HOUSING FOR ALL EGYPTIANS

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.

SOCIAL HOUSING AND MORTGAGE FINANCE FUND

1,000,000+

HOUSING UNITS FOR LOW AND MIDDLE INCOME EGYPTIAN HOUSEHOLDS.
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 underwriting loans.

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

3. Ensure Finance Sustainability

- The Central Bank of Egypt Initiative
  - 20 BILLION (EGP)
  - Mortgage loans at subsidized interest rate

- Ministry of Finance Initiative
  - 40 BILLION (EGP)
  - Land & Infrastructure cost

- New Urban Communities Authority
  - LAND SERVICES

- The World Bank
  - ONE BILLION ($)
  - Technical assistance and Cash subsidy for down payment
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.
Providing wide spaces between buildings to ensure ventilation and lighting inside units.

Contracting with maintenance company to ensure sustainability of facilities.

Connecting units with clean water and safe disposal of sewage.

5. Providing Units’ 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.
2. Shifting to Green Housing 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 emissions by 3%
- Reduce water consumption by 40%
- Reduce solid waste by 70%
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.

### SHMFF ACHIEVEMENTS

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Beneficiaries</td>
<td>395</td>
<td>500K</td>
</tr>
<tr>
<td>Financing (EGP)</td>
<td>18M</td>
<td>58B</td>
</tr>
<tr>
<td>Subsidy (EGP)</td>
<td>88K</td>
<td>8.2B</td>
</tr>
<tr>
<td>No. of Banks</td>
<td>4</td>
<td>31</td>
</tr>
<tr>
<td>No. of Contractors</td>
<td>25</td>
<td>500</td>
</tr>
</tbody>
</table>
Giving priority to Women headed households to access and benefit from the program

Women Breadwinners
23%
Giving priority to Women headed households to access and benefit from the program

Self-employed
19%
Coordinating with the Central Bank to stipulate standard conditions for ensuring their eligibility to apply for social housing.

Citizens with Special Needs
5%
Allocating ground floor for citizens with mobility disabilities, while allocating housing units for other disables citizens without discrimination to integrate them into society naturally.
Decreasing the growth of informal settlements.

Rationalizing water and electricity consumption.

Using eco-friendly building material to reduce carbon gas emission.
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 ACHIEVING THE FOLLOWING SDGS:

- Good Health and Well-Being
- Clean Water and Sanitation
- Decent Work and Economic Growth
- Reduced Inequalities
- Responsible Consumption and Production
- Life on Land
- Partnerships for the Goals
Thank You

SOCIAL HOUSING AND MORTGAGE FINANCE FUND