



## Rwanda Housing Finance Project (P165649)

AFRICA EAST | Rwanda | Finance, Competitiveness and Innovation Global Practice |  
IBRD/IDA | Investment Project Financing | FY 2019 | Seq No: 5 | ARCHIVED on 26-May-2021 | ISR46881 |

Implementing Agencies: Development Bank of Rwanda, Government of Rwanda

### Key Dates

#### Key Project Dates

Bank Approval Date: 29-Nov-2018

Effectiveness Date: 10-Apr-2019

Planned Mid Term Review Date: 30-Nov-2021

Actual Mid-Term Review Date:

Original Closing Date: 31-Dec-2023

Revised Closing Date: 31-Dec-2023

### Project Development Objectives

Project Development Objective (from Project Appraisal Document)

To expand access to housing finance to households and to support capital market development in Rwanda.

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

No

### Components Table

Name
Provision of Long-Term Finance to Expand Housing Finance:(Cost \$117.00 M)
Technical Assistance and Implementation Support:(Cost \$3.00 M)
Provision of Infrastructure for Affordable Housing Development Projects:(Cost \$30.00 M)

### Overall Ratings

Name	Previous Rating	Current Rating
Progress towards achievement of PDO	<input type="checkbox"/> Moderately Satisfactory	<input type="checkbox"/> Moderately Satisfactory
Overall Implementation Progress (IP)	<input type="checkbox"/> Moderately Satisfactory	<input type="checkbox"/> Moderately Satisfactory
Overall Risk Rating	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial

### Implementation Status and Key Decisions

The Rwanda Housing Finance Project (RHFP) is a US\$150 million five-year project aiming at expanding access to housing finance to households and to support capital market development in Rwanda. The IDA Scale-up Facility (SUF) credit was approved by the Board on November 29, 2018 and became effective on April 10, 2019. The credit has disbursed 16 percent as of April 2021. The project is implemented by the Rwanda Development Bank (BRD) and includes two components: (1) Provision of Long-term Finance to Expand Housing Finance through a line of credit (LoC) extended to financial institutions (US\$117 million equivalent) and (2) Technical Assistance and Implementation Support (US\$3 million equivalent). Component two finances analytical work and capacity building to (i) enhance the housing demand-side and (ii) support the reform agenda to improve the enabling environment for the supply of affordable housing. Following project restructuring, a new component – (3) Provision of Infrastructure for Affordable Housing Development Projects (US\$30 million equivalent) – was added through reallocation of US\$30 million from component one to increase the availability of affordable housing with the provision of infrastructure to eligible affordable housing development projects. The COVID-19 has disrupted the supply of houses and its impact on jobs has slowed demand for mortgages.



## Risks

### Systematic Operations Risk-rating Tool

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

## Results

### PDO Indicators by Objectives / Outcomes

Number of housing loans financed by this project				
▶ Number of housing loans financed by this project (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	6,000.00
Date	31-Dec-2017	18-Sep-2020	30-Apr-2021	31-Dec-2024
Comments:	This indicator measures the number of housing loans financed by this project. Currently, there are mortgage applications being processed by two PFIs and disbursements are expected in the coming month. The team will assess progress on these during the mission.			

Number of housing loans financed by financial institutions				
▶ Number of housing loans financed by financial institutions (Percentage, Custom)				



	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	30.00
Date	29-Dec-2017	18-Sep-2020	30-Apr-2021	31-Dec-2024
Comments:	This indicator measures the percentage increase of housing loans financed by Rwandan financial institutions (increase in the total number of housing loans issued by Rwandan financial institutions compared to baseline (number of housing loans issued in 2018))			

#### Number of bonds issued by RMRC

##### ► Number of bonds issued by RMRC (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	1.00
Date	29-Dec-2017	18-Sep-2020	30-Apr-2021	29-Dec-2023
Comments:	This indicator measures the number of bonds issued by the RMRC on the capital market.			

