



# Housing Portfolio Review

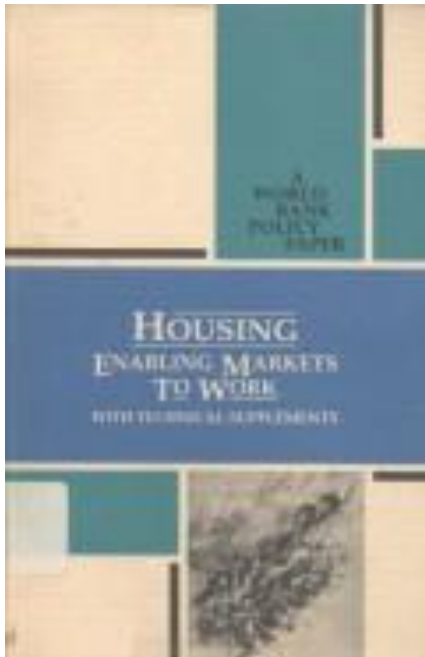
## An Update of the Thirty Years of World Bank Shelter Lending

SURR Forum 2016

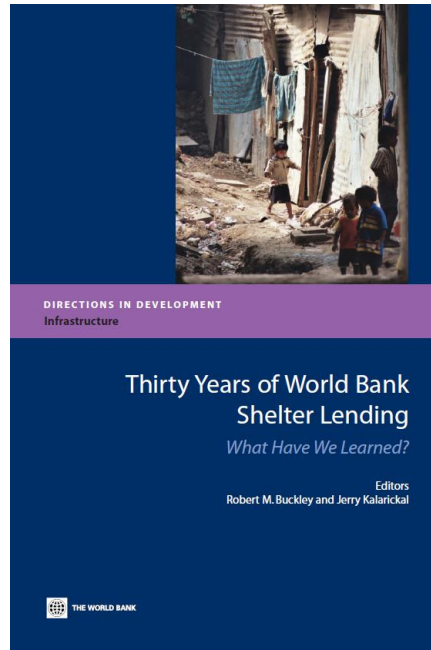
Yan Zhang, Alexandra Le Courtois  
Eve Schadeck, Reyna Alorro



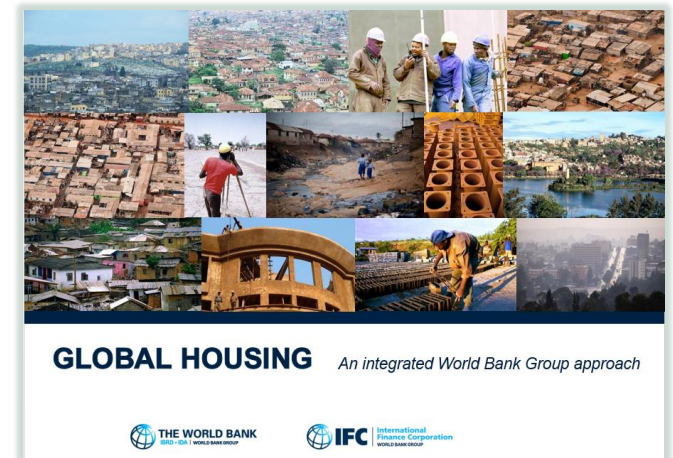
# Where do we stand?



1993



2005



2015



# 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)

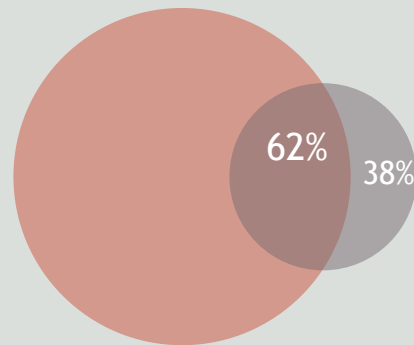
\*\* only GSURR are included.



