Early Warning System

EBRD-56426

RLF - Hansen Affordable Housing

Quick Facts

Countries	Ukraine
Financial Institutions	European Bank for Reconstruction and Development (EBRD)
Status	Proposed
Bank Risk Rating	B
Voting Date	2025-12-03
Borrower	Hansen Affordable Housing, LLC; Hansen Affordable Housing Parkway House, LLC
Sectors	Construction, Industry and Trade
Investment Type(s)	Loan
Investment Amount (USD)	$ 116.58 million
Project Cost (USD)	$ 194.69 million

Project Description

According to the Bank’s website, the project consists of a senior secured loan facility of up to EUR 100 million in favour of the project companies (the "Borrowers") that will develop, own and operate affordable housing projects in Ukraine. The Borrowers are / will be 100% owned by Mr Dell Loy Hansen (the "Sponsor") and are operationally supported by Hansen Ukrainian Mission ("HUM"), a Ukraine-based non-profit organisation founded by the Sponsor. With HUM's support, the Sponsor launched the "Ladder to Prosperity" Programme, an affordable housing platform designed to support internally displaced persons ("IDPs"), senior citizens, and war veterans in Ukraine (the "Platform"). The loan facility will fund the further expansion of the Platform, with a focus on (i) affordable rental and (ii) rent-to-own housing models.

The initial committed tranche of EUR 7.1 million will finance the development of Phase 1 of the Project, comprising two EDGE-certified affordable rental housing projects in Kyiv Region, delivering 182 units. Future phases of the Project will scale up to ca. 1,800 energy-efficient affordable housing units across multiple locations by 2029.

EBRD's financing will enable the Sponsor to deliver stable, energy-efficient, and affordable housing for IDPs and other vulnerable groups, while also supporting economic integration through targeted training programmes. The Project will serve as a demonstration of a private-sector-led housing recovery model in Ukraine, designed for replication and scale-up in subsequent phases.

Early Warning System Project Analysis

Category B (ESP 2024). Environmental and social risks associated with the completion and operation of Phase 1 of the Project, comprised of residential buildings to deliver approximately 182 affordable rental housing units across two sites in the Kyiv Region, together with associated infrastructure and community facilities, are site-specific and can be readily assessed and managed through the implementation of an Environmental and Social Action Plan ("ESAP").

Investment Description

- European Bank for Reconstruction and Development (EBRD)

A senior secured loan facility of up to EUR 100 million. Initial committed tranche of EUR 7.1 million to finance Phase 1 of the Project, and an uncommitted tranche of EUR 92.9 million to finance subsequent phases of the Project.

Private Actors Description

The Sponsor, Mr Dell Loy Hansen, is the founder of Hansen Ukrainian Mission, a Ukraine-based non-profit organisation wholly owned by the Dell Loy Hansen Family Foundation. HUM is dedicated to providing affordable housing for Ukrainian IDPs and other vulnerable groups. The Borrowers for the purposes of Phase 1 are two newly established Ukrainian SPVs, *Hansen Affordable Housing, LLC* and *Hansen Affordable Housing Parkway House, LLC*, fully owned by the Sponsor. HUM will provide oversight and coordination for the implementation of the "Ladder to Prosperity" Programme by the respective Borrowers and across the Platform.

Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	HANSEN AFFORDABLE HOUSING LLC	Client	-

Contact Information

Director Affordable Housing: Victoriya Slyzhyk
cf.hum.housingforall@gmail.com
https://affordable-housing.com.ua/

ACCESS TO INFORMATION

You can request information by emailing: accessinfo@ebrd.com or by using this electronic form: https://www.ebrd.com/eform/information-request

ACCOUNTABILITY MECHANISM OF EBRD

The Project Complaint Mechanism (PCM) is the independent complaint mechanism and fact-finding body for people who have been or are likely to be adversely affected by an European Bank for Reconstruction and Development (EBRD)-financed project. If you submit a complaint to the PCM, it may assess compliance with EBRD's own policies and procedures to prevent harm to the environment or communities or it may assist you in resolving the problem that led to the complaint through a dialogue with those implementing the project. Additionally, the PCM has the authority to recommend a project be suspended in the event that harm is imminent.

You can contact the PCM at: pcm@ebrd.com or you can submit a complaint online using an online form at: http://www.ebrd.com/eform/pcm/complaint_form?language=en

You can learn more about the PCM and how to file a complaint at: http://www.ebrd.com/work-with-us/project-finance/project-complaint-mechanism.html