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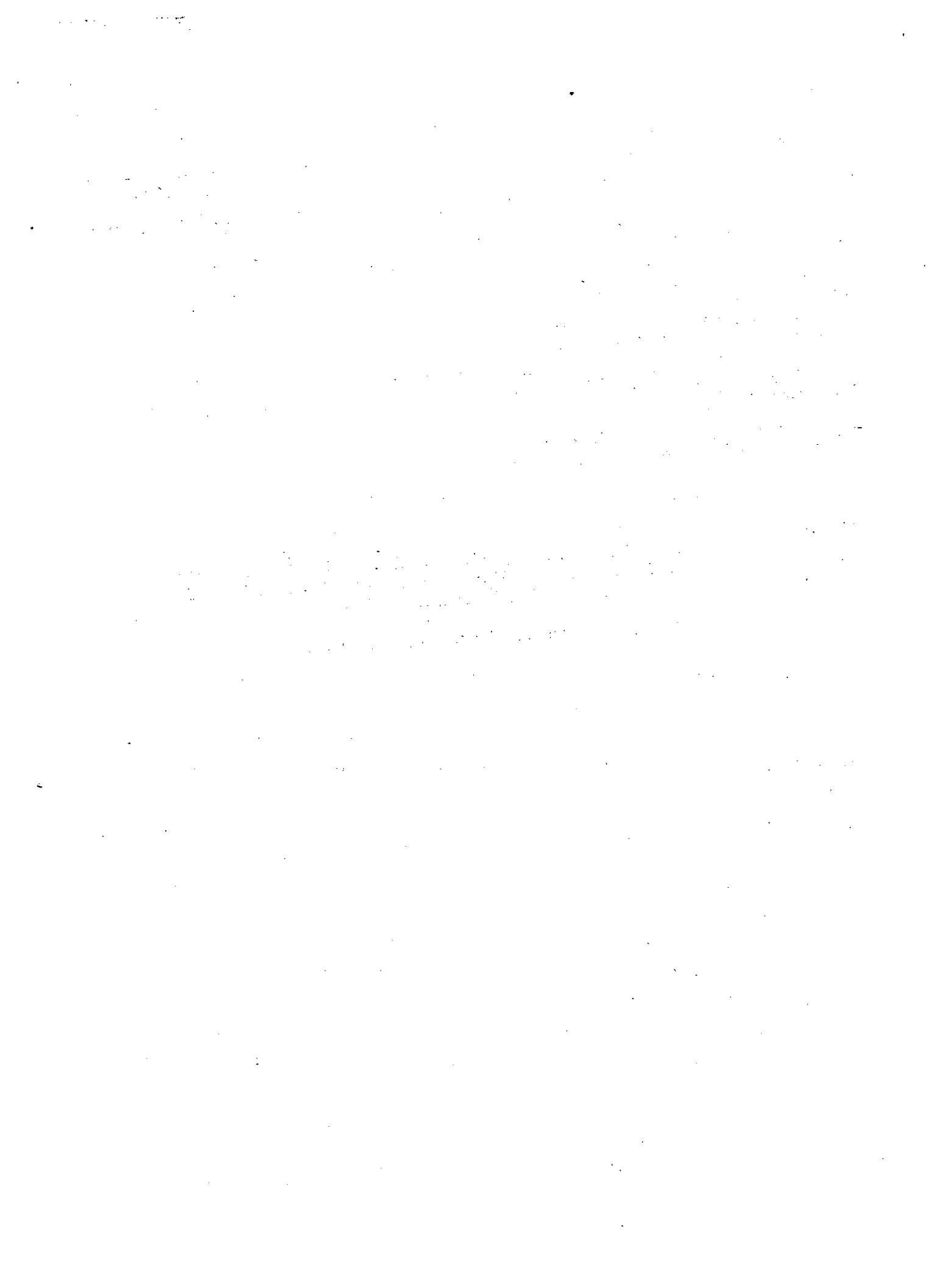
ECONOMIC COMMISSION FOR LATIN AMERICA

Study Tour and Workshop on Organization
and Functions of National Housing Agencies
for the Implementation of Housing Programmes
sponsored by the United Nations and the
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FUNDS COMMITTED IN 1963 FOR HOUSING, BUILDING AND PLANNING
IN LATIN AMERICA BY INTERNATIONAL AND REGIONAL AGENCIES
AND BILATERAL ASSISTANCE PROGRAMMES

(Note prepared by the ECLA secretariat)



