

**DR. Congo - Sustainable cities:  
The innovative project of Ecovillage**

**PROGRAM TO BUILD 5,000 SOCIAL HOUSING  
IN 5 ECOVILLAGES AND TOWNS  
OF THE DEMOCRATIC REPUBLIC OF CONGO**

***Pilot urbanization project for the city of Baraka***



**The cost of this project is estimated at \$ 391.140.000,00 US dollars**



## I. PROJECT DISPLAY

The **CSR Solutions /Clean Projects International** is a company that plans to launch a major urbanization project for our villages by setting up eco-villages in the DRC where it has been operating various projects since 2020.

The objective pursued by this project is to provide our villages with urban infrastructure in order, on the one hand, to improve access to basic services, the strengthening of governance at the local level, and on the other hand, to encourage competitiveness and accelerate growth.

**The cost of this project is estimated at \$ 391.140.000,00** US dollars over a period of five years. The process of urbanization of villages results in uncontrolled construction, the absence of substantial investments as well as the degradation of the few existing urban infrastructures resulting in de facto low levels of access to services and high levels of poverty.


According to the Director General of the CSR, Mr. **Néhémie TCHAKUBUTA BYAOMBE**, the financing of these villages and cities to be modernized will be provided by its partners with the participation of other actors such as the Congolese State in order to give the population access to decent housing, services and jobs, just as it will be a question of providing drinking water, electricity, urban sanitation and hygiene as well as the sewer pipe for the evacuation of wastewater.

According to the spirit of the project, in addition to the construction of a trader center, school, hospital, port and sports spaces, public lighting and urban roads, the project will enable the city's population to fight poverty through their openness to the world and increased investment. Regional and international markets produce goods and services that can be exported to cities.

Depending on the rate of rapid population growth in this city, it will be a question of investing in infrastructure and building 5000 social housing units in Baraka on a 50 hectare site. These accommodations will be accessible to all and not just to civil servants as was the case elsewhere. There are no specific criteria to obtain this housing and the cost is accessible to everyone because the project aims to promote access to decent housing. We offer apartment rental and payment with installment payment facility for a term ranging from 5 to 10 years. The cost varies depending on the type of accommodation chosen among the four types (between one, two, three to four rooms) Using a dynamic participatory approach to ensure that the decisions of the local councils meet the objective priorities of the population.

The United Nations estimate is alarming; two thirds of the population will live in urban areas from 2020. At this rate of urbanization, the creation of new cities would be essential. This explains the CSR's commitment to build social housing in the urban centers of the provinces.





The city of Baraka enjoys international influence and its demographic growth is largely due to its geographical position as a lake border with Burundi, Tanzania, Zambia, Malawi, etc., and on the other hand, to commercial activities with the provinces of South Kivu, Maniema and Tanganyika through the obligatory passage on the national road N ° 5 transatlantic.

The population of Baraka currently stands at 215,289 in an area of 25 km. The new city could house up to 250,000 people. The urbanization of an existing city like Baraka and its extension require drastic determination and above all large investments. Indeed, in this work of Hercules we include the construction of interurban roads and other public infrastructure, sanitation and security as well as the provision of administrative and financial services to residents are enormous to consider.

## **I.1. IMPLEMENTATION PARTNER**

**CSR Solutions:** CORPORATE SOCIAL RESPONSIBILITY is a non-governmental organization (NGO) and a platform of non-governmental organizations from the DRC with an international vocation which has more than 47 volunteers from the field office, 450 independent promoters and more than 80,000 direct beneficiaries ( vulnerable). It aims at social promotion, the defense of human rights as well as the improvement of the health status of the population of rural health zones through health care services; just like access to innovations for unemployed women and young people (girls and boys) living in the poorest and most underprivileged communities, to basic social services (education, drinking water, food security, microcredits, social houses etc. )

Created in 2012 in Goma in North Kivu, Democratic Republic of Congo; following the movements of populations, the successive wars that the DRC has known in its eastern part. The head office of the NGO CSR is established in Kinshasa and with the reach of the DRC as its radius of action.

CSR Solutions is an apolitical and non-confessional organization, registered at the National Ministry of Justice and Human Rights under number N ° JUST / SG / 20/1079/2017, at the Ministry of the Environment and Sustainable Development as well as at the Ministry of Agriculture, Fisheries and Livestock;

With as main activities Advocacy and Lobbying - Research and Development - Humanitarian aid - Social marketing - Capacity building - Services; CSR Solutions 's vision is to make the DRC a world where every person, every family, every community lives in peace, dignity, love, freedom and where everyone knows their value and builds a secure future for themselves.

### **The CSR pursues the following objectives:**

- Strengthen partnership, advocacy, culture of Accountability, control and respect for ten principles of the United Nations Global Compact, the seventeen Sustainable Development Goals and Gender.
- Improve the social conditions of people and / or communities affected by humanitarian crises.
- Empower local communities in difficult situations with their active participation.
- Promote peace, human dignity and the civic values of populations throughout the DR Congo.

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- Reduce the risks and impact of humanitarian crises throughout the DR Congo with the participation of affected local communities.

To this end, CSR Solutions / DAM-Comitraid and its partners will undertake to facilitate and provide the necessary resources and help rebuild basic social infrastructure to enable them to lead a life of dignity.

CSR Solutions works on multisectoral issues & themes relating to Peace, access to education, health, Hygiene, microcredit, protection of the rights of the most vulnerable women and children, victims of discrimination and violence, including sexual violence, HIV / AIDS prevention, food security, socio-economic and professional reintegration as well as legal protection of the environment.