# Size of the Housing Portfolio (2000-2013)

World Bank Lending Projects  
*US\$401.5bn*

✓ Housing is often a part of a broader project



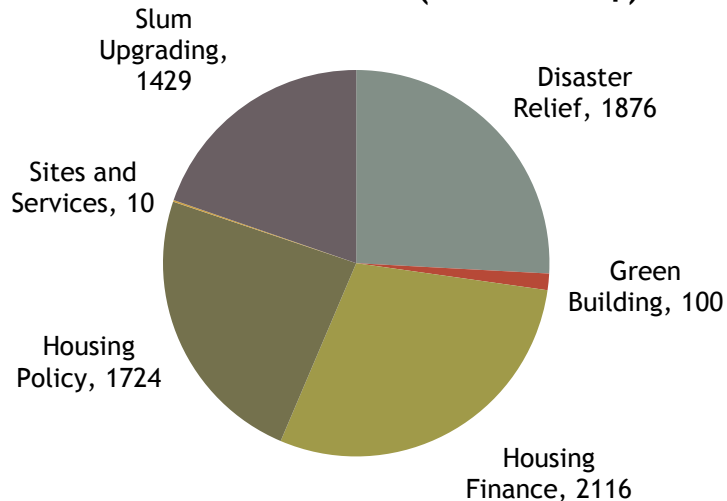
Housing Components  
*US\$7.4bn (under 134 projects)*