#### Volume of bonds issued by RMRC

##### ► Volume of bonds issued by RMRC (Amount(USD), Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	10,000,000.00
Date	31-Dec-2018	18-Sep-2020	30-Apr-2021	29-Dec-2023
Comments:	This indicator measures the volume of bonds (USD) issued by the RMRC on the capital market.			

### Intermediate Results Indicators by Components

#### Provision of Long-Term Finance to Expand Housing Finance

##### ► Number of Participating Financial Institutions (LoC) (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	5.00	5.00	5.00
Date	29-Dec-2017	30-Oct-2020	30-Apr-2021	29-Dec-2023
Comments:	This indicator measures the number of financial institutions which access the line of credit for mortgage financing under this project.			



► Number of Participating Financial Institutions (Shareholders of RMRC) (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	3.00
Date	29-Dec-2017	30-Oct-2020	30-Apr-2021	29-Dec-2023
Comments:	This indicator measures the number of financial institutions which become shareholders of the RMRC.			
► Average maturity of housing loans financed by the project (Years, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	10.00
Date	31-Dec-2018	30-Oct-2020	30-Apr-2021	29-Dec-2023
Comments:	This indicator measures the average maturity of housing loans financed by the project.			
► Project beneficiaries satisfied with access to housing finance (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	80.00
Date	31-Dec-2018	30-Oct-2020	30-Apr-2021	31-Dec-2024
Comments:	This indicator measures the satisfaction of project beneficiaries with access to housing finance. The definition of project beneficiaries for this indicator extends beyond direct project beneficiaries to cover a wider range of relevant public and private stakeholders. This indicator will build on the successful and tested format of thematic roundtable discussions which were held with key stakeholders within the GoR, developers, financial sector representatives, and nongovernmental organizations engaged in housing development and finance to seek their feedback on project design and implementation arrangements. The team will maintain these consultations throughout the lifetime of the project through annual roundtable discussions and report on their outcomes in supervision reports.			

#### Technical Assistance and Implementation Support

► Number of entities receiving technical assistance (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	2.00	3.00	8.00
Date	29-Dec-2017	30-Oct-2020	30-Apr-2021	29-Dec-2023
Comments:	This indicator measures the number of entities receiving technical assistance and capacity building under the project.			

#### Provision of Infrastructure for Affordable Housing Development Projects



▶ Number of new affordable residential housing units receiving GoR Infrastructure Support (Number, Custom, PBC)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	6,000.00
Date	30-Sep-2020	30-Oct-2020	30-Apr-2021	29-Dec-2023

**Performance-Based Conditions**

▶ PBC 1 Number of new affordable residential housing units receiving GoR Infrastructure Support (Number, Output, 8,000,000.00, 0.00%)				
	Baseline	Actual (Previous)	Actual (Current)	December 2023
Value	0.00	0.00	0.00	--
Date	--	30-Oct-2020	30-Apr-2021	--

▶ PBC 2 Number of new affordable residential housing units receiving GoR Infrastructure Support (Number, Output, 5,000,000.00, 0.00%)				
	Baseline	Actual (Previous)	Actual (Current)	December 2023
Value	0.00	0.00	0.00	--
Date	--	30-Oct-2020	30-Apr-2021	--

▶ PBC 3 Number of new affordable residential housing units receiving GoR Infrastructure Support (Number, Output, 2,000,000.00, 0.00%)				
	Baseline	Actual (Previous)	Actual (Current)	December 2023
Value	0.00	0.00	0.00	--
Date	--	30-Oct-2020	30-Apr-2021	--

▶ PBC 4 Number of new affordable residential housing units receiving GoR Infrastructure Support (Number, Outcome, 15,000,000.00, 0.00%)				
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	Baseline	Actual (Previous)	Actual (Current)	December 2023
Value	0.00	0.00	0.00	--
Date	--	30-Oct-2020	30-Apr-2021	--