1. This paper has been prepared in compliance with operative paragraph 1, of Economic and Social Council resolution 976 G (XXXVI) and refers to the contributions that are being made by international and regional agencies for the promotion of better housing conditions in Latin America.
2. It is restricted to an appraisal of the contributions made in the field of "housing" as defined by the Ad Hoc Group of Experts on Housing and Urban Development, that is, as the "physical environment in which the families ... must develop".^{1/} Funds committed for the extension of community facilities, such as water supply and sewerage, are not dealt with here.
3. The information available on the various programmes in operation in the region is varied in nature and not entirely comparable. This paper is limited to the analysis of funds committed in 1963 for projects that may have developed during that year, the following year, the fiscal year 1964, or the next two or three years. The data utilized have been extracted from published sources (as indicated in the footnotes of tables I, II and III); or supplied directly to the ECLA secretariat by the agencies concerned.
4. It is important to consider the information on funds committed for housing in the light of the housing situation in the region. It is a well-established fact that towards the end of the fifties the acute housing deficit in most Latin American countries became intolerable. A marginal population living in "barriadas", "favelas" and "callampas" formed a wide belt, first around the capital cities and then the provincial towns; countries which had enjoyed fairly satisfactory housing conditions began to witness a deterioration in the situation. As a result the Government realised the urgency and complexity of the housing problem and the need to tackle it through the implementation of national housing programmes, conducted in large measure through Government agencies. In consonance with the situation and as a result of the Charter of Punta del Este new sources of external assistance for housing were established, and these have originated and developed important movements intended to reverse the downward trend of housing conditions. The

^{1/} Report of the Ad Hoc Group of Experts on Housing and Urban Development, United Nations publication, Sales No.: 63.IV.1, page 1.

long period of housing neglect came to an end with the initiation of a series of large-scale dwelling construction projects in fifteen countries. Towards the end of 1963 six countries had adopted national housing programmes, as part of their long-term economic development plans, and fifteen countries had adopted short-term dwelling construction programmes to be carried out with external financial assistance (see table IV). However, the somewhat precipitous action taken in this field has not been enough to check the downward trend in housing conditions.^{2/}

5. The following agencies are participating in the Latin American region in the effort to assist the Governments in improving housing conditions; the Organization of American States, the Inter-American Development Bank, the United States Agency for International Development, and the United Nations. As was reported to the Committee on Housing, Building and Planning,^{3/} these agencies develop their work programmes with little consultation with each other.

6. The housing, building and planning activities of the OAS are conducted by its Department of Social Affairs, which offers advisory services to member governments, provides training facilities and disseminates information. The advisory services have been given by tripartite ECIA/OAS/IDB groups. Training facilities in the general field of housing are provided through the Inter-American Housing Centre (CINVA) in Bogota, as well as through special courses. Training facilities in the field of physical planning are also offered through the Programa Interamericano de Planeamiento Urbano y Regional (PIAPUR) in Lima. The OAS is making housing surveys in several countries in collaboration with the respective governments as a first step towards the preparation of national housing programmes.

7. The IDB became the administrator of the United States Social Progress Trust Fund in June 1961. It has provided capital support for housing through direct loans for house-building projects, technical

^{2/} For details of housing conditions during 1960-63, see E/CN.12/696, Chapter VII, Housing.

^{3/} Report on Organizational Arrangements in the Field of Housing, Building and Planning (E/C.6/24).

assistance in evaluating the housing situation, and feasibility studies in relation to each house-building project. It has also assisted in the exchange of information on the establishment and development of savings and loan systems in Latin America by co-sponsoring two regional meetings on the subject.

8. AID has conducted the most extensive technical assistance programme and has provided the largest share of capital support for housing in recent years. Housing advisors have been furnished to Latin American countries for long periods and specialist-consultants have been provided for short periods. Training tours and courses have been organized and meetings have been sponsored on a wide variety of housing problems. AID has made special efforts to assist in the establishment and development of national savings and loan systems, development of housing co-operatives, development of low-cost housing projects and demonstration of aided self-help methods. It has also recently established house investment guarantees by which private industrial investment in developing countries is guaranteed against losses from specific risks such as inconvertibility of currency, war risks or expropriation.

9. The United Nations first entered the housing field in 1958 in Central America, in connexion with the programme for economic integration. Its main efforts have been devoted to a series of studies on the housing situation and resources allocated to housing, to reviewing existing construction materials and methods and exploring the prospects of developing new materials on the basis of natural resources in Central America. Special pains have been taken to strengthen national housing agencies, encourage the preparation of house-building programmes and promote modular co-ordination. The work was conducted under the programme of the Sub-Committee on Housing, Building and Planning of the Central American Economic Co-operation Committee. More recently ECLA has been active in the general field of housing programming by assisting Governments to prepare national plans through either tripartite ECLA/IDB/OAS groups or direct assistance by regional advisors. A seminar

/on housing

on housing statistics and programmes ^{4/} was organized and a study tour and workshop on housing administration is scheduled to take place in 1964. The goals of ECLA's work in the housing field have been more recently the promotion of national housing programmes and the establishment and improvement of suitable administrative arrangements for the implementation of such programmes. It is worth noting that ECLA has supported recommendations for the formation of central housing agencies in the Latin American countries. ^{5/}

10. As indicated in table I, the total commitments for "technical assistance" ^{6/} in Latin America for "housing" amounted to about 2.2 million dollars in 1963, the largest contributor being AID with 1.1 million dollars. The other agencies were committed to the following amounts: OAS 625,000; IDB 193,000 and United Nations 153,700. In relation to the total budget of each agency the largest proportional contribution was that of the OAS, namely 4.8 per cent, the United Nations contribution to housing in the region represents 2.6 per cent of its total 1963 budget (see table I for details). In relation to United Nations expenditure in the area the amount committed for housing by all the agencies is quite substantial.