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

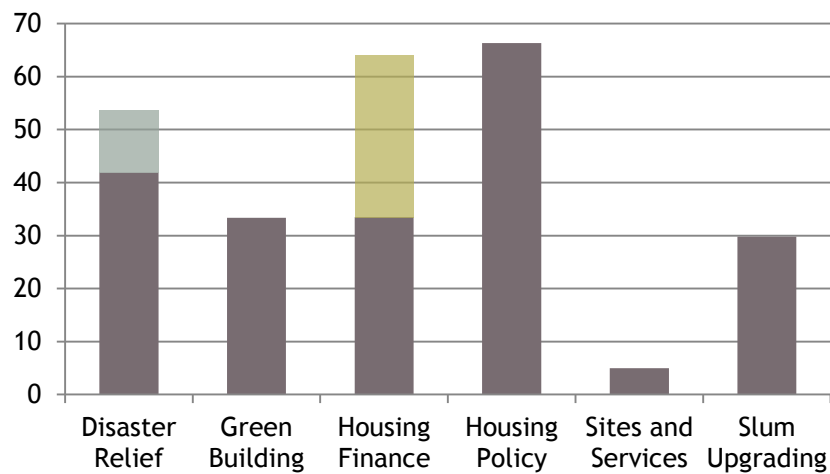


# Types of Housing Projects (2000 to 2013)

**Cumulated Amount (million US\$)**

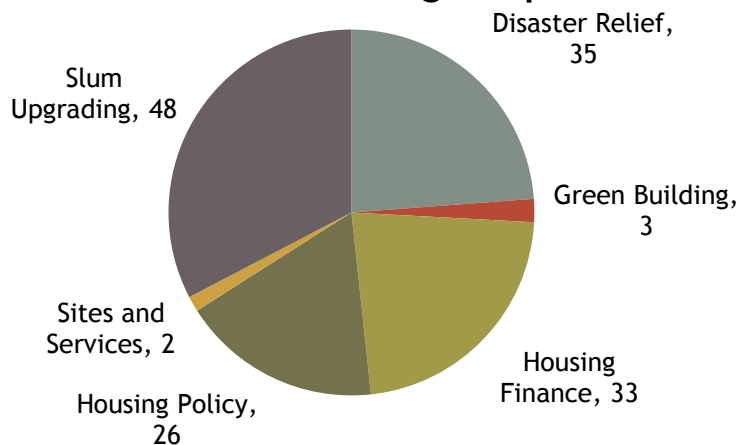


**Average Amount (million US\$)**



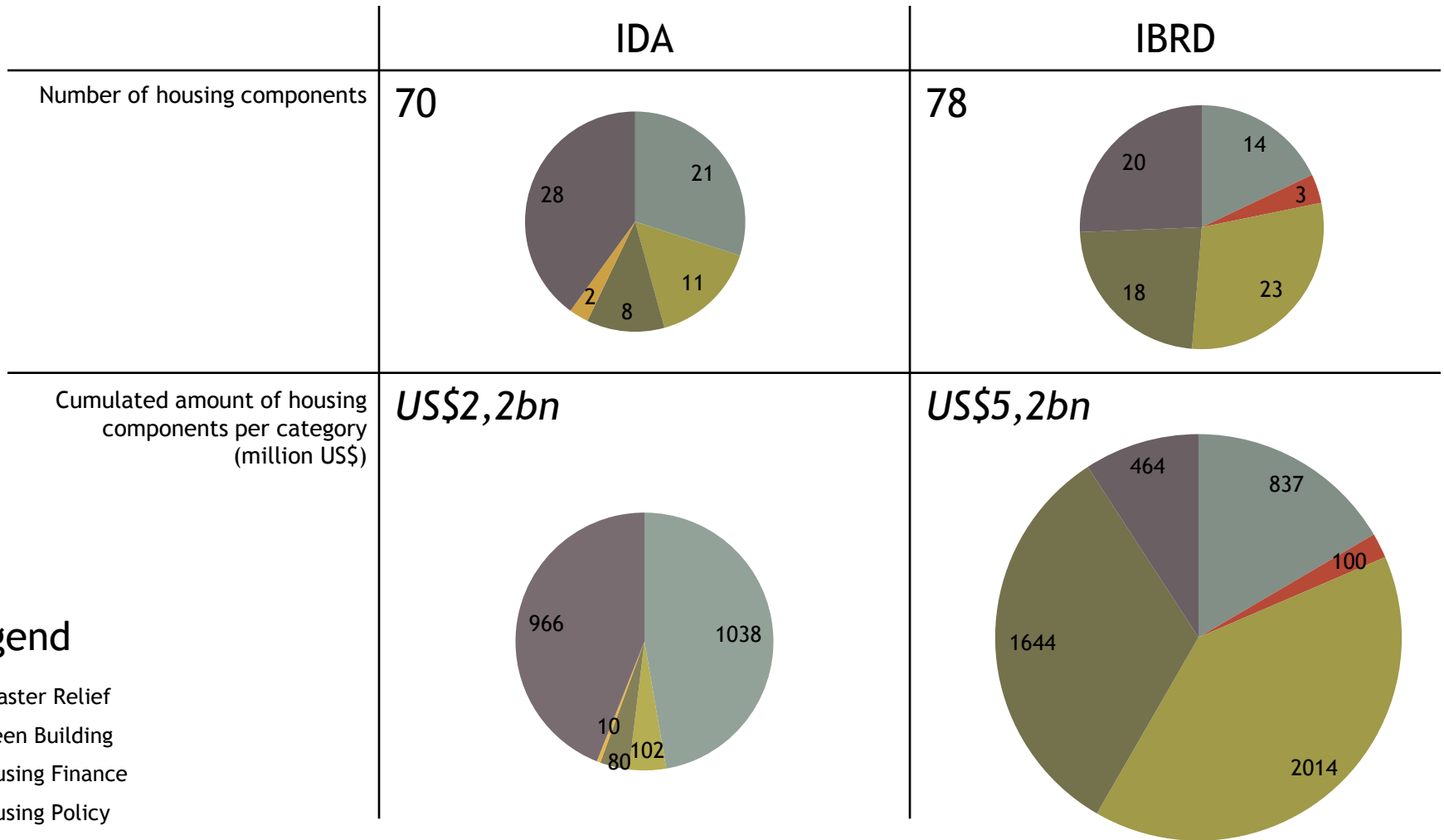
■ Average amount when including 2004 tsunami  
■ Average amount when including Mexico private housing finance market project (US\$1,010 million)

**Number of housing component**



✓ Green building is a new category → concentration in emerging economies (2 in China, 1 in Mexico)  
 ✓ Disappearance of Sites and Services

