

Information Summary for the Public
SEWA Grih Rin Limited

Host Country(ies):	India
Name of Project:	SEWA Grih Rin Limited
Project Description:	<p>This project is a \$30 million, direct loan to SEWA Grih Rin Limited (“SGRL”) to expand its housing portfolio for low-income women borrowers in India. SGRL is an Indian housing finance company licensed by the National Housing Bank. SGRL provides micro-housing loans to low-income women borrowers, primarily working in the informal economy. The average annual income of an SGRL borrower is \$1,682 and the average loan size is \$3,300. SGRL’s various loan products provide financing for home purchases, construction, and crucial improvements. SGRL has a transformative impact on the lives of its borrowers. SGRL’s financing often supports crucial home improvement projects, such as the construction of a permanent roof or addition of a toilet, which make the difference between a substandard, informal dwelling and a safe and secure home. SGRL promotes financial inclusion by bringing financial services to those working in the informal economy. By insisting that the homes it finances be titled under the woman’s name or as a joint property, SGRL also advances women’s empowerment in India by creating assets for its women borrowers.</p> <p>Since commencing operations in 2015, SGRL has reached over 5,000 borrowers, improving the living conditions of over 25,000 people. SGRL has experienced rapid growth, achieving a total portfolio size of \$15,200,000 in November 2018, while maintaining a high-quality portfolio with a non-performing loan rate of less than 1%. SGRL currently operates 23 branches across six Indian states and employs 197 people. SGRL plans to significantly increase its portfolio growth and branch expansion with the proceeds of the OPIC loan.</p>
Proposed OPIC Loan:	Up to \$30,000,000
Total Project Costs:	\$46,050,000
U.S. Sponsor/Eligibility:	AHI Capital Gateway (“AHI CG”) owns 12.6% of SGRL. AHI CG is a capital intermediary, associated with the Affordable Housing Institute (“AHI”), a Boston-based impact consultancy that specializes in housing policy and finance. Acumen Fund, a New York-based non-profit owns 5.43% of SGRL.
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 associated with this Project, and, therefore the Project is expected to have a neutral impact on U.S. employment. The Project is expected to have a neutral five-year U.S. trade balance impact.

<p>Developmental Effects</p>	<p>This Project is expected to have a highly developmental impact by financing home loans to support mortgage, construction, and renovations, as well as providing productive loans for low-income urban women borrowers in India. The Housing Ministry of India estimates that there is an urban housing shortage of 18.8 million units, which disproportionately affects low-income individuals. India scores well below the regional average for “ownership” in the USAID Women’s Economic Empowerment and Equality Index. The Project activities align with the Government of India’s “Housing for All 2022” initiative, which calls for the construction of 20 million new homes by March 2022. Lastly, this project will help India in achieving its pursuit of UN Sustainable Development Goals #1 (No Poverty), #5 (Gender Equality), and #11 (Sustainable Cities and Communities)</p>
<p>Environmental and Social Assessment</p>	<p>The Project has been reviewed against OPIC’s 2017 Environmental and Social Policy Statement (“ESPS”) and has been determined to be categorically eligible. Loans for the purposes of mortgage lending are screened as a Category C for the purposes of environmental and social assessment. These downstream investments are expected to result in minimal adverse environmental and social impacts. Therefore, all of those downstream investments have been pre-screened as Category C and further review and consent are not required for these investments.</p> <p>To ensure that SGRL’s lending practices are consistent with OPIC’s statutory and policy requirements, the OPIC-guaranteed loans made to the Borrower will be subject to conditions regarding the use of proceeds. Under OPIC’s ESPS, the Borrower is required to comply with applicable local and national laws and regulations related to environmental and social performance and applicable provisions of the 2012 International Finance Corporation’s Performance Standard (“PS”) 1 and 2.</p> <p>SGRL has a Social and Environmental Performance and Grievance Policy (“The Policy”) that commits it to the IFC Performance Standards and to follow ideals and ethics that will help it to achieve sound and sustainable environmental and social performance. Additionally, SGRL has standardized policies and procedures commensurate to the size of its workforce including an environmental and social policy statement, human resource policies, stakeholder engagement procedures, a worker grievance mechanism, and employee contracts.</p>