

OBJECTIVES

The general objectives of the HNUP are to:

- Improve the housing and neighbourhood conditions of low and lower-middle income families and communities in Barbados ; and
- Improve and expand government housing systems affordable to households in the first four income deciles.

To achieve its objectives, the programme will have three components.

- Neighbourhood Upgrading
- Support for the production of affordable housing; and
- Sector and institutional strengthening.

Neighbourhood Upgrading

The PDP gives clear policy guidelines including:

- Declaring community improvement areas based on the existence of tenancies and on poor housing conditions, within which specified incentive packages will be implemented
- Executing a programme of renewal of the physical environment of those city districts that have suffered the greatest degradation.

Priorities

The areas of focus for upgrading are:

- Access
- Sanitation
- Fire Prevention
- Drainage
- Street Lighting
- Utility Services
- Green space and play areas
- Security of tenure as a parallel programme

Assumptions

- Households should not be displaced from their communities
- Save houses that can be improved
- The result should be affordable and replicable

Guiding Principles



- Minimize disruption and relocation of existing residents

Guiding Principles



- Create a safe and healthy community

Guiding Principles



- Use Appropriate and approved standards

Guiding Principles



- Involve the community

Guiding Principles



- Improve security of tenure

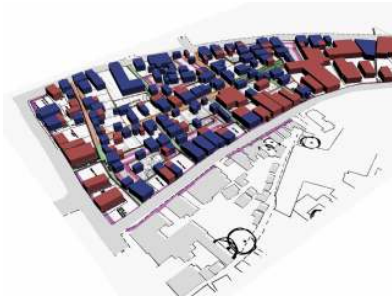
Urban Revitalization – Special Cases (Cats Castle and Greenfield)

- Minimize relocation to apartments
- Re-block plots to improve layout
- Create open spaces
- Design appropriate apartments
- Protect and rehabilitate historic buildings
- Create a 'Beautiful Buildings and Façade Programme'

Expected Outcomes:

- Vehicular access within 40m of all plots
- Fire hydrants within 50m of all houses
- Paved and lighted walkways
- Functional and orderly layout
- Attractive buildings along main streets
- Standardized plots
- Landscaped open space and play areas

Cats Castle



Affordable Housing

- The GOB is the main provider of Affordable Housing through the National Housing Corporation (NHC).
- This component of the HNUP is structured around supporting the existing programmes of the NHC but also seeking to increase the level of private sector involvement in the provision of housing to low income earners.

Sub-Components

- Land acquisition and development
- Provision of subsidies to families below the fourth income decile (BDS \$22,500)

Land Acquisition and Development

- The provision of seed capital to finance land acquisition and infrastructural development of approximately 400 lots.
- It is anticipated that a further 200 lots can be financed as a result of funds revolving through this account.

Provision of Subsidies

- Subsidies will be available to families for new PHP homes or for incremental construction and home improvements.
- Applicants should be earning between BDS\$ 7,800 and \$19,681.
- Applicants must be able to service a loan or contribute savings or in-kind.
- The subsidy is valued at \$10,000 for new homes, and 70% of project cost up to a maximum of \$10,000 for incremental construction or improvements.

The provision of the subsidies will be supported by some sector and institutional strengthening.

- A new beneficiary selection process will be developed and implemented.
- Technical support will be provided to the families involved in incremental construction and home improvements.
- Partnerships will be developed with private sector financial institutions for the delivery of the subsidies to selected families.



Risks to Project

- Beneficiaries not adequately informed affecting buy-in
- Fear of no re-entry to community after upgrading
- Expectations exceed what project can deliver
- Landlords
- Mistrust with government interventions
- Issues of land ownership
- Few institutions involved with low income persons
- Institutional weaknesses within public sector



Projected Results

- At least 15 neighbourhoods and the two special sites are expected to be upgraded.
- 400 – 600 families below the 4th income decile should purchase new PHP homes.
- 600 families below the 4th income decile should receive upfront grants for home construction or improvements.



Projected Results

- A new beneficiary selection system should be working effectively.
- The MHL should have new institutional partners in the provision of technical assistance to families.
- The FIs partnering with the HNUP should be comfortable servicing the lower income segment of the market.



Thank You