Our projects implement the mechanisms for sustainable, community and participatory development aimed at improving the living conditions of vulnerable populations.

Through this "Urbanization of the villages of DRC project, the CSR, with its experts, is determined to help the Congolese government meet the development challenge by harnessing the potential of urbanization.

## **I.2. EXECUTIVE SUMMARY OF THE PROJECT**


The Urbanization Project of the city of Baraka concerns the construction of 5000 social housing units, the development of structuring suburban infrastructure, modern hospital center, a school, roads, water, electricity, lighting. public, urban roads, drainage, construction of commercial and sports spaces, water and electricity. This through the mechanism of accountability between the mayor and his constituents.

This project was selected for its direct impact on the development of the environment and validated by the beneficiary populations during organized work sessions, with the support of local authorities and our partner Fizi Health Zone. The site selected and the model for this project were presented to the populations and local authorities.

## **I.3. SOCIOECONOMIC CONTEXT**

### **3.1. Presentation of the city of Baraka**

Baraka is located in Fizi territory, South Kivu Province. The city of Baraka is south of Bukavu, capital of the Province, of Goma, capital of North Kivu and Uvira, north of Kalemie and Lubumbashi, east of Kindu, where it is linked by a road. unpaved, the national road N ° 5 which crosses the city to join the provinces of Maniema and Tanganyika and by Lake Tanganyika to the west of Kigoma and Bujumbura. It is accessible by air at Baraka aerodrome and at Malinde airport, by sea via the railways (Kigoma) and lake at the port of Mushimbakye and by land via the RN5 of the DR Congo. This RN5 road leads to Kinshasa the capital of the DRC to the west and Lubumbashi to South Africa from the south. The city of Baraka is made up of the three urban communes of central Baraka, Katanga and Kalundja. In its urban center are the Moma, Maison Escale, and Aibase districts.



Is limited to the north by the rural municipality of Kalundja, to the south-east by the village of Malinde, to the east by the Mitumba range and Lake Tanganyika the

### **3.1.1. Location and access**

The town of Baraka despite its proximity to the N ° 5 national road is difficult to access as it runs along the escarpments of the MITUMBA mountain range from the west and Lake Tanganyika to the east.

### **3.1.2. Relief and topography**

The city of Baraka has a flattened relief with easy access, it has an altitude between 1400 and 1950 meters.

### **3.1.3. Hydrological network**

The city is not watered by any watercourse which is part of the set of rivers that flow into Lake Tanganyika apart from two peripheral rivers which form the boundary to the north and south of the city.

### **3.1.4. Weather**


The climate of Baraka is tropical located at 04 ° 05 ' 38 " S 29 ° 04 ' 58 " E at the shore of Lake Tanganyika with an average altitude of 820 meters offering a dominant sunshine all year round and an average temperature of 23 ° C. Baraka's climatology is organized into 2 seasons: 1 dry season of two months and 1 rainy season eight months interspersed with a half-dry season. The average annual rainfall is 1440 mm. The thermal averages are between 26 and 30 degrees. The vegetation in Baraka belongs more specifically to the tropical mountain zone ,pockets of forests are observed on both sides of the territory of Fizi.

### **3.1.5. Human development overview**

The original population of the village is part of the large Babembe tribal group, there are also Zoba, Bwari, Buyu, Goma, Bingya, Rega,imba, Batswa ,. To date, the city is a megalopolis of population of several tribes of South Kivu, Maniema and Tanganyika; the Bangubangu, Vira, Fulero, Tabwa, Holoholo, Luba, Bashi, Bemba, Ndade as well as the presence of certain ethnic groups from neighboring countries (Burundi, Rwanda and Tanzania), estimated overall at more than 200,000 inhabitants spread over an area about 25 km<sup>2</sup>

### **3.1.6. Economic development**

The city of Baraka economically is in line with the reputation of socio-economic lung of the territory of Fizi with an agricultural and fishing economy very present in its outskirts that we know in the region. The city's economic activity is based on three central sectors: fishing, the cultivation of food products and trade. The practice of fishing is the main income-generating activity of the city. Fishing mobilizes the greatest labor force of men with an average production of around 250 tons per year. It is the best structured industry. Most producers are grouped together in fishermen's organizations and cooperatives. Getting around the city and surrounding areas is done mainly on foot or by motorcycle taxis. This means is used to ensure travel in the city and on the other Baraka – Fizi center - Misisi axes. The Baraka - Uvira road is frequented by public transport vehicles. The



populations have hangers in small markets for the sale of their manufactured, fishing and agricultural products.

### **3.1.7. Trade**

Commercial activities are representative of those found in all cities of this size.

### **3.1.8. Other activities**

We note the presence of a public university, secondary schools and several full-cycle primary schools ,artisanal carpentry, Catholic and Evangelical churches, mosques, associative development structures.

## **II. BRIEF DESCRIPTION OF THE PROJECT**


This is the Urbanization Project of the city of Baraka by the construction and equipment of social housing, commercial and sports spaces, health centers and urban road development; just as it will be a question of providing the city with drinking water, sanitation and hygiene as well as the sewer pipe for the evacuation of wastewater from the city. The project will be carried out in the city of Baraka, territory of Fizi in the Province of South Kivu.

