



Jimmy & Rosalynn
CARTER
WORK PROJECT
LÉOGÂNE, HAITI 2012

A WORLD HABITAT DAY EVENT



Education and Advocacy Guide

A tool for you to Build Louder



COVER: The Habitat homes in Santo were built during the 2011 Jimmy & Rosalynn Carter Work Project. Volunteers transformed a construction site into a busy community where children play and gardens thrive. © Habitat for Humanity International/Ezra Millstein

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Jonathan Reckford helps to build Marie Veronila Antoine's new Habitat home, on the second day of the 2011 Jimmy & Rosalynn Carter Work Project.



Dear volunteer,

As CEO of Habitat for Humanity International, I want to thank you for the tremendous effort you are making to support the 2012 Jimmy & Rosalynn Carter Work Project and Haiti. Your commitment and dedication to support Haitian families in need is inspiring.

To help you better understand our work in Haiti and around the world, we have sent you a series of emails over the past several months about the daily themes for this year's Carter Work Project. These themes reflect key issues that influence Habitat's mission to improve housing conditions, increase shelter access and inspire action to end poverty housing.

In addition, we have created this Education and Advocacy Guide that provides information not just about Habitat, but also about Haiti and the key challenges that influence housing conditions in that country. Our hope is that this information, coupled with your experiences during the Carter Work Project, will inspire you to take action — to advocate for the needs of Haiti and for all families in need of adequate shelter.

The Carter Work Project can be transformative. Building alongside a former U.S. president and hundreds of other volunteers is powerful. I hope this guide can be a tool to help you take the inspiration from the Carter Work Project and increase your impact through advocacy so more families can access decent and affordable housing.

Again, I thank you for your hard work and dedication and I wish you the best as you complete this journey to support the 2012 Carter Work Project.

Sincerely,

Jonathan T.M. Reckford
CEO, Habitat for Humanity International



A schoolgirl rides her bicycle through the streets of Santo. These Habitat homes were built as part of the 2011 Jimmy & Rosalynn Carter Work Project.

EZRA WILLSTEIN

World Habitat Day and the Carter Work Project

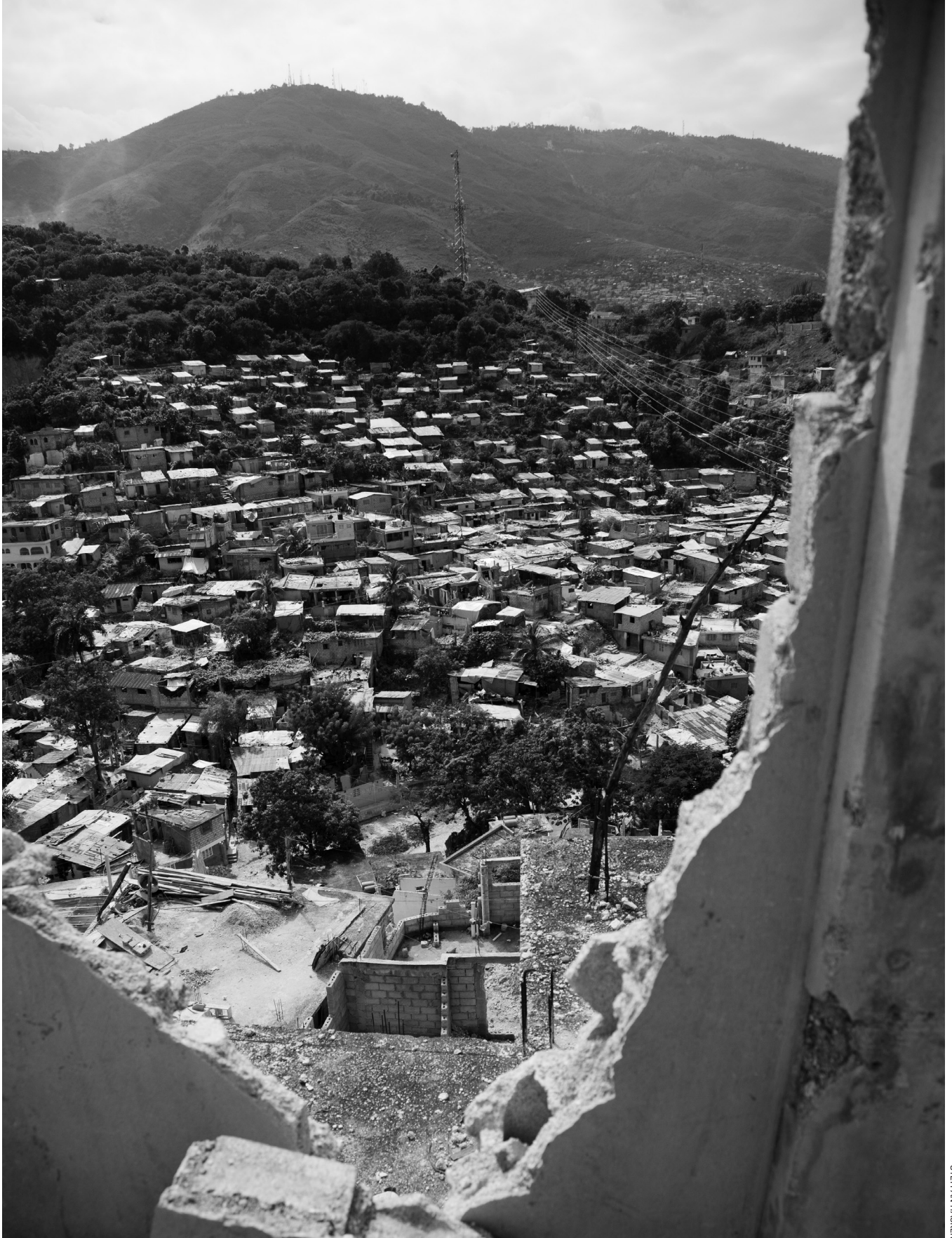
Habitat's Carter Work Project will be the culmination of a two-month observance of the need for safe, decent and affordable shelter, and the pivotal role of housing in community development. This observance began on World Habitat Day, Oct. 1. World Habitat Day was designated as the first Monday of October by the United Nations to call attention each year to the need for adequate housing for everyone.