# IDA/IBRD Repartition

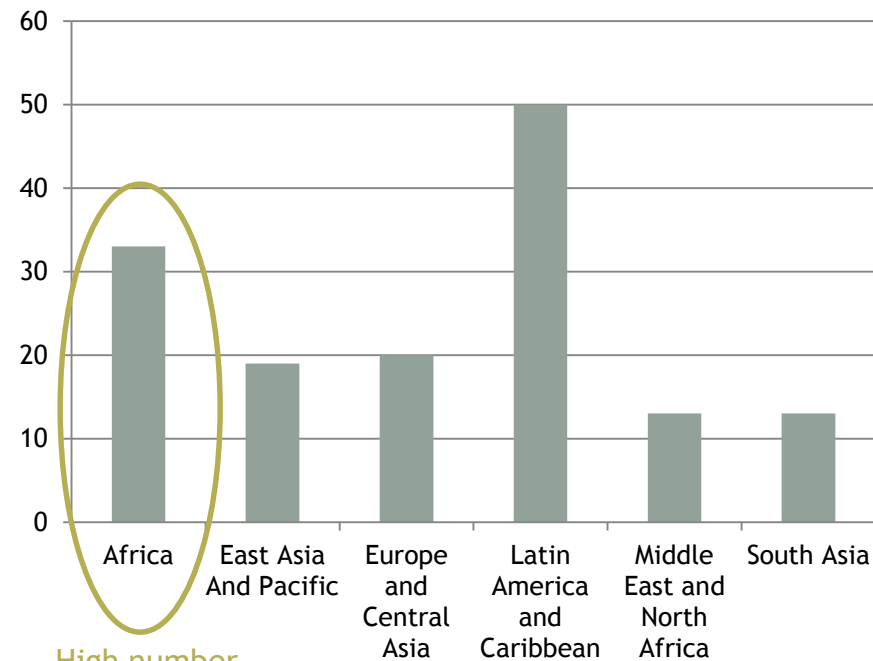


- Legend**
- Disaster Relief
  - Green Building
  - Housing Finance
  - Housing Policy
  - Sites and Services
  - Slum Upgrading

# Regional Trends

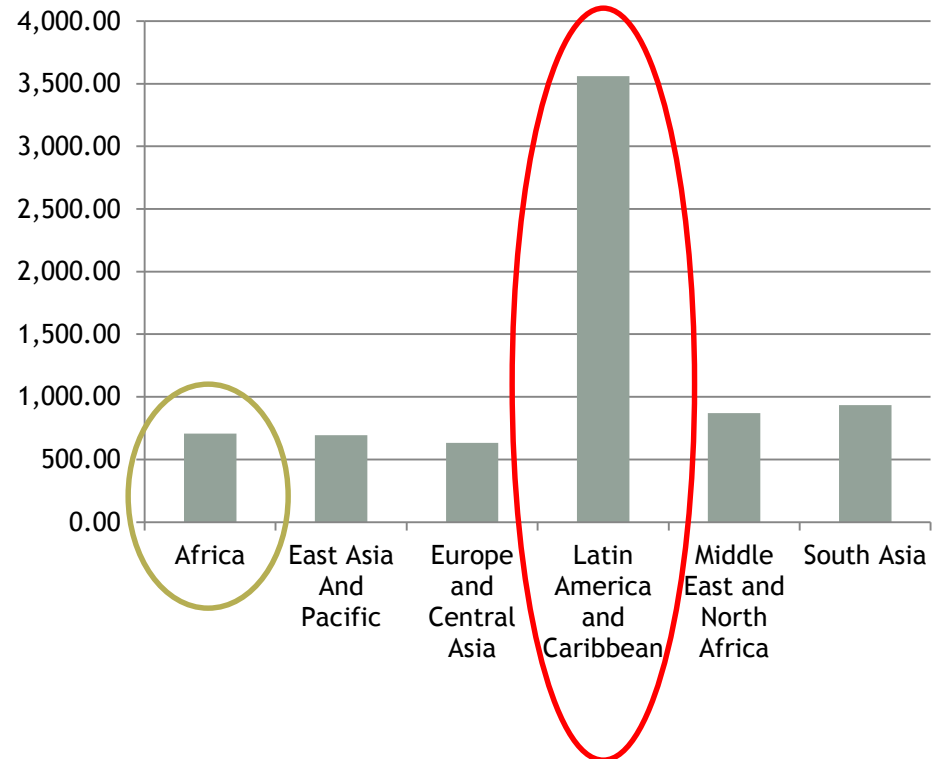
*Housing components within projects supported by the World Bank from 2000 to 2013*

