

PMR Public Report

Operation Number	TT-L1056	Chief of Operations Validation Date	04/27/22
Year- PMR Cycle	Second period Jan-Dec 2021	Division Chief Validation Date	05/04/22
Last Update	04/20/22	Country Representative Validation Date	05/06/22
PMR Validation Stage	Validated by Representative		

Basic Data

Operation Profile

Operation Name	Urban Upgrading and Revitalization Program	Loan Number	5048/OC-TT
Executing Agency	MINISTRY OF HOUSING AND URBAN DEVELOPMENT	Sector/Subsector	URBAN DEVELOPMENT AND HOUSING-HOUSING
Team Leader	RAJACK, ROBIN MICHAEL	Overall Stage	Disbursing (From eligibility until all the Operations are closed)
Operation Type	Loan Operation	Country	Trinidad and Tobago
Lending Instrument	Investment Loan	Convergence related Operation(s)	
Borrower	TRINIDAD AND TOBAGO		

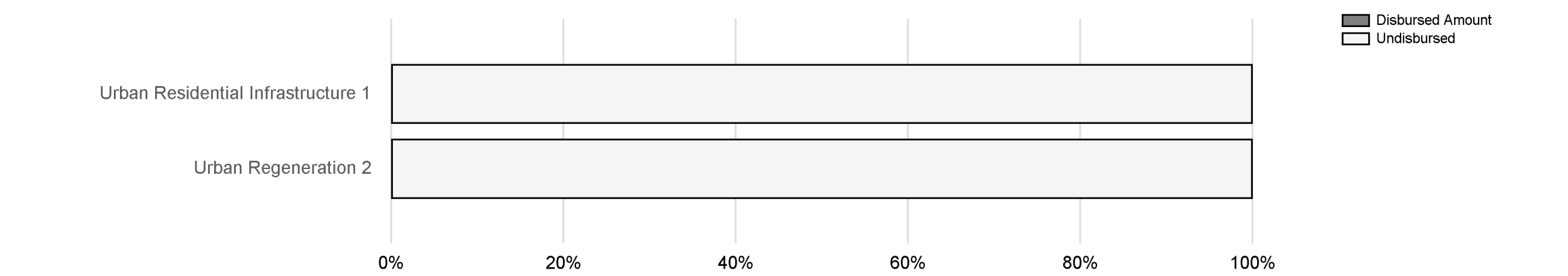
Environmental and Social Safeguards

Impacts Category	B	Was/Were the objective(s) of this operation reformulated?	NO
Safeguard Performance Rating		Date of approval	
Safeguard Performance Rating - Rationale			

Financial Data

	Total Cost and Source					Available Funds (US\$)			
Operations	Original IDB	Current IDB	Local Counterpart	Co-Financing / Country	Total Original Cost	Current IDB	Disb. Amount to Date	% Disbursed	Undisbursed Amount
TT-L1056	32,500,000	32,500,000	0	0	32,500,000	32,500,000	798,147	2.46%	31,701,853
Aggregated	32,500,000	32,500,000	0	0	32,500,000	32,500,000	798,147	2.46%	31,701,853

Expense Categories by Loan Contract (cumulative values)



Please note that inactive indicators and outputs are not displayed; totals in the actual cost table may not match the sum of the cost of the outputs displayed, due to the cost of inactive outputs.

RESULTS MATRIX
General Development Objectives

RESULTS MATRIX

Specific Development Objectives

Specific Development Objectives Nbr. 1: Improve the habitability in informal settlements on State-owned lands

Observation:

Indicator		Unit of Measure	Baseline	Baseline Year		2026	EOP 2026
1.0	Average proportion of households with latrines in use	% of Households with latrine in use / Total households	5.6	2019	P	4	4
					A	-	-

Details

Means of Verification: Surveys to be conducted by LSA in the neighborhoods, before and after the intervention.