By raising awareness and advocating for universal decent housing, we at Habitat for Humanity hope we can alter the systems that reinforce poverty housing and make affordable housing a reality for all. World Habitat Day is a day for grassroots action throughout the world. Throughout the two-month stretch, supporters around the world will help us raise our collective voice by hosting builds, dedications, fundraisers, parades, trash pickups, speeches and other events.

World Habitat Day's global issue focus

Improved access to adequate housing has the unique ability to break the cycle of poverty for low-income families, particularly for the next generation. With the proper tools, financially informed low-income families are able to improve their living conditions, benefiting themselves, their children and the communities in which they live. In recognition of this reality, this year's World Habitat Day theme is "Many Homes, One Community."

Habitat's urban development approach — as demonstrated in the Port-au-Prince neighborhood of Simon-Pelé — builds on the assets of communities around the globe to truly be "Many Homes, One Community." Through a community-led enumeration methodology, Habitat for Humanity began in October 2010 to help 30,000 Simon-Pelé residents organize to identify, prioritize and act on their shared needs. The project is helping families improve their living conditions and gain access to critical community services by building community self-confidence and creating a platform for ongoing community engagement as a whole. In addition, the project has initiated post-earthquake reconstruction in a way that builds on existing community capacities, both physical and social. You will learn more in this guide.



Section 1

Housing cities after a disaster

Natural disasters are a fact of life. In recent years, earthquakes have shaken Japan, China, Indonesia and Haiti; flooding has swamped Pakistan and the Mississippi Delta; hurricanes have tested New Orleans and the U.S. Gulf Coast; and tornadoes ripped through the South and Midwest. Over the past five years, more than 13 million people have lost their homes to natural disasters.

Although the aftermath can be devastating, the effects of disasters can be reduced through careful planning, early preparation and attention to long-term reconstruction. Urban areas need special consideration given their intricate nature. Their concentrated population; infrastructure; mix of renters, homeowners and squatters; complex land and tenure issues; and economic concerns are just several factors to consider. The presence of infrastructure, government institutions and resources should enable cities to recover more quickly, but few cities have been able to adapt and plan for rapid urban growth.

More than half of the world's population now lives in urban centers, and the vast majority of the world's growth over the next 20 years will be in cities in the developing world. One need only look to Port-au-Prince, Haiti, and the earthquake on Jan. 12, 2010, to see the devastating effects a disaster can have on an unprepared city. Adequate housing plays a pivotal role after a disaster and is a family's most important asset. Not only does it provide shelter from the outside, it is a place to maintain social networks, access services such as water and sanitation, raise children, keep memories, and sometimes even conduct business. A home also provides security and safety and can confer a sense of citizenship. When a natural disaster destroys a shelter, it destroys the center of livelihoods.

Decisions on how best to provide shelter after a disaster are often made quickly against a backdrop of other pressing

issues, such as access to clean food and water. While it is important to quickly house as many people as possible after a disaster, it is equally important to consider the long-term effects on the way people live. Poor decisions early in the recovery process — such as where to locate temporary housing or a resettlement community — can disconnect people from jobs, divide communities, increase infrastructure costs, and lead to increased vulnerability to future disasters.

Providing adequate shelter, however, depends on several key factors, including rubble removal and secure land tenure. Disasters in urban areas produce much more rubble and debris than those in rural areas. Clearing land and removing debris before rebuilding is an enormous challenge, particularly when access roads for construction equipment are blocked.

Equally important are the complex legal issues that face cities after a disaster. Land titles are often nebulous or unknown, and many developing countries have a high percentage of property that lacks clear, documented ownership. Records can easily be lost or destroyed, and building shelter is risky when ownership is unknown, leaving residents vulnerable to evictions. Any successful resettlement depends upon the work of the government and the international community to help local communities and citizens work together to solve land disputes and ensure residents' right to live on the land.

World Habitat Day and the Carter Work Project provide an opportunity to raise awareness of rapid urban growth and the way natural disasters affect cities differently. Humanitarian agencies, government officials and policymakers in Washington, D.C., and around the world should understand the crucial role shelter plays and develop the capacity and expertise to fully support recovery after a natural disaster.

A glimpse of Haiti's past

To really understand Haiti, you must understand Haitian history and the major events that have shaped the nation's development. Haiti has a fascinating yet tumultuous history. In 1804, Haiti became the first independent black republic, having won independence from France.

But this major achievement had disastrous consequences: Most of the world's economic powerhouses isolated Haiti, causing massive hardship that is still felt today. As stated in the "Institute of Health and Social Justice Issue: Haiti" report from Partners in Health:

Slavery — with its oppressive twin, colonialism — built many of the powerful empires of Europe. Slavery was still part of the economic engine of the United States, and so the first successful slave revolution was seen as a threat. In response, Thomas Jefferson called for the isolation of Haiti. The U.S., in collaboration with France, enforced a commercial embargo of Haiti in the early 1800s, which immediately crippled prospects for Haiti's economic development by ensuring that the newly independent country was effectively prohibited from participating in the international economic community. In 1827, France sent 41 warships to Haiti demanding compensation from the Haitian people for stealing themselves — as French property — from the French. Without weaponry or money for another battle, the Haitian people agreed to pay France a sum of 150 million francs (equivalent to US\$21 billion today), a debt they were unable to repay until 1922.

