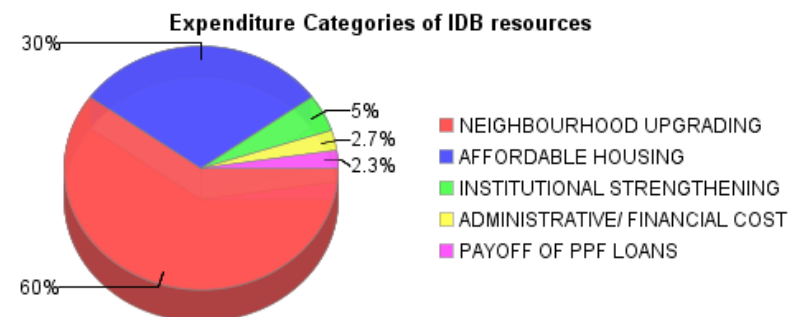
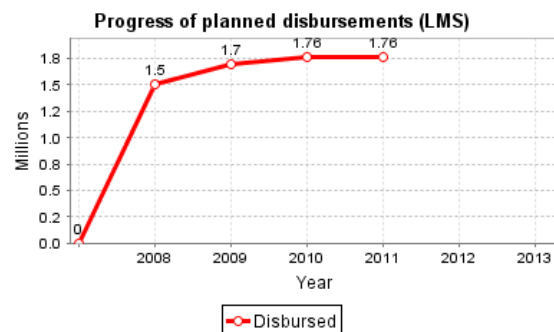
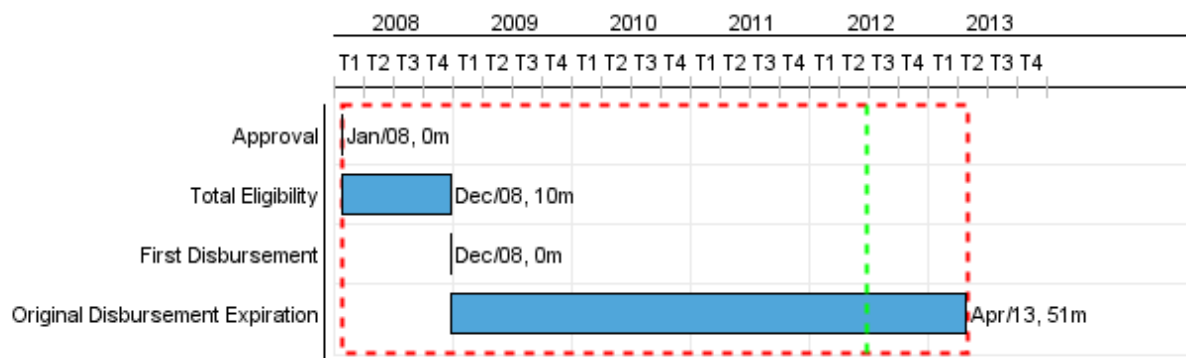


