Housing Portfolio Review
An Update of the Thirty Years of World Bank Shelter Lending

SURR Forum 2016

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Where do we stand?
Where do we stand?

- To observe trend in Bank’s shelter lending (2000-2013)*
- To take stock of housing-sector ASAs and assess knowledge gains and gaps (2010-2016)**

*Followed the same methodology as Buckley (2005)
** only GSURR are included.
Size of the Housing Portfolio (2000-2013)

World Bank Lending Projects
US$401.5bn

Urban Development Sector Board Projects
US$25.6bn (388 projects)

Housing Components
US$7.4bn (under 134 projects)

✓ Housing is often a part of a broader project
Types of Housing Projects (2000 to 2013)

**Cumulated Amount (million US$)**
- Disaster Relief, 1,876
- Green Building, 100
- Housing Finance, 2,116
- Housing Policy, 1,724
- Sites and Services, 10
- Slum Upgrading, 1,429

**Average Amount (million US$)**
- Disaster Relief
- Green Building
- Housing Finance
- Housing Policy
- Sites and Services
- Slum Upgrading

- Average amount when including 2004 tsunami
- Average amount when including Mexico private housing finance market project (US$1,010 million)

- Green building is a new category → concentration in emerging economies (2 in China, 1 in Mexico)
- Disappearance of Sites and Services
IDA/IBRD Repartition

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<thead>
<tr>
<th>Number of housing components</th>
<th>IDA</th>
<th>IBRD</th>
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<td>70</td>
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<tr>
<th>Cumulated amount of housing components per category (million US$)</th>
<th>US$2.2bn</th>
<th>US$5.2bn</th>
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Legend
- Disaster Relief
- Green Building
- Housing Finance
- Housing Policy
- Sites and Services
- Slum Upgrading

US$2.2bn
- 966
- 102
- 80

US$5.2bn
- 1644
- 2014
- 837
- 100
Regional Trends

Housing components within projects supported by the World Bank from 2000 to 2013

Number of H.C. per Region

Amount (US$) per Region

High number (regionally speaking), but small amount
# Changes in the Portfolio

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<tr>
<td><strong>Resurgence of Slum Upgrading</strong></td>
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<td><strong>Disappearance Sites and Services</strong></td>
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<td><strong>Continuous growing of Housing Policy</strong></td>
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NB: The portions through a column are a part of an entire pie chart
*periods used in the former study

(decade of building institution)

(impact of 2004 tsunami)
Housing Sector ASAs (2010-2016)

- 46 Housing-Sector focused ASAs completed between 2010-2016
- New global insights into macro-economic and micro-level housing expenditure stories
  - Urbanization and Housing Investment
  - Urbanization and Housing Consumption
- Adoption of Housing Value Chain Framework
Conceptual Framework: Housing Value Chain

Supply Side
- Land
- Services
- Building

Demand Side
- Income
- Credit

More nuanced understanding of each step of the value chain
Housing Sector ASAs (2010-2016)

Focus Areas of Housing Sector ASAs (2010-2016)

Increased (and still increasing) focus on land
Regional Distribution of Housing Sector ASAs (2010-2016)

- Global: 11
- AFR: 8
- EAP: 10
- ECA: 4
- LAC: 7
- MNA: 3
- SAR: 3
Thank You!
The Categories

- **Housing Finance**
  - Financial market for housing
  - Mortgage market
- **Sites and Services**
  - Provision of infrastructure for new housing development
- **Housing Policy**
  - Reform of housing or land use policy
  - Cadastres
- **Green Building**
  - Sustainable housing
- **Slum Upgrading**
  - Any form of upgrading of houses or infrastructure within a slum
- **Disaster Relief**
  - Post-disaster and post-conflict reconstruction
Steps of the Review

Filter 1
- Projects which **approval year** is between 2000 and 2013
- Projects under theme and sector codes 71, 74, 101, 102, FC, YC
  - *Urban services and housing for the poor, Other urban development, Urban planning and housing policy, City-wide infrastructure and service delivery, Housing finance, Housing construction*

Filter 2
- Projects with **housing component(s)**
- 85% projects were rejected because broader municipal or urban focus

Sorting
- Housing components were sorted in 6 categories on the basis of the PAD
- Some projects have multiple housing components

Amount
- Amounts allocated to **each housing components** within a project are those provided on the PAD
- When not exactly representative, approximations were used (based on sector/theme code percentage or with PAD numbers)
Some themes closely related to housing but still treated separately

- Water supply and sanitation (latrines)
  - US$7.6 million/housing comp. (20 projects)
- Heating (mostly in Europe and China)
  - Shows interest to energy challenge
  - US$2.3 million/housing comp. (3 projects)
- Housing in rural areas mostly seen as a poverty and social issue → not a challenge in term of housing.

Not included in the review