



## WAEMU Affordable Housing Finance (P161658)

AFRICA | Western Africa | Finance, Competitiveness and Innovation Global Practice |  
IBRD/IDA | Investment Project Financing | FY 2018 | Seq No: 3 | ARCHIVED on 14-Dec-2018 | ISR34652 |

Implementing Agencies: CRRH, BOAD, WAEMU, WAEMU Commission

### Key Dates

#### Key Project Dates

Bank Approval Date: 28-Sep-2017

Effectiveness Date: 21-Dec-2017

Planned Mid Term Review Date: 16-Dec-2019

Actual Mid-Term Review Date: --

Original Closing Date: 31-Dec-2022

Revised Closing Date: 31-Dec-2022

### Project Development Objectives

Project Development Objective (from Project Appraisal Document)

The development objective is to expand access to long-term housing finance in WAEMU, including for underserved households.

Has the Project Development Objective been changed since Board Approval of the Project Objective?

No

### Components

Name

Participating Banks Mortgage Refinancing:(Cost \$80.00 M)  
Non-Bank Financial Institutions Mortgage Refinancing:(Cost \$50.00 M)  
Affordable Housing Policies Technical Assistance:(Cost \$15.00 M)  
Technical Assistance for Non-Bank Financial Institutions and CRRH:(Cost \$5.00 M)  
Design of Regional Guarantee Product for Housing Loans:(Cost \$5.00 M)

### Overall Ratings

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

### Implementation Status and Key Decisions

The team welcomes the considerable progress made in the past 6 months: CRRH issued a new bond, disbursements are expected to accelerate and the recruitment of key new staff has been completed by CRRH. CRRH has launched various training events with the IFC and the change at the Board to include at least one-third of independent directors is underway.

CRRH, the implementing agency, disbursed US\$20million equivalent and is expected to disburse another US\$20 million equivalent under the subordinated debt and US\$20 million equivalent of the line of credit for banks by end of 2018. CRRH closed its eighth groundbreaking bond issue, as for the first time it offered bonds over a 15-year maturity. Part of the 15-year tranche will be bought by the IFC using an innovative Private Sector

Window credit. 8 banks have submitted pipelines of loans to be refinanced for an amount greater than the disbursement. CRRH however notes that the absorption capacity of the national securities markets is limited.

CRRH has also instituted a good risk management system with a fund to manage exchange rate risk. The introduction of the refinancing window for microfinance institutions is the main priority for 2019 in order to better serve households with modest and irregular incomes. The recruitment of a consultant dedicated to this component is in progress. The project has allocated US\$50 million equivalent for this component and the support of CRRH's Board would be instrumental.

Disbursements to the WAEMU Commission have been modest and would need to be accelerated. The provision of Public Audited Accounts from the Court of Accounts of the WAEMU Commission has yet to be completed and is expected before June 2019. Procurement activities for CRRH have been moving faster since the recruitment of a specialist in Bank procedures. The WAEMU Commission has assigned a well-trained procurement staff to the project and a housing expert has been recruited, however progress still needs to be made on the contracts relating to the support to the social housing programs and the Centre for Excellence in Housing.

There is strong demand from countries for support on their social housing programs which will be addressed by the activity managed by the Commission. This activity will be expedited and coordinated by the newly-hired housing expert. It will be important that focal points of each country support the WAEMU Commission to ensure that speed of implementation of the technical assistance is no longer an issue, considering the strong expectations of the WAEMU countries to obtain support.

## Risks

### Systematic Operations Risk-rating Tool

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

## Results

### PDO Indicators by Objectives / Outcomes

PDO Indicators				
▶Number of new mortgage loans issued by banks in WAEMU (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	12,000.00	--	12,000.00	32,000.00



Date	28-Dec-2017	--	28-Dec-2017	29-Dec-2022
Comments:	This indicator should be provided by the BCEAO. At this stage the information has not been received.			
<b>►Number of housing loans issued by banks and non bank financial institutions below FCFA 15 Million refinanced by CRRH (Number, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	1,440.00	4,718.00	5,080.00	13,000.00
Date	28-Dec-2017	30-Apr-2018	11-Dec-2018	29-Dec-2022

### Overall Comments

please see comments earlier. the BCEAO has not provided the indicator on the number of new mortgage loans issues by banks in the WAEMU

### Intermediate Results Indicators by Components

<b>Participating Banks Mortgage Refinancing</b>				
<b>►Outstanding bonds issued by CRRH (Amount(USD), Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	180,000,000.00	242,000,000.00	282,000,000.00	740,000,000.00
Date	28-Dec-2017	28-Feb-2018	07-Dec-2018	29-Dec-2022
<b>►Survey of a sample of beneficiaries by mid-term review to provide feedback on terms and conditions of housing loans (Number, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	--	0.00	1.00
Date	28-Dec-2017	--	28-Dec-2018	29-May-2020

<b>Non-Bank Financial Institutions Mortgage Refinancing</b>				
<b>►Number of non-bank financial institutions making use of CRRH refinancing window (Number, Custom)</b>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	8.00
Date	28-Dec-2017	30-Apr-2018	30-Apr-2018	29-Dec-2022
<b>►Number of housing loans issued by non-bank financial institutions below 10 M FCFA and refinanced by CRRH (Number, Custom)</b>				