11. By comparison with the commitments made in 1962 it appears that 1963 levels were lower than in the previous year. But as 1962 commitments will in most cases still have been in effect in 1963, the reduction in commitments does not indicate that less attention is being paid to housing.

^{4/} Report of the Latin American Seminar on Housing Statistics and Programmes, Copenhagen, Denmark, 2-25 September 1962. United Nations, Publication, Sales No: 63.II.G.14. Informe del Seminario Latinoamericano sobre Estadísticas y Programas de la vivienda.

^{5/} Resolution 224(X) Economic Commission for Latin America, Annual Report, E/3766/Rev.3, E/GN.12/690/Rev.3. United Nations.

^{6/} "Technical assistance" as used in this context covers the cost of experts, fellowships, seminars and secretariat activities devoted to the exchange and dissemination of housing information (see E/C.6/23/Add.1. para. 54).

12. The distribution of commitments by fields of technical assistance indicates that roughly 500,000 dollars have been assigned to each of the following categories of activities (see table II): (a) Housing programming and housing administration, including studies related to the preparation and implementation of housing programmes; (b) Physical planning (about 110,000 dollars in this group are, however, Category II, projects); and (c) Housing co-operatives. Approximately 250,000 dollars were assigned to each of the following groups: (a) establishment and development of savings and loan systems, and (b) aided self-help and low-cost housing. A statistical project received 169,000 dollars, and the promotion of building technology is estimated to have received 30,000 dollars. Although this is a very rough scheme it suffices to show the relative importance attaching to the various sectors within the general fields of housing, building and planning. It should be noted that the small amount assigned to the promotion of building technology in general is not in keeping with the priority assigned by the Committee on Housing, Building and Planning to this group of technical assistance activities. ^{7/}

13. It would appear desirable to assess the development of the projects for which funds were committed in 1963 as well as in previous years. The United Nations Committee on Housing, Building and Planning may wish to express its views in this respect.

14. Capital support for housing in 1963 amounted to 81.3 million dollars, of which 65.3 million were contributed by AID and 16 million by IDB. The support took the form of loans for housing construction to the Governments of Argentina, Bolivia, Chile, Colombia, Costa Rica, Dominican Republic, Honduras, Mexico and Uruguay. In addition a loan was made to Central American countries (see details in table III).

15. Total capital support was smaller in 1963 than 1962, as far as both IDB and AID are concerned. The fact that the loans made in 1963 were smaller does not necessarily indicate that capital support for housing

^{7/} Resolution 4 (II) (E/3858 - E/C.6/25), para. 105.

has diminished, because the bulk of the loans granted in previous years by the two agencies has not yet been fully utilized; thus it is estimated that of all the loans granted by IDB in 1961, 1962 and 1963 (approximately 170 million dollars) only about 50 million had been disbursed up to 31 December 1963, that is 29 per cent (see table 5).

16. In addition to loans for housing construction projects AID made commitments in the form of housing investment guarantee and grants for demonstration of aided self-help methods. No information is available concerning the extent of such commitments in 1963.

17. Capital support for housing in Latin America as indicated above seems to be quite adequate in relation to the current absorption capacity of the Governments. There is some evidence that housing construction projects have developed more slowly than was anticipated and have not produced in all cases the impact and stimulus that were expected of external assistance. Many factors have been involved, but the main responsibility lies in the fact that until this decade most countries did not have a central housing agency capable of carrying out large scale dwelling construction projects to meet 25 to 35 per cent of total requirements. Another factor which has hindered rapid development in the housing field is the dearth of statistical information on the various aspects that need to be considered in undertaking house-building programmes on the scale envisaged, such as existing housing conditions, house-building costs, family income, financial resources and so forth.

18. It is worth noting in connexion with the lack of statistical information, that in most if not all countries it is impossible to find out how many dwellings have been built per year in urban areas, and extremely difficult to ascertain even the number initiated or completed during any period by the public sector.

Conclusions

19. Funds committed in 1963 for housing, building and planning in Latin America appear to be substantial. It would be desirable for the agencies concerned to work in closer collaboration than before and to undertake an evaluation of the results obtained from the resources devoted to the problem since 1961.

20. The aspects to which the most substantial sums have been devoted are housing programming and administration, physical planning, and housing co-operatives. Savings and loan systems, low-cost housing and aided self-help methods have also received considerable attention. The promotion of building technology has not been given sufficient funds.