### **II.1. Project execution context**

This project is part of the concern to clean, equip and equip the city with appropriate infrastructure. In the city of Baraka, there are social infrastructures inherited from colonization and this poses a very big problem in the development process of the city: State service offices, NGO offices, decent and secure housing, etc. are counted at your fingertips. Moreover, this lack is aggravated by the narrowness of the structures located in Fizi center, capital of the Territory. Yet an unbuilt city characterized by the growth of overcrowded informal settlements with little infrastructure disconnected from the main centers of activity is a source of daily problems for residents, urban mobility, access to basic services and 'employment. Along with overcrowding, lack of connectivity and high costs for households and businesses hamper urban development.

### **II.2. Project rationale**

In the context of urban development, social infrastructure has been identified as one of the priority problems and other driving factors. This priority was once again confirmed by the local authorities, as well as all the communities and social leaders who make up the territory during the information and awareness meetings organized for this purpose. This ambitious project comes to concretize and fill a real deficit in terms of urban planning conditions in the city of Baraka and its surroundings. In fact, to achieve the government objective in terms of the development of deconcentrated and decentralized entities and the fight against poverty, it was necessary to launch the project to develop and equip the city with social infrastructure. All the statistical studies carried out in the Territory have shown that the population of Baraka is young and therefore very capable and active in carrying out development activities in a secure environment.



This is one of the reasons why the CSR has opted for the urbanization of the city of Baraka and the construction of social housing for the well-being of the populations and also to stop the drudgery of state agents.

### **II.3. Description of objectives**

The forthcoming decentralization in the DRC poses a new challenge for local authorities to take up in the project management of development actions. The city of Baraka must improve the efficiency of the communes, the construction of infrastructures in order to provide urban services to the inhabitants and to succeed in granting the communities subsidies based on their performance. The rapid diagnosis carried out in the city of Baraka highlights the significant deficit of equipment and services. The most deficient basic service accesses have been listed as follows: Access to health care - Access to drinking water - State infrastructures - communication routes (roads, tracks), - Electric power - Decent and secure housing.

#### **I.3.1. Overall objective of this project:**

Improve access to basic services and strengthen urban and municipal management of the city and its surroundings in order to encourage competitiveness to accelerate growth.

#### **II.3.2. Specific objectives :**

SO1: Provide the city with urban infrastructure and improve urban governance

SO2: increase the number of structuring urban infrastructures: roads, drainage, markets, water and electricity

SO3: encourage the participation of the population in the management of public affairs

SO4: strengthen the links of accountability between the mayor and his constituents

OS5: improve conditions and make the city more attractive.

#### **II.3.3. Complementarity with current or future actions:**

The health care access system includes: 1 single public health center in Baraka which is the center of the group.

##### **II.3.3.1. Home structure**

State structures remain insufficient. According to information obtained from the local notability, no State infrastructure dates from these days; they are narrow and also insufficient.



### **II.3.3.2. Mobility and employment**

Urbanized structures encourage greater articulation between town planning and transport, particularly in an environment where they link density and level of service. The implementation of this Project and its evaluation will solve the problem of the control of urban works and encourage transport projects on the dynamics of mobility of people and various activities which will therefore be based on a decompartmentalization of institutional practices of the town hall.

### **II.3.4. Impact study**

**The impact of the project comes in social and economic aspects.**

#### **II.3.4.1. Social aspect**

Access for the city's population to infrastructure will be improved, and the planned social housing will directly benefit the populations of Baraka and the surrounding localities, for a population estimated at over 200,000 inhabitants. In addition, it should be noted that apart from the population of the city, the infrastructures will benefit all the people who come there for ceremonies or to spend holidays.

We can safely estimate the direct and indirect beneficiaries of this center at 300,000 people.

**The other social impacts will relate to:**

- improving the working and living conditions of beneficiaries;
- the strengthening of associative dynamics;
- Improving the knowledge of beneficiaries on local issues;
- the involvement of populations in the search for solutions to their problems;
- the strengthening of local project management;
- development of learning innovations and a true culture of development;
- the strengthening of the social structure of the beneficiary communities.
- developing the meaning and practice of consultation between the various development actors in the beneficiary communities;
- reducing and securing the journey to the place of residence
- structured infrastructure, saving time for the population and no expense for Travel

#### **II.3.4.2. Economic aspect**

The potential economic aspects will relate to:

- the availability of operations and maintenance employment for rural youth;
- the development of local entrepreneurship;



- the development of certain economic activities related to agriculture, fishing, petty trade and crafts;
- Improving the management capacity of populations through management committees.

#### **II.3.4.3. Environmental aspect**

The perimeter occupied by the project will not bring any significant change to the immediate surroundings of the city, while the ornamental trees that will be planted will produce a cool temperate climate in the city.

### **II.4. DESCRIPTION OF THE NEW MODERN CITY**

#### **II.4.1. Presentation**

Located in the North East of Baraka the commune of KALUNDJA with 50,000 inhabitants and communicating perfectly with the edge of Lake Tanganika. The modern city will have all the amenities in the heart of the city for exploring it and for carrying out the various scheduled activities. KALUNDJA is a welcoming, joyful, colorful locality, with an exceptional climate all year round which will welcome the eco-districts.


The modern city of KALUNDJA will stand out for its gastronomy, festivals and people. Through its influence from the Arab and Christian world; the city offers a wide variety of cultural, sporting, tourism, etc. options. and leaves a mark in its physiognomy as in the town of KALUNDJA where the great variety of places to visit will be erected such as beaches with swimming activities, the large modern market square with the place of the school where various activities fun will be achieved ... With all it has to offer travelers who seem at first glance endless.

