



Tamil Nadu Housing and Habitat Development Project (P168590)

SOUTH ASIA | India | Urban, Resilience and Land Global Practice |
IBRD/IDA | Investment Project Financing | FY 2020 | Seq No: 1 | ARCHIVED on 22-Dec-2020 | ISR43210 |

Implementing Agencies: Tamil Nadu Slum Clearance Board (TNSCB), India, Tamil Nadu Infrastructure Fund Management Corporation Limited, Chennai Metropolitan Development Authority (CMDA)

Key Dates

Key Project Dates

Bank Approval Date: 18-May-2020

Effectiveness Date: 23-Jul-2020

Planned Mid Term Review Date: 31-Oct-2022

Actual Mid-Term Review Date:

Original Closing Date: 30-Jun-2025

Revised Closing Date: 30-Jun-2025

Project Development Objectives

Project Development Objective (from Project Appraisal Document)

To strengthen the housing sector institutions of Tamil Nadu for increased and sustainable access to affordable housing.

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

No

Components Table

Name

Enabling private sector participation in affordable urban housing provision:(Cost \$35.00 M)

Strengthening of Tamil Nadu's urban housing institutions for enhanced sustainability:(Cost \$14.87 M)

Overall Ratings

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

Implementation Status and Key Decisions

Despite COVID-19 related restrictions, implementation has commenced, albeit delayed. Mobilization of the core team in CMDA is delayed and needs to be completed as a priority.



Risks

Systematic Operations Risk-rating Tool

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

Results

PDO Indicators by Objectives / Outcomes

Increased Access to Affordable Housing in Tamil Nadu				
► Number of units developed through a public-private market solution (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	5,000.00
Date	25-Feb-2020	--	30-Sep-2020	30-Jun-2025
Comments:	Number of units refer to units constructed under TNSF for purpose of ownership or renting. One rental unit is assumed to have four beds. A public-private market solution refers to a solution that has some form of private sector contribution in form of equity or debt, or management responsibility. All targets are cumulative.			

Increased Sustainability of Affordable Housing in Tamil Nadu				
► Proportion of households benefiting from public support that are screened through an affordability tool (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	80.00
Date	25-Feb-2020	--	31-Aug-2020	30-Jun-2025



Comments:	1. Affordability tool refers to the tool that TNSCB will develop as part of TA activities to support implementation of the Sustainability Framework to arrive at a best match between household characteristics of beneficiaries and housing solutions provided by TNSCB. 2. Public support refers to any development that is fully financed by government sources or where government enters into a PPP modality for delivery 3. No. of households benefiting from housing solutions provided by TNSCB screened through affordability tool in a year / No. of housing solutions provided by TNSCB in a year x 100			
► Proportion of TNSCB's EWS/LIG housing projects adopting the sustainability frameworks' (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	70.00
Date	25-Feb-2020	--	31-Aug-2020	30-Jun-2025
Comments:	1. No of TNSCB's EWS/LIG new housing projects adopting the sustainability frameworks in a year / No of TNSCB's EWS/LIG new housing projects executed/contracted out in a year * 100 2. EWS and LIG to be defined as per prevalent Gol norms for PMAY-U or subsequent norms issued by MoHUA			
► Number of sectors integrated into CMDA's geo-spatial information system for improved land use planning (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	4.00
Date	25-Feb-2020	--	31-Aug-2020	06-Jun-2025
Comments:	Sectoral inputs from concerned government department and/or agencies could be on, inter-alia, housing, mobility/transportation, water/wastewater, flooding/drainage, resilience feeding into CMDA's land use planning			

Intermediate Results Indicators by Components

Enabling private sector participation in affordable urban housing provision				
► Additional external finance leveraged in TNSF transactions (debt and developer equity) (Amount(USD), Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	150.00
Date	25-Feb-2020	--	30-Sep-2020	30-Jun-2025
Comments:	1. External finance refers to all contributions (debt and equity) made to TNSF excluding GoTN and the World Bank. It will include other bilateral/multi-lateral financing institutions' contributions. 2. Targets are cumulative.			
► Number of housing development transactions supported by the TNSF (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	2.00	10.00
Date	25-Feb-2020	--	30-Sep-2020	30-Jun-2025



Comments:	1. Transactions refer to all successful transactions undertaken by TNIFMC relating to TNSF. Successful transactions are those approved by the TNSF Investment Committee. 2. Targets are cumulative.			
► Share of rental housing as a percentage of TNSF portfolio (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	30.00
Date	25-Feb-2020	--	30-Sep-2020	30-Jun-2025
Comments:	1. Rental housing refers to public, private or PPP rental accommodations that have been partially/fully financed under TNSF. 2. Calculations to take cumulative values of rental and ownership units constructed under TNSF. For rentals, one rental unit = 4 beds.			