Thus, Haiti began its independent life economically isolated and weighted down by crushing debt. Under the guise of internal unrest and to protect American business in Haiti, the U.S. Marines invaded Haiti in July 1915. They created and trained the Haitian Army and remained an occupying force until 1934. Armed popular resistance to the occupation began immediately following the invasion and continued for the next 29 years, though opposition and dissent were violently suppressed. During that time, a small minority of Haitian elites consolidated their political and economic control over Haiti, bringing brutal dictator François "Papa Doc" Duvalier to power in

1957. His son, Jean-Claude "Baby Doc" Duvalier, succeeded him in 1971. When Jean-Claude Duvalier fled Haiti in 1986, he left behind a country ruined both economically and politically. The legacy of this almost 30-year regime still haunts Haiti today, including the US\$900 million debt incurred by Duvalier's Duvaliers' personal spending.

Haiti's complex history, including the major involvement of the U.S. — militarily and politically — continue to shape Haiti's progress, development and culture to this day. Many of these events can also help explain why Haiti views foreigners, especially U.S. citizens, with significant caution.

Haiti Econ 101

The poorest country in the Western Hemisphere, with 80 percent of the population living on less than US\$2 per day, Haiti is particularly vulnerable to even the mildest of natural disasters. This vulnerability is exacerbated by decades of environmental neglect, poor social and economic conditions, and a volatile political situation.

Haiti faces more challenges than any other country in the region. Political instability, food shortages, tropical storms and hurricanes have kept most Haitians locked in a cruel cycle of poverty for generations. For many, disease, hunger, unemployment and suffering are a way of life. The city's infrastructure has never kept pace with its unrestricted growth, and the chasm between the haves and the have-nots is stunning.

In "Situational Analysis of Metropolitan Port-Au-Prince, Haiti," UN-HABITAT gives the following insight into the numerous reasons for Haiti's poverty:

The combination of political insecurity, corrupt leaders, natural disasters, migration of academics and skilled workers, unfavorable trade agreements and poor administration together form an explanation that is a first step to understanding the situation.

Haiti is the poorest country in the western hemisphere. Not only are Haitians generally poor, they also have low access to vital public services such as water and sanitation, education and health

care. The low service delivery by the Haitian national and local authorities has created a country where only half of the population is literate, where infrastructure in practice has collapsed and where almost half of the population is undernourished.

The situation has improved only slightly in recent decades. For those who have access to services, the quality and consistency of these still vary enormously between different areas and different income groups.

Haiti is one of the world's most unequal societies. The richest 10 percent has almost 50 percent of the country's total income, whereas the poorest 10 percent only has 0.7 percent of the income. Most of Haiti's poor households are way below the poverty line, with an average income of 44 cents per day.

The informal sector is dominant in the country, employing around 70 percent of the total workforce, mostly in agriculture. Unemployment is extensive, especially amongst young people. Almost 50 percent of the inhabitants in metropolitan Port-au-Prince are reportedly unemployed. More women than men are unemployed and girls are also more likely than boys not to attend school or to leave school prematurely.

Remittances count for more than one-fourth of the total GDP in Haiti, principally coming from Haitians living outside the country, but also from migrant workers who get employment in the major cities.

Haiti faced crushing poverty before the latest disaster. The earthquake didn't create all the problems in Haiti, but it exacerbated them on a devastating scale.

Shelter before the earthquake

Before the earthquake, Haiti already faced a deficit of more than 1 million homes. In the capital, Port-au-Prince, 86 percent of the 2 million residents lived in densely populated slum areas, where clean water and access to basic sanitation were rare. These residents lived in tents or dilapidated shacks



made of sticks, cardboard, plastic, tin or whatever materials could be obtained. The vast majority of Haitian homes are poorly constructed, with walls built from mud and stones, roofs of scrap wood and metal sheets, and dirt floors. These structures barely provide protection against the elements, and children frequently fall ill from the appalling conditions.

UN-HABITAT's "Situational Analysis of Metropolitan Port-Au-Prince, Haiti" elaborates on these issues:

Port-au-Prince is a densely populated city, characterised by what many Haitians call wild urbanization (urbanisation sauvage). The small hills surrounding the city are being covered with dwellings of different quality, many of them situated precariously on steep slopes and in danger of being washed away by the next torrent or hurricane. Other slum dwellers, in the centre of the city, risk flooding due to their location in the bottom of the basin of Port-au-Prince.

More than half of the informal settlements in Port-au-Prince are located in ravines and gullies and are susceptible to inundation. Flooding is also the main threat for those who have chosen to reside on wetland areas close to the sea.

For most informal settlements in Port-au-Prince, the absence of a grid plan makes it difficult to provide services such as water, electricity and garbage collection to individual households. Most of the

inhabitants in the slums do not have access roads between their plots.

Many families cannot obtain loans for buying land and/or building a house. Instead they build the house slowly using available cash, taking five, ten or even 15 years to finish. This piecemeal way of building is widespread in poor as well as in affluent parts of Port-au-Prince, and is also encouraged involuntarily by the tax regulation that exempts partly built houses from property tax.

Few Port-au-Prince residents have legal titles to their land. Even in the more wealthy areas of the city, the normal procedure when selling and buying a property is to go to a public notary, who makes a declaration of ownership. The problem is that there can be several claims to the same property, as there is no cadastre or official register of ownership. The ownership or transfer of ownership is normally not registered by local authorities or the legal system, and is therefore not fully secured.

The land and property belonging to the state of Haiti is divided in two groups: public and private property. The state's public property is not transferable and consists mainly of public spaces such as roads, lakes, rivers, parks, cemeteries and shorelines. The state's private property can on the other hand be appropriated by an individual or juridical person, and this property falls under the jurisdiction of the General Revenue Office, or DGI.

The rules for buying and renting state-owned and privately owned land are different. In both cases it is a cumbersome, expensive and long procedure to become the lawful owner of a property. One of the many steps in the process involves the actual transcription of title at the DGI, which can take between one and two years. For these reasons, most people do not even try to acquire land.

Instead they lease land and build a house, rent a house or get property on the informal market.