A magical city, crossroads of cultures, between passion and innovation. The richness of the offer and the multitude of things to see, do and feel mean that choosing the modern city of KALUNDJA is an endless succession of sensations. An average city which is located 5km from the city center and built on an area of 200m. It will be a historic, touristic and very beautiful town with around 5,000 inhabitants. Surrounded by forest, it will be a very interesting city, many beautiful flowers in the park, almost an ideal setting for tourism especially!

For sports enthusiasts the city will be superb with a sports center, where you can do a wide variety of sporting activities, from basketball to yoga.

For those who want to spend a few days exploring Baraka; the new city provides for many hotels and a youth hostel as well.

In the evening, the city will be very lively. There will be a large number of restaurants, fast food outlets and there are small cafes and bistros too. After a delicious meal, you can go to the cinema, to the theater, or to one of the discos.



Are you interested in shopping? Remember that there will be a shopping center with small shops and very chic boutiques, and in addition a large shopping center with lots of shops, banks and cafes in the city center. Social housing is a recent brand construction that offers a wide variety of services and has all the characteristics to be chosen as a vacation spot. On days when activities are scheduled, a picnic will be prepared for visitors

## **II.4.2. Planned infrastructure**

### **II.4.2.1. Administrative building :**

The Project provides for the construction of an imposing two-storey building that will serve as the headquarters of all the services of the town hall, including a multipurpose room that can accommodate more than 300 people and various rooms related to the activities of the city. This building is positioned in the background, as the main public building it has acoustics, which is necessary, against road noise from outside.

The north facade of the headquarters is partially clad in stainless steel, reflecting the reflections of the town hall (Headquarters for services, offices, three conference rooms, restaurant, rental agency rooms, 3 training rooms, annexes and urban parking lots .

### **II.4.2.2. Hospital Center**

Lacking an adequate state structure; the city of Baraka will now have a large hospital center equipped with state-of-the-art equipment which will offer patients a wide range of specialties and services, focused on proximity and quality of care.

### **II.4.2.3. Sports stadium**

The Project foresees a prestigious multidisciplinary sports ground where all sports disciplines will be provided with a capacity of 8,000 seats and a dimension of 105 m. per 50 m, conforms to CAF standards. The field also hosts rugby, volleyball and other events planned at the stadium. It will be equipped with floodlights dedicated to lighting football, athletics and other sports.

### **II.2.2.4. Youth cultural performance hall**

The city of Baraka will have two of the most prestigious theaters on its territory, which alone deserve the status of a multidisciplinary space. Being the crossroads of several cultures of various communities; these rooms will provide an ideal setting for rich and diverse cultural offerings. Through this project, the city offers a very large choice of performances relating to the performing arts, both in French and in local languages.

### **II.4.2.5. Road paving:**

By this project; mosaic paving and road cleaning work will be carried out in accordance with the rules of the art, for municipalities or communities of streets and roads, housing development and ornamental trees.



#### **II.4.2.6. Tracing and placement of drinking water pipes**

For this drinking water point; it will be a question of tracing the underground conduits of water distribution systems for an efficient and effective location of pipes and pipelines. Reliability to make it possible to carry out an exact layout and to have an overview of your network during the installation of water pipes.

#### **II.4.2.7. Tracing of wastewater evacuation channels**

The Project provides for the installation of wastewater evacuation systems by installing a set of pipes and equipment for the evacuation of rainwater, wastewater and sewage from individual or collective buildings. In the vast majority of cases, dwellings and collective buildings will be connected to the public sanitation network. The earthworks, sewer connection, gabion wall will be reworked.

#### **II.4.2.8. Public lighting**

Public lighting is an issue and a major factor in the attractiveness of the city, in safety but also in the economy. The Project plans to set up an urban lighting network that will be used to provide an electrical power supply independent of lighting to enhance the night environment, to make it safer, more comfortable, more attractive, more dynamic and more energy efficient. .

#### **II.4.3. Description of social housing:**

The city will be surrounded by a rampart, with more than 500 social housing units, which will strengthen an urbanized area of 25 hectares. The monumental gate, dismantled stone by stone, is inserted into the fortification.

The facility has 2 or 3, maximum 4 bedrooms per house. The adults' rooms will be glued to those of the children and all located on the same level. Living room ; Full bathroom with water and electricity service. Air conditioning and heating, veranda and balcony, kitchen.

#### **II.4.4. Planned structures**

##### **II. 4.4.1. Modern social houses:**

For a quality exterior development, the Project envisages erecting social houses in the prefabricated type of any stock market for communities or individuals; two, three and four pieces. In addition, the modern city will have an exhibition and production room for music and dance, State Offices, Restaurant room, a shopping center and health emergency service. The aim is to improve the attractiveness of the city. Beach equipped in a way suitable for swimming and for multiple nautical activities will not be lacking, and will have nothing to envy to the beaches of the Mediterranean! ...



#### II.4.4.2. **School of Sustainable Development**

Academy of Theocratic Numerology: The city will be endowed with a school structure of theocratic numerology in order to promote sustainable development and the protection of the environment, justice and the fight against corruption, human relations that works on the influence of individuals in the organization and goes beyond the human factors of the organization. It uses quantitative methods to solve problems and takes into account the influence of technology, the size of the organization and the influence of the environment on the organization.



