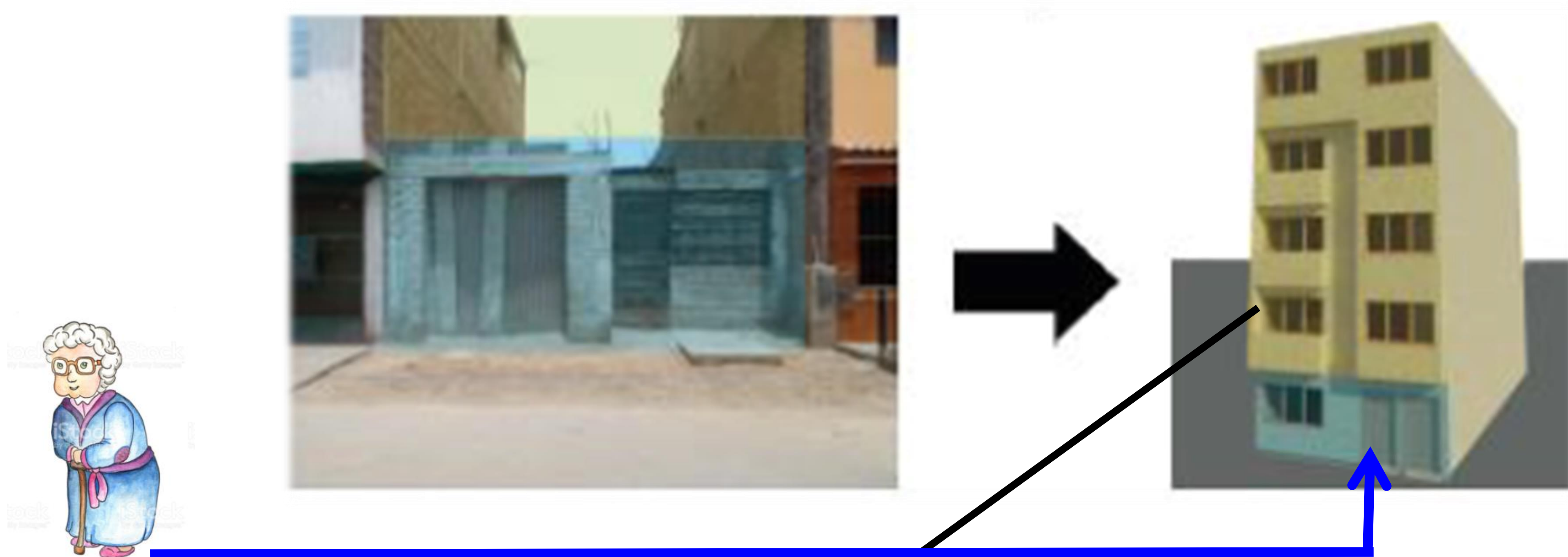


## HOUSING DENSIFICATION PROJECT

**Main objective: promote access to housing**

**Methodology:** providing incentives to land-owners, subsidies to low-income sector and organizing the demand through a housing program.



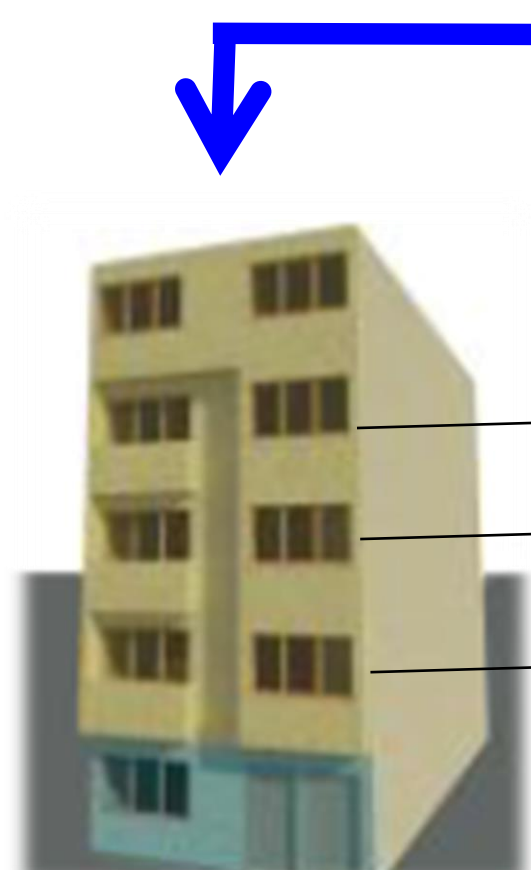
Cost construction each unit: US\$ 28,576 (incl. 35% of unforeseen costs and profit)	
'Traditional' Subsidy	US\$ 9,846
'Green' subsidy	US\$ 1,143
Down payment	US\$ 914
Subtotal	US\$ 11,903
Amount to be financed (mortgage)	US\$ 16,673

NATIONAL  
TREASURY

HOUSEHOLD

PRIVATE  
SECTOR

Scenario for 4,000 units	
Subsidies	US\$39M
Green subsidies	US\$4M
Private Financing	US\$66M



To be affordable...

Monthly  
payments of no  
more than  
**US\$ 121**

### ADDITIONAL OPPORTUNITIES

- **Transferable development rights** in more profitable areas of the city!!!
- In case of **land pooling**, developers will be able to propose a percentage of commercial rate housing and investing in commercial areas.

This proposal is an original idea of the NGO CENCA and is currently having the technical support for the formulation phase of Habitat for Humanity, Cities Alliance and the Ministry of Housing, Construction and Sanitation in Peru. The former is evaluating its application as part of the national housing policy. In case your organization is interested in taking part as a sponsor or investor, please contact us at:

[gborasino@vivienda.gob.pe](mailto:gborasino@vivienda.gob.pe)