

INTEGRATED SAFEGUARDS DATA SHEET APPRAISAL STAGE

Report No.: ISDSA12616

Date ISDS Prepared/Updated: 06-Apr-2015

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I. BASIC INFORMATION

1. Basic Project Data

Country:	Congo, Republic of	Project ID:	P146933
Project Name:	Urban Development and Poor Neighborhood Upgrading Project (P146933)		
Task Team Leader(s):	Mahine Diop		
Estimated Appraisal Date:	25-Mar-2015	Estimated Board Date:	28-May-2015
Managing Unit:	GSURR	Lending Instrument:	Investment Project Financing
Sector(s):	General public administration sector (50%), Urban Transport (50%)		
Theme(s):	Other urban development (100%)		
Is this project processed under OP 8.50 (Emergency Recovery) or OP 8.00 (Rapid Response to Crises and Emergencies)?			No
Financing (In USD Million)			
Total Project Cost:	250.00	Total Bank Financing:	80.00
Financing Gap:	0.00		
Financing Source			Amount
Borrower			170.00
International Bank for Reconstruction and Development			80.00
Total			250.00
Environmental Category:	B - Partial Assessment		
Is this a Repeater project?	No		

2. Project Development Objective(s)

The project development objective is to: (1) improve access to infrastructure and basic services for poor people living in selected unplanned settlements in Brazzaville and Pointe Noire, and (2) strengthen government's capacity for urban upgrading.

3. Project Description

This proposed project is a direct follow-on to the PEEDU, which is being implemented in Brazzaville

and Pointe Noire. The objective of the PEEDU is to increase access to basic infrastructure services, safe drinking water and electricity for the inhabitants of targeted areas in the cities of Brazzaville and Pointe-Noire. As well as funding access to a broad package of urban infrastructure and services, with a substantial part of investments going to the water and electricity sectors, the PEEDU also funds a package of capacity building to the two municipalities and reform of the water and electricity sectors and the two public utility companies in the water and electricity sectors.

The proposed project will complement the intervention areas of the PEEDU but make a shift from a predominantly sector-based approach to access to services, as under the PEEDU, to a more geographically focused and integrated approach to upgrading. It is intended that the government will be able to continue the upgrading process after the project. The project strategy is both adaptive and proactive. The approach favors in-situ upgrading to minimize resettlement, reduce cost, and keep the approach as simple as possible to allow the government to scale up the approach after the project and continue to make improvements in other neighborhoods on its own funds. At the same time, the project contains elements that will contribute to reducing emergence of unplanned settlements in the future (although a complete stop of emergence is not realistic given the time frame and budget of the proposed project).

A poverty study carried out in 2009 as preparation for the PEEDU has served as input to selecting project neighborhoods based on monetary poverty and living conditions (see details in annex 2). Selection of neighborhoods was made by city mayors and was agreed with the government and elected officials of each city during project. The total population of the targeted neighborhoods is 375,000 and the area about 750 hectares. During implementation other neighborhoods will be selected and will benefit from support under sub-components 2.1 and 2.2, described below, to develop neighborhood upgrading plans.

Project Components

Component 1: Integration and Neighborhood Upgrading (US\$187 million, of which IBRD: US\$59.8 million, government: US\$127.2 million).

The component objective is to provide access to infrastructure and basic services in targeted neighborhoods and improve connectivity and network integration with the rest of the city. Creation of temporary work during construction through use of labor-intensive construction techniques will be an integral part of bidding documents.

1.1: Connectivity and Network Investment Program (US\$67 million).

The project will fund investments in infrastructure to connect beneficiary neighborhoods to network infrastructure. Actual selection will be based on need to create access to beneficiary neighborhoods, density and poverty, synergy with other investments, concentration of resources, and economic viability of investments. The following investments are foreseen: (1) Upgrading of about 25 kilometers of road works out of a long list of 70 kilometers of investments for which engineering designs are available. The priority program will be narrowed down during appraisal, based on the above criteria and additional economic studies using the Road Economic Decision (RED) model. (2) About 20,000 square meters of anti-erosion works in Brazzaville. (3) Expansion of primary and/or secondary infrastructure to connect beneficiary neighborhoods to water, electricity, and sanitation networks.

1.2: Upgrading Investments (US\$120 million).