**Table 1.**  
**Summary of activities**

DESIGNATION	Qty	Unit cost	TOTAL cost
Construction and equipment of the administrative building	12	1.000.000	\$12.000.000,00
Construction and equipment of the hospital center	2	1.200.000	\$2.400.000,00
Construction and equipment of the sports stadium as well as performance halls	1	7.000.000	\$7.000.000,00
Road paving		6.500.000	\$6.500.000,00
Drinking water piping tracing		1.300.000	\$1.300.000,00
Tracing and placement of wastewater drainage channels		3.200.000	\$3.200.000,00
Street lighting and other accessories		710.000	\$710.000,00
Various supervision work		130.000	\$130.000,00
Purchase and installation of prefabricated houses	5000	24000	\$120.000.000,00
Construction and equipment of exhibition and production rooms		1.500.000	\$1.500.000,00
Paving of the city and public lighting		3.000.000	\$3.000.000,00
Drinking water piping tracing		500.000	\$500.000,00
Tracing and placement of wastewater drainage channels		1.100.000	\$1.100.000,00
Mall		11.500.000	\$11.500.000,00
Beach development		1.000.000	\$1.000.000,00
State offices of the city		300.000	\$300.000,00
School construction and equipment		4.500.000	\$4.500.000,00
Construction of the lake port and warehouse, purchase of boats, vehicle ...		213.000.000	\$213.000.000,00
Various supervision work		1.500.000	\$1.500.000,00
Total cost of project			<b>\$391.140.000,00</b>



### III. PROJECT MANAGEMENT

#### III.1. Maintenance system for the city center and eco-districts

The city will have a coordination committee that will be responsible for the management and maintenance of the city center and the modern city after its construction, headed by the mayor of the city. The coordination committee will have within it a maintenance and upkeep team made up of 50 mothers and overseen by three maintenance agents who will receive training in the maintenance and periodic maintenance of the water, electricity and plumbing installations of the sewage pipeline. Each agent will receive training for ten days. At the end of this training, a maintenance and repair manual will be made available to the coordination committee and the local management committee.

As for the modern city of KALUNDJA; it will be managed by a management committee of the CSR Solutions

#### III.2. Sustainable project management

Within the framework of this project, two levels of structure have taken shape to allow the sustainability of the project: the coordination committee and the local management committee.

- Composed of representatives of CSR Solutions, DAM, Comitraid, the Town Hall, the health zone and civil society, the Coordination Committee is a local community structure responsible for the management of all infrastructure urban. To this end, he supervises under the daily administration of the town hall office, community action in all fields. The coordination committee will appoint three people who will be trained in the maintenance of equipment and will each ensure in their own field (water, electricity, plumbing) the coordination of maintenance and management actions. They will be responsible for implementing the coordination guidelines. The daily action of the coordination committee consists of supporting and accompanying the activities of the grassroots committees (COBA) in their operation and through the implementation of financial and material support. The CSR Solutions agrees to grant the coordination committee an operating contribution of around 30% of their budget.

- The Basic Committees (COBA) are local structures in each locality and district that make up the town hall. To this end, all the municipalities and all the districts benefiting from this Project will set up their grassroots committees. These committees are responsible, among other things, for strengthening social dynamics and setting up a system for collecting the funds necessary for the maintenance of the Project's infrastructure. The amounts collected periodically make it possible to cover project expenses. In addition, this Base Committee liaises with the coordination committee mechanism, regulates the organization and operation of infrastructures in their respective entities while ensuring their maintenance.



It is important to note that all Grassroots Committees will commit themselves firmly through letters of commitment to perform loyally.

- The management committee is the structure set up by the CSR exclusively for the management of the new modern city of KALUNDJA. The composition and mode of operation of the management committee will be specified in the internal regulations of the modern city of KALUNDJA.

#### **IV. PROFITABILITY OF THE PROJECT**

##### **IV.1. Urban infrastructure**

The Baraka City Urbanization Project works on two components. One concerns urban infrastructure and urban governance to make the urban entity and its municipalities efficient in order to encourage competitiveness and accelerate growth, here the Project concerns roads, drainage, urban roads, water and 'electricity.


Through this mechanism, strengthening the links of accountability between the mayor and his constituents; an amount of (10,000Fr) is expected to be paid per family every month to bear the cost of purchasing usual spare parts including bulbs, plumbing accessories, etc. to support periodic maintenance (wear parts). Every two years, in addition to these costs, a percentage of the total revenue is provided for the renovation and repair of small equipment as well as the costs of small works.

The direct beneficiaries of this project are 25,350 people who reside in the municipality of Baraka. In addition to these fixed residents who will benefit from the project on a continuous basis, the project once commissioned can also be used by residents of neighboring villages, and people on a short stay or passing through the town of Baraka.

Here the calculation shows that with a monthly contribution of 10,000 Fr per household, the beneficiaries of the urbanized city under this project ensure its long-term operation.

##### **IV.2. Eco-district of KALUNDJA**

The other component concerns local social infrastructure drawn from the city's local development plan resulting from a private participatory process to encourage this job-creating sector. Here the Project concerns social housing, the hospital center and the school. Here performance links the results to the orthodox management of the funding invested in these local infrastructures. The output can only be triggered if the modern city is managed by a management committee that meets the performance criteria, criteria that will be defined in the contracts signed with the CSR; hence the funds mobilized for the implementation by CSR Solutions / DAM-Comitraid as a result of its commitments to its donor will be efficiently returned.



Moreover, the new modern city being an ambitious real estate investment project, as a result, many customers would like to rent or buy out of the 500 social housing units; which makes it possible to substantially increase monthly income on a regular basis.

