Après Séisme, or ECVMAS, 2012), more than 6 million out of 10.4 million Haitians – 59 percent – live under the national poverty line of US\$2.42 per day, and more than 2.5 million – 24 percent – live under the national extreme poverty line of US\$1.23 per day.

Total national population	10.32 million.
Population of Port-au-Prince	2.44 million.
Urban population	58.6 percent of total population.
Rate of urbanization	3.78 percent annual rate of change (2010-15 estimate).
Housing deficit	More than 500,000 units over the next 10 years.
Population with unimproved water	62 percent.
Population with unimproved sanitation	24 percent.
Unemployment rate	40.6 percent (2010 estimate).
<small>Note: Widespread unemployment and underemployment; more than two-thirds of the people in the labor force do not have formal jobs.</small>	
Population below the poverty line	58.5 percent (2012 estimate).



Habitat and its partners have built 300 core houses in the Santo community outside Port-au-Prince since the earthquake devastated the area.

Haiti needs housing

With close to 60 percent of the population living under the national poverty line of US\$2.42 per day, Haiti is the poorest country in the Western Hemisphere. Political instability, food shortages, unemployment, natural disasters, inadequate public services and a lack of basic infrastructure have kept most Haitians locked in a cycle of poverty for generations.

Another driver of poverty is Haiti's longstanding lack of adequate, affordable housing. The destruction caused by the 2010 earthquake exacerbated the problem. According to Haitian government estimates, over the next 10 years, the Port-au-Prince region alone will require up to 500,000 additional housing units to make up for the pre-earthquake housing shortage, replace stock lost during the disaster, and accommodate the significant amount of expected urban growth.

Removing the barriers to decent housing in Haiti will help families gain access to the resources they need to invest in repairing and upgrading their homes. Some of the greatest barriers to decent, affordable housing in Haiti include:

- **Insecure land tenure:** To reduce the threat of eviction and to encourage investment in repairs, Haitians need to have clear, transparent and efficient land transfer processes and ownership verification methods.
- **Lack of access to affordable, quality building materials:** Approximately 80 percent of families in Haiti build their homes incrementally over several years. Low-income families could construct more sustainable housing if they were able to obtain quality products and services tailored to their needs through the private-sector market.
- **Lack of access to technical assistance:** Low-income residents also would benefit from training in how to construct disaster-resistant homes and to use materials best suited for their location.
- **Lack of resources to organize:** Many Haitian communities are well-organized at a local level, but their efforts and voices remain unheard at municipality levels. With resources and support, their voices can bring recognition to a community's needs and capacity to solve problems at a grassroots level.



Habitat for Humanity in Haiti

Habitat for Humanity began operating in Haiti in 1984 and has since served 58,875 families through a variety of housing, settlement and livelihood programs. Before the earthquake, Habitat's work was focused on building more than 2,000 decent, affordable, permanent homes in rural communities where poverty levels were highest. The organization also managed multiple Habitat Resource Centers that trained more than 900 students and 100 businesses in safe and efficient construction techniques.

After the earthquake left 1.5 million people homeless, Habitat's leadership knew that another approach was necessary to meet housing needs. The work in rural areas continued while Habitat established a base of operations in Haiti's capital, Port-au-Prince. There, in partnership with beneficiaries, Habitat adopted an innovative strategy centered on holistic, community-led, sustainable urban development, and developed programs to address land rights and housing finance.

EVOLUTION OF HABITAT HAITI

PRE-2010	POST-2010
Rural focus <ul style="list-style-type: none"> New greenfield settlements. Relatively secure, stable regions. 	Urban focus <ul style="list-style-type: none"> Older, dense, informal communities. Newly established, organic, informal communities. Complex power dynamics among multiple stakeholders in urban areas.
Emphasis on tangible outputs <ul style="list-style-type: none"> Single-family, permanent homes. Training and technical assistance. 	Emphasis on sustainable impact <ul style="list-style-type: none"> Revitalization of informal neighborhoods. Repair, retrofit, reconstruction of damaged homes. Public infrastructure improvements. Training and technical assistance. Land tenure advocacy and reform. Market development initiatives. Facilitating access to housing finance.
Traditional Habitat approach <ul style="list-style-type: none"> Established model with clear operating and monitoring procedures. Focus on traditional development. 	Pathways to Permanence approach <ul style="list-style-type: none"> Innovative, incremental upgrading model. Covers spectrum of solutions from initial emergency response to sustainable development interventions/multiyear programs.
Limited funding for specific projects <ul style="list-style-type: none"> Tithe from U.S. affiliates. Individual donors. 	Need for diverse, large-scale funding <ul style="list-style-type: none"> Tithe from U.S. affiliates. Individual donors. Institutional donors. Family foundations. Major gifts donors.
Independent effort <ul style="list-style-type: none"> Singular focus on housing/shelter. 	Variety of partners to ensure holistic impact <ul style="list-style-type: none"> Complement Habitat's skills. Create synergy between shelter and other sectors.

