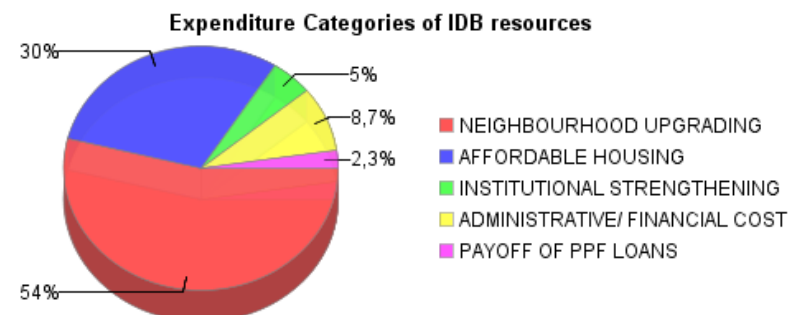
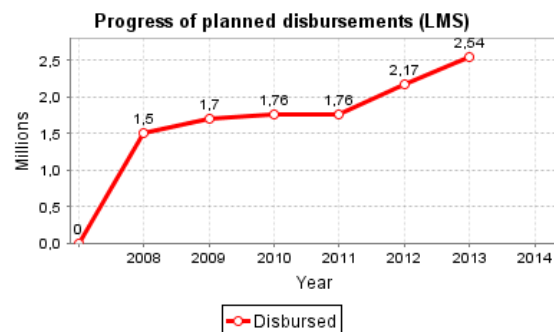
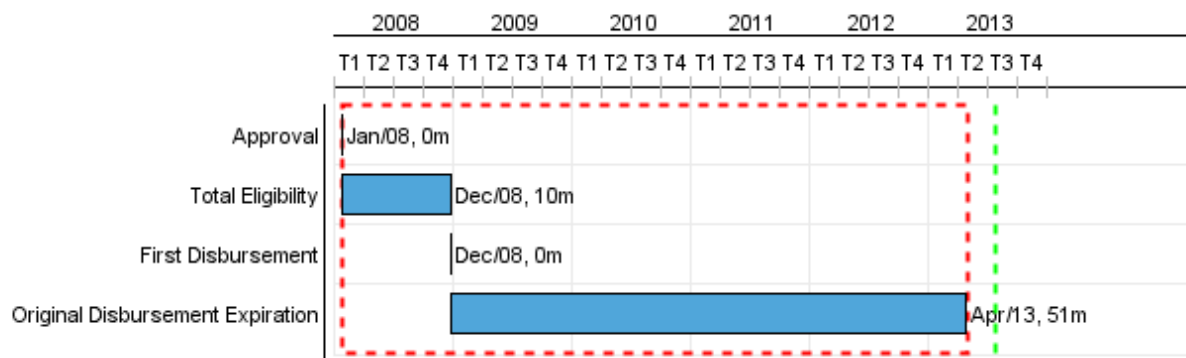


