



SUCCESS STORY:

Local Developer Goes Green and Builds Up with Third and Most Ambitious Affordable Housing Development



Site plan for Chabuma's affordable housing project, Village Dominique in Santos 3. Chabuma has already successfully completed the first two milestones under its subaward with Haiti HOME: signing of a notarized commitment to purchase land, and physical marking of individual lots according to the site plan.



Housing lots being marked on the site for Village Dominique.

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September 2018 - Local Haitian developer Chabuma S.A has broken ground on its third and most ambitious affordable housing development in the Port-au-Prince area. Village Dominique, based in Santos 3, includes both a commercial and residential community, and is addressing the chronic need for modern housing in integrated communities.

In this third project, supported by the Haiti Home Ownership and Expansion (HOME) program, owner Patrick Brun is seeking to take the next step in disrupting the Haitian housing market. Beyond providing affordable housing, Chabuma wants to be the first developer to sell individual condominiums in the history of Haiti. The lack of clarity on procedures for selling condominiums in Haiti has been a major impediment to building vertically, optimizing land use, and expanding affordable housing. This is largely due to the complexity and relative newness of the laws governing these matters (2012). Brun, supported by Haiti HOME, will seek to overcome the legal hurdles and be the first developer to sell affordable, vertical units in Haiti.

Chabuma's homes will also meet high standards of energy and water efficiency and achieve EDGE green building certification, resulting in long-term savings for households, and contributing to Haiti's sustainable development. Priced between USD 48,900 and USD 75,500, far below Port-au Prince's average price of USD 300,000, these homes will be accessible to working middle class and lower-income households within the informal sector (incomes between USD 500-4,400/month) that currently have limited to no access to mortgages.

Village Dominique is a testament to a developer that has been convinced of the viability of the low-to-middle income housing market. With Haiti HOME's support, Chabuma has gone from being a construction material provider to one of the largest developers in Haiti. This project is a direct reflection of the company's previous success in tests to reach the middle and low-income market under the Corlette and Santo 15 projects, also being supported by HOME.

"If Chabuma can break the mold and show that condominium sales are possible in Haiti, we expect many other developers to follow," explains Claude Clodomir, Haiti HOME's Chief of Party. "High land prices and an increasingly populated city means that there is only one way for housing to go: upwards."