Observations:

Evaluation Methodology: -

Pro-Gender	No	Pro-Ethnicity	No	CRF indicator	

Indicator		Unit of Measure	Baseline	Baseline Year		2026	EOP 2026
1.1	Average proportion of households in the project sites that have inadequate access to their home	% Households with inadequate access/Total households	5.9	2019	P	3	3
					A	-	-

Details

Means of Verification: Surveys to be conducted by LSA in the neighborhoods, before and after the intervention.

Observations:

Evaluation Methodology: -

Pro-Gender	No	Pro-Ethnicity	No	CRF indicator	

Specific Development Objectives Nbr. 2: Improve the physical quality and economic performance of urban public spaces

Observation:

Indicator		Unit of Measure	Baseline	Baseline Year		2026	EOP 2026
2.0	Average weekly revenue of retail units at Eastside Plaza	index	100	2019	P	104.5	104.5
					A	-	-

Details

Means of Verification: Data collected during the Survey of Tenants of Eastside Plaza

Observations:

Evaluation Methodology: -

Pro-Gender	No	Pro-Ethnicity	No	CRF indicator	

Indicator		Unit of Measure	Baseline	Baseline Year		2026	EOP 2026
2.2	Number of events per year hosted at each regenerated site	index	100	2019	P	200	200
					A	-	-

Details

Means of Verification: Management records of the facilities

Observations:

Evaluation Methodology: -

Pro-Gender	No	Pro-Ethnicity	No	CRF indicator	
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		Indicator				Unit of Measure		Baseline	Baseline Year				2026	EOP 2026	
2.3	Water savings in the East-Side Plaza					m3/month	520	2018			P	416	416		
											A	-	-		
Details															
Means of Verification: WASA bills based on installed meter															
Observations:															
Evaluation Methodology: -															
Pro-Gender	No	Pro-Ethnicity	No	CRF indicator											
		Indicator				Unit of Measure		Baseline	Baseline Year				2026	EOP 2026	
2.4	Energy savings in the East-Side Plaza					MWh/month	79	2018			P	63	63		
											A	-	-		
Details															
Means of Verification: T&TEC bills															
Observations:															
Evaluation Methodology: -															
Pro-Gender	No	Pro-Ethnicity	No	CRF indicator											
Specific Development Objectives Nbr. 3: Enhance housing conditions for low-income households															
Observation:															
		Indicator				Unit of Measure		Baseline	Baseline Year				2026	EOP 2026	
3.0	Proportion of low-income households that live in houses with adequate quality					% Households with adequate quality / Total households	86	2016			P	87	87		
											A	-	-		
Details															
Means of Verification: Nationally representative, annual Labor Force Survey															
Observations:															
Evaluation Methodology: -															
Pro-Gender	No	Pro-Ethnicity	No	CRF indicator											
		Indicator				Unit of Measure		Baseline	Baseline Year				2026	EOP 2026	
3.2	Water savings in the new dwellings					m3 /month	36	2018			P	28.8	28.8		
											A	-	-		
Details															
Means of Verification: Savings proved in the literature from the list of eco-technologies included in the loan requirements and guidelines.															
Observations:															
Evaluation Methodology: -															
Pro-Gender	No	Pro-Ethnicity	No	CRF indicator											