This sub-component will finance investments to rehabilitate or construct a wide array of socio-economic infrastructure in the targeted neighborhoods, as determined with the beneficiary populations during the processes outlined under sub-components 2.1 and 2.2. . Without being limitative, the project is targeting the following list of infrastructures: (1) neighborhood roads and lighting, (2) drainage and sanitation works, and environmental and anti-erosion work, (3) water and electricity networks and access, (4) commercial facilities, health centers, primary schools, and other municipal infrastructure. The total area of the beneficiary neighborhoods to be upgraded is 750 hectares, and the cost is estimated at about US\$150,000 per hectare (estimate based on recent comparable upgrading investments in Dakar and Ndjamena). The investments resulting from the second round of upgrading planning in sub-components 2.1 and 2.2 will not be funded by the UDPNUP but will present a bank of projects that the stakeholders (government, cities and future beneficiary neighborhoods) will have at their disposal to be financed on rolling budgetary basis.

Component 2: Development of Institutions and Capacity (US\$58 million, of which IBRD: US\$18.6 million, government: US\$39.4 million).

The component objective is to institute an integrated approach to upgrading unplanned settlements and to preventing emergence of new unplanned settlements.

2.1: Community Facilitation (US\$8 million).

The sub-component will fund: (1) hiring of community facilitators to assist the residents of targeted neighborhoods (and subsequently other neighborhoods, to be identified) to fully participate and engage in all aspects of upgrading design, from data collection and needs identification over investment planning and implementation to operation and maintenance. (2) Training for neighborhood representatives and city focal points. (3) Minor operating expenses for the Local Development Committees (Comités Locaux de Developpement – COLODE) to be established in each neighborhood (such as flip charts, transport for community representatives to meetings, etc). (4) Community facilitation activities, e.g. workshops, focus group discussions, and communication campaigns on socio-environmental issues. (5) Support to resettlement for project affected persons.

2.2: Neighborhood Upgrading Plans (US\$15 million).

This sub-component will fund consultant services for: (1) establishment of site conditions, (2) elaboration of feasibility studies and restructuring plans, and (3) Elaboration of engineering designs. Consultants hired to assist the project cities will carry out feasibility studies and engineering designs in an iterative process with beneficiary communities, to assure that investments reasonably respond to criteria of cost-effectiveness, equity of costs and benefits to the stakeholders, sustainability, operation and maintenance, potential employment impact, and considerations of vulnerable groups.

2.3: Urban Sector Organization and Regulation (US\$19 million).

The sub-component funds activities to improve the overall sector regulation and complement this with urban planning tools, in continuation of the activities already supported by the PEEDU. Activities to be funded are: (1) Institutional diagnostic of the urban sector to reorganize and determine the role and responsibilities of each actor in the sector. (2) Study on decrees to apply and operationalize the updated urban and housing legislation to simplify regulation and focus on aspects that the government and municipalities will realistically be able to implement. (3) Development of policies, frameworks and guidelines for neighborhood upgrading necessary for continued implementation of upgrading programs after the UDPNUP. (4) Institutional support and capacity building to the Ministry of Construction, Urban Development and Housing (MCUDH), including organizational and functional reorganization, training and equipment, and a communication strategy

on urban planning tools. (5) Elaboration of a land strategy and land use plans and district plans for Brazzaville and Pointe Noire to lay out an urban grid for extension-areas for the next 10 years for the two cities, with demarcation of rights of way. (6) Urban master plans for Dolisie, Nkayi, Mossengo, and Ouessou. (These plans will serve as basis for preparation of investments, with engineering studies funded by the proposed UDPNUP.) (7) An urban neighborhood database to assure that future upgrading activities continue to target the poorest and most needy areas of the two cities. (8) Improvement of environmental and social safeguards in national legislation, including grievance mechanism. (9) Procurement training for private companies and in labor-intensive construction techniques (the latter also for youth of the targeted neighborhoods). (10) Study on social housing that is more suitable for the poorer part of the population.

2.4: City-level Institution Building (US\$16 million).