In many cases landowners in Port-au-Prince who obtain their land legally still have problems with

illegality or extralegality. Building and planning regulations, subdivisions of land and other laws are not easy to adhere to. The urban legislation that should encourage participation in the formal land and housing sector instead works as an incentive for people to resort to the informal sector."

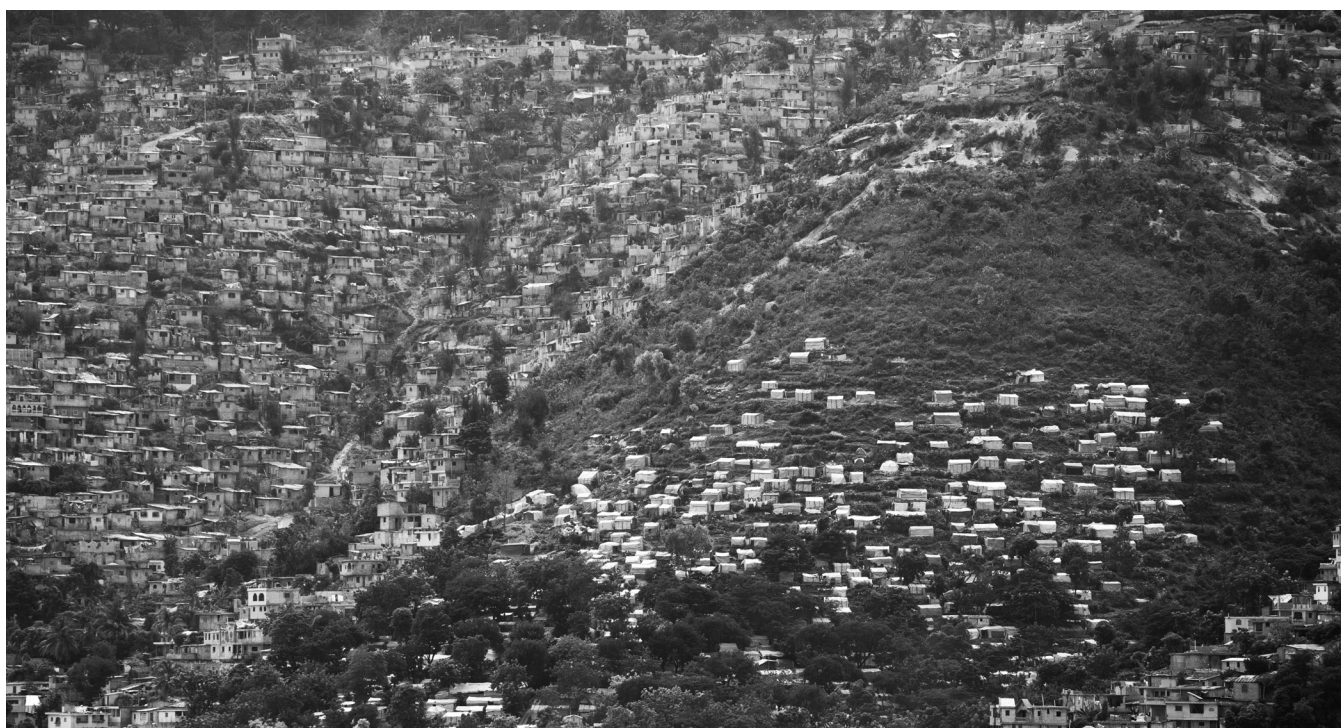
Today in Haiti, Habitat for Humanity believes shelter efforts should fit into a comprehensive urban strategy and development plan supported by the government and people of Haiti. That plan must take into account the availability of land and improved security of tenure; land use and environmental issues; the improved delivery of basic services, including water, sanitation, health services and transportation; national economic development and job-creation opportunities; measures to reduce disaster risks; input from those who have lost their homes and communities; and the needs of renters, who make up the majority of the population in spontaneous settlements. The plan must include incentives, implementation plans and realistic timetables to transition families from the camps where the majority of disaster-affected families are living today.

Impact of the earthquake on shelter

The earthquake damaged nearly 190,000 houses in Haiti, of which 105,000 were destroyed. Of the more than 2 million affected survivors, nearly 400,000 are still displaced and living in settlement sites, according to the International Organization for Migration.

Damage and destruction of homes, other buildings and infrastructure can be partly attributed to poor quality of materials and construction monitoring. The problem is exacerbated by lack of planning; thousands of people live in cramped settlements with unhealthy conditions in highly vulnerable, risk-prone areas. The victims of the earthquake lost not only their property, but also their financial and emotional security. The loss of property for low-income families in the Haitian context imposes a severe blow to the sustainability of family livelihoods as the loss of their dwelling means the loss of microeconomic activities. Given the extent of housing destruction, we are facing a challenging, multiyear response that will require creative and flexible shelter and housing solutions.

The government of Haiti's Action Plan for National



STEFAN HACKER

Recovery and Development of Haiti stated, “Housing is undoubtedly the sector most affected by the earthquake, since overall damage amounted to USD 2.3 billion. This figure includes destruction of different types and qualities of housing units, the value of partially damaged houses and household goods. Losses to the housing sector are estimated to be USD 739 million. The housing sector therefore represents about 40 percent of the effects of the earthquake. The other sectors affected, in order of decreasing importance, are trade (damage and losses of USD 639 million, or 8 percent of the total), transport and public administration buildings (USD 595 million each), and education and health (with an average of 6 percent of the total).”

The emergency response immediately after the earthquake, including the distribution of 800,000 tarps and 100,000 tents, was a Herculean humanitarian effort and a notable success. Habitat for Humanity and its partners distributed more than 24,500 emergency shelter kits. But the vast majority of disaster-affected families remained without options for improving precarious shelter situations. The internally displaced people in Haiti face extreme uncertainty, as their futures are threatened by forced evictions, improvised shelters, and emergency shelter materials that have begun to deteriorate.