Indicator		Unit of Measure		Baseline	Baseline Year		2026	EOP 2026	
3.3	Energy savings in the new dwellings			kWh/month	1390	2018	P	1,112	1,112
							A	-	-
Details									
Means of Verification: Savings proved in the literature from the list of eco-technologies included in the loan requirements and guidelines.									
Observations:									
Evaluation Methodology: -									
Pro-Gender	No	Pro-Ethnicity	No	CRF indicator					
Specific Development Objectives Nbr. 4: Strengthen the capacity of supply-side stakeholders to satisfy effective housing demand									
Observation:									
Indicator		Unit of Measure		Baseline	Baseline Year		2026	EOP 2026	
4.0	Average number of months in the project cycle to complete housing solutions (home improvement subsidies)			Months	6	2018	P	-	4.8
							A	-	-
Details									
Means of Verification: MHUD case management system									
Observations:									
Evaluation Methodology: -									
Pro-Gender	No	Pro-Ethnicity	No	CRF indicator					
Indicator		Unit of Measure		Baseline	Baseline Year		2026	EOP 2026	
4.2	Average number of months in the project cycle to complete housing solutions (home construction subsidies)			Months	9	2018	P	-	7
							A	-	-
Details									
Means of Verification: MHUD case management system									
Observations:									
Evaluation Methodology: -									
Pro-Gender	No	Pro-Ethnicity	No	CRF indicator					

RESULTS MATRIX

OUTPUTS: ANNUAL PHYSICAL AND FINANCIAL PROGRESS

Component Nbr. 1 Component 1: Urban Residential Infrastructure

				PHYSICAL PROGRESS		FINANCIAL PROGRESS	
	Output	Unit of Measure		2021	EOP 2026	2021	EOP 2026
1.01	Resilient sites built or upgraded	sites	P	-	5	4,448,800	11,753,600
			P (a)	-	5	4,448,800	11,753,600
			A	-	-	-	-
1.02	Early and emergency civil works investment packages completed	Contracts	P	3	12	767,800	3,246,400
			P (a)	3	12	767,800	3,246,400
			A	-	-	-	-

Component Nbr. 2 Component 2: Urban Regeneration

				PHYSICAL PROGRESS		FINANCIAL PROGRESS	
	Output	Unit of Measure		2021	EOP 2026	2021	EOP 2026
2.01	Revitalization Projects completed	Projects	P	-	3	2,279,300	15,500,000
			P (a)	-	3	2,279,300	15,500,000
			A	-	-	-	-
2.02	Benchmark: Operations and Maintenance Plan	plans	P	-	3	-	-
			P (a)	-	3	-	-
			A	-	-	-	-

Component Nbr. 3 Component 3: Affordable Housing Subsidies

				PHYSICAL PROGRESS		FINANCIAL PROGRESS	
	Output	Unit of Measure		2021	EOP 2026	2021	EOP 2026
3.01	Home Improvement Subsidies	Subsidies	P	492	2,460	1,552,941	7,764,706
			P (a)	492	2,460	1,552,941	7,764,706
			A	158	158	446,650	446,650
3.02	Benchmark: Home Improvement Subsidy beneficiaries (female led households)	Subsidies	P	196	980	-	-
			P (a)	196	980	-	-
			A	116	116	-	-
3.03	Home Construction Subsidies	Subsidies	P	211	1,056	1,447,059	7,235,294
			P (a)	211	1,056	1,447,059	7,235,294
			A	132	132	473,269	473,269
3.04	Benchmark: Home Construction Subsidies (female led households)	Subsidies	P	84	420	-	-
			P (a)	84	420	-	-
			A	82	82	-	-
3.05	Benchmark: Home Improvement Subsidies for an additional housing solution on the beneficiary plot	Subsidies	P	25	250	-	-
			P (a)	25	250	-	-
			A	15	15	-	-
3.06	Benchmark: Home Improvement and Home Construction Subsidies for housing solutions near a main transport network	Subsidies	P	264	2,637	-	-
			P (a)	264	2,637	-	-
			A	243	243	-	-
3.07	Benchmark: Home Construction subsidies paired with credit from a financial intermediary	Subsidies	P	25	250	-	-
			P (a)	25	250	-	-
			A	-	-	-	-
3.08	Benchmark: Home Construction subsidies and Home Improvement subsidies incorporating green housing solutions	Subsidies	P	116	1,161	-	-
			P (a)	116	1,161	-	-
			A	159	159	-	-

Component Nbr. 4 Component 4: Strengthening of Housing and Urban Development Sector Stakeholders