### Data on Financial Performance

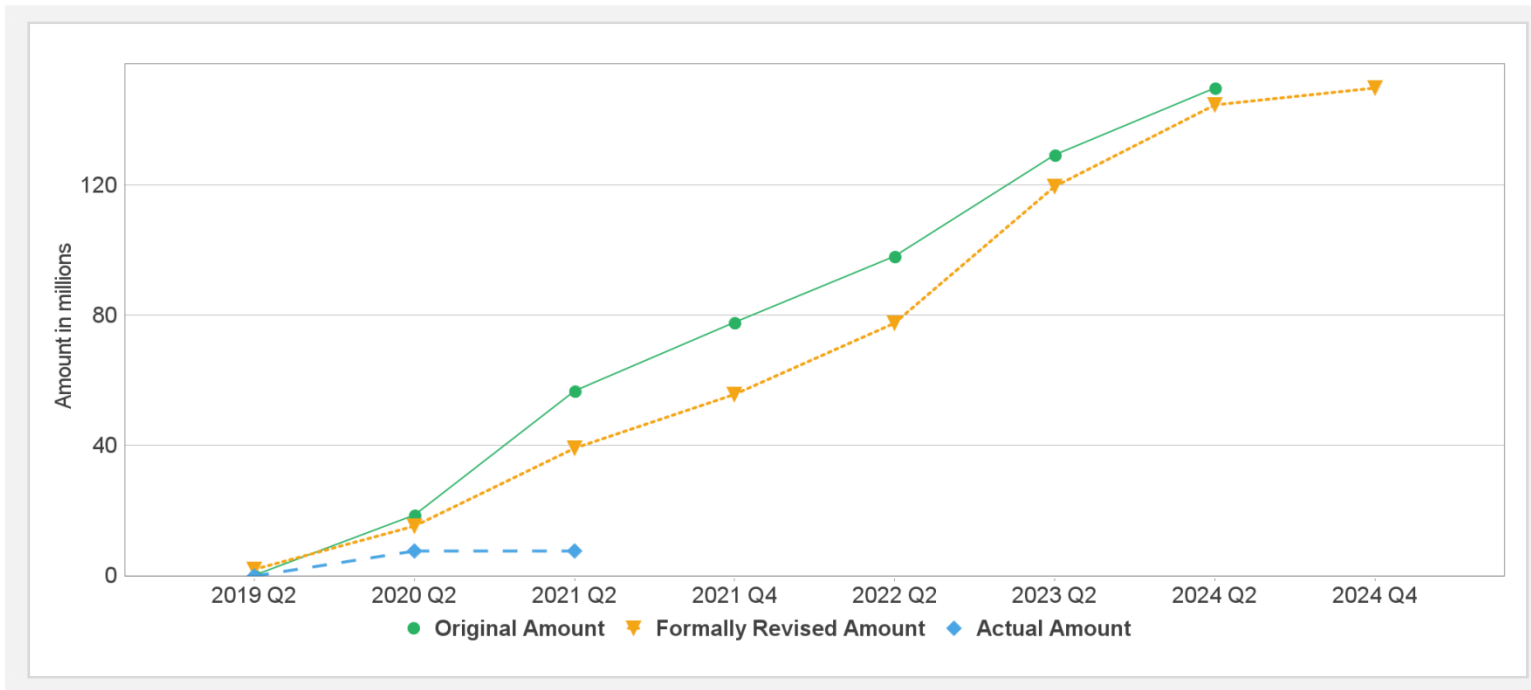
#### Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P165649	IDA-63430	Effective	USD	150.00	150.00	0.00	25.12	127.99	16%

#### Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P165649	IDA-63430	Effective	29-Nov-2018	12-Dec-2018	10-Apr-2019	31-Dec-2023	31-Dec-2023

### Cumulative Disbursements





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### PBC Disbursement

PBC ID	PBC Type	Description	Coc	PBC Amount	Achievement Status	Disbursed amount in Coc	Disbursement % for PBC
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### Restructuring History

Level 2 Approved on 06-Nov-2020

### Related Project(s)

There are no related projects.

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