Major obstacles

Land

A key precondition to holistically support shelter reconstruction efforts in Haiti requires clear and transparent land transfer processes to ensure reconstruction and redevelopment can take place. This is true not only for shelter, but also of most interventions requiring security when investing in land-based activities, including businesses and agriculture.

Land tenure remains the biggest roadblock to rebuilding in Haiti. A 2009 UN-HABITAT report on Haiti states that “due to inadequate registration and follow-up, there are no clear records of what land is owned by the state or by someone else.” For example, some deaths that occurred during the earthquake have not been formally documented, making claims on land by heirs complicated, if not impossible. Building shelter is risky when one is unable to ascertain who owns the land or who will have rights to the shelter when it is finished. Putting Haitians back into homes without security of tenure will put them under the same risk for evictions and above-market rents that existed before the earthquake. Tenure security gives Haitians a reason to invest in their homes. These investments create gross domestic

product and contribute to the economy as a whole.

UN-HABITAT estimated in 2007 that less than 38 percent of all the properties in the metropolitan area of Haiti have their titles properly registered. Many people want to have some documentation of sale but cannot afford the costs. It is common to have a piece of paper with the sale information signed by both parties and notarized, but this is not legally accepted as a deed, according to a 1988 report by the Land Tenure Center at the University of Wisconsin-Madison. Lack of land registration is not only a low-income problem. Because of the complete breakdown of title registration, very few people actually have secure tenure, UN-HABITAT says.

Governance

One of the reasons for the weak policy foundation in Haiti is that the institutions responsible for the execution of land policies lack the capacity. Another obstacle is that the civil registry is incomplete. About 40 percent of Haitians lack identification documents and are not considered legal citizens. Although the presidential elections in Haiti did not take place until Nov. 28, 2010, almost 10 months after the earthquake, the lead-up to the elections caused political gridlock as early as June or July. This gridlock seriously slowed reconstruction efforts and kept Haiti suspended in a humanitarian crisis for a prolonged period. This slowdown has had a number of negative ripple effects on the reconstruction efforts.

Unfortunately, the November elections led to a second political stalemate because no clear winner emerged until March 2011. Michel Martelly took office as Haiti's president in May 2011. Then a third political stalemate ensued. In Haiti, the parliament must confirm a prime minister nominated by the president. It is the prime minister who then runs the government. For a number of reasons, parliament has been stalling and has only recently confirmed a prime minister.

There is now great hope that with a new president, along with a confirmed prime minister, reconstruction efforts in Haiti will finally be able to move forward at much more rapid pace.

Cholera

In the midst of the presidential election, a cholera outbreak hit Haiti and continues to this day. The outbreak began in October 2010 in the Haitian department of Artibonite and extended throughout all 10 provinces, including those areas affected by the January earthquake. As of July 2012, the Ministry of Health and Population reported 581,952 cases, with 7,455 cholera-related deaths. The following is an excerpt from a report on June 23, 2011, from the International Federation of Red Cross and Red Crescent Societies:

The first case of cholera was confirmed at the Haiti National Public Health Laboratory on 22 October 2010 in the Artibonite region. Although this area was not directly affected by the 12 January earthquake, it had become home to thousands of vulnerable people displaced by the earthquake who were subsequently forced to live in dire conditions. The epidemic quickly spread to the Central, North, North West, West and Southern provinces. The speed of transmission was attributed to multiple factors namely an absence of local immunity to the particular strain of the Vibrio Cholerea, limited water and sanitation and the densely populated conditions in camps which were home to over a million people ...

By early January 2011, the incidence of cholera had begun to decline from the highs recorded over November and December 2010. In April the MSPP reported 18,267 cases of cholera countrywide with 11,070 hospitalized and 156 deaths with incidence greatest in the South East province (8.1 per cent) followed by Grand Anse (5.2 per cent) and Nippes (4.2 per cent). These figures were down from 20,368 cases of cholera with 9,639 hospitalized and 107 deaths reported in March."



Nicolas Antoine waters the plants around his family's home, which was built as part of the 2011 Jimmy & Rosalynn Carter Work Project.

ERA MILLSTEIN

Section 2

A Year Later: Key updates since the 2011 Carter Work Project

Since the 2011 Carter Work Project, Haiti has made progress with reconstruction. Rubble, which was a major impediment to reconstruction following the earthquake, has been largely removed. Cholera, which peaked in the fall of 2011, still lingers but cases have significantly decreased. The government of Haiti remains heavily affected by the earthquake and continues to have limited capacity, but a year ago the new president was trying to assemble his government, and today the three main branches of government have leadership in place. Finally, the number of those living in camps has been dramatically reduced.

Housing

While nearly 400,000 people still remain in tents, this is significantly less than 12 months ago. The Haitian government, with the support of a number of donors and NGOs, has reduced the numbers living in camps through its 16/6 Project. This program provided a one-year rental

subsidy and helped families find permanent, adequate housing in nearby neighborhoods. While not without its complications, the program has been successful in giving Haitians an incentive to move out of the camps. As a result, the affected population of those living in the tent cities dropped from approximately 800,000 to 400,000 over the course of the program. While not all those are attributed to the program, it is clear the program had a direct and positive impact on decreasing the population in tents.

As much as this program and other efforts to provide housing in the past year have been successful, there is little doubt that housing has been one of the greatest challenges in Haiti's post-earthquake reconstruction. As a New York Times editorial noted in August 2012, "While progress has been made, the lack of basic, permanent housing remains the greatest failure in post-earthquake Haiti." The Emergency Shelter and Camp Coordination and Camp Management Cluster reported in April 2012 that only 13,198 houses have been repaired and 4,843 permanent homes built for more than 1.5 million people originally displaced.

