



Inclusive Housing Finance Program (P150993)

MIDDLE EAST AND NORTH AFRICA | Egypt, Arab Republic of | Finance & Markets Global Practice | IBRD/IDA | Program-for-Results | FY 2015 | Seq No: 2 | ARCHIVED on 06-Jun-2016 | ISR23812 |

Implementing Agencies:

Program Development Objectives

Program Development Objective (from Program-for-Results Appraisal Document)

The objective of the Program is to improve the affordability of formal housing for low-income households in the Arab Republic of Egypt and to strengthen the Social Housing Fund's capacity to design policies and coordinate programs in the social housing sector.

The Social Housing Program's responsibilities include preparing a national housing policy, strategies and plans, developing new programs, comprehensive targeting criteria and implementation guidelines. Its mandate will include the coordination of all residential initiatives by entities other than Ministry of Housing, Utilities, Urban Development (MOHUUD), the establishment of a monitoring and evaluation system, and the collection of land and housing market data. In this sense, it would be expected to consolidate the functions of several housing agencies/units and programs within MOHUUD. Based on its access to information and analytical work, the SHP/Fund will advise on the formulation of legislation and decrees, and decide upon the allocation of financial resources from the Fund to other entities tasked with housing production, land development, and the delivery of housing programs.

Overall Ratings

Name	Previous Rating	Current Rating
Progress towards achievement of PDO	● Moderately Satisfactory	● Moderately Satisfactory
Overall Implementation Progress (IP)	● Moderately Satisfactory	● Moderately Satisfactory
Overall Risk Rating	--	● Substantial

Implementation Status and Key Decisions

Several World Bank mission visited Egypt during the past 6 months to follow up on the effectiveness of the program. Several steps have been made since the project was approved on May 5, 2015:

- the Social Housing Fund (SHF), the implementing entity of the program, has been established;
- the SHF has a State budget allocation for FY16 of LE 2 billion (the rest of its capital coming from transferred housing units built by the governorates);
- SHF has scaled up its budget to reach around LE 61 billion (US\$ 7 billion). The increase in budget came as a reaction to the Presidential mandate to speed up construction to deliver 500 thousand units in the coming year;
- the organization chart of SHF has been approved in late August 2015 (a prerequisite for the hiring of key positions);
- The SHF has appointed the Independent Verification Agent (IVA), as per the Program's legal agreement;
- A dedicated and well experienced Executive Director has been appointed by Prime Ministerial decree to head SHF;
- The SHF has started the hiring of staff. Around 30 employees have been appointed in SHF from January to May 2016;
- The Guarantee and Subsidy Fund (GSF) - demand side of the GoE program- is currently working with 11 banks out of 12 banks involved in the low income mortgage initiative, where The Central bank of Egypt has availed LE 20 billion to affordable mortgage at subsidized interest rates at 5% and 7% depending on income levels. Recently, GSF, the ministry and banks have worked on simplifying the procedures of obtaining the mortgage subsidy, but the fact that the SHF is first transferred all the built new properties is adding delays;
- The merging of the two funds (GSF and SHF) is contemplated during the next fiscal year;

Next steps:

- The team will continue to regularly contact the stakeholder and track progress on i) SHF staffing and capacity/ institutional building, ii) GSF/SHF merger project, iii) operational activity (number of applications, amounts granted, etc...).



Data on Financial Performance

Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	Disbursed
P150993	IBRD-84980	Effective	USD	500.00	500.00	0.00	126.25	373.75	25%

Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P150993	IBRD-84980	Effective	05-May-2015	10-Jun-2015	11-Nov-2015	30-Jun-2020	--

Disbursement Linked Indicators (DLI)

- Establishment and operation of an internal audit function within SHF providing assurance service for the ownership and rental programs affiliated with the SHF (Yes/No)

	Baseline	Actual (Previous)	Actual (Current)
Value	N	N	N
Date	--	--	09-Aug-2015

Comments

Allocated financing is \$25 million, represents 5% of total financing

- Establishing a housing M&E system functioning and informing the Multi-Year Plan and Annual Targets (Yes/No)