Table 1

LATIN AMERICA: TOTAL 1963 COMMITMENTS FOR TECHNICAL ASSISTANCE
FOR HOUSING, BUILDING AND PLANNING ACTIVITIES: BY AGENCY.

(Dollars)

Agency	Commitment for housing, building and planning	Total 1963 budget	Percentage to housing, building and planning
United Nations:			
Special Fund	-	-	-
ECLA	10 000 <u>a/</u>	2 632 900	0.4
Technical Assistance:			
Expanded Programme (C.I.)	84 000	2 062 920 <u>b/</u>	4.1
Regular Programme (C.I.)	69 700 <u>c/</u>	1 777 600 <u>c/</u>	5.9
Regular Programme (C.II.)	129 000 <u>c/</u>	475 700 <u>c/</u>	27.1
Total United Nations:			
Cat. I and ECLA	153 700	5 873 420	2.6
Cat. II	129 000	475 700	27.1
Inter-American Development Bank			
Social Progress Trust Fund <u>d/</u>	193 390	4 100 000	0.4
AID <u>e/</u>	1 125 050	-	-
OAS, Fiscal Year 1962/63	2 625 000 <u>g/</u>	13 100 000	4.8
Total, Latin American Region 1963	2 226 140 <u>f/</u>	-	-

a/ Estimate covering direction, supervision, editorial and secretarial support, and facilities provided in Santiago and Mexico for the operation of regional technical assistance activities for housing, building and planning.

b/ Information from: E/TAC/L.281 - 29 October 1962

c/ Information from: E/3757/Add.1 - 13 May 1963

d/ Source: Inter-American Development Bank, Social Progress Trust Fund, Third Annual Report 1963.

e/ Source: AID. Development Loans for Housing, Building Materials, and Water and Sewer Facilities (Authorized as of June 30, 1963).

f/ Excluding technical assistance missions and fellowships by OAS, and technical assistance provided by IDB in connexion with the operation of Social Progress Trust Fund loans for housing.

g/ Over 1 000 000 dollars - 1963/64.

/Table 2

Table 2

LATIN AMERICA : * TECHNICAL ASSISTANCE PROJECTS BY COUNTRIES
AND AGENCIES. 1963 COMMITMENT FOR HOUSING,
BUILDING AND PLANNING.

(Dollars)

Country	Agency	Project	Year	External assistance
Argentina	UN	Reg. Programme (418) Category I SW-390 Physical Planning	1963	12 300
Bolivia	IDB	Mission to assist the Bolivian Development Corporation in launching low-income housing programme. This technical assistance supplements the US\$4 million loan made to the Bolivian Development Corporation in 1963 to launch a low-income housing programme. The principal purposes of the technical assistance mission are to advise on: (a) the organization of the new agency which is to be responsible for carrying out the housing programme; (b) organising new housing cooperatives; (c) development of a savings and loan system; and (d) inauguration of an aided self-help programme.	1963	Up to 150 000
Dominican Republic	UN	Expanded Programme a/		
	UNTA	46-63: Regional and Urban Planning	1963	9 000
	US AID	Technical assistance in connexion with the establishment of a system of private savings and loan associations	1963	Up to 100 000
Mexico	UN	Expanded Programme a/		
	UNTA	57-60: Housing administration	1963	3 500
	UN	Regular Programme (418) Category II SW-470 Housing, physical planning and building	1963	9 000
Paraguay	IDB	Mission to advise the Paraguayan Government in the low-cost housing field. This technical assistance provided for the expenses of a mission to advise the Paraguayan Government in the low-cost housing field. The work of this mission included evaluation of the country's housing situation, preparation of a housing project, and study of the organization of the Paraguayan Housing Institute, the agency which is to carry out that project.	1963	Up to 10 890

/Table 2 (cont.1)

Table 2 (cont.1)