	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	3,000.00
Date	28-Dec-2017	30-Apr-2018	30-Apr-2018	29-Dec-2022

#### Affordable Housing Policies Technical Assistance

►A land and housing price index is established in a research centre, harmonized across all 8 countries and with effective data in at least 2 countries (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	1.00
Date	28-Dec-2017	30-Apr-2018	30-Apr-2018	29-Dec-2022

►Number of countries which implement recommendations from the advisory services on affordable housing programs (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	4.00
Date	28-Dec-2017	30-Apr-2018	30-Apr-2018	29-Dec-2022

#### Design of Regional Guarantee Product for Housing Loans

►A regional guarantee product for housing loans is available (Amount(USD), Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	1.00
Date	28-Dec-2017	30-Apr-2018	30-Apr-2018	29-Dec-2022

## Data on Financial Performance

### Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P161658	IDA-61410	Effective	USD	130.00	130.00	0.00	22.02	110.00	17%
P161658	IDA-D2360	Effective	USD	25.00	25.00	0.00	1.65	24.10	6.4%

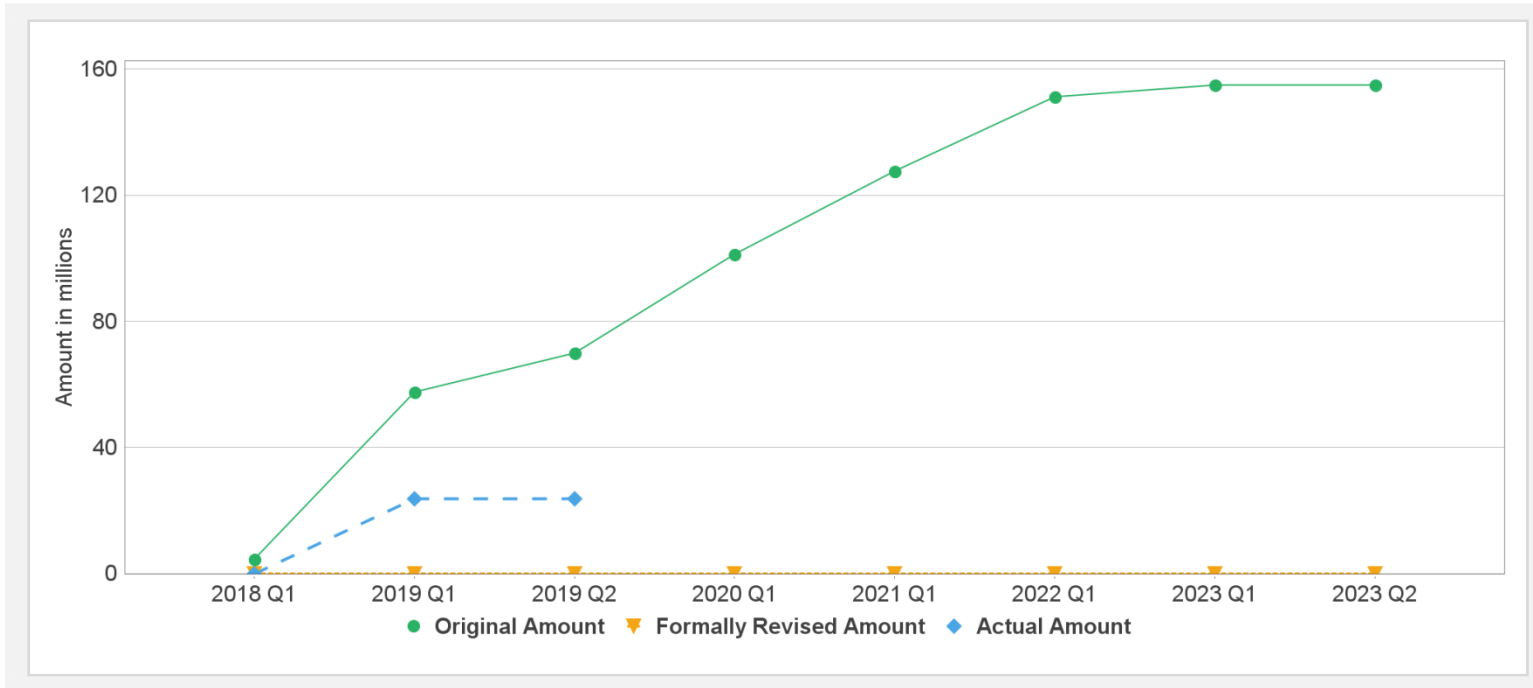
### Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
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P161658	IDA-61410	Effective	28-Sep-2017	13-Oct-2017	21-Dec-2017	31-Dec-2022	31-Dec-2022
P161658	IDA-D2360	Effective	28-Sep-2017	13-Oct-2017	21-Dec-2017	31-Dec-2022	31-Dec-2022

### Cumulative Disbursements



### Restructuring History

There has been no restructuring to date.

### Related Project(s)

There are no related projects.