



## Fortaleza Sustainable Urban Development Project (P153012)

LATIN AMERICA AND CARIBBEAN | Brazil | Urban, Resilience and Land Global Practice |  
IBRD/IDA | Investment Project Financing | FY 2017 | Seq No: 10 | ARCHIVED on 23-Jun-2022 | ISR51919 |

Implementing Agencies: Municipality of Fortaleza, Secretaria Municipal de Urbanismo e Meio Ambiente (SEUMA)

**Key Dates****Key Project Dates**

Bank Approval Date: 28-Apr-2017

Effectiveness Date: 18-Jun-2019

Planned Mid Term Review Date: 09-Aug-2021

Actual Mid-Term Review Date: 20-Sep-2021

Original Closing Date: 31-Mar-2024

Revised Closing Date: 31-Mar-2024

**Project Development Objectives**

Project Development Objective (from Project Appraisal Document)

The objectives of the Project are to: (a) strengthen the capacity of the Municipality of Fortaleza for land use planning and land-based financing; and (b) enhance urban environment and rehabilitate public spaces, through interventions in selected areas of the Vertente Maritima Basin and of the Rachel de Queiroz Park.

Has the Project Development Objective been changed since Board Approval of the Project Objective?

No

**Components** Table

Name

Urban and Environmental Restoration:(Cost \$64.42 M)  
Strengthening Planning and Land-based Financing:(Cost \$76.00 M)  
Project Management:(Cost \$6.00 M)  
Front-End Feed:(Cost \$0.18 M)

**Overall Ratings**

Name	Previous Rating	Current Rating
Progress towards achievement of PDO	<input type="checkbox"/> Moderately Unsatisfactory	<input type="checkbox"/> Moderately Unsatisfactory
Overall Implementation Progress (IP)	<input type="checkbox"/> Moderately Unsatisfactory	<input type="checkbox"/> Moderately Unsatisfactory
Overall Risk Rating	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate

**Implementation Status and Key Decisions**

Project implementation has progressed. Under the Urban and Environmental Restoration Component works for the first phase of the upgrading of the Rachel de Queiroz Park were completed in February 2022. The contract to support low-income household connections to the sewerage system in the Vertente Maritima water basin is progressing well and works to further reduce pollution along the coast will be launched on the completion of detailed technical designs, which are underway. Under the Strengthening Planning and Land-based Financing Component, the consultancy to modernize the city's cadaster is underway.



## Risks

### Systematic Operations Risk-rating Tool

Risk Category	Rating at Approval	Previous Rating	Current Rating
Political and Governance	☐ Substantial	☐ Moderate	☐ Moderate
Macroeconomic	☐ Substantial	☐ Substantial	☐ Substantial
Sector Strategies and Policies	☐ Moderate	☐ Moderate	☐ Moderate
Technical Design of Project or Program	☐ Moderate	☐ Moderate	☐ Moderate
Institutional Capacity for Implementation and Sustainability	☐ Substantial	☐ Moderate	☐ Moderate
Fiduciary	☐ Substantial	☐ Moderate	☐ Moderate
Environment and Social	☐ Substantial	☐ Substantial	☐ Substantial
Stakeholders	☐ Moderate	☐ Moderate	☐ Moderate
Other	--	☐ Moderate	☐ Moderate
Overall	☐ Substantial	☐ Moderate	☐ Moderate

## Results

### PDO Indicators by Objectives / Outcomes

Strengthen the capacity of the Municipality of Fort for land use planning and land-based financing.				
► Increase of Municipality of Fortaleza own-source revenue capacity through planning and land-value capture instruments (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	- 17.75% increase in property tax revenues - 491.57% increase in PMF's revenues through Fortaleza online - 171.90% increase in SEUMA's revenues collected from use of urban instruments	- 17.75% increase in property tax revenues - 491.57% increase in PMF's revenues through Fortaleza online - 171.90% increase in SEUMA's revenues collected from use of urban instruments	- 20% increase in property tax revenues - 100% increase in PMF's revenues through Fortaleza Online - 115% increase in SEUMA's revenues collected from use of urban instruments
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	This indicator will be changed to 10% of the property tax revenues (IPTU) as the end target during the project restructuring.			