Country	Agency	Project	Year	External assistance
Uruguay	UN	Regular Programme (418) Category II SW-472 Housing, physical planning and building	1963	18 000
Venezuela	UN	Regular Programme (418) Category I SW-474 Urbanization	1963	18 000
	UN	Regular Programme (418) Category II SW-474/Add.1 Housing, physical planning and building	1963	42 000
Latin America Regional:	UN	Expanded Programme a/		
	UNTA	Housing Administration (Study Tour and Workshop) b/	1963	41 500
	UN	Regular Programme Category I SW-432 Regional Advisers housing programming and financing SW-17 Latin American Housing and Planning Centre (CINVA)	1963	29 400
	UN	Regular Programme Category II SW-432, Add.1 Regional Adviser Urbanization	1963	18 000
	UN	SW-478 Regional Planning Workshop SW-479 Low-cost housing workshop SW-480 New Towns Seminar (Preparatory work)	1963 1963 1963	20 000 20 000 2 000
Inter Regional	UN UNTA	Expanded Programme a/ 60-62; Study Tour for Building Techno- logists (USSR)	1963	30 000 c/
Latin America Regional:	IDB	Study of Savings and Loan and Mortgage and Insurance Discount Systems in Central America. This technical assistance operation will enable the Central American Bank for Economic Integration to determine the feasibility of establishing a savings and loan system for housing, and a mortgage insurance and discount system, both on a regional scale.	1963	20 000
	IDB	Second Meeting on Savings and Loan Systems. The IDB agreed to sponsor the second meeting in Santiago, Chile, in January 1964. This meeting made possible a further exchange of ideas and experiences among the countries which already have mutual savings and loan systems and those which are interested in establishing such systems. The IDB authorized a disbursement of US\$12,500 on August 26, 1963, to finance this meeting	1963	12 500
Latin America Regional:	US AID	Housing and Urban Development. A contract was made with the Regional and Urban Planning Implementation, Inc. for the development of an "approach to urban development", a study which will be offered to the countries for guidance.	1963 (for two years)	160 000

/Table 2 (cont.)

Table 2 (cont.)

Country	Agency	Project	Year	External assistance
Latin America Regional	US AID	Construction Reporting for Latin America. A contract was made with CEIR, Inc., for a project consisting of an appraisal of existing mechanisms for collecting and disseminating statistics on construction activity and investment, and the development of procedures for improving statistical reporting on these subjects.	1963 (for one year)	169 000
	US AID	Housing Cooperatives. In order to encourage the development and use of cooperatives the US AID is offering assistance through the Foundation for Cooperative Housing in the field of organization and training.	1963 (for approx. two years)	453 650
	US AID	Technical assistance on the general field of housing through the Housing and Home Finance Agency	1964	170 000
	US AID	Technical assistance on the management of savings and loan systems, provided on contract with National League of Insured Savings Associations of the United States.	1963	70 000
	US AID	Preparation of a Manual on Savings and Loan adapted for use in Latin America	1964	5 000
	AID	Preparation of a Manual on Housing Market Analysis	1964	7 400
Latin America Regional:	OAS	Survey of the Housing Situation in the following countries, Peru, etc.	1962/63	101 800 <u>d/</u>
	OAS	Technical assistance to governments, as part of tripartite ECLA/OAS/IDB Groups Meetings of Commission VI Housing Group	1963	
	OAS	CINVA <u>e/</u>	1963	452 156 <u>f/</u>
	OAS	PIAPUR <u>e/</u>	1963	111 322 <u>g/</u>

Note: This table does not include information concerning country technical assistance projects by OAS and AID, nor allowances for technical assistance included in agreements regulating housing loans by the IDB (Social Progress Trust Fund).

* 20 countries.

a/ Information taken from E/TAD/L.21 - 29 October 1962. Programme for 1963-64. The Category I Programme recommended by the TAB.

b/ Postponed until 1964.

c/ Rough estimate of Latin American share of total budget of 80,000.

d/ 392,000 for 1963/64, including regular PAU housing activities and housing survey.

e/ A full description of these projects may be consulted in OAS Programme and Budget 1963. OEA/Ser.D/II.I. 1963, Rev. (Español), Part III, page 91 and Part V, page 61.

f/ 452,405 for 1963/64.

g/ It is estimated that the OAS Technical Corporation Programme will contribute 196,089 dollars in 1963/64 for this project; the UN and USAID will contribute additional 18,500 dollars. Local contributions in 1963/64 will be 123,251 dollars.

/Table 3

Table 3

LATIN AMERICA: CAPITAL SUPPORT FOR HOUSING, BY COUNTRY AND AGENCY,
PROJECTS ESTABLISHED IN 1963.

Country	Project and Description	Agency	Total number of dwellings involved	Total cost (Thousand dollars)	External assistance (Thousand dollars)
Argentina	A loan was made constituting one half of the initial capital fund of the Caja Federal (Central Housing Bank) which will charter, regulate and financially assist a system of mutual and cooperative savings and loan associations. The S. & L associations will finance dwellings costing between \$4,000 and \$12,000, exclusive of land. Associations may charge a maximum interest of 9 per cent per annum. Amortization periods may not exceed 20 years nor be less than 7 years and will probably average about 15 years. Down payments of not less than 15 per cent nor more than 30 per cent will be required.	US AID	-	25 000	12 500
	Date of Loan - June 1963				
	A loan was made to the Province of Buenos Aires to be administered by the Provincial Housing Institute to finance about one-half the cost of an aided self-help housing programme of 1,200 dwellings of 60 to 72 square metres for families with incomes of from about \$65 to \$90 per month. The total cost of the houses including land will not exceed \$2,460 (exclusive of self-help labour). Mortgage repayments to the Institute will be readjustable to compensate in part for inflation. The interest rate proposed is 3½ per cent.	US AID	1 200	4 000	2 000
	Date of Loan - September 1963				

