



Brief introduction to Housing Foundation of Islamic Republic of Iran (HFIR)

Housing Foundation of Islamic Republic of Iran (HFIR) founded in 1979 by the order of Imam Khomeini, the founder of the Islamic Republic of Iran, aims to provide housing for the underprivileged and low-income people in rural and urban regions as well as reconstruction of areas suffering damage from natural and man-made catastrophes within the framework and policies of the government of Islamic Republic of Iran.

Having its central office in Tehran, 30 general offices in each province capital and over 364 branches in different towns throughout the country, HFIR is present all over Iran. In addition, seven affiliated executive organizations perform under the authority of HFIR, supporting it achieving its ambitious goals. HFIR perform the reconstruction work in two development and emergency contexts. In development context, HFIR is committed to building of two million rural residential units during the two Five-year Development Plans of the country (building 200,000 rural housing units annually). In emergency response context, reconstruction of rural and urban regions in five border provinces affected by Iran-Iraq war (1988), response to several natural disasters such as earthquakes of Gilan-Zanjan (1990), Aredebil (1997), Avaj Qazvin (2002), Bam (2003), Lorestan (2006), Neka flood(1999) and many more are among HFIR endeavors to eliminate the suffering of those affected by disasters.

Background

On 11 August 2012 at 16:53 and 17:04 (local time), two earthquakes measuring 6.2 and 6.1 on moment magnitude scale hit 23km and 30km west of Ahar in Azerbaijan Sharghi province north-west of Iran. An estimated 250,000 were affected by the earthquake in Ahar, Varzaghan and Heris and their 315 villages north east of Tabriz. The earthquakes left about 300 died, 3000 injured and affected the residence of about 72,000

Figures

Number of damaged villages	315
Number of above 60% damaged rural residential units	9,500
Total number of above 30% damaged rural residential units	18,400
Number of urban residential units planned to be reconstructed	4,750
Total Number of urban residential units to be repaired or reconstructed	25,700



Figure 1- Mehtarloo village after 75 days, multi-functional transitional shelters in blue and permanent residential units in grey

Highlights

- Transitional shelter and resettlement programs accelerated and contributed significantly to reduction of the affected population under tents.
- During the last 8 days, an approximate number of 2500 roofs is completed raising the figure of rural roofed permanent residential units to more than 7600 against total 9,500 above 60% damages rural residential units in 75 days.



- The households who moved to their new houses receive household incentive packages.
- The affected areas were shaken by 21 aftershocks on 7 November 2012, 35 injured
- Eid Ghurban and Eid Ghadir, two major religious occasions in the last week effected the speed of the reconstruction.
- The IRI President and some Cabinet Ministers visited the affected areas to survey the reconstruction process and visit affected households

Situation Overview

- Neither all the multi-functional transitional units, nor all newly built permanent residents are occupied by beneficiaries. There is a tendency among beneficiaries not to leave emergency shelters since they are anxious about cutting the NFI items they receive from Red Crescent of Islamic Republic and charities, as they transfer to their new residence.

Emergency response teams are trying to tackle this through two solutions; firstly, informing beneficiaries of policies in place that NFI delivery will continue even after households' transfer to new residences and secondly, setting a household incentive package including home furniture such as refrigerator, oven, carpet, heater and so on.

- Strong aftershocks happening periodically last of which in the morning of 07 November 2012, measuring 5.5 Mw and leaving some 30 injured, impose physiologic pressure on the beneficiaries, HFIR staff and contactors in the region.
- Sharp increase in material prices halted the assembling of multi-functional units for a few weeks. The process was resumed after revision of contracts.
- Eid Ghurban and Eid Ghadir, the two major religious events, affected the speed of reconstruction significantly, as considerable number of contractors and reconstruction personnel left to spend Eid holidays with their family.
- The IRI President and some Cabinet Ministers endorsed a survey visit to the affected areas to maintain close observation on the reconstruction activities.



Figure 2-President, Head of HFIR and the Minister of Housing and Urban Development of the IRI on Azarbaijan affected area visit



Economic Recovery

HFIR takes advantage of high financial turnover of reconstruction to accelerate the economic recovery of the affected areas. Several financial mechanisms are employed to support this strategy including:

- The construction materials are provided using the maximum local capacity. Only the materials that could not be provided locally are purchased from the capacity of other provinces.
- The transportation of the materials and personnel are accomplished with the priority of using local capacity.
- All living requirements such as food and basic requirements of the reconstruction human resources (approximately 30,000 persons) are provided locally.
- Rapid reconstruction of the livestock shelters supports the livelihood recovery of the affected population.
- Large number of the contractors and labor force of the reconstruction are supplied through local capacities.

Logistic provisions

Logistic provisions facilitate the first and foremost HFIR strategy reconstructing as many permanent residential units as possible prior to the fast-approaching winter.

Bulk purchase of the strategic materials such as steel frames, cement and bricks, with the priority of purchase from local manufactures was employed as a result of



HFIR experience in rapid reconstruction projects. This strategy contains the following benefits:

- Bulk purchases are made through the affiliated executive organizations (AEOs) of HFIR having several advantage including:
 - AEOs are the expert organizations in materials' provision; therefore, they are fully qualified to control the quality of the materials from the original resources.