Pathways to Permanence

Habitat developed its Pathways to Permanence strategy in response to natural disasters, to provide a roadmap for disaster-affected communities to follow on their way to re-establishing permanent housing. This approach also helps emergency responders shape short-term solutions that keep sustainable, long-term shelter in mind.

Through Pathways to Permanence, disaster survivors have a variety of options at each stage of recovery to accommodate their individual circumstances. These options go beyond construction by incorporating housing support services, technical training and advocacy in order to advance the entire housing sector. Each option adheres to both local and international standards and accountability.

This holistic approach goes beyond the physical structure. It includes elements related to public infrastructure (water, sanitation, transportation, communication, etc.), security, livelihoods, education, health and finance. Most importantly, while the strategy lays out a menu of specific options, the individual pathways are determined by the affected communities themselves. Community members are valued partners with important knowledge, skills and experience, not helpless victims in need of charity. Within the Pathways to Permanence framework in Haiti, Habitat is focusing on four specific lines of business: advocacy, community engagement, institutional technical assistance, and housing support services.

Advocacy

- Land tenure/property law education and reform.
- Strategic communication to enhance grassroots advocacy efforts and bring the voice of communities to the dialogue on housing and settlements with national and international stakeholders.

Community Engagement

- Building capacity of community leaders to prioritize, design, manage, govern and sustain projects.
- Ensure that underrepresented segments within a community are involved in transparent decision-making and that programs are designed with their specific needs in mind (related to gender, minority status and disabilities).

Institutional Technical Assistance

- Supporting financial institutions and housing developers to form appropriate products for low- and moderate-income families.
- Business development support for micro-, small and medium enterprises.
- Promoting access to quality, affordable building materials through the private sector.

Housing Support Services

- Safe construction messaging.
- Construction technical assistance.
- Vocational training opportunities/livelihood initiatives.
- Financial literacy training.
- Disaster risk reduction training.
- Gender awareness and sensitivity.

As Haiti transitions from post-disaster reconstruction to a period of long-term sustainable development, both the nature and volume of Habitat's funding opportunities are also evolving. Unrestricted funds are vital to building Habitat's capacity to invest in functions such as monitoring, evaluation and learning; enhancing local staff skills through professional development opportunities; and identifying and initiating new program opportunities.

Habitat's Pathways to Permanence strategy incorporates public infrastructure improvements such as water, sanitation, transportation and communication.





As part of the community development and enumeration process in Simon-Pelé, Habitat Haiti first trained a core team of residents to go door to door, mapping and numbering 4,000 buildings and conducting 6,000 household surveys.

Priority programs

Improved housing will influence the quality of life for families, particularly related to health, education and livelihood opportunities. Habitat is focusing on the

following four programs to help Haiti build sustainable, affordable, decent shelter while strengthening communities and local leadership capacity.

Simon-Pelé

Simon-Pelé is a densely populated, informal set of five communities of approximately 30,000 residents situated in an industrial area north of downtown Port-au-Prince. The area is characterized by low-quality, self-built housing, inadequate public infrastructure, high unemployment, significant gang activity and violence. Despite these challenges, Simon-Pelé also has several strengths, including strong social ties, human capital, a vibrant commercial main street, and de facto security of land

tenure, all of which present opportunities for engagement. Habitat works in partnership with the communities to revitalize Simon-Pelé through repairs, retrofits and reconstruction of damaged or unsafe homes; vocational training for jobs or business creation; and capacity building of local community leaders. The next phase of this program will focus on supporting the Community Council in the development of public infrastructure projects to improve drainage, water, sanitation and the hygiene practices of residents.

