



Operation Number: **BA-L1002**
Year- PMR Cycle: **Second period Jan-Dec 2013**
Last Update: **7/11/2014**
PMR Validation Stage: **Validated by Division Chief**

Chief of Operations validation date: **07/21/2014**
Division Chief validation date: **07/22/2014**
Country Representative validation date:

Inter-American Development Bank - IDB
Office of Strategic Planning and Development Effectiveness

Operation Profile

Basic Data

Operation name:	Housing and Neighborhood Upgrading Program - Phase I	Loan Number:	1953/OC-BA
Executing Agency (EA):	MINISTRY OF HOUSING, LAND AND ENVIRONMEN t		
Team Leader:	Chona,Gilberto E.	Sector/Subsector:	HOUSING
Operation Type:	Loan Operation	Overall Stage:	Closed (All the loans are closed).
Lending Instrument:	Investment Loan	Country:	BARBADOS
Borrower:	BARBADOS	Convergence related Operation(s):	

Total Cost and Source

	Original IDB	Current Active IDB	Local Counterpart	Co-Financing/Country	Total operation cost - Original Estimate
BA-L1002	\$30,000,000.00	\$30,000,000.00	\$10,000,000.00	\$0.00	\$40,000,000.00

Available Funds (US\$)

	Current IDB	Disb. Amount to Date	% Disbursed	Undisbursed Balance
BA-L1002	\$30,000,000.00	\$6,598,743.58	22.00%	\$23,401,256.42

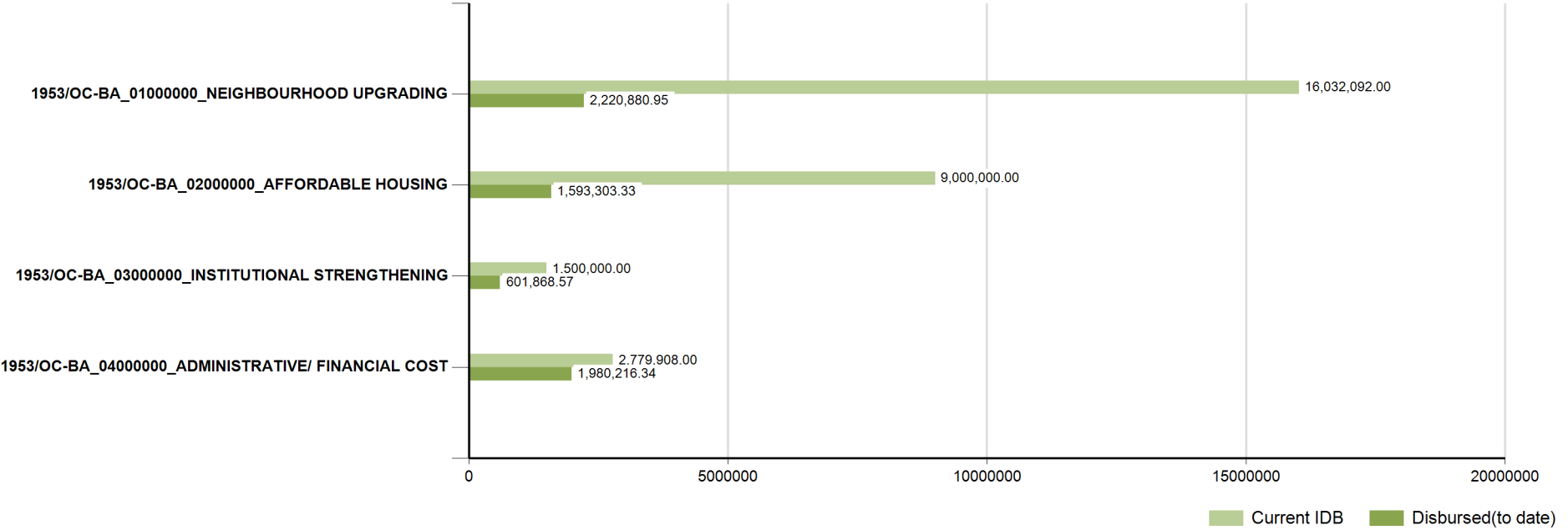
Environmental and Social Safeguards

Main Operation	
Impacts Category:	B
Safeguard Performance Rating:	
Safeguard Performance Rating - Rationale:	

Reformulation Information

Main Operation	
Was/Were the objective(s) of this operation reformulated?	NO
Date of approval:	

Expense Categories by Loan Contract (cumulative values)



Results Matrix

Impacts

Impact:	1 Increase efficiency of public spending and poverty reduction through enhanced social spending.
Observation:	
Impact:	2 Improved quality of life and conditions for the poor.
Observation:	
Impact:	3 Enhancing effective public sector management.
Observation:	