The sub-component funds activities designed to strengthen the institutional role and the capacity of city administrations and elected officials to enable them to play a bigger role in financing, planning, implementing and maintaining infrastructure and managing the upgrading process. The following activities are included in the sub-component: (1) Technical assistance to functional reorganization of the two municipal administrations. (2) Implementation and training on the use of a system for management (operation and maintenance) of the municipalities' key assets and investments financed by the proposed project. Rollout of the system to the four other fully established municipalities in the country (Dolisie, Nkayi, Mossengo, and Ouessou). (3) Technical assistance to project management. (4) Support to the two municipalities to improve management of and increase revenues from commercial infrastructure. Subsequent rollout to the four other fully established municipalities. (5) Updating the municipal tax database and revenue collection, with focus on the newly instituted local occupancy tax. Replication of activities to other fully established municipalities. (6) Street addressing. The proposed UDPNUP will complement the PEEDU street addressing activities to cover the entire cities of Brazzaville and Pointe Noire and provide additional training and equipment to the city administrations to help further improve land management and tax collection. (7) The city administrations will be supported to set in place procurement units to allow them to take over some procurement responsibility for investments funded by the proposed UDPNUP. (8) Implementation of the Simba software already used in municipal financial departments to other municipal departments. (9) Developing the capacity for the municipalities to continue to work with communities to implement upgrading programs after the UDPNUP. (10) Training for municipal staff and elected officials in such areas such as community involvement in neighborhood upgrading, urban planning, investment programming. (11) Demand-driven capacity building activities and technical assistance to municipalities, not covered by other support. (12) Technical assistance and training of officials and staff of administrations of other cities. (13) South-South exchanges or study trips to allow officials, key staff and neighborhood representatives to learn from successful upgrading activities elsewhere.

Component 3: Project Management, Coordination and Evaluation (US\$5 million, of which IBRD: US\$1.6 million, government: US\$3.4 million).

This component will fund operating costs for the PCU, monitoring and evaluation of project activities, and supervision costs for environmental and social safeguards activities. The government will second an engineer, an urban planner, and a social development specialist from the MCUDH to the PCU in the MFPW to assure transfer of competences. Specific activities funded by the component include: (1) a communication plan and (2) baseline and impact assessments.

4. Project location and salient physical characteristics relevant to the safeguard analysis (if known)

The project will be implemented in the two main cities of the Republic of Congo: Brazzaville and Pointe Noire. The two cities make up about 60 percent of the population of the country, which is estimated at 4.1 million. Brazzaville has a population of about 1.5 million inhabitants, while Pointe Noire is inhabited by an estimated 1 million people. The majority of the inhabitants, however, live in neighborhoods with poor access to public infrastructure services, such as water, electricity, roads, health services and municipal facilities. Urban land tenure is an issue. The two cities are affected by rapid, unmanaged urban expansion that commenced at the end of the period of conflict exacerbated by unplanned public and private land allocation. Land administration is characterized by three particular traits: (1) absence of land reserves for the development of economic activities and habitat, (2) disconnect between modern system for land regulation and customary law guiding land titling and land transfers, (3) uncontrolled urban development and the proliferation of spontaneous neighborhoods. Brazzaville is located on the shores of the Congo River, while Pointe Noire is on the shores of the Atlantic. The two water bodies serve as sewer “tanks” of the two cities. Project activities will include (but are not limited to): rehabilitation and building socio-economic infrastructures such as roads, bridges, drainage, sanitation and anti-erosion works, integrated health centers, primary schools, and other municipal infrastructures.

5. Environmental and Social Safeguards Specialists

Abdoulaye Gadiere (GENDR)

Martin Henry Lenihan (GSURR)

6. Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/BP 4.01	Yes	Project infrastructure rehabilitation and construction is expected to generate adverse environmental impacts. The project activities include rehabilitation and/or construction of socio-economic infrastructures such as roads, bridges, integrated health centers, primary schools, and other municipal infrastructure, as well as drainage, sanitation works, and anti-erosion works. Furthermore, the rehabilitation and construction works usually involve quarries. Adverse environmental impacts from these activities will be site-specific, temporary then manageable at an acceptable level. However, the exact locations of the activities are yet to be identified. Consequently, an Environmental and Social Management Framework (ESMF) has been prepared, consulted upon and disclosed prior to appraisal in country on December 18, 2014 and at the World Bank’s Infoshop on January 22, 2015.
Natural Habitats OP/BP 4.04	No	The project does not involve or affect natural habitats.
Forests OP/BP 4.36	No	The project does not involve or affect forests.
Pest Management OP 4.09	No	The project does not involve pest management
Physical Cultural Resources OP/BP 4.11	Yes	The works will take place in inhabited areas and will involve excavations and demolitions. The possibility of chance finds of physical cultural resources is not

