One WBG Housing Strategy:

What have we learned and how do we move forward?

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**A Panel Discussion among Practitioners**

**November 30, 11:00-12:30, National Conference Center**

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**Introductory remarks:**

**Sophie Sirtaine**, Director of Strategy, IEG

**Moderator:**

**Victor Vergara**, Lead Urban Specialist, IEG

**Presenters:**

**Sameh Wahba,** Director, GSURB; **Loïc Chiquier**,Senior Advisor, Finance and Markets; **Maria Elena Pinglo**, Evaluation Officer, IEG;and **Yan Zhang,** Sr. Urban Economist, GSU19

**Panelists:**

**Ines Magalhaes,** formerMinister of Cities, Brazil; **Britt Gwinner**, Head of Housing Finance for IFC’s Financial Institutions Group**, Nicholas St Johnston,** Senior Property Specialist, IFC; **Angelica Nunez,** Senior Urban Specialist, GSU10; **Alexandra Le Courtois,** Urban Specialist, GSU13.

**Concluding remarks:**

**Ede Ijjasz-Vasquez,** Senior Director, GSURR

**Objective**

This session aims to have a candid discussion on how to move forward the One World Bank Group Housing Strategy, which was presented to the Board in December 2015.  It brings together the two major GPs – GSURR and Finance and Market, as well as the IFC – that have contributed to the development of this strategy.  The focus will be (1) stock taking of what we have learned from the four decades of shelter lending of the World Bank; (2) the ways in which the Bank can respond to the growing demand from client countries and cities to address its affordable housing challenges.

The presentation on the One WBG Housing Strategy will be preceded by the latest knowledge products, notably the recent IEG evaluation on World Bank Group Support to Housing Finance, and an updated portfolio review of the housing sector of the IBRD.  Seasoned World Bank TTLs will also serve as panelists.

**Agenda**

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| **Time** | **Session** | **Presenter/Facilitator** |
| 11:00-11:10 | **Introduction:** objective and participants | **Sophie Sirtaine** |
| 11:10-11:25 | **Session 1:** What’ve have Learned from 40 years shelter lending?   * IEG evaluation on World Bank Group Support to Housing Finance * Update on 30 years shelter lending | **Maria Elena Pinglo**  **Yan Zhang** |
| 11:25-11:40 | **Session 2:** Presentation on One World Bank Group Strategy | **Sameh Wahba**  **Loic Chiquier** |
| 11:40-12:25 | **Session 3:** Panel Discussion: How to move forward   * Reflections from panelists (4 min each) * Q&A (25 minutes) | **Moderator**: **Victor Vergara**  **Panelists**:   * **Ines Magalhaes** * **Nicholas St Johnston** * **Britt Gwinner** * **Alexandra Le Courtois** * **Angelica Nunez** |
| 12:25-12:30 | **Concluding Remarks** | **Ede Ijjasz-Vasquez** |

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| [Join Using WebEx](https://worldbankgroup.webex.com/worldbankgroup/j.php?MTID=m5026453b265ca948a8a1e89d796cb6a9) |
| Meeting password: 938FYxwQ |
| Meeting number: 733 130 176 |

**Speakers’ BIOs**

**Loïc Chiquier** is a Senior Advisor of the Finance and Markets Global Practice, the World Bank, where he holds the primary responsibility for global partnership engagement on a range of high-priority issues for growth such as housing finance, infrastructure finance, capital markets development, disaster risk management or financial inclusion. He is also serving as the Global Lead for infrastructure finance and housing finance.

Previously, he served as the Director for the World Bank Group’s Global Practice on Capital Market Development and as the Director for financial and private sector development in the Middle East and North Africa (MENA). Loic has considerable experience in the development of securities markets, reforms of institutional investors, developing innovative insurance services and promoting accessible housing finance markets. In this latter capacity Loic has led many successful advisory and knowledge initiatives, as well as transaction projects for the World Bank in the areas of urban development, affordable housing and accessible housing finance.

Loic has worked in more than 35 emerging economies. Prior to joining the World Bank Group, he served as Director for Crédit Foncier in Central Europe and Advisor for Housing Finance Reforms to the Government of Poland.  Loic holds degrees from École Polytechnique, École Nationale des Ponts et Chaussées and the Institut des Sciences Politiques de Paris.

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**Alexandra Le Courtois** is an urban specialist at the World Bank. She has fifteen year experience working in and with local governments primarily on urban planning, housing, urban land, decentralization, and municipal service delivery. Her career started in France managing projects in a deconcentrated entity of the national government providing technical support to local governments; and later working on a housing and redevelopment project in a municipality of Northern Paris area. Since she joined the World Bank in 2007, she has worked primarily in Sub-Saharan Africa and Northern Africa. Currently, she is involved in a TA to the government of Cote d’Ivoire on urban land and housing, as well as a regional project for affordable housing finance with the West Africa Development Bank. She holds a MS in Civil Engineering, the Ecole National des Travaux Publics de l’Etat, France, and a MS in Urban Management from the University of Lyon, France.

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**Britt Gwinner** is Head of Housing Finance for IFC’s Financial Institutions Group. Britt served for the past two years as Program Manager for Housing Finance in sub-Saharan Africa, based in Nairobi. Prior to that he was IFC’s Principal Housing Financial Specialist in Latin America and the Caribbean, based in Lima.

Prior to joining IFC, Britt served as Lead Housing Finance Specialist for the World Bank, where he was involved in developing policies to support housing finance markets in Latin America, East Europe, and Central and East Asia. Before the World Bank, Britt participated in the development of risk-based capital models and capital requirements for U.S. housing finance institutions, and he worked in financial and systems consulting for Fortune 500 companies. Britt holds an MBA in finance and a Masters in Public Policy from the University of Chicago, and a bachelor’s degree from George Washington University.