	Baseline	Actual (Previous)	Actual (Current)



Value	N	N	N
Date	--	--	09-Aug-2015

Comments

Allocated financing is \$25 million, represents 5% of total financing

Results

Results Area

Intermediate Results Area

Strengthening Governance and Institutional Set-up of Housing Sector

Enhancing Transparency and Accountability of Social Housing Programs

Improving Access to Affordable Housing

Promoting Well Located Social Housing

Promoting Private Sector Participation in Low-Income Housing

Project Development Objective Indicators

► Number of targeted households accessing ownership and rental housing units with support from the Program (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	830000.00
Date	--	09-Aug-2015	09-Aug-2015	30-Jun-2020

◄ female-headed households as a percentage of beneficiaries (Percentage, Custom Supplement)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	--	0.00	0.00	24.00

► Percentage of Program beneficiaries in bottom 20% of the income distribution (Percentage, Custom)



Value	0.00	0.00	0.00	50.00
Date	--	09-Aug-2015	09-Aug-2015	30-Jun-2020

► Percentage of income spent on housing costs by Program beneficiaries (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	30.00
Date	--	09-Aug-2015	09-Aug-2015	30-Jun-2020

► Establishment of a housing M&E system functioning and informing the Multi-Year Plan and Annual Targets (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	Y
Date	--	09-Aug-2015	09-Aug-2015	30-Jun-2016

Overall Comments

Intermediate Results Indicators

► Completed executive by-laws, organizational structure, financing model, fiduciary arrangements, operating systems for the SHF (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	Y
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2016

► SHF fully staffed as per organizational plan (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	--



Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2017
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► Internal audit function providing assurance services for the ownership and rental programs affiliated with the SHF established and operating (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	Y
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2016

► Adequate staffing of social officers as per organizational plan (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	Y
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2017

► Number of capacity building and training workshops conducted for the hired social workers at the Central and Governorate level. (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	27.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

► Mechanism to monitor occupancy of housing post-subsidy established and functioning as per DLI definition (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	Y
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2017

► Percentage of rental housing units occupied by targeted beneficiaries at least 1 year after lease (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	75.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2018



▶ Percentage of housing units occupied by low-income residents after at least 1 year (AMP) (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	85.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

▶ Establish a unified social programs and beneficiary databases (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	Y
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2017

▶ Establish an accountability and transparency mechanism established and functioning as per DLI definition (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	Y
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2016

▶ Average time required to resolve complaints in AMP (days) (Days, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	60.00	60.00	60.00	20.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

▶ Percentage of resolved complaints received by SHF and Governorate housing offices (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	90.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

▶ Annual published reports on complaints and how issues were resolved, including resolution rates (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
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Value	N	N	N	Y
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2017

► Number of households receiving demand side housing subsidies (AMP) for new units (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	725000.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

► Number of households participating in rental subsidy programs (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	105000.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

► Number of previously vacant units occupied 1 year after inclusion into the Program (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	30000.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

► Percent of demand-side subsidies supporting the purchase or rental of housing units within a 60 minute travel time to an employment center (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	50.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

► Percent of demand-side subsidies supporting the purchase or rental of housing units within a 45 minute travel time to an employment center (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	50.00



Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2015
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► Percent of demand-side subsidies supporting the purchase or rental of housing units within a 30 minute travel time to an employment center (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	15.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

► Percentage of land made available for SHF developments that complies with location and service criteria stated in Law (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	100.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

► Number of demand-side subsidies supporting the purchase or rental of housing units developed by the private sector (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	250000.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

► Percent of demand-side subsidies supporting the purchase or rental of housing units developed by the private sector (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	43.00
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2020

► PPP guidelines publically disseminated (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	Y
Date	10-Aug-2015	10-Aug-2015	10-Aug-2015	31-Dec-2016



Overall Comments