VIL-KA-BEL (“A CITY CAN BE BEAUTIFUL”)

In March 2010, an area of land extending north from Port-au-Prince was declared “public utility” by eminent domain. Since then, the site has rapidly and organically transformed into Haiti’s fourth-largest city, with over 32,000 new households representing an investment of more than US\$100 million. This process of urbanization has taken place outside of any formalized planning, technical assistance or joint decision-making with authorities. The evolution of this residential area has been led by the community and financed through speculative land transactions, remittances, personal savings and redirected subsidies. Habitat’s work in Vil-Ka-Bel (also called Canaan) includes neighborhood development projects, institutional and technical assistance programs, strategic communications support, and various community-based services.

HAITI PROPERTY LAW WORKING GROUP

Many of the challenges facing the housing sector in Haiti begin with the lack of clarity around land tenure: Who owns or has rights to occupy the land? In 2011, Habitat began to address the complex, expensive and inefficient procedures related to land tenure and ownership by founding the Haiti Property Law Working Group. This Haitian-led collection of legal and policy experts, donor agencies, businesses, nongovernmental organizations and representatives from the

Haitian government today includes more than 260 members. Demonstrating an unprecedented level of consensus, the group has published two manuals: the first clarifies the procedures for buying and selling land in Haiti, and the second explains the different tenure types that exist under Haitian law and details the rights and responsibilities of owners and tenants. The next phase of the program will focus on the dissemination of the manuals and certifying a cadre of trainers to reach stakeholders and influence behaviors.

HAITI HOME OWNERSHIP AND MORTGAGE EXPANSION PROGRAM

One of the key blockages to decent, affordable homeownership in Haiti is access to loans for new homes and home improvements. Established in July 2015, the Home Ownership and Mortgage Expansion program, or HOME, seeks to increase access to long-term financing to help low- and moderate-income Haitian households construct, rehabilitate or purchase safe, durable, affordable housing. The HOME program has established a virtual “catalytic facility” that will work with financial institutions and housing developers to develop financial incentives, technical assistance and awareness-building mechanisms. The program aims to unlock the potential of the housing market and demonstrate that viable private- and public-sector partnerships can reduce the housing deficit in Haiti.

Spotlight on Simon-Pelé



Dominique

The house in Jakomen, Simon-Pelé, is the only home Dominique has ever known. When the Jan. 12, 2010, earthquake left her residence damaged and uninhabitable, the 28-year-old single mother was devastated to find herself living in a makeshift tent with her four children. Months later, Dominique was chosen to participate in Habitat’s shelter improvement program and rebuild her home.

“Habitat did a great job in Jakomen,” Dominique said. “Before the repairs started, most of the homes in the area did not have support beams. Habitat came in and retrofitted a number of these homes. They also educated our community on ways to build back better for the future. Habitat held training sessions to teach our community about construction and basic household repairs. I received an actual certificate and a tool kit upon completing the training series. It’s just a piece of paper, but I felt empowered as I walked away with my certificate!”

“I enjoyed the classes, and now I can take care of basic repairs in my own home. Before the training, I had to hire a man to take care of anything like that. Now I can patch up holes in the wall, fix leaks in my ceiling and make basic plumbing repairs in my bathroom. I’ve recently installed piping in my bathroom to help with ventilation. I’m getting so good that other women in the family who live nearby are now calling on me to help them out with their own repairs, and that feels great!”



Habitat helped facilitate the naming of streets and the installation of street signs during post-earthquake repairs in Simon-Pelé.

Improving lives in Simon-Pelé

Habitat chose Simon-Pelé as a focus community based on three main factors: the extent of damage from the earthquake, below-average socioeconomic status, and a history of being underserved by both the government and nongovernmental organizations. Although the post-earthquake assessment indicated that Simon-Pelé was not one of the most heavily damaged areas, the neighborhood before the earthquake included many dilapidated, poorly constructed and unsafe homes. Given the socioeconomic circumstances and absence of other organizations working in the community, Habitat Haiti saw an opportunity to have a dramatic impact, establishing a long-term, holistic, community-driven program greater than basic reconstruction.