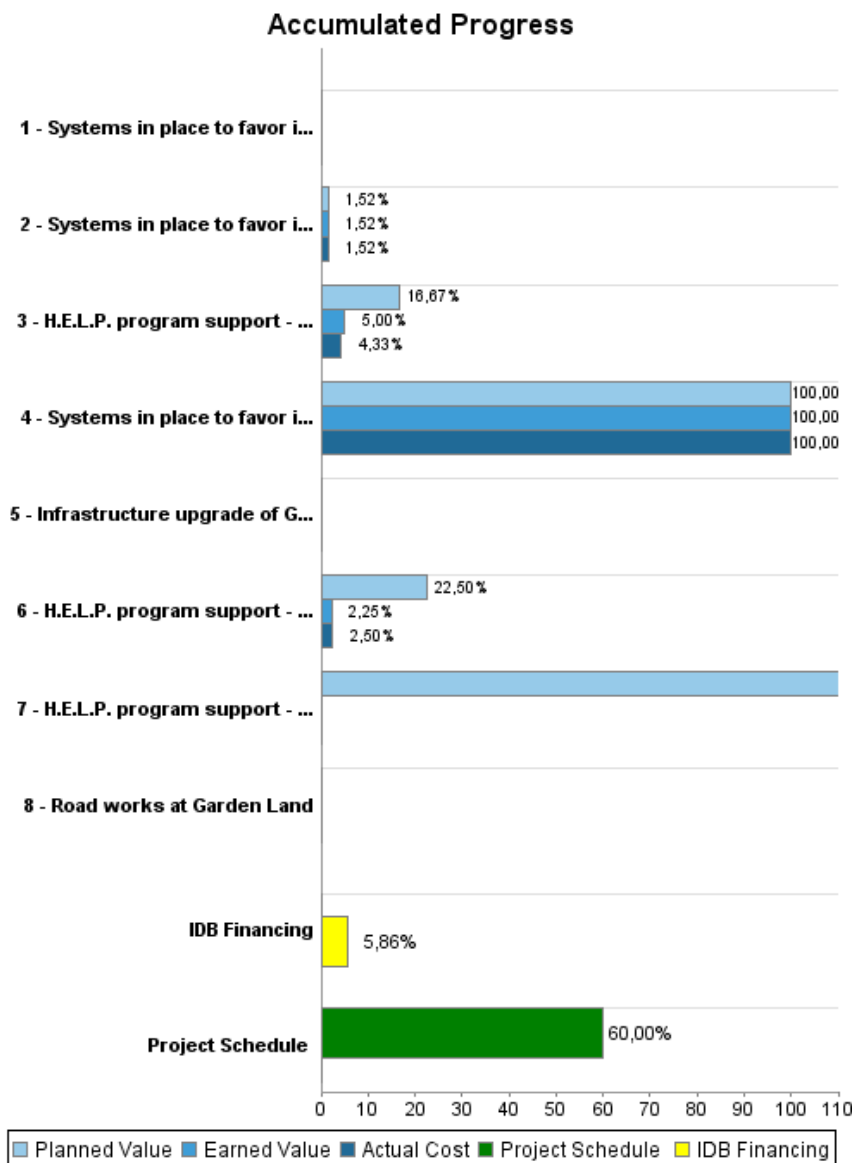
Summary Report

Basic Data		Available Funds (US\$)		Total Cost and Source	
Executing Agency (EA):	MINISTRY OF HOUSING, LAND AND ENVIRONMENT				
Sector:	URBAN DEVELOPMENT AND HOUSING-HOUSING				
Loan Number(s):	1953/OC-BA	Current Approved Amount:	30.000.000,00	Original IDB:	30.000.000,00
Stage:	Approved	Disbursed Amount to Date:	1.758.696,39	Current IDB:	30.000.000,00
Operation Type:	INV - Investment	% Disbursed:	5,86	Pari-passu:	75,00
Related Operation(s):		Balance:	28.241.303,61	Co-Financing/Country:	10.000.000,00
Operation Subtype:	PFM - Multi-Phase Lending Project			Original Estimate:	40.000.000,00
				Amortization Period (months):	174

Project Environmental and Social Impact Category	Reformulation	Validation
Project Environmental and Social Impact Category: B	() Was the objective(s) of this project reformulated?	Validated by Division Chief: 26-abr-2012 Validated by Country Representative: 26-abr-2012



Accumulated Progress as of 2011



Outcomes

Outcome:	Government support system for affordable housing expanded
Suppositions:	1. GOB support for for a more equitable housing policy remains strong. 2. Adequate and TIMELY response from both private and PUBLIC institutions.