► Urban redevelopment pilot (OUC RDQ) in preparation and structured (P = in Preparation, S = Structured) (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	P	P	S
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	This indicator will be dropped and replaced by the operationalization of the spatial data infrastructure platform during the project restructuring.			

Enhance urban environment and rehabilitate public spaces, through interventions in selected areas				
► Direct project beneficiaries (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	48,852.00	48,852.00	48,852.00	305,628.00
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	The end target of this indicator will increase given the expansion of the geographic scope of the project to include bike lanes, Passaré park, Rachel de Queiroz Park (sections 3 and 4), Messejana lake, Opaia lake, microparks, and sanitation works in the Maceió area.			
□ Female beneficiaries (Percentage, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	53.00	53.00	53.00	53.00
► Percentage of sampling points along the western portion of the VM coastline with adequate bathing water quality (balneabilidade) during the dry season (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	20.00	10.00	10.00	80.00
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	Annual targets and end target confirmed based on progress with the contracts to enable household connections to the sewage network and to divert dry-weather flows from storm water drains discharging along the coast under Sub-component 1.2: Reducing point-source pollution along VM coastline.			

### Intermediate Results Indicators by Components

Urban and Environmental Restoration				
► Number of people in urban areas provided with access to Improved Sanitation under the project (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target



Value	0.00	0.00	0.00	27,200.00
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	End target of beneficiaries will be adjusted based on estimates from ongoing contracts for Se Liga Na Rede and Captação Tempo Seco and confirmed during the project restructuring.			
<b>► Feasible household connections to sewage network completed in western portion of the VM Basin (Percentage, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	80.00
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	This indicator will be dropped during the project restructuring, as it has already been captured by the previous intermediate results indicator on beneficiaries of improved sanitation.			
<b>► Number of residents within 15-minute walking distance to quality public space within the revitalized RDQ Park (Number, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	48,852.00	48,852.00	48,852.00	145,433.00
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	This indicator will be replaced by another one that measures requalified green area (hectares) during the project restructuring.			
<b>► Increase of pedestrian and bicycle flows within areas of intervention in RDQ Park (Percentage, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	30.00
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	This indicator will be replaced by another to measure bicycle paths implemented (km) with an end target of 84.6 km during the project restructuring.			

#### Strengthening Planning and Land-based Financing

**► Multi-purpose cadaster upgraded and Spatial Information Platform under development(D= Under development; and O = Operational) (Text, Custom)**

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	Functional cadaster used primarily for property tax collection purposes	(Under development) Institutional strengthening, capacity building and coordination activities underway	(Under development) Institutional strengthening, capacity building and coordination activities underway	Multi-purpose cadaster in use. SEFIN and SEUMA data harmonized
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023



Comments:	Institutional strengthening and preparatory activities in support of the upgrade of the cadaster were carried out as part of the implementation of the Spanish Trust Fund activities (Moving Towards a Spatial Data Infrastructure in Fortaleza): training was provided to SEUMA and SEFIN's staff; a pilot activity for the upgrade of a sample of the land plots and streets modules of SITFOR was conducted; and an activity was completed to identify improvements in the existing SITFOR modules, as well as new applicable modules and specifications for interoperability. The firm to modernize the cadaster has been mobilized.			
<b>► Urban and Environmental permitting processes operational under Fortaleza Online (Number, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	10.00	57.00	57.00	90.00
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	Existing licensing processes will also be improved to allow them to be compatible with mobile devices, more accessible for people with disabilities, and to more efficient through the use of artificial intelligence.			
<b>► Formalization of built environment: increase in buildings (empreendimentos) that meet formal construction procedures (Percentage, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	62.00	62.00	40.00
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	This indicator will be dropped during project restructuring.			
<b>► Communication and Community Engagement Strategy for OUC RDQ developed and under implementation (D = Developed; I = Under Implementation) (Text, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	NA	D	D	Targets for community engagement, as defined in Strategy, have been achieved
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	This indicator will be replaced by another one that would measure community engagement or satisfaction for works as well as the city master plan and sanitation plan during project restructuring.			
<b>► Draft Law for OUC RDQ submitted for approval of Camara Municipal (S = Submitted) (Text, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	NA	S	S	Draft Law for OUC RDQ submitted for approval to Camara Municipal
Date	01-Aug-2016	18-Oct-2021	18-Oct-2021	30-Jun-2023
Comments:	This indicator will be dropped and replaced by another one to measure elaboration, updating, revision, and community engagement for urban and environmental plans (city master plan, sanitation plan, and management plan for RDQ park) during project restructuring.			