## Number of H.C. per Region

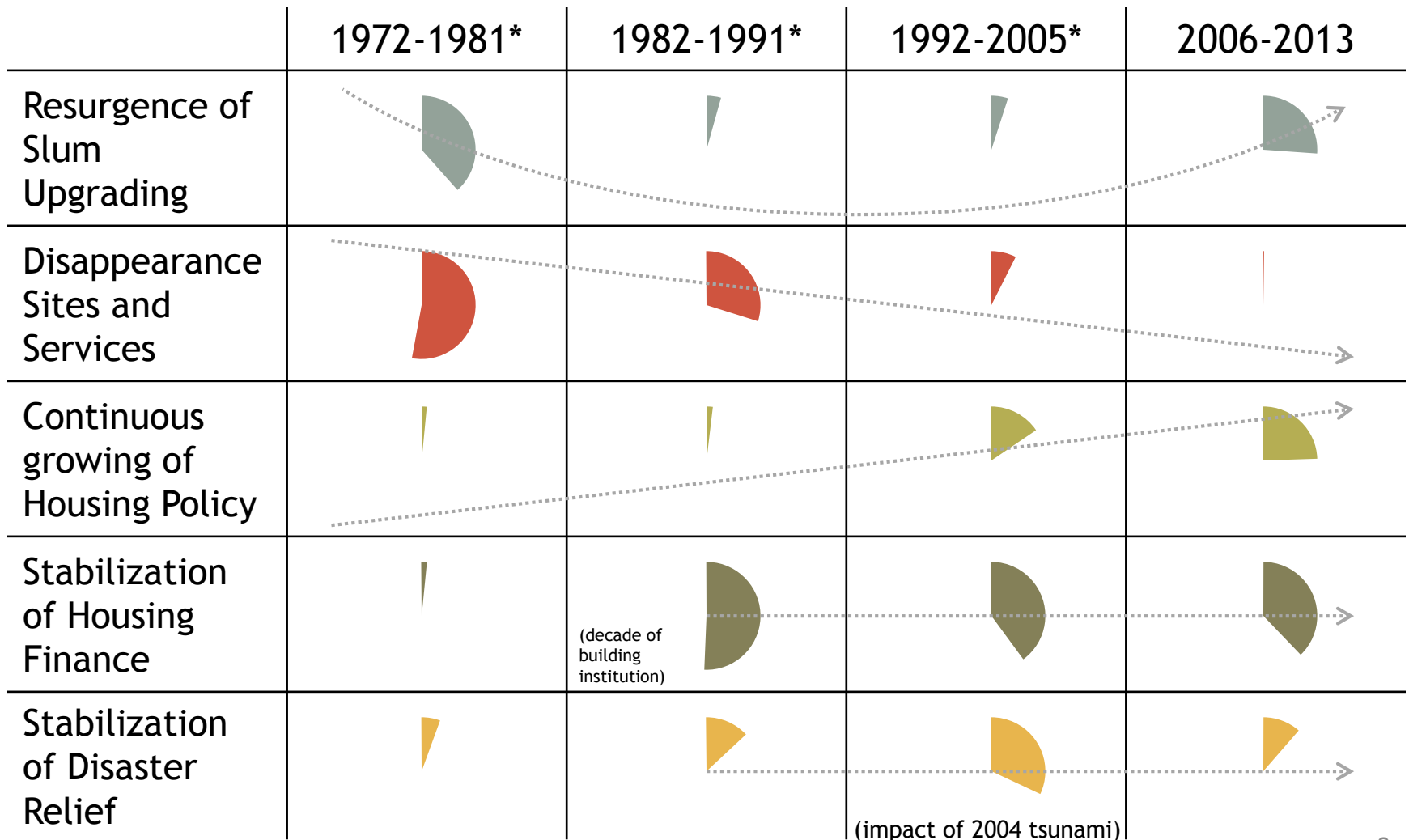


High number (regionally speaking), but small amount

## Amount (US\$) per Region



# Changes in the Portfolio



NB: The portions through a column are a part of an entire pie chart  
 \*periods used in the former study