 RF - RF Indicator

 SI - Sector Indicator

 CI - Country Indicator

 PG - Pro-Gender

 PE - Pro-Ethnicity

Outcomes

Outcome:	1 Government support system for affordable housing expanded										
Observation:											
Indicators	Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2011		2012	2013	EOP
1.1 New affordable housing units produced.		Housing units	20.00	2008	Government Reports. Monthly Progress Report, PMR, Semi Annual Report and final evaluation.		P		100.00	140.00	240.00
							P(a)		0.00	118.00	118.00
							A		0.00	0.00	
1.2 Current inventory of households in substandard housing reduced.		Families	7,000.00	2008	Government Reports. Monthly Progress Report, PMR, Semi Annual Report and final evaluation.		P				300.00
							P(a)				300.00
							A				
Outcome:	2 Private sector resources in the financing of affordable housing mobilized										
Observation:	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 f										
Indicators	Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2011		2012	2013	EOP
2.1 Number of families below the 5th decile benefiting from New Homes subsidy.		Loans	0.00	2008	Government Reports. Monthly Progress Report, PMR, Semi Annual Report and final evaluation.		P		100.00	100.00	200.00
							P(a)		100.00	100.00	200.00
							A		0.00	0.00	

2.2 Number of families below the 5th decile benefiting from Incremental Construction subsidy.		Families	0.00	2008	Government Reports. Monthly Progress Report, PMR, Semi Annual Report and final evaluation.		P		150.00	150.00	300.00
							P(a)		150.00	150.00	300.00
							A		0.00	0.00	
2.3 % of beneficiaries woman head of household		%		2012			P				
							P(a)		50.00		20.00
							A				

Outcome:

3 Government support to physical upgrading targeting sub-standard neighborhoods created.

Observation:

Indicators	Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2011	2012	2013	EOP
3.1 Government has started improvements in sub-standard neighborhoods		Project	0.00	2011	Government Reports. Monthly Progress Report, PMR, Semi Annual Report and final evaluation.		P	7.00	7.00	15.00
							P(a)	0.00	1.00	5.00
							A		1.00	

Outputs: Annual Physical and Financial Progress

Neighborhood Upgrading		Physical Progress			Financial Progress		
Outputs	Unit of Measure		2013	EOP		2013	EOP
Infrastructure Upgrade at Garden land	Number of	P		0.00	P		0.00
		P(a)	0.10	0.40	P(a)	420,000.00	5,563,000.00
		A	0.40	0.40	A	1,429,042.00	1,429,042.00
Inner-city neighborhood improvement projects	Projects	P	2.00	2.00	P	10,800,000.00	10,800,000.00
		P(a)	0.00	0.00	P(a)	0.00	0.00
		A		0.00	A		0.00
Infrastructure upgrade of Garden Land	Cost	P	5.00	12.00	P	3,000,000.00	10,800,000.00
		P(a)		1.00	P(a)	0.00	197,000.00
		A		1.00	A		197,000.00
Road works at Garden Land	Number of	P		0.00	P		0.00
		P(a)	0.50	0.60	P(a)	238,000.00	4,012,000.00
		A	0.60	0.60	A	750,000.00	750,000.00
Community Participation Committees (CPC) in place	CPP groups	P		4.00	P		100,000.00
		P(a)		0.00	P(a)		0.00
		A		0.00	A		0.00
Road works at Garden Land	Cost	P			P		
		P(a)			P(a)	0.00	27,000.00
		A			A		27,000.00
Road works at Beckles Hill	Number of	P		0.00	P		0.00
		P(a)	0.02	0.00	P(a)	60.00	2,940,000.00
		A	0.00	0.00	A	0.00	0.00
Infrastructural construction at Walkers	Cost	P			P		
		P(a)			P(a)	0.00	0.00
		A			A		
Road works at Halls Road	Number of	P		0.00	P		0.00
		P(a)	0.00	0.00	P(a)	0.00	3,250,000.00
		A	0.00	0.00	A	0.00	0.00
Construction of Starter Homes - Walker, St. Andrews	Cost	P			P		
		P(a)			P(a)		
		A			A		
Road works at Padmore Village	Number of	P		0.00	P		0.00
		P(a)	0.05	0.00	P(a)	15,000.00	2,985,000.00
		A	0.00	0.00	A	0.00	0.00
Beckles Hill	Cost	P			P		
		P(a)			P(a)		
		A			A		
Road works at Campaign Castle	Number of	P		0.00	P		0.00
		P(a)	0.00	0.00	P(a)	0.00	3,250,000.00
		A	0.00	0.00	A	0.00	0.00
Halls Road	Cost	P			P		
		P(a)			P(a)		
		A			A		
Community Liason Officer contracted	Number of	P		0.00	P		0.00
		P(a)	0.15	0.15	P(a)	90,000.00	1,200,000.00
		A	0.15	0.15	A	71,300.45	71,300.45
Campaing Castle	Cost	P			P		
		P(a)			P(a)		
		A			A		