Léogâne

The coastal city of Léogâne, about 20 miles west of Port-au-Prince, was the epicenter of the earthquake. Almost all public buildings, including government offices, banks, schools, and health centers, were destroyed; the earthquake left almost no remaining government infrastructure. A United Nations assessment team found that Léogâne was the hardest hit. Habitat has invested in a major effort to help rebuild Léogâne through a greenfield settlement called Santo. Today, 155 families left homeless by the earthquake call the Santo community home, thanks to the generous support of the Multilateral Investment Fund of the Inter-American Development Bank and many other donors, including supporters of the 2011 Jimmy & Rosalynn Carter Work Project.

These families now live in earthquake- and hurricane-proof homes, with concrete foundations, corrugated steel roofs, and windows and doors that lock for security, a far cry from their dilapidated tents and makeshift shelters. In addition, they have concrete latrines with shower areas and access to clean, fresh water 15 water points. Many families have launched their own home businesses; others have landscaped their yards and planted small gardens.

Habitat's vision for the families of Santo is a self-sustaining, strong community. To encourage the families to work together to ensure the community grows, thrives and endures, Habitat sponsors a democracy and governance project to help residents cultivate democratic practices. Participants include members from every household. Together they learn to lead inclusively, to listen and speak carefully, to collaborate effectively in groups, and to productively critique and take responsibility for their own words and behavior. As a part of the project, participants have conducted community-wide meetings where residents address how they would like to govern themselves and their new community.

The overall site plan for the Santo community, designed in partnership with Architecture for Humanity and community members, includes space for additional homes, along with a marketplace, school and irrigated community garden. This year, with your help, we will complete an additional 145 homes, bringing the total to 300 homes completed in this holistic, development-approach community.

Throughout the community engagement process, residents have repeatedly expressed their desire for a planned

community that allows all aspects of public and private life to thrive. The community has identified a strong need for sustainable lighting. Lights at night are a critical factor for safety, and play a large role in being able to make a longer social and economic day for the residents. Habitat has purchased and installed six solar street lamps, and the master plan calls for at least 24 more to serve the 300 families in Santo and 600 families nearby.

In addition, a pilot project is under way to help demonstrate the production potential and profitability of Santo's agricultural resources. The ultimate goal is to increase the ability of the Santo residents, and members of the larger community, to raise their incomes from \$150 a year to approximately \$4,000 through best practices in growing and marketing crops. Higher income would then in turn have a direct effect on their health and their ability to send their children to school.

Simon-Pelé

Given the scope of the need in Haiti, long-term change must involve empowering entire communities to rebuild their lives. Habitat for Humanity Haiti's Enabling Neighborhood Revival in Haiti program targets the densely populated urban neighborhood of Simon-Pelé and helps families improve their living conditions, gain access to critical services for their community and establish a vision for the future of their community. Our work has enabled a significant neighborhood revival affecting more than 76 percent of the estimated 30,000 residents, or 6,000 families.

Habitat established itself in Simon-Pelé shortly after the earthquake through a UN-HABITAT grant to conduct a community enumeration project in this devastated community. Since then, and with funding from the Canadian International Development Agency, the residents have identified and prioritized critical community infrastructure projects, such as the addition of safe drinking water kiosks, street lighting, improved sanitation at the health clinic and flood control (canal clearing, etc.) to prevent water-borne diseases. Local community councils have learned how to contract with local vendors to undertake these reconstruction projects and have been able to contract, monitor and complete 14 major projects under this program, including those mentioned above. One hundred seventy-five families have been able to move back into their homes, which have been repaired and retrofitted to withstand earthquakes

and hurricanes. Local construction contractors and laborers have been trained on construction best practices, with a team of 50 masons certified under Habitat's program now working as disaster risk reduction consultants for local contractors.

Program implementation is based on an innovative strategy of community engagement that establishes strong ties between community councils, residents and program staff and incorporates the community in programmatic and civic decisions. The project also places a special emphasis on women, encouraging and empowering them to take a greater part in decision-making processes and training rather than exacerbating existing gender inequities in the community. An estimated 23,000 residents of Simon-Pelé have benefitted directly or indirectly from our work.

Building on programs completed after the earthquake, Habitat for Humanity Haiti will expand reconstruction efforts and stimulate economic growth in Simon-Pelé over two years. To accomplish urban renewal and alleviate poverty for the more than 30,000 residents of Simon-Pelé and surrounding neighborhoods, Habitat will coordinate closely with the Haitian Office of Monetization of Development Aid Programs, particularly on reconstruction. Activities will focus on seismic-resistant repairs to homes and construction of new homes; infrastructure improvements such as drainage; contract awards to local businesses or community-based organizations; and expansion of local micro and small businesses through training in construction, business development and disaster risk reduction. To ensure a community-driven approach, local councils consisting of representatives elected by neighborhood committees will contribute to the municipal development plan.

Land

As noted in Section 1, clear and transparent land transfer processes are necessary for reconstruction and redevelopment. Land access, land reform and land systems remain intractable issues in Haiti and continue to hamper the country's recovery. This is why Habitat, in addition to helping families directly access better housing in Haiti, has been implementing an advocacy program related to land.

Habitat has taken a leadership role in developing the Haiti Property Law Working Group. The working group, comprising nearly 100 stakeholders, has met monthly since

June 2011. It has developed clear goals, objectives and priorities and has completed the first in a series of four land transaction manuals designed to support the understanding, focus and capacity of Haiti to deal with long-standing land issues.

The first manual, completed in August 2012, is titled "Haiti Land Transaction Manual, Vol. 1: A How-to Guide for the Legal Sale of Property in Haiti." The nuanced and inclusive process of developing this manual lasted almost a year. To ensure its accuracy, drafts were circulated for comments and regional stakeholder meetings were held in Port-au-Prince, Cap-Haïtien, Les Cayes and Léogâne to solicit feedback. Stakeholder meetings included national and local government officials, notaries, surveyors, nongovernmental organizations, bilateral and multilateral agencies and the Haitian financial and insurance sectors. Initial training materials based on the first manual are being developed.

