



GLOBAL AFFORDABLE HOUSING FORUM

31 MAY : 2 JUNE 2023

# HOUSING FOR ALL EGYPTIANS

Social Housing and Mortgage Finance Fund





# SOCIAL HOUSING AND MORTGAGE FINANCE FUND



AN AFFILIATED ENTITY TO THE  
MINISTRY OF HOUSING IN EGYPT,  
ESTABLISHED IN 2014 BY THE  
VIRTUE OF NEW SOCIAL HOUSING  
LAW.

**1,000,000+**

HOUSING UNITS FOR LOW AND  
MIDDLE INCOME EGYPTIAN  
HOUSEHOLDS.



# **MANAGEMENT STRATEGY**

## **1. Governance & Transparency**

**Announcing a unified criteria to reach deserved and eligible households, to overcome subsidy misallocation.**

**Linking all stakeholders through digitization allocation process to enhance transparency and prevent corruption.**

**Depending on investigation companies to verify the income data provided to ensure not owning another housing unit.**

**Banks also check applicants I-Score and incomes levels before under writing loans.**

**Conducting inspection visits by SHMFF judicial seizure to ensure that houses occupied by original beneficiaries and is being used for housing purpose.**







## **MANAGEMENT STRATEGY**

### **2. Planning & Community Engagement**

**SHMFF conducts housing study to identify market needs.**

**Collecting applicants' demand through launching calls for applications then building units according to received demand.**

**Conducting periodic surveys with beneficiaries to receive their feedback.**

**Maintaining cultural adequacy, architecture in some region is inspired by its nature.**

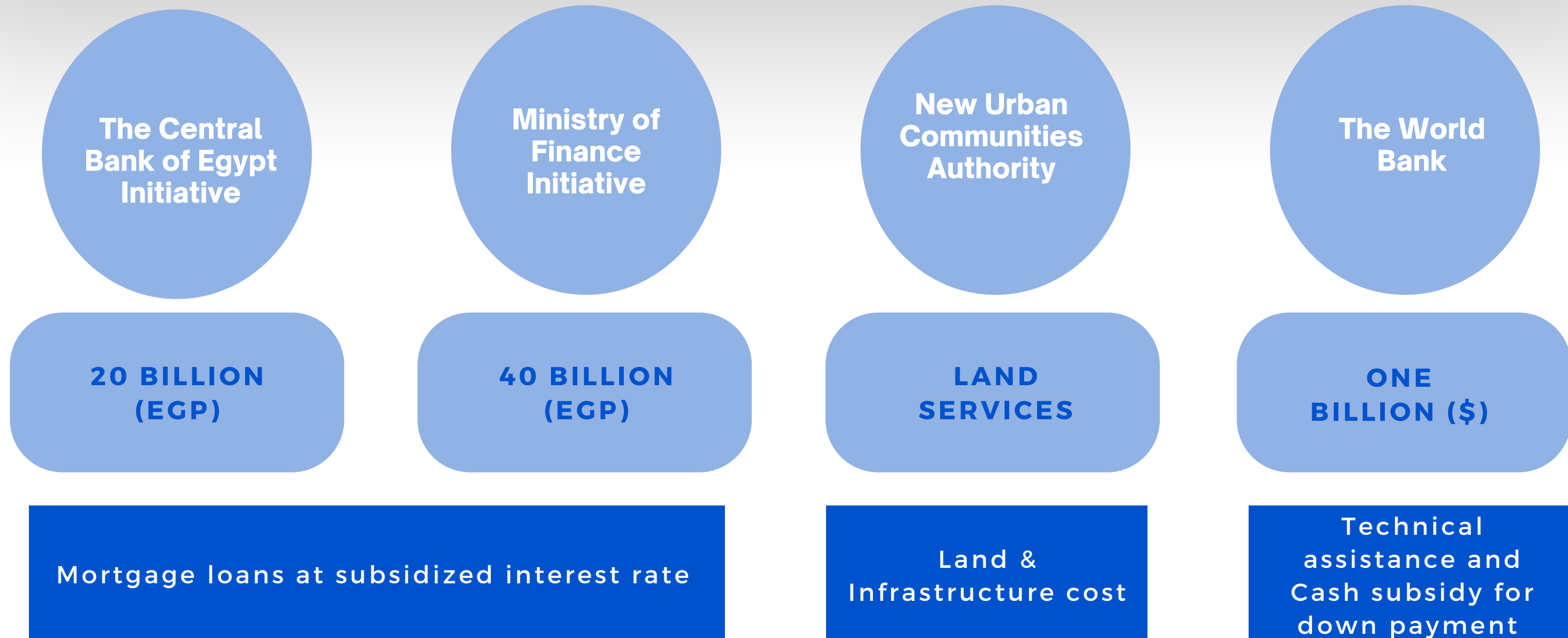
**Taking into account improving movability within projects locations to reflect disabled citizens needs.**