				PHYSICAL PROGRESS		FINANCIAL PROGRESS	
	Output	Unit of Measure		2021	EOP 2026	2021	EOP 2026
4.01	Sector Studies	Studies	P	-	5	65,000	1,105,000
			P (a)	-	5	65,000	1,105,000
			A	-	-	-	-
4.02	Training workshop	workshops	P	-	3	12,500	225,000
			P (a)	-	3	12,500	225,000
			A	-	-	-	-
4.03	Nationwide survey of squatters completed	Survey	P	-	1	-	150,000
			P (a)	-	1	-	150,000
			A	-	-	-	-

Other Cost					
	Follow-up surveys for measuring progress/ impacts	P		8,333.33	50,000
		P (a)		8,333.33	50,000

	Follow-up surveys for measuring progress/ impacts	A	0	0
	Financial Specialist	P	53,600	268,000
		P (a)	53,600	268,000
		A	46,426	46,426
	Monitoring and Evaluation Specialist	P	53,600	268,000
		P (a)	53,600	268,000
		A	39,263	39,263
	Procurement Specialist	P	52,916.67	127,000
		P (a)	52,916.67	127,000
		A	37,256	37,256
	Environment, Health and Safety Officer	P	44,600	223,000
		P (a)	44,600	176,140
		A	0	0
	Social/Community Engagement Specialist	P	44,600	223,000
		P (a)	44,600	223,000
		A	40,862	40,862
	Housing Development Inspectors	P	144,525	767,100
		P (a)	144,525	767,100
		A	82,161	82,161
	Customer Service Representatives	P	53,350	291,000
		P (a)	53,350	291,000
		A	40,374	40,374
	Annual Financial Audits	P	5,833.33	35,000
		P (a)	5,833.33	35,000
		A	0	0
	Mid-term evaluation	P		30,000
		P (a)		30,000
		A	0	0
	Final evaluation	P		35,000
		P (a)		35,000
		A	0	0
	Office Equipment	P	15,000	90,000
		P (a)	15,000	90,000
		A	58,392	58,392
	Meeting costs	P	3,333.33	20,000
		P (a)	3,333.33	20,000
		A	0	0
	Contingency	P	12,150	72,900
		P (a)	12,150	12,400
		A	7,861	7,861
	Communication campaign implemented	P	12,500	75,000
		P (a)	12,500	75,000
		A	0	0
	Vehicle	P	100,000	100,000
		P (a)	100,000	100,000
		A	0	0

	Equipment and software for sector work	P	18,334	345,000
		P (a)	18,334	405,499
		A	405,499	405,499
	Administrative Officer	P		0
		P (a)		30,312
		A	12,602	12,602
	Hospitality/Administrative Support Officer	P		0
		P (a)		16,549
		A	6,621	6,621
Total Cost				
	Total Cost	P	11,196,075.66	50,000,000
		P (a)	11,196,075.66	50,000,000
		A	1,697,236	1,697,236

No information available for this section

RISKS AND PLANNED RESPONSES

Risk ID	Risk Status		Risk Taxonomy
1	Active		Political Environment
	Response Actions		
	1.1	Management Strategy	Status
		MITIGATE	ACTIVE

Risk ID	Risk Status		Risk Taxonomy
2	Active		Environmental and Social Safeguards
	Response Actions		
	2.1	Management Strategy	Status
		MITIGATE	ACTIVE

Risk ID	Risk Status		Risk Taxonomy
3	Active		Political Environment
	Response Actions		
	3.1	Management Strategy	Status
		MITIGATE	ACTIVE

Risk ID	Risk Status		Risk Taxonomy
4	Materialized		Social Environment
	Response Actions		
	4.0	Management Strategy	Status
		-	

IMPLEMENTATION STATUS AND LEARNING

Lesson Learned - Categories
Intra/Inter Coordination