# 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



# Housing Sector ASAs (2010-2016)

## Conceptual Framework: Housing Value Chain

Supply Side

Land

Services

Building

Demand Side

Income

Credit

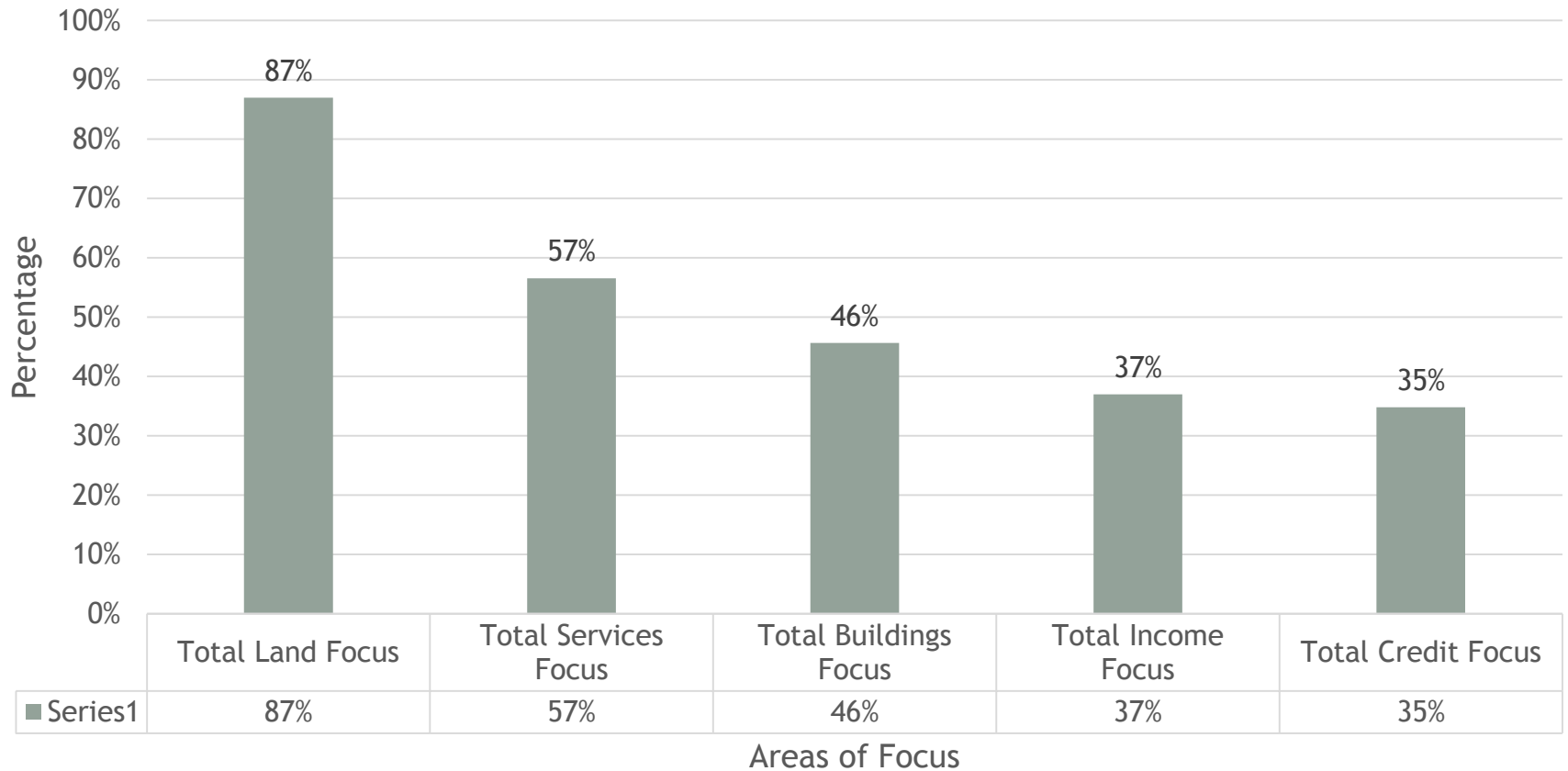


More nuanced understanding of each step of the value chain



# Housing Sector ASAs (2010-2016)

Focus Areas of Housing Sector ASAs (2010-2016)