# MANAGEMENT STRATEGY

## 3. Ensure Finance Sustainability

SHMFF uses smart subsidy through linking cash subsidy with income levels and providing long term mortgage loan at subsidized interest rate, to raise affordability and accessibility of low-income citizens to obtain housing units, through cooperating with:



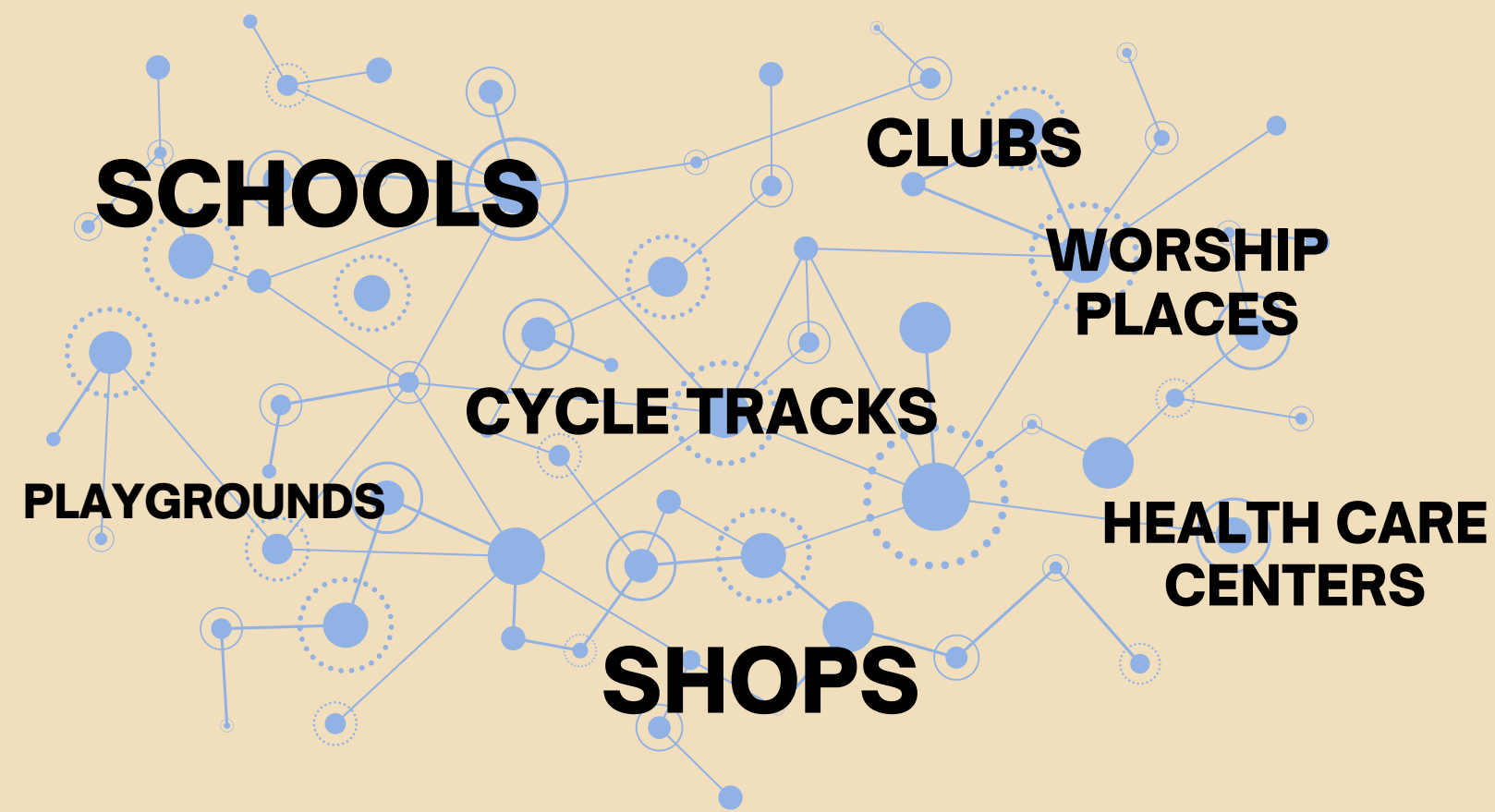




# MANAGEMENT STRATEGY

## 4. Suitable Locations and Services

SHMFF cooperated with NUCA to select housing projects locations in safe and secure areas in unpolluted locations, with max 60 minutes commuting time to work centers, connected with needed services.



Also all locations are provided with basic infrastructure like transportation networks, sanitation, electricity and clean water.





# MANAGEMENT STRATEGY

## 5. Providing Units' Facilities



Connecting units with clean water and safe disposal of sewage.



Providing wide spaces between buildings to ensure Ventilation and lighting inside units.



Contracting with maintenance company to ensure sustainability of facilities.



# INNOVATION

## 1. Digitalization



- SHMFF has shifted towards digitizing all system operations process from applying to allocating units , since 2017.