Indicator	Unit of Measure	Baseline	Baseline Year		2011	2012	2013	End of project
New affordable housing units produced.	Housing units	20.00	2008	P A			118.00	118.00
Current inventory of households in substandard housing reduced.	Families	7,000.00	2008	P A				300.00

Outcome:	Private sector resources in the financing of affordable housing mobilized
Suppositions:	1. Adequate and timely response from private institutions. 2. Inflation and exchange rates will stay within acceptable limits. 3. Social and economic stability.
Comments:	Given to the present prevailing economic conditions (2009-2010) in Barbados and the Caribbean this demand is supremely high. The program has raised a great interest but the applicants are few, especially those of the lowest income layers, who barely can fulfill the requirement of 30% matching contribution or access to finance.

Indicator	Unit of Measure	Baseline	Baseline Year		2011	2012	2013	End of project
Number of families below the 5th decile benefiting from New Homes subsidy.	Loans		2008	P A		100.00	100.00	200.00
Number of families below the 5th decile benefiting from Incremental Construction subsidy	Families		2008	P A		150.00	150.00	300.00

Outcome:	Government support to physical upgrading targeting sub-standard neighborhoods created.
Suppositions:	1. Political support to neighborhood upgrading remains high. 2. Residents are willing to participate. 3. Government and communities open to participatory process.

Indicator	Unit of Measure	Baseline	Baseline Year		2011	2012	2013	End of project
Government has started improvements in sub-standard neighborhoods	Project		2011	P A		1.00	5.00	6.00

Outputs: Annual Physical and Financial Progress 2011

Description	Unit of Measure	Physical				Financial			
		Planned	Actual	Accumulated units	EOP units	Planned	Actual	Accumulated costs	EOP costs
Neighborhood Upgrading									
Infrastructure upgrade of Garden Land	Cost				1.964.000,00				1.964.000,00
Road works at Garden Land	Cost				1.144.000,00				1.144.000,00
Infrastructural construction at Walkers	Cost				1.119.375,00				1.119.375,00
Construction of Starter Homes - Walker, St. Andrews	Cost				1.091.924,00				1.091.924,00
Beckles Hill	Cost				600.000,00				600.000,00
Halls Road	Cost				1.072.000,00				1.072.000,00
Campaing Castle	Cost				271.000,00				271.000,00
Gall Hill	Cost				480.000,00				480.000,00
Padmore Village	Cost				150.000,00				150.000,00
White Park Road	Cost				4.746.731,00				4.746.731,00
Infrastructure upgrade ar Vauxhall	Cost				250.000,00				250.000,00
Housing construction at Vauxhall	Cost				960.596,00				960.596,00
Mason Hall Street	Cost				2.750.000,00				2.750.000,00
Production of affordable housing									
H.E.L.P. program support - Infrastructure at Eckstein Village, St. Michael	Cost	40,00			450.000,00	1.000.000,00			450.000,00
H.E.L.P. program support - Homes at Eckstein Village, St. Michael	Cost				1.800.000,00				1.800.000,00
H.E.L.P. program support - Homes at Constant, St. George	Cost				928.960,00				928.960,00
H.E.L.P. program support - Homes Walkers, St. Andrews	Cost				1.762.570,00				1.762.570,00
H.E.L.P. program support - Family subsidy - New affordable housing	Subsidies	100,00	10,00		200,00	450.000,00	50.000,00		2.000.000,00
H.E.L.P. program support - Family subsidy - Incremental home construction	Subsidies	100,00	30,00		400,00	500.000,00	130.000,00		3.000.000,00
Institutional Strengthening									
Systems in place to favor institutional development: Beneficiary Selection System (BSS) in place.	System		1,00		1,00		100.000,00		100.000,00
Systems in place to favor institutional development: Information and Financial System (IFS) in place.	System				1,00		9.099,26		600.000,00
Systems in place to favor institutional development: Land Management System (LMS) in place.	System				1,00				800.000,00
NHC Smartstream	System				1,00				1.000.000,00
Others									
TOTAL						1.950.000,00	289.099,26		29.041.156,00