



WORKER HOUSING PROJECT REPORT 2021-2023

NUEVA SEGOVIA, NICARAGUA



Introduction

For over a decade, Think Coffee and farmer Jorge Lagos have maintained a strong partnership. Together, we have worked tirelessly to provide day laborers with construction materials, enabling them to renovate their homes. To date, our joint efforts have resulted in the successful renovation of more than 93 worker homes, making a significant impact in their lives.

In 2017, a new project was initiated as a result of the housing project that had already been idealized in Colombia. Before this, social projects were primarily focused on improving the farming and harvest conditions for day laborers in Nicaragua. However, a change in our approach was soon implemented when the potential impact of assisting with housing for farm laborers was realized.

As an industry, we often focus on the logistics of coffee production, such as farmer relations, pricing, and harvest quality. However, we believe that it's important also to consider the people who work hard to pick and harvest our coffee.

Beyond the farm, many day laborers face challenging living conditions. We've encountered families with leaky roofs, dirt floors, and, in extreme cases, homes held up by fragile sticks and roofs made out of plastic. While we also work on providing adequate livable wages, we also believe we can immediately assist those who work tirelessly to pick our coffee by delivering the necessary materials to improve their living conditions.

During 2021, our worker housing project successfully entered its fourth phase with the selection of 24 additional beneficiaries. We continued this momentum in early 2023 by selecting another 13 families to be included in the same phase. Although we faced challenges with material costs and unforeseen circumstances with our partners, we took the necessary steps to manage costs and provide immediate assistance, ensuring the project's success.

Our Approach

To make an impact at origin, our approach has always been to listen to the people in the communities where we work. In the case of Nueva Segovia, Nicaragua, day laborers needed improved living conditions.

Once a project had been identified, we agreed with our coffee partner to implement a project by allocating an additional \$0.20/lb of coffee imported.

How it works

- We find a coffee community and begin a relationship with the farmers and exporter.
- We identify a project to help benefit the community.
- We import coffee, and an additional \$0.20/lb is allocated towards the project for every pound.
- We use the project fund to purchase building materials, hire a contractor, and renovate, improve, or construct a new home.

TIMELINE	DETAILS	OUTCOME
June 2021	Identify Beneficiaries	<ul style="list-style-type: none">• Visited 24 families.• Conducted interviews and site visits.
January 2023	Identify beneficiaries	<ul style="list-style-type: none">• Visited 13 more beneficiaries.• Conducted interviews and site visits.
September 2023	distribute materials	<ul style="list-style-type: none">• Purchased materials• Distributed materials to each home.

\$0.20

for every pound of
coffee imported

\$17,632.00

total budget for 2021-2023



The budget reflects the agreement that for every price per pound purchased, an additional \$0.10/lb from both importer and farmer should be allocated towards the project. The total is an additional \$0.20/lb for every pound. As of 09/14/23, the total amount of coffee purchased is 88,160 lbs, making the total budget \$17,632.00.

Think Coffee: \$8,816.00

Jorge Lagos: \$8,816.00

36

families selected

400

cement bags
distributed

200

sheets of roofing
material distributed

40

doors distributed

10+

tons of other building
materials distributed
for construction

A NEW PHASE

Our project began with visits to each beneficiary in June 2021, even though COVID cases were still a concern nationwide. We faced challenges such as limited supplies and expensive construction materials, but we collaborated with our partners to find the best solutions. Despite setbacks, we remained confident in providing the required assistance. Ultimately, we decided to delay the project until we could ensure the safety and well-being of everyone involved. However, we remained committed to providing everyone with all the materials needed.

At the beginning of 2023, we chose a new set of beneficiaries to participate in the project's ongoing phase. As material costs improved, we decided to postpone the project and continue our efforts later in the year.

In September, we confidently visited all the new beneficiaries, conducted interviews, and received pricing quotes for all materials and transportation costs. We revisited all the beneficiaries from the earlier phase to ensure all materials requested from 2021 were still needed.

CONSTRUCTION

To facilitate the process and ensure effective utilization of materials, we engaged the services of a local contractor. Their role is to renovate each home, one at a time, and improve living conditions for all. It takes an average of three days for each home to be completed, and our target is to have all 35 homes renovated by December.

Beneficiaries

RENE CORDOBA



YALAGUINA

DOORS
3- CS 7,650.00

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 16,400
US \$448

FRANCISCO CORDOBA

YALAGUINA

WOOD SLABS
10- CS 3,300.00

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 12,050.00
US \$329



JAVIER CORDOBA



YALAGUINA

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 8,750
US \$239

Beneficiaries

BELINDA BRICENO



YALAGUINA

BRICKS
100- CS 3,300.00

CEMENT
10 BAGS- CS 4,350.00

DOORS
2- CS 5,100.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 13,950.00
US \$381

BISMAR BRICENO

YALAGUINA

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 8,750
US \$239



KEVIN Y NICOLAS CENTENO



YALAGUINA

TOILET
1- CS 1,900.00

CEMENT
20 BAGS- CS 4,350.00

DOORS
1- CS 2,500.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 14,350.00
US \$392

Beneficiaries

JESUS CENTENO



YALAGUINA

CEMENT
10 BAGS- CS 4,350.00

ADOBE- BRICKS
500- CS 5,000.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- C\$ 10,550
US \$288**