The working group has begun research on a second volume to provide guidance on the regularization or formalization of land rights (ownership, rental or other) on government and third-party land. Other important aspects of secure tenure and land rights in Haiti will be addressed in future manuals, including land disputes and eminent domain.

After the publication of each manual, assuming funding is available, the working group will develop and organize training to educate interested parties about the manuals and to promote their broad adoption and use. Training materials will be available in French, Creole and English, and might include a series of workshops and online training opportunities for public officials, private citizens, domestic and international investors, lawyers, notaries and surveyors, among others. In addition, the working group has identified bottlenecks and challenges to the effective functioning of the Haitian property rights systems.

The Haiti Property Law Working Group enables Habitat to increase its impact. Habitat knows it can't build houses or support all Haitians in need of improved shelter, but by working in coalition with others, it can try to improve the policies and systems that affect all Haitians.



EZRA MILLSTEIN

Section 3

How you can build louder

Wherever we might be working around the world, Habitat for Humanity partners and volunteers will always be found building and repairing homes. But even as we do that, we also want to short-circuit the forces that draw families into poverty housing to start with — and often keep them there. We invite you to further your engagement with Habitat by advocating with us.

There are several steps you can take before, during and after your Carter Work Project experience to help us build louder. In doing so, you will help to exponentially increase Habitat's impact and move us ever closer to achieving our goal of ending poverty housing worldwide.

Before you leave

Take action with Habitat on issues that affect global shelter, property rights, foreign assistance reform, and water and sanitation by becoming an online advocate at www.habitat.org/takeaction. Join Habitat's 92,000 online advocates committed to changing the systems, policies, attitudes and behaviors that lead to inadequate housing and homelessness. By becoming an online advocate, you will receive email alerts about issues that have an impact on shelter, receive notifications when we need your help, and be able to send

letters to your legislators to make a difference.

Familiarize yourself with the issues that Habitat advocates for and the housing situation in Haiti. Visit www.habitat.org/gov to read about the topics that are important to us. Refer to the additional information section of this guide to find resources that will help you understand our work in a broader context. Read news articles about Haiti to gain insight into the current situation the country is facing.

While in Haiti

Throughout the trip, there will be opportunities to learn more about Haiti, shelter and the issues the Haitian people face. You will be surrounded by Habitat staff and subject matter experts, who are eager to engage in discussion and answer questions. We hope you will use these opportunities and tools to make the maximum impact in support of Haitian families in desperate need of simple, decent and affordable shelter.

Each day of the 29th annual Jimmy & Rosalynn Carter Work Project will focus on one theme. As a volunteer, sponsor, or supporter, you will have opportunities to learn about and participate in these themes that are critical to Habitat's work.

SATURDAY, NOV. 24: A YEAR LATER

Since Carter Work Project volunteers were last in Haiti, government has stabilized, rubble piles have been reduced, and thousands of people have moved from camps to more durable shelter. Progress is visible.

SUNDAY, NOV. 25: ONE STEP AT A TIME

Have you ever thought about how the poor around the world build or add on to their houses?

MONDAY, NOV. 26: PATHWAYS TO PERMANENCE

Although immediate relief is necessary in a disaster situation, creating a pathway to permanence requires looking beyond initial efforts to the long-term needs of a country.

TUESDAY, NOV. 27: HOUSING AND HEALTH

A safe and secure home provides more than just shelter from nature's harshest elements.

WEDNESDAY, NOV. 28: THE POWER OF VOLUNTEERISM

Although volunteerism is a key component in Habitat for Humanity's work, the massive need for local jobs has led us to limit the use of volunteers in Haiti since the earthquake.

THURSDAY, NOV. 29: HOUSING THE BOTTOM BILLION

More than a billion people — one-sixth of the world's population — live in slums in abysmal housing without adequate access to clean water and sanitation.

FRIDAY, NOV. 30: TAKE ACTION

Upon returning home, you will be encouraged to take further action and continue to stand up with Haiti and speak up for housing.

We encourage you to send emails, photos, blog posts, Facebook posts and more to share your experience throughout the week and reflect on what you are learning. Use hashtag #WorldHabitatDay and tweet at @HabitatinHaiti

and @Habitat_org. You can also post on [Habitat Haiti's Facebook page](#) and join (if you haven't already) the [Carter Work Project Facebook group](#) and the [World Habitat Day Facebook group](#) to interact with other trip members and fellow supporters.

You might want to keep a journal of your day-to-day experiences while in Haiti. Personal impressions and anecdotes go a long way in helping you to share your experience passionately and convincingly. You will receive a new fact sheet each day educating you around our daily themes. Writing in a journal Journaling is an excellent opportunity to reflect on the information provided in these sheets.

After your trip

Your Carter Work Project experience shouldn't end when you leave Haiti. In fact, it is critical to the success of Léogâne and to the future of the country that we build upon what has been accomplished. Even back home, you can continue to change lives in Haiti.

Take action, advocate and share what you've seen, done and learned this week to inspire friends, civic groups, your elected officials and others to stand up with Haiti and speak up for housing. Use the online tools provided to you before the trip and the resources you will be receiving after to share your experience to help recruit 10 additional advocates to sign up online at www.habitat.org/takeaction so they, too, can be notified when we need their help.

We ask that you join with Habitat to ensure that shelter gets the attention it deserves on the global development agenda by speaking with your government representatives and key decision makers, writing an op-ed or signing a petition that calls for better housing policies and improved shelter solutions.

Additional resources

HFHI reports

Building Homes and Hope in Haiti:

Two years into the recovery

Two years after the earthquake, Habitat for Humanity released a report detailing its work and impact in Haiti during that time.

Habitat for Humanity's Shelter Reports

Habitat for Humanity International's Government Relations and Advocacy office produces an annual report to raise awareness on important public policy issues.