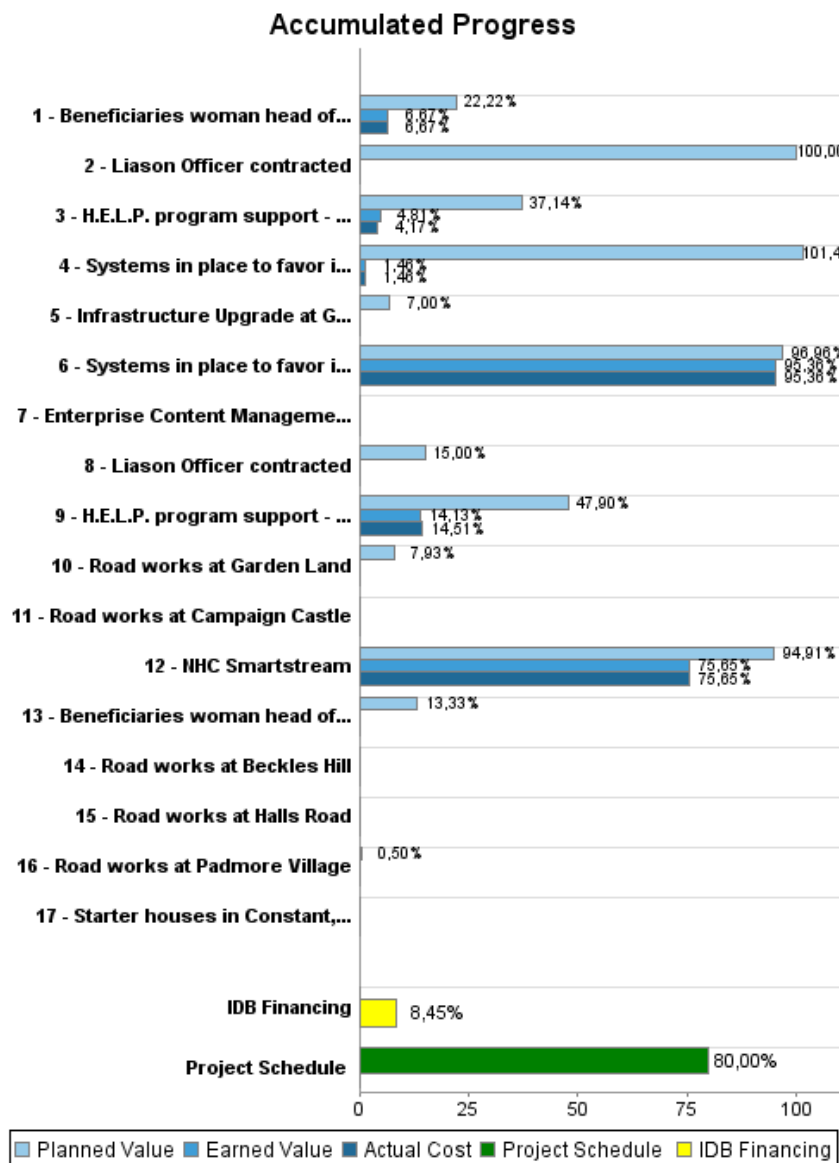
Summary Report

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:	2.535.945,12	Current IDB:	30.000.000,00
Operation Type:	INV - Investment	% Disbursed:	8,45	Pari-passu:	75,00
Related Operation(s):		Balance:	27.464.054,88	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: 02-may-2013 Validated by Country Representative:



Accumulated Progress as of 2012



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
% of beneficiaries woman head of household	%		2012	P A		50,00		20,00

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 1,00	5,00	6,00

Outputs: Annual Physical and Financial Progress 2012

Description	Unit of Measure	Physical				Financial			
		Planned	Actual	Accumulated units	EOP units	Planned	Actual	Accumulated costs	EOP costs
Neighborhood Upgrading									
Infrastructure Upgrade at Garden land	Number of				1,00				6.000.000,00
Road works at Garden Land	Number of				3,00				3.000.000,00
Road works at Beckles Hill	Number of				3,00				3.000.000,00
Road works at Halls Road	Number of				3,00				3.000.000,00
Road works at Padmore Village	Number of				3,00				3.000.000,00
Road works at Campaign Castle	Number of				3,00				3.000.000,00
Liason Officer contracted	Number of				1,00				600.000,00
Production of affordable housing									
H.E.L.P. program support - Family subsidy - New Home Subsidy	Subsidies		8,00		75,00		138.667,00		1.300.000,00
H.E.L.P. program support - Family subsidy - Incremental Home Construction	Subsidies				180,00				3.120.000,00
Beneficiaries woman head of household - New Home Subsidy	Number of				75,00				1.300.000,00
Starter houses in Constant, St. George	Number of				29,00				1.000.000,00
Beneficiaries woman head of household - Incremental Home Construction	Number of		18,00		270,00		312.000,00		4.680.000,00
Liason Officer contracted	Number of				1,00				600.000,00
Institutional Strengthening									
Systems in place to favor institutional development: Beneficiary Selection System (BSS) in place.	System		0,80		1,00		138.400,00		250.000,00
Systems in place to favor institutional development: Land Tracking and Asset Management System in place.	System				1,00				623.000,00
NHC Smartstream	System		0,76		1,00		609.000,00		805.000,00
Enterprise Content Management System	Number of				1,00				399.000,00
Others									
Program Unit - Administration	N/A								3.032.000,00
Evaluations and Audits	N/A								169.000,00
Preparatiomn, supervision and project design	N/A						200.000,00		1.122.000,00
TOTAL							1.398.067,00		40.000.000,00