As for operating expenses, the local management committee can use to cover them from the operating budget. If there is no accidental damage requiring significant repair costs, CSR Solutions / DAM-Comitraid will provide the local management committee with the reserve amounts budgeted every five years to ensure the general maintenance work of the buildings. and the acquisition of equipment to modernize the structure.

To be able to master the project from A to Z, acquire a solid foundation and avoid numerous prejudices; the management committee must undergo a 10-day training course on financing, negotiation, and above all taxation, because the human factor is still the most important factor for CSR Solutions / DAM-Comitraid who wants to invest and succeed in this company. This is why she surrounds herself with people such as bankers, real estate agents, notaries, investors, craftsmen, etc. and skilled people who are more than needed. When the apartment or building is ready and the tenant has been found, the management committee should proceed with drawing up the lease contract. The writing of this document should not be neglected as it covers all the important points of rental and sale. It provides protection in the event of a problem with the tenant.

Social housing is a "safe" investment which guarantees a low management cost and thus obtaining a better profitability and also the best solution, because the social and economic dynamics of the city are not foreign; hence profitability is generally assured and allows to reach non-negligible monthly income leading to growth. The prime criteria of this city for the acquisition of social housing are the quality of the houses, its location and the rental attractiveness of its price. It should be noted that the social housing of the modern city of KALUNDJA is an empty rental unfurnished.



**Table n ° 2**

**Profitability estimate**

Description	Monthly revenue	% of Retrocession	Annual revenue
<b>State infrastructures</b>			
Rental of premises and other rooms at the administrative office to individuals	447.800	100%	5.373.600
Retrocession of the hospital center	32.500	100%	390.000
Retrocession of the sports stadium	22.000	100%	264.000
Retrocession of youth rooms	7.500	100%	90.000
Retrocession of the drinking water committee	1.500.000	100%	18.000.000
Retrocession electrification committee	300.000	100%	3.600.000
Subtotal (1)			<b>24.117.600</b>
<b>ECO-DISTRICTS</b>			
Rental of 500 houses for rent	125.000	100%	1.500.000
Production room rental	6.000	100%	72.000
Other Beach and Restaurant Recipes	15.000	100%	180.000
Subtotal (2)			<b>1.752.000</b>
Grand total (1) + (2) =			<b>25.869.600</b>
Investment period: 25 years			<b>646.740.000</b>
<b><u>Comment:</u></b>			
<b>Amount to be invested is US \$ 266,940,000, 25-year revenue is US \$ 646,740,000 with 25-year profit of US \$ 379,800,000 at occurrence of US \$ 15,192,000 annually.</b>			

Since investing in social housing is a complex world with a number of rules to follow; the profitability of said project therefore requires a lot of patience and perseverance, because it is only profitable in the long term. With this in mind, the tendency will not be to set a rent amount too high but to apply a slightly lower rent.



## V. MONITORING - EVALUATION

### 5.1. Monitoring and evaluation

During the execution of the works, monitoring and evaluation is carried out by the CSR through its Executive Office extended to local authorities and civil society. During the operation phase, monitoring is carried out by the members of the coordination committee, and the health zone authority.

As for the evaluation; it will be made by the coordination committee, the donor.

However; the assessment process can, in terms of effects on town planning, include both a verification dimension (ensuring the effects of the investment made with regard to the expectations expressed) and a dimension of monitoring changes. If the project can indeed generate expected and programmed effects, it can also have consequences (positive or negative) induced and not anticipated. Only an observation over time of the urban evolution of the areas concerned will make it possible to identify and characterize these evolutions and will, if necessary, make possible readjustments. The choice of monitoring indicators can therefore both derive from the expectations linked to the project and allow a more general analysis of developments.

### 5.2. Risks

Apart from a certain gravity that will pull the urbanization efforts down; the risks inherent in this project may fall under the responsibility of urban planning and development which is shared between several services or ministries. This raises concerns about the risk of overlap, duplication or misinterpretation of regulatory texts. While the law does not allow provinces, cities and municipalities to fulfill this mission vis-à-vis the population. In addition, the lack of substantial investment and the degradation of urban infrastructure lead to low levels of access to services and high levels of poverty.

As for the project itself on the ground; its implementation raises concerns about the risks of:

- ✓ The inertia of populations;
- ✓ The inability of the populations to raise the necessary funds for the maintenance and operation of the project;
- ✓ The inability of workers and agents to meet their professional obligations
- ✓ Poor management of funds collected by the management committee;
- ✓ Inertia of the coordination committee.



## CONCLUSION

The urbanization of the city of Baraka is an ambitious project; it is in fact a judicious and ambitious use of space which requires taking into account current and future space needs for housing, for the necessary infrastructures (roads, bridges, urban roads, etc.) , to ensure the transport of people, equipment, products and various materials and to guarantee exchanges within and between the various agglomerations; consideration of communication needs; the space requirements of the various productive activities (agriculture, market gardening, livestock, industrialization, forests and green spaces, etc.).

In summary, the development of the city of Baraka is at the heart of the overall development process, because it allows to plan and execute development projects in a harmonious and concerted manner on the basis of existing potential and technical and socioeconomic constraints. middle.

In his capacity as an interdisciplinary transversal actor, the mayor of the city will involve his action in guiding all the actors for a common vision of development. This supposes a good spirit of cooperation and participation in order to achieve a common consensus through the elaboration and implementation of a development program while taking into account the national and provincial urban and territorial development plan.