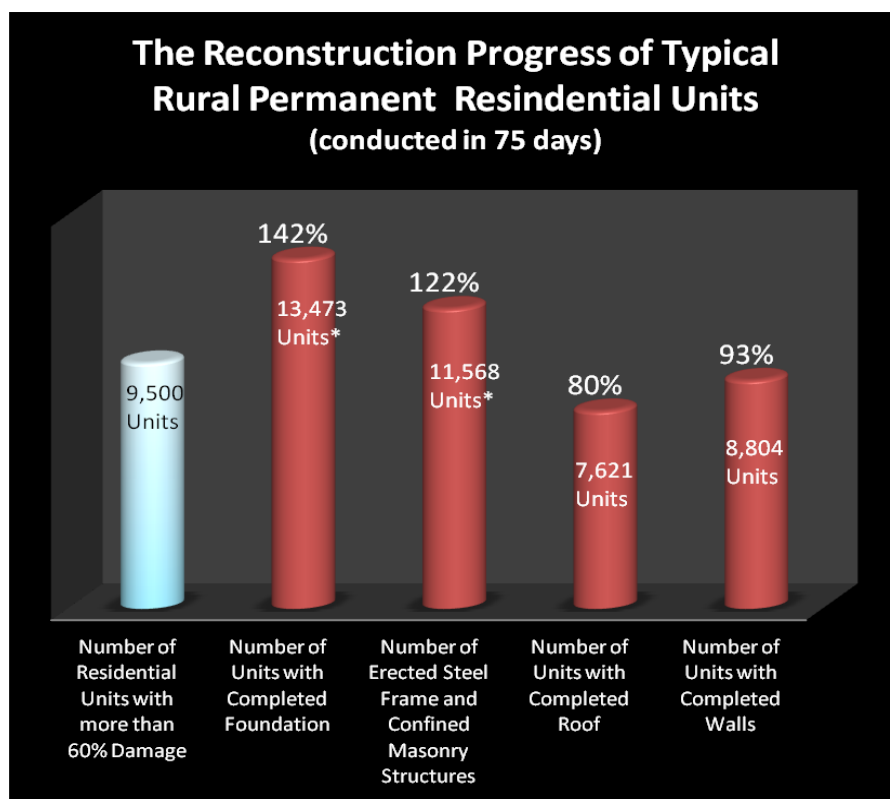
- AEOs are fully aware of the material markets; therefore, they are in the best position to procure materials at a competitive price .
- The bulk purchase buy time for the provision and distribution of the materials.
- The bulk purchase from the original manufactures reduces the total cost of transportation, storage and preserving the materials.
- The bulk purchase promote HFIR negotiation power to get the best price of materials.

Work progress

HFIR has mobilized and accelerated its activities to reduce the risk of the upcoming winter on beneficiaries' daily lives. Steel frames or confined masonry structures of more than 11,568 rural permanent residential units (RPRUs) are erected which illustrates the raise of 2,249 in the last 8 days. The raise of roofed and walled RPRUs is also 2487 and 2402 respectively during the same period.

The number of multi-functional transitional shelters reached 7400, while livestock shelters attained 7300 units.

The current progress of the reconstruction is illustrated in the table below:



*HFIR is not only reconstructing the 9,500 above 60% damaged rural units but also determined to reconstruct all above 30% damaged rural units, many of which already under construction.



Reasons behind progress acceleration

- HFIR flexible financial rules and regulations enables it to provide budgets for upcoming demands promptly.
- HFIR seven affiliated executive organizations perform as a national reference in their field of expertise and support reconstruction process through material provision or production, bulk procurement, material quality control, suppliers' evaluation and so forth.
- The affected zone has been divided into 11 districts and Auxiliary Reconstruction Headquarters (ARHs) from other provinces with sufficient capacity and experience are in charge of reconstruction in each district. Presence of provinces' Managing Directors as resident reconstruction managers based in the affected zone, not only expands the teams' response capability but also advances the spirit of gravity and collaboration among the staff of HFIR.
- Setting weekly progress survey meetings chaired by the head of HFIR in the affected region plays an important role in encouraging the progress acceleration. In these meetings all ARHs are committed to a certain level of progress by the following week based on their situation. The work progress is checked subsequently against the committed level in the following progress survey meeting. In case of one of ARHs falling behind the time schedule, the case will be discussed in the meeting and a solution will be sought collectively. On many occasions, the ARHs support one another in terms of material supply, human resource provision, technical challenges and so forth facilitating a homogenous progress in different districts.
- Presence of HFIR head and key staff in the affected region every week for a few days reflects the emphasis HFIR puts on effective and on time reconstruction.
- HFIR Generous incentives for contractors including provision of accommodation (pre-fabricated units), warm food, extra payments and so forth, not only promote the contractors' motivation but also save a considerable amount of their time and energy which contributes to the work acceleration.
- HFIR enormous experience in post-disaster reconstruction such as Bam and Lorestan reconstruction and their lessons learnt facilitate decision and policy making processes.



Figure 3- Weekly progress survey meeting

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HFIR Situation Reports are available at: <http://www.bonyadmaskan.ir/EN/SitePages/Home.aspx>

The Mission of Housing Foundation of Islamic Republic of Iran is to provide housing for the under privileged and those affected by disasters. <http://www.bonyadmaskan.ir/EN/SitePages/Home.aspx>