



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: 4 | ARCHIVED on 11-Jul-2017 | ISR27805 |

Implementing Agencies: Ministry of Housing, Utilities, and Urban Development, Social Housing Fund

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.

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	● Substantial

Implementation Status and Key Decisions

Several World Bank missions visited Egypt during the past 6 months (last ISR in January 2017) to follow up on the effectiveness of the program. Several steps have been taken in the past 6 months:

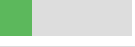
- SHF proposed a new law for social housing to merge SHF and GSF. The Bank provided input to the new law and highlighted the opportunity to review the governance structure of SHF.
- SHF has developed the rent component and called for application for 6,000 units for rental.
- GSF has processed more than 60,000 application for mortgage.
- SHF is currently processing the largest batch of application (375,000 applications) corresponding to the latest advertisement of new 500,000 social housing units.
- SHF has modified the eligibility criteria of beneficiaries to increase age range and adjusting down payment deposits.
- SHF and Ministry of housing reached an agreement with private sector developer to deliver social housing units in return for land for middle income housing. The agreement however limits the role of the private sector to being contractors and not developers.
- The Bank organized a workshop titled "Private Sector Engagement in Affordable Housing" where various country experiences (Mexico, Kenya, Easter European countries, Morocco, and Thailand) where presented
- The Bank has called on the authorities to accelerate progress in implementation and advised to grant SHF management more autonomy to ensure smooth implementation of the project and the whole Egypt's Social Housing program;
- Reaching a more comprehensive agreement with private sector developers to engage in social housing is key to the success of the operation. The Bank has organized a workshop for the authorities to showcase various country experience to facilitate reaching this agreement.

Next steps:

- The team will continue to regularly and proactively engage the relevant stakeholders and monitor particularly progress on i) SHF staffing and capacity/ institutional building, ii) GSF/SHF merger project, iii) operational activity (number of applications, amounts granted, etc...).
- Supervision mission is tentatively scheduled October 1-15.

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	--

Risks**Systematic Operations Risk-rating Tool**

Risk Category	Rating at Approval	Previous Rating	Current Rating
Political and Governance	--	● Substantial	● Substantial
Macroeconomic	--	● Substantial	● Substantial
Sector Strategies and Policies	--	● Substantial	● Substantial
Technical Design of Project or Program	--	● Substantial	● Substantial
Institutional Capacity for Implementation and Sustainability	--	● High	● High
Fiduciary	--	● Substantial	● Substantial
Environment and Social	--	● Moderate	● Moderate
Stakeholders	--	● Substantial	● Substantial
Other	--	--	--
Overall	--	● Substantial	● Substantial

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	Y
Date	01-Apr-2014	09-Aug-2015	08-May-2017

Comments

The DLI has been met and verified by the IVA report. However, the SHF has to further develop and staff the unit to perform efficiently.



► 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	Y
Date	01-Apr-2014	09-Aug-2015	08-May-2017

Comments

The DLI has been met and verified by the IVA report. The unit has to be staffed and organize the functions within the units to perform efficiently.

► Establishment and functioning of an accountability and transparency mechanism (Yes/No)

	Baseline	Actual (Previous)	Actual (Current)
Value	N	--	Y
Date	01-Apr-2014	--	08-May-2017

Comments

The DLI has been met and verified by the IVA report. The mechanism can be developed further. The unit is understaffed.

► Establishment by SHF of a functioning mechanism to monitor occupancy and vacancy of housing units by households receiving demand-side housing subsidy (Yes/No)

	Baseline	Actual (Previous)	Actual (Current)
Value	N	--	Y
Date	01-Apr-2014	--	08-May-2017

Comments

The DLI has been met and verified by the IVA report

► Number of households receiving demand-side homeownership subsidies for new housing units in each Fiscal Year during Program implementation under the AMP (Number (Thousand))

	Baseline	Actual (Previous)	Actual (Current)
Value	0.00	--	60.00
Date	01-Apr-2014	--	08-May-2017

Comments

Number of household receiving subsidies reached 42,362 by June 2016 according to the IVA report.