		negligible. The ESMF includes a chapter on physical cultural resources to address any issue related to this subject.
Indigenous Peoples OP/BP 4.10	No	The project is being implemented in urban areas and thus the policy criteria do not apply in this case.
Involuntary Resettlement OP/BP 4.12	Yes	Given that project activities will be taking place in unplanned neighborhoods, it is likely that residential and commercial structures will be encroaching on the right of way. It is therefore also likely that project activities could result in the displacement of vendors and possible the resettlement of households. Given that sub-project activities will not be designed until implementation it is not possible to identify specific resettlement impacts, and therefore a Resettlement Policy Framework (RPF) has been prepared in lieu of Resettlement Action Plans. However, based on previous experience it was possible to estimate that 700 households will be affected (350 in Point Noire and Brazzaville respectively). Estimated impacts include 100 households affected by the relocation of a residential structure, 100 affected by the permanent displacement of an economic activity, and 85 households requiring compensation for the loss of agricultural crops or fruit trees. However, the majority of households (415) will be affected in the form of the temporary displacement of economic activities during construction. There will be no large scale collective resettlement of households. The RPF was prepared and disclosed in country on December 18, 2014 and at the World Bank's Infoshop on February 9, 2015.
Safety of Dams OP/BP 4.37	No	The project does not involve dams.
Projects on International Waterways OP/BP 7.50	No	N/A
Projects in Disputed Areas OP/BP 7.60	No	N/A

II. Key Safeguard Policy Issues and Their Management

A. Summary of Key Safeguard Issues

<p>1. Describe any safeguard issues and impacts associated with the proposed project. Identify and describe any potential large scale, significant and/or irreversible impacts:</p> <p>No significant, long term or irreversible adverse impacts are to be expected from the implementation of activities that envisaged to be financed under this project. Most of the adverse environmental and social impacts associated with these investments will be small-scale and site-specific. Consequently, they will be manageable in acceptable manner. Based on these aspects, the project is classified as being EA category B and triggers three safeguards policies. There are OP/PB 4.01; OP 4.11 and OP/PB 4.12. To be in compliance with these policies the ESMF and</p>
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<p>RPF have been prepared reviewed, consulted upon and disclosed in Republic of Congo on December 18, 2014 and at the infoshop on January 22, 2015, and February 9, 2015 respectively. Based on the triggering of OP/PB4.11, a specific chapter has been developed in the ESMF, in order to provide guidance for any physical cultural resources discovery.</p> <p>During the whole phase of the project, the ESMF and the RPF will be implemented as guidance/guidelines for any activity that will have to be financed under the project.</p> <p>Given the population density in most of the targeted neighborhoods, the proposed infrastructure investments may entail displacement of households and economic activities. It is estimated that at most 700 households will be affected by project activities, the majority of whom will experience temporary displacement of economic activities during construction, while at most 100 households will be affected by the relocation of a residential structure. These are cumulative estimates for all possible project activities in a range of geographical locations, and because there major infrastructure works there will be no large-scale collective resettlement of households</p>
<p>2. Describe any potential indirect and/or long term impacts due to anticipated future activities in the project area:</p>
<p>The assessment of potential environmental and social adverse impacts does not foresee long-term impacts associated to this project.</p>
<p>3. Describe any project alternatives (if relevant) considered to help avoid or minimize adverse impacts.</p>
<p>N/A</p>
<p>4. Describe measures taken by the borrower to address safeguard policy issues. Provide an assessment of borrower capacity to plan and implement the measures described.</p>
<p>Given that the exact location of future investments are not yet known and activities are diversified, the borrower has prepared an Environmental and Social Management Framework (ESMF). That safeguard instrument contains standards, methods, and procedures specifying how future activities whose location, number, and scale are unknown will systematically address environmental and social issues. It includes: (i) a systematic environmental and social impact assessment for all activities before selection and implementation; (ii) procedures for conducting activity-specific limited Environmental and Social Impact Assessment (ESIA) or Environmental and Social Management Plan (ESMP); (iii) capacity strengthening and awareness-raising campaigns targeted at relevant stakeholder groups for better implementation and monitoring of project safeguard measures; and (iv) establishment and implementation of a consultation framework for the environmental control and monitoring.</p> <p>The ESMF provides detailed mitigation measures to ensure sustainability and compliance with Congo's regulations and legislations, as well as with the World Bank environmental and social policies.</p> <p>Because project activities will not be selected until implementation, it is not possible to identify the resettlement impact prior to appraisal. Therefore, a Resettlement Policy Framework (RPF) was prepared and disclosed in country on December 18, 2014 and at the World Bank's Infoshop on February 9, 2015. Due to its experience in the implementation of the current project, the existing PEEDU PCU has the capacity and experience to screen, monitor, and manage of potential resettlement and other adverse social impacts of the project. The RPF describes the procedures for</p>

identifying and compensating any project-affected persons. Overall, the process of screening for each investment will determine the likely impacts and, where necessary, Resettlement Action Plans (RAPs) will be prepared and approved by the World Bank prior to launch of works. Compensation and resettlement assistance will be determined during the process of RAP preparation, and delivered prior to the launch of works. Loan funds will not be used to cover the cost of compensation and resettlement assistance, which is estimated at FCFA 1,752,000,000 (about US\$2.8 million), as these will be financed by the Government of the Republic of Congo. A project-level grievance redress mechanism will be set in place.

