



Early Warning System

DFC-2016-LAHIPOTECARIA

La Hipotecaria El Salvadorian Mortgage Trust 2016-



Quick Facts

Countries	El Salvador
Financial Institutions	US International Development Finance Corporation (DFC)
Status	Active
Bank Risk Rating	C
Borrower	La Hipotecaria El Salvador Mortgage Trust
Sectors	Construction
Investment Type(s)	Guarantee
Investment Amount (USD)	\$ 33.75 million
Project Cost (USD)	\$ 45.00 million



Project Description

El Salvador suffers from twin deficits of affordable housing and affordable housing finance. Total systemic mortgage production in the country dropped 12% in 2015 due to macroeconomic and social problems. Liquidity in the market is very limited and there is no internal capacity to invest in mortgage backed securities at this time. La Hipotecaria has maintained its lending programs in the face of these challenges and the OPIC guaranty will bring badly needed foreign investment into the country and the housing sector. The \$45 million in proceeds from La Hipotecaria's mortgage-backed securitization will be used to originate new affordable mortgages for El Salvadorian middle-class borrowers.



Investment Description

- US International Development Finance Corporation (DFC)

\$33.75 million for up to a 30-year term.

\$45 million (\$39.6 million in Class A Notes, \$4.5 million in Class B Notes and \$900,000 in Class C Notes).



Contact Information

ACCESS TO INFORMATION

Unlike many other development finance institutions, DFC does not currently have an access to information policy.

Under the United States Freedom of Information Act (FOIA), DFC is obliged to respond to reasonably formulated requests for Agency records. However, DFC may apply exemptions from release to certain types of information and may charge fees in responding to requests. DFC has a designated FOIA officer who is trained in how to respond to requests and implement the law. You can learn more about filing a FOIA request at: <https://www.dfc.gov/foia>.

ACCOUNTABILITY MECHANISM OF THE UNITED STATES INTERNATIONAL DEVELOPMENT FINANCE CORPORATION (DFC)

The [Office of Accountability](#) is an independent office that addresses complaints about environmental or social issues related to DFC-supported projects. The office provides communities an opportunity to have concerns independently reviewed and addressed. If you submit a complaint to the Office of Accountability, it may assist you by either seeking to address your problems by facilitating a problem solving dialogue between you and those implementing the project and/or investigating whether the DFC complied with its policies to prevent environmental, social, human rights, and labor harms.

You can find more information about the Office of Accountability at: <https://www.dfc.gov/who-we-are/office-accountability>.



Bank Documents

- [Project Disclosure](#)