Performance-Based Conditions

Data on Financial Performance

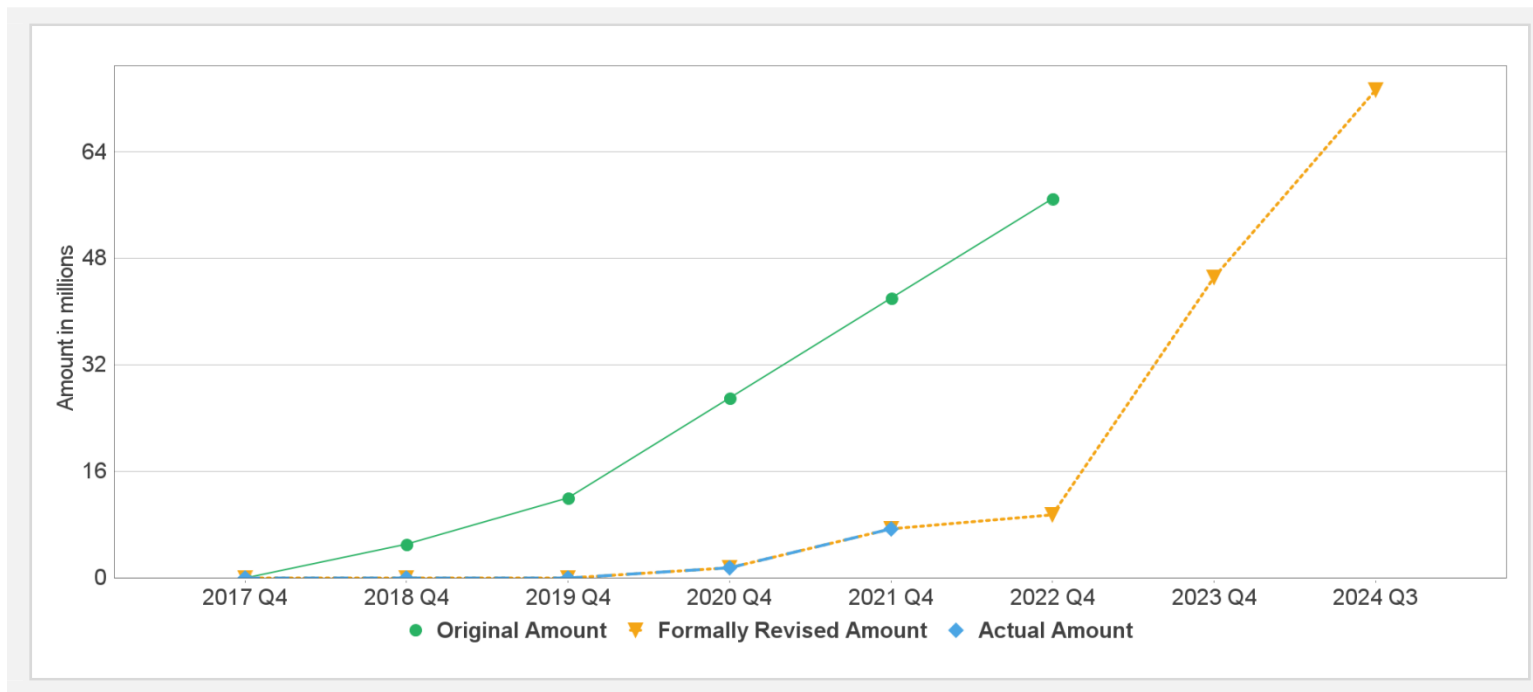
Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P153012	IBRD-87470	Effective	USD	73.30	73.30	0.00	11.08	62.22	15%

Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P153012	IBRD-87470	Effective	28-Apr-2017	05-Jun-2019	18-Jun-2019	31-Mar-2024	31-Mar-2024

Cumulative Disbursements





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### **Restructuring History**

There has been no restructuring to date.

### **Related Project(s)**

There are no related projects.

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