Strengthening of Tamil Nadu's urban housing institutions for enhanced sustainability				
► Proportion of TNSCB housing projects developed responding to a comprehensive demand assessment and transparent targeting mechanism (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	80.00
Date	25-Feb-2020	--	31-Aug-2020	30-Jun-2025
Comments:	1. No of Housing Project developed by TNSCB responding to a comprehensive demand assessment and transparent targeting mechanism in a year / No of Housing Projects developed by TNSCB in a year * 100 2. TNSCB housing projects refer to all projects developed or/and implemented by TNSCB in the previous 12 months. 3. Demand assessment and transparent targeting mechanisms refer to demand assessment methodology adopted by TNSCB under the TA component.			

► Proportion of at-risk households participating in citizen consultations and livelihood related activities as per the new social sustainability framework of TNSCB dis-aggregated by gender (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	31.00	70.00
Date	25-Feb-2020	--	31-Aug-2020	30-Jun-2025
Comments:	1. No. of at-risk households participating in citizen consultations and livelihood related activities in a year / No of at-risk households housing solutions provided by TNSCB in a year x 100 2. If households are participating in citizen consultations and in consultations in livelihoods related activities, they will not be double-counted. 3. At-risk households are those perceived to be at-risk from climate and weather events or safety or health-related hazards, due to their location. 4. Citizen consultation are defined as those presented in the Social Sustainability Framework of TNSCB.			

□ Proportion of TNSCB housing projects that are gender audited (Percentage, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	90.00

□ Proportion of households where TNSCB undertakes livelihood related activities for females (Percentage, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	60.00



► Proportion of EWS/LIG beneficiaries receiving government support that are Female Headed Households (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	4.00	--	10.53	8.00
Date	16-Mar-2020	--	31-Aug-2020	30-Jun-2025
Comments:	The female head of household for project purposes is a person who is recognized as such by the household. She is generally the person who bears the chief responsibility for managing the affairs of the household and takes decision on behalf of the household. The head of household need not necessarily be the oldest male member or an earning member, but may be a female or a younger member of either sex.			
► Proportion of new TNSCB housing projects that adopt new operation and maintenance mechanism (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	75.00
Date	25-Feb-2020	--	31-Aug-2020	30-Jun-2025
Comments:	1. No of new housing projects introduce operation and maintenance mechanism / No of new housing projects developed by TNSCB * 100 2. O&M mechanism refers to TNSCB's O&M mechanism adopted under proposed ADB project , or in lack of thereof, O&M mechanisms developed under TA component.			
► Proportion of grievances resolved (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	40.00	--	19.00	70.00
Date	25-Feb-2020	--	31-Aug-2020	30-Jun-2025
Comments:	1. No of grievances resolved by TNSCB / No of grievances received by TNSCB in a year x 100 2. Grievances will be defined as all grievances not directly related to issue of sale deeds for plots allotted in objectionable lands during MUDP and TNUDP)			
► Core sectors whose citywide analytics feed into the land use planning process of CMDA (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	6.00
Date	25-Feb-2020	--	31-Aug-2020	30-Jun-2025
Comments:	Core sectors include those having a direct impact on the Master Plan preparation, among others including housing, access/transportation, water/wastewater, flooding/drainage, open space, resilience.			
► Proportion of identified stakeholders included in consultations for preparation of third Master Plan for Chennai (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	100.00
Date	25-Feb-2020	--	31-Aug-2020	30-Jun-2025



Comments:	Stakeholders refer to all stakeholder identified in the Stakeholder Engagement Plan (SEP) to be prepared as part of Master Plan visioning exercise.			
▶ Proportion of housing projects under TNSF that receive green certification (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	100.00	75.00
Date	25-Feb-2020	--	30-Sep-2020	30-Jun-2025
Comments:	Green certification is as defined in TNSF's ESMS or included in TNIFMC's corporate commitments			