Table 3 (cont.1)

Country	Project and Description	Agency	Total number of dwellings involved	Total cost (Thousand dollars)	External assistance (Thousand dollars)
Bolivia	<p>The purpose of this operation is to partially finance the construction or completion of 3,870 homes for low-income families in the cities of La Paz, Cochabamba, Potosí, Oruro and Santa Cruz. The programme, which forms part of Bolivia's Ten-Year Economic and Social Development Plan, will represent a concrete step toward implementation of a national housing plan.</p> <p>The Bolivian Development Corporation will administer the programme during the first year after the date of the contract. The necessary steps will be taken to transfer responsibility for the loan and for execution of the programme to a new national housing agency which is to be technically and administratively qualified to cope with Bolivia's complex housing problem as soon as such a body has been organized.</p> <p>The IDB approved non-reimbursable technical assistance from the Trust Fund in the amount of US\$150,000 to contribute to the success of this programme.</p>	IDB	3 870	5 429	4 000
Chile	<p>The purpose of this operation is to help finance a project calling for the construction of approximately 2,400 homes for low-income families in the Almirante Gómez Carreño housing centre on the outskirts of Vía del Mar. This project, which will be completed in 2½ years and which forms part of a programme to build 3,416 homes, includes three neighbourhood units.</p>	IDB	2 400	5 600	2 000
Venezuela	<p>A supplementary loan was also made to the ICT to assist in financing the construction of about 8,550 dwellings through the three following plans:</p> <p>(a) An aided self-help programme in which participants labour will constitute his initial share of the cost. Some 6,545 units with an average cost of \$1,470 will be built.</p> <p>(b) A "shell house" programme under which participants will make a 10 per cent cash down payment and contribute 5 per cent of the cost in labour. Some 1,655 houses at an average cost of \$2,615 are to be built.</p>	US AID	8 550	15 000	7 500

Table 3 (cont.2)

Country	Project and Description	Agency	Total number of dwellings involved	Total cost (Thousand dollars)	External assistance (Thousand dollars)
Colombia	<p>(e) A construction programme for lot owners in which the owner contributes 40 % of the cost (including the value of the land). About 340 houses averaging \$2,780 in cost are contemplated.</p> <p>The interest rates to be charged the borrowers will range from 4 per cent to 8 per cent based on a standard factor applied by ICT. The total cost of the project is estimated at \$15 million for one year. Of this ICT will contribute \$5,5 million, and the participants \$2,0 million.</p>				
Costa Rica	<p>A loan was made to the National Bank of Costa Rica to assist the National Institute of Housing and City Planning (INVU) to finance the construction of about 2,000 dwellings for sale to families with monthly incomes ranging from \$30 to \$75. The houses will cost between \$1,000 and \$1,500. INVU will contribute 27 per cent of the total costs in the form of land and site improvements.</p> <p>The monthly amortization and interest payments are adapted to the paying capacity of the families. Those in the lowest income brackets will pay 2 per cent interest with a 30 year amortization period. Those with an equivalent income of \$75 per month will pay 6 per cent interest with a 25 year amortization period.</p>	US AID	2 000	2 750	2 000
Dominican Republic	<p>A loan to the Banco Nacional de la Vivienda to provide half of the initial funds needed by the Bank to develop a system of private savings and loan associations.</p> <p>The Bank will regulate, supervise and extend financial support to these associations and with its own resources will initiate a savings deposit insurance system.</p> <p>Of the total loan, \$100,000 will be used to pay for consultants and technical assistance. The remaining \$2 million will be used for loans or investments in associations.</p>	US AID	-	4 200	2 100

Table 3 (cont.3)

Country	Project and Description	Agency	Total number of dwellings involved	Total cost (Thousand dollars)	External assistance (Thousand dollars)
Honduras	A loan was made to the Sindicato de Trabajadores of the Tela Railroad Company for the construction of 120 houses at La Lima and 40 houses at El Progreso for union members. The cost of the houses is approximately \$2,500 excluding the land which is donated by the Tela Railroad Co. The purchases will be limited to families having maximum incomes of \$3,000 per year. No down payments are required and the purchasers will repay the loans in 20 years with an interest rate of 4 per cent.	US AID	160		400
Jamaica	A loan has been made to the Government of Jamaica through the Ministry of Finance to assist the Housing Department of the Ministry of Housing to finance the construction (using private contractors) of 485 units of urban housing for sale to slum dwellers. The houses which will be built under the ten year housing and redevelopment programme will cost from \$2,233 to \$4,259. A down payment of 10 per cent is required. The interest rates to the purchasers will be 4 per cent, with an expected amortization period of 25 years, although this may be increased to 30 years if necessary. The estimated cost of project will be \$1,698,000 of which \$566,000 is for imported goods and services.	US AID	766		2 800
Mexico	This loan provides partial financing for the first stage of a programme to build homes for sale to low-income families through the mortgage of fiduciary guarantee system. This stage, which involves 23,000 units and will cost at least US\$60 million, is also receiving financial assistance from AID in the form of a US\$20 million loan. The Fund for Operations and Bank Discounts for Housing (FOVI) of the Federal Government of Mexico will contribute the equivalent of US\$16 million to financing this stage of the programme; and additional US\$14 million, from private banking institutions, industrial firms, cooperatives, employers' associations, labour unions and public funds, will complete this financing.	IBB-US AID	23 000	60 000	30 000

Table 3 (cont.)