Shelter Report 2012

"Build Hope: Housing Cities after a Disaster"

Natural disasters are a fact of life. In recent years, more than 13 million people have lost their homes to natural disasters, as earthquakes have shaken Japan, China, Indonesia and Haiti; flooding has swamped Pakistan and the Mississippi Delta; hurricanes have tested New Orleans and the U.S. Gulf Coast; and tornadoes have ripped through the South and Midwest. "Housing Cities after a Disaster" highlights the urgent need for urban disaster planning and outlines how planning for permanence during rebuilding creates a more solid path to recovery.

Reports from other organizations

International Housing Coalition: Haiti Shelter Sector Assessment: One Year After the Earthquake

This reviews the progress and obstacles facing the recovery of the shelter sector after Haiti's earthquake. The assessment is based on the prevailing shelter conditions one year after the earthquake. The principal objective of the assessment is to give the U.S. Agency for International Development a broad perspective on support to the shelter recovery process. Recovery from such a devastating earthquake will take many years. Therefore, the assessment takes a medium- to long-term perspective on the process. It identifies critical Haitian shelter sector issues, analyzes their current context and recommends appropriate actions to be taken or facilitated by USAID through its assistance program.

UN-HABITAT: Strategic Citywide Spatial Planning: Situational Analysis of Metropolitan Port-au-Prince, Haiti

In 2010, UN-HABITAT conducted an analysis of Port-au-Prince, providing a thorough background to the city's situation in terms of urban development and planning, and presenting a way forward for planning of the metropolitan area. This publication makes a case for a participatory approach that engages key stakeholders in urban development. Such an approach is especially needed in the metropolitan area of Port-au-Prince, where municipalities are asking for support from the national government to develop and implement local planning and to deliver basic services. Another key area is the need for institutional capacity building to better enable municipalities and their partners to deliver basic urban services to the city's residents.

Report from the United States government

Post Earthquake USG Haiti Strategy: Toward Renewal and Economic Opportunity

This reconstruction strategy sets forth the goals the U.S. will pursue in helping Haiti build back better. Because the United States seeks to support a Haitian-led response and to coordinate with other international, regional and local agencies, this strategy identifies priority pillars and regions for U.S. government engagement. The strategy describes how the United States will use elements of its national power (including diplomacy, development assistance and economic tools) to further near-term (18-month) and medium-term (five-year) reconstruction goals.

Report from Government of Haiti

Government of Haiti Action Plan for National Recovery and Development of Haiti

In March 2010, the government of Haiti presented this plan, setting forth requirements for reconstruction based on the findings of the preliminary damage and needs assessment.

Endnotes

- i. Dubois, L. (2005).
- ii. Schuller, M. for Jubilee USA Network. "Break the Chains of Haiti's Debt." (2006) Retrieved at www.jubileeusa.org/fileadmin/user_upload/Resources/Policy_Archive/haitireport06.pdf.
CHRGJ, PIH, RFK Center, Zanmi Lasante. "Woch nan Soley: The Denial of the Right to Water in Haiti." (June 2008). Retrieved July 6, 2010, from parthealth.3cdn.net/0badc680352663967e_v6m6b1ayx.pdf.
- iii. It is widely accepted that protecting U.S. business interests played a large role in the U.S. decision to occupy Haiti. The Haitian American Sugar Company was among the most prominent business interests. See, e.g.: Renda, M. "Taking Haiti: Military Occupation and the Culture of U.S. Imperialism, 1915-1940." Chapel Hill, NC: University of North Carolina Press. (2000). Schmidt, H. "U. S. Occupation of Haiti (1915-1934)." New Brunswick, NJ: Rutgers University Press. (1971).
- iv. Also of note, the Haitian Army was established in a treaty approved by the U.S. Congress in 1915. With no meaningful foreign threats to defend against, the Haitian Army has been an instrument of oppression against the Haitian people, acting behind various governments or acting independently, ever since. The military was officially disbanded (but not disarmed) by President Aristide in 1994, only to re-form in 2003 during the buildup to the coup d'état against Aristide on Feb. 29, 2004. The re-formed army had the audacity to demand "back-pay" for the 10 years they were disbanded — which the Latortue government paid in 2004. The Haitian Army remains an influential force in Haiti. See, e.g.: Wickham, D. "Payoffs to Haiti's Renegade Soldiers Won't Buy Peace." USA Today. (Jan. 3, 2005). Retrieved July 7, 2010, from www.usatoday.com/news/opinion/columnist/wickham/2005-01-03-haiti-wickham_x.htm.
- v. While the elections in 1957 were probably corrupt (many believe the Haitian Army assisted in vote rigging), François Duvalier initially had significant popular support. This was based largely on a noiriste political appeal to the Afro-Haitian majority. A lighter-skinned mulatto class has controlled Haiti politically and economically throughout the nation's history. This minority rule only strengthened after U.S. occupation, laying the groundwork for Duvalier's rise. The brutality and terror regime of Duvalier's Tonton Makout, devastating corruption and U.S. support for the Duvalier regime as a "bulwark against Latin American Communism" have all been well-documented. An estimated 30,000 Haitians were killed during the Duvalier regime. See Diederich; Abbott. Diederich, B. "Papa Doc and the Tonton Macoutes" Princeton: Markus Wiener Publishers. (May 2001 ed.). Abbott, E. "Haiti: The Duvaliers & Their Legacy." Austin, Texas: Touchstone. (1991).
- vi. CHRGJ, PIH, RFK Center, Zanmi Lasante. "Woch nan Soley: The Denial of the Right to Water in Haiti." (June 2008). Retrieved July 6, 2010, from parthealth.3cdn.net/0badc680352663967e_v6m6b1ayx.pdf.
- vii. School enrollment rate is as low as 55 percent for children ages 6-12.
- viii. Human Development Report, hdrstats.undp.org.
- ix. Republic of Haiti, 2006.
- x. The Economist Intelligence Unit, 2006
- xi. World Bank, 2006.
- xii. Sletten & Egset, 2004.



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