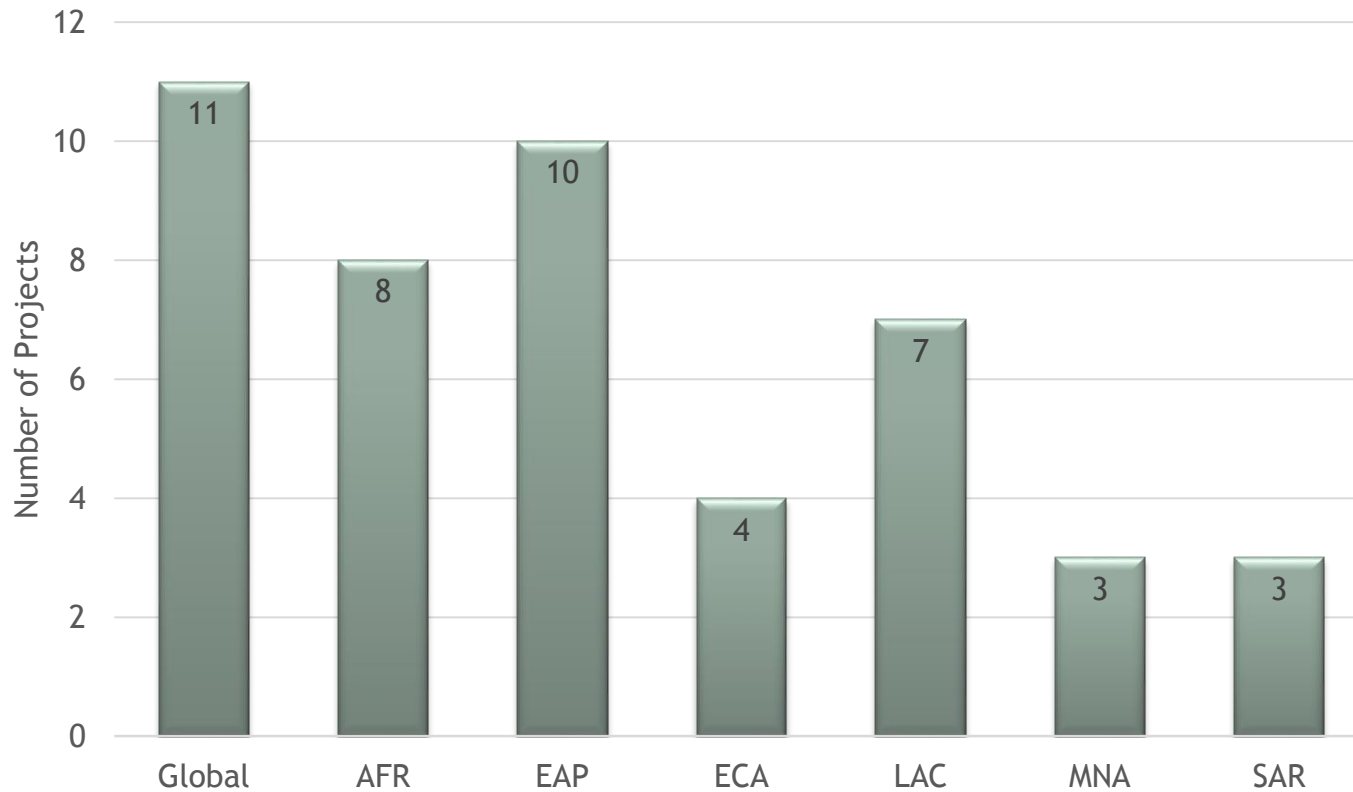


**Increased (and still increasing) focus on land**



# Housing Sector ASAs (2010-2016)

## Regional Distribution of Housing Sector ASAs (2010-2016)





**Thank You!**





# The Categories





# 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

*Not included in the review*

- 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.