Country	Project and description	Agency	Total number of dwellings involved	Total cost (Thousand dollars)	External assistance (Thousand dollars)
Uruguay	A loan was made to the Banco Hipotecario del Uruguay to help finance the home building programme of the Bank. The cost of the houses to be financed under the programme may not exceed \$8,500 (including land). The maximum interest rate to be charged borrowers is \$8,5 (including maintenance of value). Down payments will amount to one-third of the appraised value.	US AID	-	-	6 000
Central America	A loan was approved for the Central American Bank of Economic Integration (CABEI) to create within its organization an autonomous Home Loan Department which will act as a source of secondary financing for home mortgage institutions in member countries. The loan will help provide housing for about 3,500 low-middle and middle income families earning between \$90 and \$400 per month. Terms of mortgages to the ultimate borrower will be limited to 12 to 20 years with interest rates no lower than 8 per cent. Monthly amortization and interest payments will be held to 20 per cent to 25 per cent of the home purchasers monthly income. (CABEI was established in May 1961 by the Government of El Salvador, Guatemala, Honduras, Nicaragua, Costa Rica joined CABEI at a later date. These countries constitute the Central American Common Market.)	US AID	3 500	-	10 000
All countries		IDB	-	-	16 000
		US AID	-	-	65 300
		ALL AGENCIES	-	-	81 300

Sources: Inter-American Development Bank - Social Progress Trust Fund, Third Annual Report 1963.
AID Management Report as of June 30, 1963.

Table 4

LATIN AMERICA: NATIONAL PROGRAMMES ON DWELLING CONSTRUCTION
AND PUBLIC INVESTMENT PLANS ON HOUSING, ADOPTED IN 1960-63

Country	National programmes (period)	Public investment plans	
		Period	External assistance
Argentina	[In preparation]	1963-65	IDB/AID
Bolivia	1962-71	1963-65	IDB/AID
Brazil	-	1962...	IDB
Colombia	1961-65	1961-65	IDB/AID
Costa Rica	-	1963...	IDB/AID
Cuba	...	...	...
Chile	1961-70	1962-64	IDB/AID
Ecuador	1964-73	1962...	IDB/AID
El Salvador	-	1962-64	IDB
Guatemala	-	1962...	IDB/AID
Haiti	-	...	-
Honduras	-	1962	IDB/AID
Mexico	-	1962-64	IDB/AID
Nicaragua	[In preparation]	1961-64	IDB/AID
Panama	-	1961-65	IDB/AID
Paraguay	-	-	-
Peru	1962-71 [Under revision]	1962-63	IDB/AID
Dominican Republic	-	1963...	IDB/AID
Uruguay	[In preparation]	1963-64	IDB
Venezuela	1963-66	1963-66	IDB/AID

/Table 5

Table 5
LATIN AMERICA: HOUSING LOANS BY THE SOCIAL PROGRESS TRUST FUND (INTER-AMERICAN DEVELOPMENT BANK) APPROVED IN 1961, 1962 AND 1963,
AND USE MADE OF THESE RESOURCES UP TO 31 DECEMBER 1963