► Number of new households participating in rental subsidy programs in each Fiscal Year during Program implementation (Number (Thousand))

	Baseline	Actual (Previous)	Actual (Current)
Value	0.00	--	1234.00
Date	01-Apr-2014	--	08-May-2017

Comments

SHF has finalized a rent module and offered 6,000 units for rent. Currently, beneficiaries are in the process of applying to these units. The process is expected to be finalized in the next couple of months. Total household benefited from rent subsidies reached 1,234 by June 2016, according to the IVA report. This includes rent provided to emergency cases.

► Percentage of demand-side subsidies provided supporting the purchase or rental of housing units located within a commute of 60 minutes or less to an employment centre (Percentage)

	Baseline	Actual (Previous)	Actual (Current)
Value	0.00	--	100.00
Date	01-Apr-2014	--	08-May-2017

Comments

100 % of beneficiaries resides in units in 60 minutes proximity of job markets, according to the IVA report. the Bank recommends that from now on various means of transportation to be used in measuring this DLI.

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

	Baseline	Actual (Previous)	Actual (Current)
Value	0.00	--	1510.00
Date	01-Apr-2014	--	08-May-2017

Comments

There is ongoing discussions between the government and private sector developers to reach a model for engaging the private sector in social housing. Reaching an agreement that will be also satisfactory to the Bank will take some time. Total beneficiaries who resides in private sector developed units reached 1,510 by June 2016, according to the IVA report.

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	60,000.00	60,000.00	830,000.00
Date	01-Apr-2015	27-Dec-2016	08-May-2017	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	0.00	24.00

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

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	50.00
Date	01-Apr-2015	05-Dec-2016	05-Dec-2016	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	01-Apr-2015	05-Dec-2016	05-Dec-2016	30-Jun-2020
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► 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	Y	Y
Date	01-Apr-2015	27-Dec-2016	08-May-2017	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	Y	Y	Y
Date	10-Aug-2015	27-Dec-2016	27-Dec-2016	31-Dec-2016

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

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	N	N	N	Y
Date	10-Aug-2015	27-Dec-2016	27-Dec-2016	31-Dec-2017

► 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
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Value	N	N	Y	Y
Date	10-Aug-2015	27-Dec-2016	08-May-2017	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	27-Dec-2016	27-Dec-2016	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	27-Dec-2016	27-Dec-2016	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	Y	Y
Date	10-Aug-2015	27-Dec-2016	27-Dec-2016	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	27-Dec-2016	27-Dec-2016	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	27-Dec-2016	27-Dec-2016	31-Dec-2020
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► 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	27-Dec-2016	27-Dec-2016	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	Y	Y
Date	10-Aug-2015	27-Dec-2016	27-Dec-2016	31-Dec-2016

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

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	60.00	30.00	30.00	20.00
Date	10-Aug-2015	27-Dec-2016	08-May-2017	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	100.00	100.00	90.00
Date	10-Aug-2015	27-Dec-2016	08-May-2017	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
Value	N	N	N	Y
Date	10-Aug-2015	27-Dec-2016	08-May-2017	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	60,000.00	60,000.00	725,000.00
Date	10-Aug-2015	27-Dec-2016	08-May-2017	30-Jun-2020

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

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	1,234.00	105,000.00
Date	10-Aug-2015	27-Dec-2016	08-May-2017	30-Jun-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	30,000.00
Date	10-Aug-2015	27-Dec-2016	27-Dec-2016	30-Jun-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	100.00	100.00	50.00
Date	10-Aug-2015	27-Dec-2016	08-May-2017	30-Jun-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	100.00	50.00
Date	10-Aug-2015	27-Dec-2016	08-May-2017	30-Jun-2020



▶ 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	100.00	15.00
Date	10-Aug-2015	27-Dec-2016	08-May-2017	30-Jun-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	27-Dec-2016	27-Dec-2016	30-Jun-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	1,510.00	250,000.00
Date	10-Aug-2015	27-Dec-2016	08-May-2017	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	27-Dec-2016	08-May-2017	30-Jun-2016

Overall Comments