Performance-Based Conditions

Data on Financial Performance

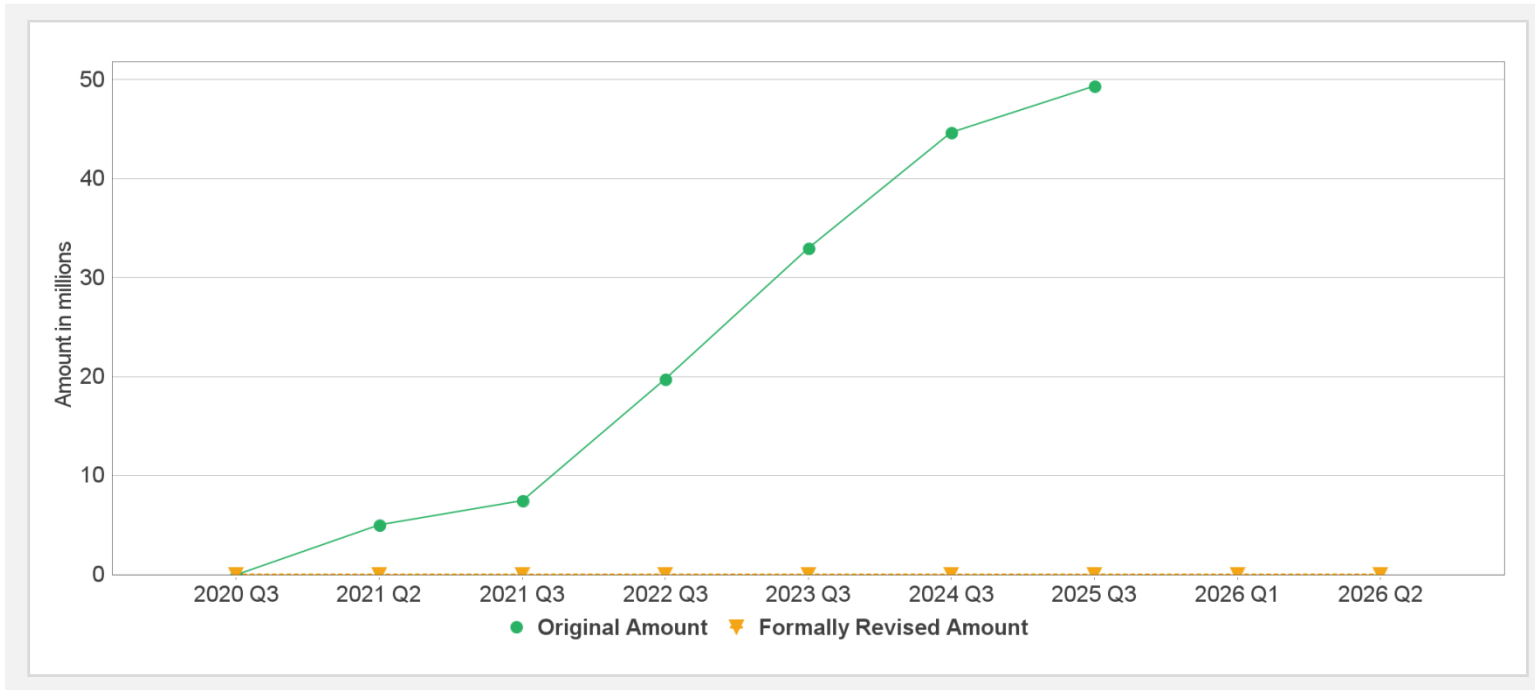
Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P168590	IBRD-90940	Effective	USD	50.00	50.00	0.00	0.13	49.88	0.3%

Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P168590	IBRD-90940	Effective	18-May-2020	29-Jun-2020	23-Jul-2020	30-Jun-2025	30-Jun-2025

Cumulative Disbursements



PBC Disbursement

PBC ID	PBC Type	Description	Coc	PBC Amount	Achievement Status	Disbursed amount in Coc	Disbursement % for PBC

Restructuring History

There has been no restructuring to date.

Related Project(s)

There are no related projects.