- Adapting technological strategy thus eliminating paperwork to accelerate provision of services, subsidies and mortgage applications, therefore saving time and effort.
- Services have grown exponentially in handling cases (from 300 to 90,000 case per year) causing a huge reduction by 87% in application turnaround time.



# INNOVATION

## 2. Shifting to Green Housing Units

**25000+**  
**GREEN UNITS**

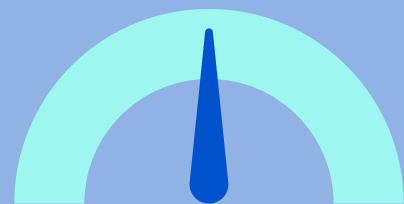


- First affordable green housing project in Africa.
- Using eco-friendly building material.
- Generate enough power to light up stairs and surrounding areas .
- Saving power reached 30%.



# INNOVATION

## 2. Shifting to Green Housing Units



**REDUCE ENERGY  
CONSUMPTION BY**

**24%-50%**



**REDUCE CO2  
EMMISSIONS BY**

**3%**



**REDUCE WATER  
CONSUMPTION BY**

**40%**

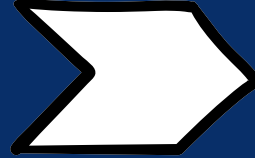


**REDUCE SOLID  
WASTE BY**

**70%**

# SHMFF ACHIEVEMENTS

Over 7 years SHMFF succeeded to construct 850,000 housing units which represents 52% of total government housing production, equal to what had been constructed in Egypt over 38 years (1976 : 2013), as Egyptian housing production in 1976 was 42,000 units per year.