Our objective is to provide the town hall with infrastructures having a series of profitable structures; Building with prestigious rooms for rent, an equipped hospital center, an omnisports stadium capable of hosting national competitions, reception halls for youth activities, a drinking water and electricity network that will generate revenue with a orthodox management imposed on managers.

As for the new city of Baraka de KALUNDJA; its location, combined with the enormous need for decent and secure rentals in the area, will provide the opportunity to dynamically build a customer base and will not directly or indirectly compete. In addition, as the price is affordable, more customers will be able to, thanks to the quality of more expensive and sophisticated social housing, there is a need to make significant economies of scale, which will allow the company to achieve time savings and savings. We believe the time is right to launch this project.

## OUR AMBITIONS FOR THE ECO-VILLAGES PROJECT IN DRC

Allow those injured by life to recharge their batteries. A haven, allowing people to "heal" and "(re) think". A place where you give a chance to live your passions, your positive dreams, where society never gives people a chance to realize their dreams and hopes. Allow people to reassert themselves, to strengthen in order to be able to return to society. In short, a place to live to make people happier and / or more solid.

Indeed, even if the notion of the "hardness" of the world is felt differently in different individuals, some are left on the sidelines, by the side of the road, and never manage to get out of it. Many (too many) end up on the streets, or commit suicide. Many do not resist the permanent swords of Damocles, the moral pressures, the lack of Theocracy, the "military" and hierarchical character of the commercial and capitalist societies in which by necessity they are forced to work for a living, the fact that these societies are not, not places that produce happiness, whose sole purpose is to make the employee produce the maximum amount of work and money.

Humanitarian aid, social assistance, the medical world for vulnerable people are the poor relatives of the state budget and private companies (they are mostly non-existent in private companies).

Social gains have been obtained most of the time following social struggles, and unfortunately very rarely due to a proactive initiative by capitalist societies.

CSR Solutions therefore imagines, because of the lack of social and solidarity character of our company, through this project, a micro-society, more respectful of human beings. This is the goal of setting up our Right to Health and Environmental Protection program in the Democratic Republic of Congo.

### **Promote the concept of eco-villages in Africa**

#### **Special features and challenges**

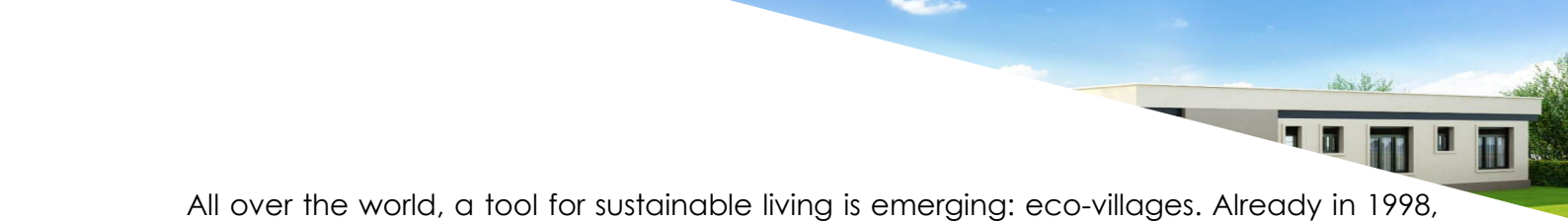
#### **Proposal for a holistic approach**

give the desire to undertake, bring hope to young people by example curb the rural exodus, create jobs, improve the quality of life, + food, energy and financial autonomy,

Most of the small villages in Africa and especially the DRC are rather poor. Due to ignorance and lack of means, rural Africans find it difficult to avoid unsustainable use of natural and energy resources but would like to get out of the cycle of poverty which generates the emigration of young people who have gone elsewhere in

search of a better life.





All over the world, a tool for sustainable living is emerging: eco-villages. Already in 1998, the United Nations officially named eco-villages as one of the 100 best practices for a sustainable lifestyle. The corresponding concept attempts to put man back in harmony with nature, while advocating more food and energy autonomy at the local level. Transposed to Africa, the bet is that the adoption of this concept will revitalize village communities, bring hope to women and young people and slow down the rural exodus. To trigger the dynamics of eco-villages on a country scale, it is primarily a matter of giving the actors in the field the means to take charge of themselves, to be able to set up projects themselves, to seek funding directly. and ensure the sustainability of their projects. This involves setting up a network of resource and support centers as well as demonstration eco-villages. The emphasis to be placed on awareness campaigns using all possible media, tools promoting the education of women and young people while being accessible to the less educated, the training of local managers and openness to the world especially towards the African diaspora.

### **The origin of eco-villages**

In northern countries (in Europe, North America, Australia for example) eco-villages have developed mostly on the initiative of groups of individuals who have a certain self-sufficiency in perspective based on a model alternative economy where ecology has a preponderant place and which gives priority to man and his environment.

The services available outside the community are those granted to all citizens with, in particular, the possibility of connecting to energy and information distribution networks, to having local means of transport, health and social services. 'an often multi-faceted education system. The inhabitants can thus concentrate on their projects. They generally provide their own funding. Eco-villages, in this context, are a choice of the present for the future, laboratories of participatory democracy that come in various forms: eco-villages based on ecology and agriculture or on a spiritual philosophy, eco-villages structured to revitalize sociability, intergenerational or even which follow broader objectives based on the notions of sustainability and equity.

The inhabitants of these eco-villages therefore unite around a common vision aimed at creating a community, a village or a sustainable hamlet, a model in connection with, echoing with the social, ecological and economic life of their respective countries.