Country	Agreement	IDB housing loans			Time interval between date of agreement and 31-XII-1963 (years)	Drawings against loans up to 31 December 1963		Index of expenditure efficiency a/	Housing units programmed			Indexes of attainment of physical targets b/				
		Date of signature of agreement	Amount (thousands of dollars)	Housing units to be built		Amount (thousands of dollars)	Percentage		Total	Completed	Under construction	Projected	Programmed	Executed	Annual volume (number of housing units)	
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
Argentina	Banco Hipotecario Nacional	24-I-1963	30 000	15 300	0.92	2 600.0	8.7	18.8	...	...	...	...	...	...	...	...
Bolivia	Corporación Boliviana de Fomento	-	4 000	3 870	-	-	-	-	-	-	-	-	-	-	-	-
Brazil	Banco do Nordeste do Brazil, S.A.	-	3 850	8 500	-	-	-	-	-	-	-	-	-	-	-	-
Chile	Corporación de Fomento de la Producción y Corporación de Reforma Agraria	2-V-1962	1 268	504	1.67	150.0	11.8	14.2	738	57	59	622	175.4	13.5	442	34
	Caja Central de Ahorros y Préstamos	13-VI-1962	5 000	2 300	1.54	3 249.9	65.0	84.4	3 202	451	1 677	1 074	180.8	25.5	2 079	293
	Sociedad Promotora de Viviendas Económicas Ltda. y Cía. C.P.A.	22-I-1963	2 000	1 900	0.92	492.5	24.6	53.5	1 188	50	602	536	135.9	5.7	1 291	54
Colombia	Corporación de la Vivienda	-	2 000	2 400	-	-	-	-	-	-	-	-	-	-	-	-
Costa Rica	Instituto de Crédito Territorial	2-II-1962	15 200	12 950	1.92	8 941.0	58.8	61.3	13 000	8 998	3 186	816	104.6	72.4	6 771	4 686
Costa Rica	Instituto Nacional de Vivienda y Urbanismo de Costa Rica	31-X-1961	3 500	5 725	2.17	3 499.7	100.0	92.2	4 258	4 128	130	-	68.5	66.5	1 962	1 902
Cuba	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ecuador	Banco Ecuatoriano de la Vivienda	23-VII-1962	10 600	9 100	1.42	1 016.7	9.6	13.5	611	8	168	435	9.5	0.1	430	6
El Salvador	Instituto de Vivienda Urbana (IVU)	7-VI-1962	6 100	5 000	1.58	2 973.8	48.8	61.7	2 028	1 712	260	56	51.3	43.3	1 284	1 084
Guatemala	Banco de Guatemala	1-X-1962	5 300	5 260	1.25	1.4	0.0	0.0	482	0	182	300	14.7	-	386	-
Haiti	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Honduras	Instituto de Vivienda Nacional Financiera, S.A.	-	1 000	716	-	-	-	-	-	-	-	-	-	-	-	-
Mexico d/	-	-	10 000	23 000	-	-	-	-	-	-	-	-	-	-	-	-
Nicaragua e/	Instituto Nicaragüense de la Vivienda	2-VIII-1962	5 200	2 850	1.42	3 063.2	58.9	83.0	2 335	1 052	657	626	114.0	51.5	1 644	741
Panama	Instituto de Vivienda y Urbanismo	22-VIII-1961	7 600	3 000	2.33	6 037.2	79.4	68.2	2 681	1 645	825	211	76.7	47.1	1 151	706
Paraguay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Peru f/	Republic of Peru	24-XI-1961	22 800	35 200	2.08	8 866.5	38.9	37.4	20 090	6 394	7 929	5 767	54.9	17.5	9 659	3 074
Peru	Asociación Mutua de Crédito para la Vivienda "El Pueblo"	1-V-1962	1 000	400	1.67	736.3	73.6	88.2	452	318	134	-	135.3	95.2	271	190
Dominican Republic g/	Government of the Dominican Republic	28-II-1963	3 500	5 000	0.89	42.4	1.2	2.9	238	0	238	-	11.5	-	287	-
Uruguay	Republic of Uruguay	21-V-1963	8 000	4 100	0.58	0.0	0.0	0.0	0	0	0	0	-	-	-	-
	Banco obrero	15-XI-1961	12 000	35 500	2.13	6 485.9	54.0	50.8	15 170	12 070	3 100	-	40.1	31.9	7 122	5 667
	Banco obrero	8-VI-1962	19 000	5 710	1.58	1 000.0	10.0	12.7	5 701	676	1 610	3 415	126.4	15.0	3 608	428
Total			169 918	188 285	1.53	49 156.5	28.9	-	72 174	37 559	20 757	13 858	-	-	-	-

Source: Inter-American Development Bank, Social Progress Trust Fund, Third Annual Report 1963.

a/ Column (7) = $\frac{\text{Column (5)} \times \text{Column (2)} \times 100}{\text{Column (4)} \times \text{Column (3)}}$; b/ Column (12) = $\frac{\text{Column (8)} \times 2 \times 100}{\text{Column (4)} \times \text{Column (3)}}$; Column (13) = $\frac{\text{Column (8)}}{\text{Column (4)}}$; Column (14) = $\frac{\text{Column (8)}}{\text{Column (4)}}$; Column (15) = $\frac{\text{Column (9)}}{\text{Column (4)}}$.

c/ Comprising 7 600 housing units built, and 1 500 repaired or completed. d/ There is also a loan of 5 million dollars, approved on 20 June 1963, for the purpose, *inter alia*, of building 410 housing units for the agricultural sector. e/ There is also a loan of 2 500 000 dollars, approved on 14 June 1962, for the purpose, *inter alia*, of building 410 housing units for the agricultural sector. f/ There is also a loan of 1 million dollars, approved on 19 October 1961, for the purpose, *inter alia*, of building 600 housing units. g/ There is also a loan of 3 million dollars, approved on 23 August 1962, for the purpose, *inter alia*, of building 350 housing units for the agricultural sector.