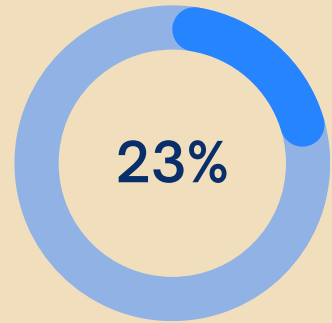
	<b>2014</b>		<b>2023</b>
<b>No. of Beneficiaries</b>	<b>395</b>		<b>500K</b>
<b>Financing (EGP)</b>	<b>18M</b>		<b>58B</b>
<b>Subsidy (EGP)</b>	<b>88K</b>		<b>8.2B</b>
<b>No. of Banks</b>	<b>4</b>		<b>31</b>
<b>No. of Contractors</b>	<b>25</b>		<b>500</b>





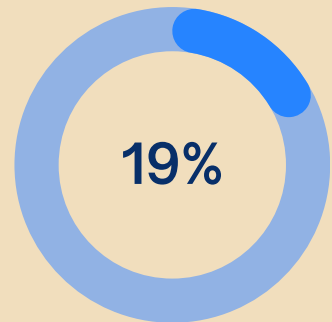
# SHMFF PROGRAM IMPACT

## 1. Socially



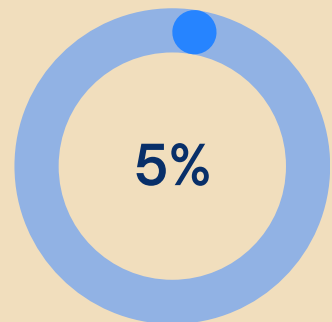
### Women Breadwinners

Giving priority to Women headed households to access and benefit from the program



### Self-employed

Coordinating with the Central Bank to stipulate standard conditions for ensuring their eligibility to apply for social housing.



### Citizens with Special Needs

Allocating ground floor for citizens with mobility disabilities, while allocating housing units for other disabled citizens without discrimination to integrate them into society naturally.







# SHMFF PROGRAM IMPACT

## 2. Environmentally

Decreasing the growth of informal settlements.

Rationalizing water and electricity consumption.

Using eco-friendly building material to reduce carbon gas emission.







# SHMFF PROGRAM IMPACT

## 3. Economically

Contributing by 12% to the real estate and construction sector.

Decreasing the expansion of informal housing and related impact on agriculture output.

Generating 4.2 million new job opportunities.

Contributing by 2% to GDP.





# GLIMPS ON SHMFF FUTURE

## EXPANDING THE SCOPE OF OUR PROGRAM

INCREASING THE TARGET OF THE PROGRAM TO 2 MILLION UNITS

## DEVELOPING NEW AFFORDABLE RENTAL COMPONENT

ESTABLISHING A SUBSIDIZED RENTAL PROGRAM THAT TARGETS 100,000 BENEFICIARIES

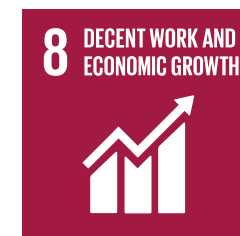
## ENHANCING PRIVATE SECTOR PARTICIPATION

OFFERING INCENTIVES TO EXPAND PRIVATE SECTOR PARTICIPATION IN DEVELOPMENT OF LOW-INCOME HOUSING (PPP)

## EXPANDING THE GREEN BUILDING PROJECT

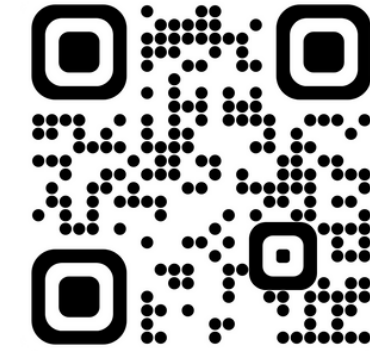
GOING FOR GREENER UNITS BY DOUBLING THE TARGET TO BE (50,000 UNITS) THEN APPLYING GREEN PROJECT TO ALL HOUSING UNITS

### SHMFF NEW PLAN TARGETS ACHEIVING THE FOLLOWING SDGS:





# Thank You



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