It is also about promoting solidarity, education, leisure, culture, training, personal development, the fight against exclusion, the exchange of knowledge and skills, the enhancement of historical and cultural heritage. local, protection of the natural environment, renewable energies and green tourism.

Today, certain ecological precepts are taken up in larger-scale initiatives such as Villages and Cities in transition, eco-villages and even green or ecological cities.



## What about in Africa?


On this continent, for the moment at least, only a small number of people - a few visionaries among intellectuals, researchers and policy makers, a few pioneers on the ground - believe that it might be possible, if not desirable, to model or to adapt the concept of eco-village to the rural world of African countries with a view to revitalizing the countryside and integrating them into the development process. A concept that would also be applicable to peri-urban areas. The bet is that this approach, this global project, would be likely to bring to their inhabitants - in particular to women with their children and to young people - better living conditions, which should especially help to slow down the rural exodus and even to encourage young people as well as members of the diaspora to return "to the country", to their villages.

The target audiences are not, however, a priori, not really asking! The vast majority of rural people do not already know of the existence of eco-villages and we can imagine that the villagers, like almost everywhere else, are rather wary if not resistant to changes likely to modify their habits and local balances, even if we can also say that a poor person is a priori a very enterprising person and the only thing he wants in life is to move forward. Rural people are surely the largest reservoir of small entrepreneurs on earth. If we offer to help the villagers, with the money coming in, they will applaud with both hands, but it will not necessarily be their project and the risk is great that the project will fail as soon as the tap is turned off. subsidies will be closed.

eco-village. The capacities of local or national authorities, in financial and supervisory terms, are in most cases rather limited. Cities, major works, the large-scale economy, concentrate most of the investments. Infrastructure (roads, telecommunications, health, education) remains relatively underdeveloped on the continent or is even non-existent in some rural areas. The models conveyed, in particular by the media, are in tune with those put forward by globalization and fuel the dream of individual social success with rapid gains in the city if not by fleeing north. The eco-village model is yet to be promoted.

To set itself the objective of transforming, in a few years, thousands of villages into eco-villages constitutes a real challenge, particularly in terms of persuasion and logistics. In any case, an eco-village is not just a few solar panels, a water tank, a biogas installation, a henhouse and a drip installation. There are first of all men and women, young and old people who must be able to convince, to engage in a process, an approach, which they must understand in order to make them agents of change, sine qua non condition to ensure the sustainability of these eco-villages and their duplication across the continent.

Or in other words, in our thinking for Africa, we must add to the concept of eco-villages, the establishment of a sort of structure that is both awareness-raising, training and monitoring, as well as the implementation of network of eco-villages themselves



somewhat, by analogy, as for the human body, where organs, organisms and programs provide links between cells, their functions and their reproduction.

It is thus important, in the long term, for the villagers to be able to appropriate a culture relating to an ecological way of life respectful of the planet and that they thus manage to take charge of themselves in order to develop their villages from a environmentally friendly way integrating ecology and technology. Women are the surest actors of this change.

## **The basic principles of this village**

### **1 Preliminaries**


Even before creating this village, a reflection will be carried out between the protagonists of the project on the roots of happiness and how to achieve it. The result of this work will be the final version of this project and this document.

Here is if the project leads to a "free community" or just a simple ecovillage of people sharing the same ecological ideals. Questions such as the roots of violence, frustration, non-success or non-achievement, of the fact that people or society do not always give people a chance to succeed in their own life, on solidarity, mutual aid, love, compassion, empathy, the roots of love, competition and emulation... will be discussed.

### **2. Basic principles**

The basic principles of the ecovillage are:

- 1) the (perhaps utopian) search for a better world, in particular by improving human relations between members of the village community,
- 2) the idea of a community ideal, and the choice of a community life (of a life in common) on the basis of the same ideals in particular moral, environmental, cultural etc ..., in particular on moral principles and on an ethical charter, to achieve this,
- 3) to make that one "work", for pleasure (without really having the impression of "working"), to be useful to the greatest number and for oneself as well, and not under the permanent pressure or / and the constraint,
- 4) the search for happiness, especially interior happiness and the preservation of life and nature, before the search for financial and material profit at any cost (we do not reject profit, but the search for profit to the detriment of society, of man, for example permanent pressure, maintaining stress on employees in companies, to derive maximum benefit for the company, and the smallest number (including the boss and shareholders), to the detriment of those which really produce the wealth created within the company \_ and nature), respect for ecological rules: respect for nature and the environment, recycling of resources, avoidance of wasting resources (in terms of water, waste, being more economical, responsible, etc.). No growth at any cost to the detriment of nature and the living environment.

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- 5) Its high scientific and cultural level,
  - 6) The development of "cultural and human treasures" (compassion, solidarity, curiosity, etc.).
  - 7) Tolerance of all communities (cultural, racial, sexual, etc.), respect for diversity, provided it does not harm others.
  - 8) The absence of prejudices.
  - 9) Originality and imagination, constantly in the spotlight in the village.

Let's build a just, sustainable and united world in the DRC because the future belongs to those who believe in the beauty of their dreams.

The problem is not getting new and innovative thoughts into your mind, the problem is getting old ones out.

Never doubt that a small group of conscious and committed individuals can change the DRC.

**This is even the way it always happened.**

**Let's be the change we want to see in the DRC ...**

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***"Today, it is not the resources that are the stimulus, it is the change of mindset."***

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