Gall Hill	Cost	P			P		
		P(a)			P(a)		
		A			A		
Padmore Village	Cost	P			P		
		P(a)			P(a)		
		A			A		
White Park Road	Cost	P			P		
		P(a)			P(a)		
		A			A		
Infrastructure upgrade ar Vauxhall	Cost	P			P		
		P(a)			P(a)	0.00	0.00
		A			A		
Housing construction at Vauxhall	Cost	P			P		
		P(a)		0.00	P(a)	0.00	0.00
		A			A		
Mason Hall Street	Cost	P			P		
		P(a)			P(a)	0.00	0.00
		A			A		
Production of affordable housing		Physical Progress			Financial Progress		
Outputs	Unit of Measure		2013	EOP		2013	EOP
H.E.L.P. program support - Family subsidy - New Home Subsidy	Subsidies	P	300.00	700.00	P	775,000.00	2,000,000.00
		P(a)	2.00	20.00	P(a)	34,000.00	1,325,667.00
		A	2.00	20.00	A	10,000.00	198,667.00
H.E.L.P. program support - Infrastructure at Eckstein Village, St. Michael	Cost	P	100.00	240.00	P	3,000,000.00	7,000,000.00
		P(a)		0.00	P(a)	0.00	0.00
		A		0.00	A		0.00
H.E.L.P. program support - Family subsidy - Incremental Home Construction	Subsidies	P	150.00	400.00	P	1,250,000.00	3,000,000.00
		P(a)	38.00	225.00	P(a)	658,667.00	3,574,604.06
		A	195.00	225.00	A	656,810.00	786,810.00
H.E.L.P. program support - Homes at Eckstein Village, St. Michael	Cost	P			P		
		P(a)		0.00	P(a)	0.00	0.00
		A			A		
Beneficiaries woman head of household - New Home Subsidy	Number of	P		0.00	P		0.00
		P(a)	10.00	10.00	P(a)	173,333.00	1,176,667.00
		A	10.00	10.00	A	50,000.00	50,000.00
H.E.L.P. program support - Homes at Constant, St. George	Cost	P			P		
		P(a)		0.00	P(a)	0.00	0.00
		A			A		
Starter houses in Constant, St. George	Number of	P		0.00	P		0.00
		P(a)	0.00	0.00	P(a)	0.00	1,000,000.00
		A	0.00	0.00	A	0.00	0.00
H.E.L.P. program support - Homes Walkers, St. Andrews	Cost	P			P		
		P(a)		0.00	P(a)	0.00	0.00
		A			A		
Beneficiaries woman head of household - Incremental Home Construction	Number of	P		0.00	P		0.00
		P(a)	42.00	225.00	P(a)	728,000.00	4,752,604.07
		A	207.00	225.00	A	474,810.00	786,810.00
Community Liason Officer contracted	Number of	P		0.00	P		0.00
		P(a)	1.00	0.25	P(a)	600,000.00	170,457.87
		A	0.25	0.25	A	80,441.00	80,441.00
Institutional Strengthening		Physical Progress			Financial Progress		

Outputs	Unit of Measure		2013	EOP		2013	EOP
Systems in place to favor institutional development: Beneficiary Selection System (BSS) in place.	System	P	1.00	1.00	P	100,000.00	100,000.00
		P(a)	0.02	1.80	P(a)	4,000.00	260,400.00
		A	0.00	1.80	A	22,000.00	260,400.00
Systems in place to favor institutional development: Land Management System (LMS) in place.	System	P	1.00	1.00	P	800,000.00	800,000.00
		P(a)	0.00	0.00	P(a)	0.00	0.00
		A		0.00	A		0.00
Systems in place to favor institutional development: Land Tracking and Asset Management System in place.	System	P	1.00	1.00	P	600,000.00	600,000.00
		P(a)	1.00	0.00	P(a)	623,000.00	630,600.00
		A	0.00	0.00	A	430,000.00	439,099.26
NHC Smartstream	System	P		0.00	P		0.00
		P(a)	0.19	0.76	P(a)	155,000.00	609,000.00
		A	0.00	0.76	A	0.00	609,000.00
Enterprise Content Management System	Number of	P		0.00	P		0.00
		P(a)	0.00	0.00	P(a)	0.00	0.00
		A	0.00	0.00	A		0.00
Others							

Other Cost		2013	Cost
Program Unit - Administration	P		
	P(a)	\$97,000.00	\$2,237,799.00
	A	\$2,237,799.00	\$2,237,799.00
Evaluations and Audits	P		
	P(a)	\$100,000.00	\$239,028.00
	A	\$239,028.00	\$239,028.00
Preparatiomn, supervision and project design	P		
	P(a)	\$200,000.00	\$823,173.00
	A	\$277,362.00	\$477,362.00
Total Cost		2013	Total Cost
	P	\$20,325,000.00	\$35,200,000.00
	P(a)	\$4,136,060.00	\$40,224,000.00
	A	\$6,728,592.45	\$8,639,758.71

Changes to the Matrix

No information related to this operation.

Please note that the Overall Stage represents the stage of the operation at the time of this report's publication, which might not necessarily match the stage of the operation during the PMR Cycle to which the report pertains.