JOEL BRICENO

YALAGUINA

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- C\$ 8,750
US\$ 239**



SANTOS LOPEZ



YALAGUINA

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

TOILET
1 - CS 1,900.00

**TOTAL- C\$ 9,450
US \$259**

Beneficiaries

NORVIN Y JIMMY CENTENO



YALAGUINA

WOOD- SLABS
10- CS 3,300.00

CEMENT
20 BAGS- CS 8,700.00

DOORS
1- CS 2,500.00

ARENA
2 METERS - CS 1,200.00

ZINC- ROOFING
20- CS 2,400.00

TOTAL- C\$ 14,350.00
US \$392

JUAN Y AMILKAR CORDOBA

YALAGUINA

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

TOTAL- C\$ 8,750
US \$239



GERMAN PEREZ



YALAGUINA

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

TOTAL- C\$ 8,750
US \$239

Beneficiaries

ANGEL SALINAS



DIPILTO

DOORS
1- CS 2,550.00

CEMENT
10 BAGS- CS 4,350.00

ARENA
2 METERS - CS 1,200.00

TOTAL- C\$ 8,100.00
US \$221

PEDRO RODRIGUEZ

DIPILTO

CEMENT
10 BAGS- CS 4,350.00

ARENA
2 METERS - CS 1,200.00

TOTAL- C\$ 5,550
US \$151



DARWIN FLORES



DIPILTO

DOORS
3- CS 7,650.00

CEMENT
10 BAGS- CS 4,350.00

ARENA
2 METERS - CS 1,200.00

TOTAL- C\$ 13,200
US \$360

Beneficiaries

JUAN RAMON LAGOS



DIPILTO

CEMENT
10 BAGS- CS 4,350.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- C\$ 5,550
US \$151**

MARTIN BOGRAN

DIPILTO

WOOD SLABS
10- CS 3,300.00

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- C\$ 12,050.00
US \$329**



LESTER, JORGE, Y ISAAC



DIPILTO

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- C\$ 8,750
US \$239**

Beneficiaries

FIDEL FLORES



DIPILTO

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10 SHEETS- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- CS 8,750
US \$239**

ELMER LOPEZ

DIPILTO

CEMENT
10 BAGS- CS 4,350.00

WOOD- SLABS
10- CS 3,300.00

DOORS
1- CS 2,550.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- CS 11,400
US \$311**



FRANKLIN GUITIRREZ



DIPILTO

CEMENT
10 BAGS- CS 4,350.00

WOOD- SLABS
10- CS 3,300.00

DOORS
1- CS 2,550.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- CS 11,400
US \$311**

Beneficiaries

CARLOS LOPEZ



DIPILTO

CEMENT
10 BAGS- CS 4,350.00

WOOD- SLABS
10- CS 3,300.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- C\$ 8,850
US \$241**

PEDRO BAEZ

DIPILTO

CEMENT
10 BAGS- CS 4,350.00

WOOD- SLABS
10- CS 3,300.00

ZINC- ROOFING
10- CS 3,200.00

DOORS
1- CS 2,550.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- C\$ 14,600
US \$399**



MARTIN BALLADAREZ



DIPILTO

DOORS
5- CS 12,750.00

CEMENT
10 BAGS- CS 4,350.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- C\$ 18,300
US \$500**

Beneficiaries

FABIO Y JOHANA GUITIRREZ



SANTA ISABEL

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10- CS 3,200.00

DOORS
3- CS 7,650.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 16,400
US \$448

PAULA GUITIRREZ

SANTA ISABEL

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10- CS 3,200.00

DOORS
3- CS 7,650.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 16,400
US \$448



DORIS GUITIRREZ



SANTA ISABEL

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10- CS 3,200.00

WOOD- SLABS
10- CS 3,300.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 12,050
US \$329

Beneficiaries

WILFREDO VASQUEZ



SANTA ISABEL

CEMENT
10 BAGS- CS 4,350.00

ADOBE- BRICKS
200- CS 2,000.00

DOORS
1- CS 2,550.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 10,100
US \$276

EVERTH HERNANDEZ

SANTA ISABEL

CEMENT
10 BAGS- CS 4,350.00

WOOD- SLABS
10- CS 3,300.00

DOORS
2- CS 5,100.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 15,950
US \$436



NOLVIN GUITIRREZ



SANTA ISABEL

CEMENT
10 BAGS- CS 4,350.00

ADOBE- BRICKS
500- CS 5,000.00

ZINC- ROOFING
10- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

TOTAL- CS 13,750
US \$375

Beneficiaries

ELVIN CENTANAS



TOTOGALPA

CEMENT
10 BAGS- CS 4,350.00

DOORS
1- CS 2,550.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- CS 8,100
US \$221**

BISMAR MUNOZ

SANTA ISABEL

CEMENT
10 BAGS- CS 4,350.00

ZINC- ROOFING
10- CS 3,200.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- CS 8,750
US \$239**



RAMON CRUZ



OCOTAL

CEMENT
10 BAGS- CS 4,350.00

ARENA
2 METERS - CS 1,200.00

**TOTAL- CS 5,550
US \$151**

Our 2024 Goals

With each passing year and each beneficiary, we gain valuable insights on how to approach our project. Our goal is to never be complacent and to continually seek out ways to have an even greater impact on those in need. We recognize that perfection is not always achievable, but we remain committed to acknowledging our shortcomings and making the necessary improvements. This has always been and will continue to be our approach.

1

Find a new group of beneficiaries.

Each harvest, we conduct a raffle among our hardworking laborers and handpick a fresh set of beneficiaries for the upcoming year. As some of our farm workers have been loyal laborers at Finca Santa Teresa for a prolonged period, they may be chosen once again for the next phase.

2

Plan and strategize.

As we focus on optimizing cost management and streamlining the construction process, we eagerly anticipate forging stronger partnerships with our material providers. Our goal is to ensure that ample supplies are available to a multitude of workers, rather than just a select few. We are committed to driving progress and achieving success through collaboration and innovation.

3

Deliver and Execute!

Take action and make a difference by visiting our beneficiaries, procuring and distributing materials, and collaborating with our contractor to ensure swift and effective outcomes.