After a successful first phase centered on repairs and retrofits of individual households, vocational training, and capacity building of local community leaders, the program is shifting its focus to larger-scale community-level infrastructure projects. Initial impact areas being considered include a holistic water, sanitation and hygiene initiative, along with complementary drainage and waste management infrastructure.

These projects will also serve as practical opportunities for Simon-Pelé's community leaders to further develop their capacity. After the accomplishments of the first phase, Habitat is working to:

- Increase the capacity of individuals to stimulate economic growth through micro-, small and medium-sized enterprises within the local construction sector and meet expected demand for housing and related infrastructure.
- Improve access and healthy practices related to water, sanitation and hygiene, drainage and waste management.
- Increase capacity of the Community Council and local leaders to plan, manage, govern and evaluate projects.

- Develop the first public community space where residents can come together to engage in cultural activities and build relationships among the five zones of Simon-Pelé, with the goal of reducing violence and building pride in the communities.

Through the generosity of individual supporters and institutional donors, including the government of Haiti; the World Bank; the Canadian government; UN-HABITAT; and Habitat for Humanity affiliate title partners, Habitat Haiti's work to date in Simon-Pelé has benefited thousands of residents. As much as possible, project implementation has relied on local hires and services within the community, creating much-needed work opportunities for the residents.

Progress by the numbers in Simon-Pelé:

659

homes repaired or reconstructed.

15,000

families benefiting from infrastructure upgrades, including roads, drainage, solar lighting and sewage.

5,909

individuals engaged in training in basic construction, livelihoods, disaster risk reduction, financial literacy and gender equality awareness.

67

community members engaged through leadership opportunities, meetings and campaigns.

The financial need is great

How you can help in Haiti

SOLIDARITY

Show solidarity with the people of Haiti by working through the Habitat network to support recovery and reconstruction throughout the country.

PARTNERSHIP

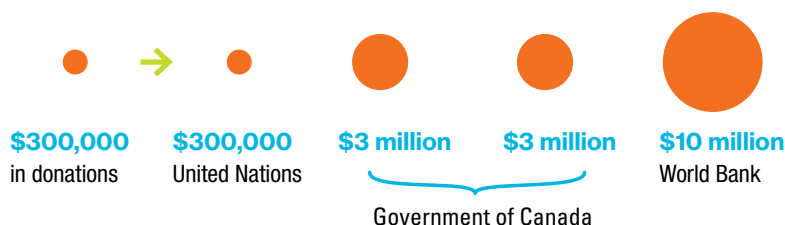
Be willing to partner and understand the innovative programs we establish to serve families and continue to keep Haiti in the hearts, minds, prayers and actions of supporters.

OPPORTUNITY TO LEVERAGE

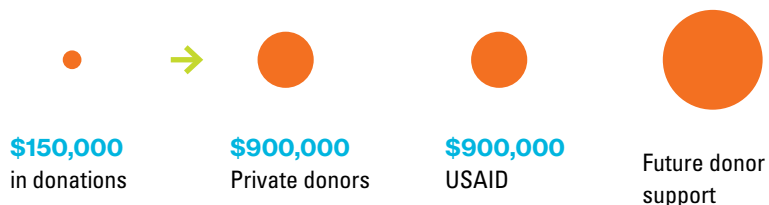
By leveraging donations, we can raise institutional funding and retain staff capacity. Between 2010 and 2014, we leveraged US\$7.9 million in donations to raise US\$51.2 million in institutional grants.

Leverage examples

SIMON-PELÉ (FIVE YEARS)



CANAAN/VIL-KA-BEL (FIRST-YEAR LEVERAGING)



Watson Tissaint (left), one of Habitat's community engagement coordinators, greets a community resident in Simon-Pelé.

LEVERAGED INVESTMENT

Total leverage x 6.5 (\$49.9 million)
Simon-Pelé x 51 (\$15.3 million)
Canaan (secured) x 12 (\$1.8 million)

FAMILIES SERVED IN HAITI

Habitat for Humanity has served nearly 58,900 families in Haiti since 1984.

Your financial support, your voice and your time will help bring strength, stability and independence to families in need of a decent place to live. **Donate today.**



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