

INFORMATION SUMMARY FOR THE PUBLIC

Host Country:	India
Name of Borrower(s):	Vasathi Housing Limited
Project Description:	<p>Vasathi Housing, Ltd. will build affordable housing units in Yelahanka, a suburb of Bangalore, India (the “Project”). The Project will be constructed in three phases over approximately four years and consists of 720 apartment units at sizes ranging from 360 SF to 1,200 SF on a 7.5 acre site. Of these units, over 80% (596 units) will be “affordable” - priced between \$20,000 and \$50,000.</p> <p>The Sponsors expect to employ approximately 200 workers during the construction period, with a smaller number of employees continuing to work on project management, maintenance and security post-completion.</p>
Proposed OPIC Loan:	\$15,000,000 4.75 year term
Total Project Costs:	\$44,129,998
U.S. Sponsor:	Region Holdings, LLC
Foreign Sponsor:	Vasathi Housing Limited
Policy Review	
U.S. Economic Impact:	The project is not expected to have a negative impact on the U.S. economy. There is no U.S. procurement and the project is expected to have a neutral effect on U.S. employment. The project is expected to have a negative five-year U.S. balance of payments impact.
Developmental Effects:	This project will have a positive developmental impact on India. The loan will finance the construction of 720 new residential units in Bangalore, 60% of which will be for lower middle-income buyers, where housing shortages have been persistent. Bangalore has an estimated middle income urban housing shortage of 75,000 units, while India as a whole has a shortage of 1.85 million units. In addition to contributing to the alleviation of Bangalore’s housing shortage, the project will bolster the local economy through local procurement during the construction period. Vasathi will implement an ISO-certified quality management system, ensure implementation of “green” construction methods, and comply with OHSAS standards. The project fits in with the government of India’s Affordable Housing

	<p>in Partnership initiative to increase the amount of affordable housing through public private partnerships.</p>
<p>Environment:</p>	<p>Screening: The Project has been reviewed against OPIC’s categorical prohibitions and has been determined to be categorically eligible. Projects involving mid-size real estate development are screened as Category B projects under OPIC’s environmental and social guidelines because impacts are site-specific and readily mitigated.</p> <p>Applicable Standards: OPIC’s environmental and social due diligence indicates that the investment will have impacts which must be managed in a manner consistent with the following of the International Finance Corporation’s (IFC) 2012 Performance Standards (PS):</p> <p>PS 1: Assessment and Management of Environmental and Social Risks and Impacts;</p> <p>PS 2: Labor and Working Conditions;</p> <p>PS 3: Resource Efficiency and Pollution Prevention; and</p> <p>PS 4: Community Health, Safety, and Security.</p> <p>The Project is not located in or near protected areas or sensitive ecosystems and significant biodiversity impacts are not anticipated. Additionally, the Project does not involve any impacts on indigenous peoples or cultural heritage. Therefore, PS’s 6, 7, and 8 are not triggered by the Project at this time. In addition, the Borrower represents that the Project will not result in physical or economic displacement and therefore, PS 5 is not triggered as this time.</p> <p>In addition to the Performance Standards listed above, the IFC’s April 30, 2007 Environmental, Health, and Safety (EHS) General Guidelines are applicable to the Project.</p> <p>Environmental and Social Risks and Mitigation:</p>

	<p>In addition to typical impacts from construction activities, the primary environmental and social issues associated with the Project include the need for a robust Environmental and Social Management System (ESMS), appropriate Occupational Health and Safety (OHS) measures, solid and liquid waste management, and Life and Fire Safety.</p> <p>The Borrower has an ESMS and grievance mechanism that are consistent with the requirements of PS 1, and its ESMS is certified under ISO 14001:2004 (Environmental Management) and ISO 9001:2008 (Quality Management). The Borrower's OHS Management System is certified under BS OHSAS 18001:2007 (Occupational Health and Safety Management), and is consistent with the OHS requirements of PS 2. The local municipality will provide solid waste and sewage disposal services to the housing development. The Project will be designed to meet the equivalent of LEED "Gold", which includes energy efficiency, efficient water usage, and waste disposal guidelines. The Project will generate less than 1,000 tons of carbon dioxide equivalent emissions per year, mainly from backup generators. The Borrower will provide adequate fire protection systems.</p>
Workers Rights:	<p>OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the rights of association, organization and collective bargaining, minimum age of employment, hours of work, the timely payment of wages, and hazardous working conditions. Standard and supplemental contract language will be applied to all workers of the Project. The Project will be required to operate in a manner consistent with the International Finance Corporation's Performance Standard 2 on Labor and Working Conditions.</p>
Human Rights:	<p>OPIC issued Human Rights Clearance on March 21, 2014</p>