The ongoing operation will be implemented by the PEEDU PCU which already has an environmental specialist. To allow a proper implementation and close monitoring of safeguard aspects within this new operation, another environmental and social specialist will be hired. He will oversee the implementation of the project safeguards instruments and coordinate efforts at the national level. The Bank's supervision missions will also include environmental and social specialists who will provide technical assistance and guidance to the environmental and social expert as well as capacity building.

5. Identify the key stakeholders and describe the mechanisms for consultation and disclosure on safeguard policies, with an emphasis on potentially affected people.

The consultation process for the project includes a range of formal and informal on-site interviews and meetings with participation of the COLODE, municipalities and local residents, as well as other stakeholders such as local Non Governmental Organizations. During the safeguard instruments preparation, these various stakeholder groups have been consulted. After the elaboration of both safeguards instruments, new series of consultations were held where all of these stakeholders have been consulted and their recommendations, comments and suggestions taken into account in the safeguards documents finalization. The latest consultation in the process of safeguard instruments was the workshop held in Brazzaville in December 05, 2014.

B. Disclosure Requirements

Environmental Assessment/Audit/Management Plan/Other	
Date of receipt by the Bank	18-Dec-2014
Date of submission to InfoShop	22-Jan-2015
For category A projects, date of distributing the Executive Summary of the EA to the Executive Directors	00000000
"In country" Disclosure	
Congo, Republic of	18-Dec-2014
<i>Comments:</i>	
Resettlement Action Plan/Framework/Policy Process	
Date of receipt by the Bank	18-Dec-2014
Date of submission to InfoShop	09-Feb-2015
"In country" Disclosure	
Congo, Republic of	18-Dec-2014
<i>Comments:</i> Public Consultations took place at project site in Brazzaville and Pointe Noire between 19 and 26 September, 2014.	
If the project triggers the Pest Management and/or Physical Cultural Resources policies, the respective issues are to be addressed and disclosed as part of the Environmental Assessment/	

Audit/or EMP.
If in-country disclosure of any of the above documents is not expected, please explain why:

C. Compliance Monitoring Indicators at the Corporate Level

OP/BP/GP 4.01 - Environment Assessment			
Does the project require a stand-alone EA (including EMP) report?	Yes [<input type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input checked="" type="checkbox"/>]
OP/BP 4.11 - Physical Cultural Resources			
Does the EA include adequate measures related to cultural property?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]
Does the credit/loan incorporate mechanisms to mitigate the potential adverse impacts on cultural property?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]
OP/BP 4.12 - Involuntary Resettlement			
Has a resettlement plan/abbreviated plan/policy framework/process framework (as appropriate) been prepared?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]
If yes, then did the Regional unit responsible for safeguards or Practice Manager review the plan?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]
The World Bank Policy on Disclosure of Information			
Have relevant safeguard policies documents been sent to the World Bank's Infoshop?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]
Have relevant documents been disclosed in-country in a public place in a form and language that are understandable and accessible to project-affected groups and local NGOs?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]
All Safeguard Policies			
Have satisfactory calendar, budget and clear institutional responsibilities been prepared for the implementation of measures related to safeguard policies?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]
Have costs related to safeguard policy measures been included in the project cost?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]
Does the Monitoring and Evaluation system of the project include the monitoring of safeguard impacts and measures related to safeguard policies?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]
Have satisfactory implementation arrangements been agreed with the borrower and the same been adequately reflected in the project legal documents?	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	NA [<input type="checkbox"/>]

III. APPROVALS

Task Team Leader(s):	Name: Mahine Diop	
<i>Approved By</i>		
Safeguards Advisor:	Name: Alexandra C. Bezeredi (SA)	Date: 06-Apr-2015
Practice Manager/Manager:	Name: Maria Angelica Sotomayor Araujo (PMGR)	Date: 06-Apr-2015