**Nicholas St Johnston FRICS**, Senior Property Specialist*, International Finance Corporation*. Nicholas joined IFC in 2012 initially as a consultant. This followed a 25-year career as a real estate developer in Asia after qualifying as a valuer in London with Hillier parker in 1984. In Asia, Nicholas started at Hongkong Land, part of the Jardine Group, and spent time in Hong Kong, Thailand, Beijing, Malaysia, Singapore (with a German fund as an investor and asset manager), and India (with Capital and Counties based in London). Active in the development of all forms of real estate, with a focus on city center multi use properties. Nicholas is currently vice chair of the Royal Institution of Chartered Surveyors Mid-Atlantic Branch based in Washington DC.

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**Angélica Nuñez** is Senior Urban Specialist, GSURR, The World Bank Group. Angelica is in charge of several loan and advisory projects on housing policies, neighborhood improvement, natural disaster management and urban management policies in several Latin American countries and the rest of the world, including Mexico, Brazil, Bolivia, Colombia, Egypt , Vietnam and the Caribbean. In particular, she has focused her career in the housing and urban development sector with emphasis on policies that achieve the participation of the private sector and the sustainability of policies in the long term. Prior to her current position, Angelica collaborated with consulting firms in the United Kingdom on finance infrastructure projects and public-private partnerships in the provision of public services such as transport, renewable energy and education. Angelica is an economist with studies in Mexico and the United Kingdom.



**Maria Elena Pinglo** - Evaluation Officer, Sustainable Development Unit, Independent Evaluation Group. Maria-Elena is an evaluator with a broad range of sector, country and project expertise.  She has over 15 years of financial and private sector experience, plus more than 10 years of experience evaluating development results, writing reviews, assessing programs, objectives, design and implementation. Ms. Pinglo uses her expertise for both accountability and learning purposes, and her areas of expertise include infrastructure, public-private partnerships, finance, macro and project evaluations.

Prior to joining the World Bank she was a lead financial analyst in the Investment Banking Division of Merrill Lynch Lima-Peru.  While at IEG, [Maria-Elena has authored a housing finance learning product, which draws lessons from WBG experience in housing financing.](http://ieg.worldbankgroup.org/evaluations/world-bank-group-support-housing-finance)  She holds an MBA from American University and a BA in Finance Pacifico's University in Lima-Peru.

**Ines Magalhães da Silva** is one of the leading policymakers globally in the area of housing, slum upgrading and urban inclusion. She has served as Brazil’s Minister of Cities until May 2016. Prior to this she served as the National Housing Secretary during the period 2005-2016. She led the formulation and implementation of Brazil’s housing and slum upgrading policies over the past decade, including two of the world’s largest public investment programs – Minha Casa Minha Vida (my house, my life) which delivered over 3 million housing units since 2009 and PAC Urbanização (Growth Acceleration Program’s Slum Upgrading Program) which has improved living conditions for millions of households living in Brazil’s favelas in the past decade. Ms. Magalhães also led the formulation of Brazil’s policy and regulatory framework governing Involuntary Resettlement and social work in the housing and urban development sectors, a path breaking legislation to ensure project-affected persons are not left worse off as a result of development-induced displacement. Prior to this, she was the director of slum upgrading at the Ministry and held senior positions in local government in the State of Sao Paulo. Ms. Magalhães da Silva is a sociologist and urban planner by training and has 30 years’ experience in housing, urban development and institutional capacity building at central and local government level.

With 25 years of experience in the urban sector, **Victor Vergara** is a lead urban specialist and GPSURR coordinator at IEG. Mr. Vergara joined the World Bank in 1991 contributing to policy dialog on sustainable urban finance. In 1994, as an urban specialist he led preparation of urban planning and management capacity building initiatives for Latin America. Mr. Vergara joined the World Bank Institute in 1998 where he led the Urban and the Municipal Finance global capacity building programs. In 2009, as a lead urban specialist for East Asia Pacific Region, he led technical review of operational, analytical and advisory services. Mr. Vergara co-chaired the Land and Housing Thematic group 2011-2013.

**Sameh Wahba** is Director, Urban, Disaster Risk Management, at the World Bank Group’s Social, Rural, Urban and Resilience Global Practice, based in Washington D.C. Prior to this, he managed the Global Urban and Resilience Unit, where he was responsible for the World Bank’s urban policy, strategy, analytics and partnerships at the global level. He also worked as Sustainable Development Sector Leader for Brazil, and as an urban specialist focused on housing, land and local economic development in Latin America and the Caribbean and the Middle East and North Africa Regions. Prior to joining the Bank in 2004, he worked at the Institute of Housing and Urban Development Studies in Rotterdam and at the Harvard Center for Urban Development Studies. He holds a Ph.D. and Masters in urban planning from Harvard University, and a B.Sc and M.Sc in Architectural Engineering from Cairo University.



**Yan Zhang** is a Sr. Urban Economist, GSURR. Yan’s current work focuses on urban land and affordable housing in Sub-Saharan Africa. Prior to joining the Africa Region, Yan led the Bank’s engagement in the low-income housing sector in the Philippines, based in Manila. Specifically, Yan led the urban team and successfully delivered a package of Technical Assistance to introduce innovations and build capacities of relevant agencies and communities to address the binding constraints in both demand and supply side of the low-income housing market, with a focus on informal settlers living in hazardous areas. Yan also co-led a large-scale multi-sectoral project Metro Manila Flood Management Project, responsible for the participatory housing and resettlement component. Yan was instrumental in housing recovery policies and practices post Super Typhoon Haiyan. She holds a Ph.D. in urban planning and urban policy from MIT.

1. See full details for login below. [↑](#footnote-ref-1)