

IMPLEMENTING THE 2020 DECLARATION FOR HOUSING FINANCE

Report by the members of the African Union for Housing Finance

On the 5th of November 2020, the members of the African Union for Housing Finance met on a virtual platform to deliberate and resolve on a declaration to support the realization of the Sustainable Development Goals through investment into the delivery of affordable housing. The signing of the declaration was the culmination of the 36th Conference and AGM of the AUHF, held 2-6 November 2020. Hosted for the first time as a virtual engagement, the online event included a full agenda under the theme “Investing in the SDGs: Finding a market opportunity in affordable housing.”

The AUHF is an industry body of about 50 institutions from 19 countries including mortgage banks, building societies, housing corporations, development finance institutions, prop-tech companies, developers, and other organisations involved in mobilising funds and housing in Africa. As an industry body, the AUHF promotes the development of effective housing markets and the delivery of affordable housing across Africa, working in the interests of the members and the industry as a whole.

The 2020 Declaration is a formal commitment by the members of the AUHF to support the realisation of the Sustainable Development Goals through investment into the delivery of affordable housing across the African continent and represented countries. Throughout the year, AUHF supports its members in achieving the commitments of the 2020 declaration outlined in this report through networking, capacity building and training, information dissemination, membership showcasing, and lobbying and advocacy. This 2020 Declaration Report also accounts for the activities by the AUHF members and the AUHF Secretariat, the Centre for Affordable Housing Finance in Africa (CAHF), in its engagement with the wider housing sector. The activities engaged and progress in implementation of the 8 commitments in the 2020 declaration is outlined below.

This summary outlines the activities and progress in implementing each commitment outlined in the 2020 declaration. Where possible, the commitment is disaggregated in different categories including (i) what the AUHF has done, (ii) what the AUHF members have achieved, (iii) what the AUHF Secretariat CAHF has worked on to support the commitment and (iv) notable sector development in achieving the commitment.



DECLARATION OF THE MEMBERS OF THE AFRICAN UNION FOR HOUSING FINANCE (AUHF) FOLLOWING THE ANNUAL GENERAL MEETING HELD VIRTUALLY ON 5 NOVEMBER 2020*

We, the members of the African Union for Housing Finance, having met with colleagues from the public, private and NGO sectors from 73 countries over five days, and having held our 36th Annual General Meeting over a virtual platform on 5 November 2020, express our commitment to supporting the realisation of the Sustainable Development Goals through investment into the delivery of affordable housing.

We note:

- The COVID-19 pandemic has brought into sharp focus the extreme inadequacy of housing occupied by the majority of urban households across Africa. Families living in overcrowded homes that are poorly built, with inadequate access to water and sanitation services, and with insecure tenure rights, are severely compromised in their ability to participate in the economy, in society, and to manage the very many threats that arise with increasing frequency. Perhaps more than ever, it has become clear that the quality, affordability and availability of housing sits at the centre of our ability to achieve at least fourteen of the Sustainable Development Goals.
- While governments have shifted their budgets to address the immediacy of the COVID-19 pandemic, the economic impact of the lockdown has been dramatic, putting further strain on resources, both financial and human. As our economies contract and poverty spreads, we understand the imperative for efficiency and effectiveness of our efforts: we have to do much more with much less.
- Housing must be a cornerstone of our economic recovery strategies in a post COVID-19 world. We have learned very many lessons in the course of managing the pandemic that stand us in good stead as we look forward towards a period of recovery. In particular, technological applications have brought us closer, and improved our ability to manage the intersection of the formal and informal in our housing economies. As we become familiar with our new, post-COVID world, we need to take these lessons with us in our efforts to address our housing challenges.

We appreciate:

- Rapid, unplanned urbanisation is putting particular pressure on our cities, and the surrounding environment, where the need for quality housing is the most acute. With an estimated 60 percent of urban households in Africa living in slums, the lack of access to basic services needs explicit support through regeneration and in situ upgrading efforts. The focus of SDG Target 11 is a call to action for us all, in the public and private sectors, and in the development community.
- Rental is the dominant form of tenure in most African cities, and yet it lacks explicit policy and regulatory support. The capacity of this sector, much of which is informal, and the quality of housing that it provides, can be improved and scaled through the development of an enabling policy framework that supports the efforts of the small scale landlord in particular.

*The African Union for Housing Finance held its 36th Conference and Annual General Meeting on a virtual platform, from the 2nd – 6th of November, 2020. Presented with the support of the African Development Bank, the CDC, IFC Edge, Lima Digital Foundry, Build Global, Land Africa and REAL, the meeting attracted 489 delegates from over 360 companies and across 73 countries. The conference theme, “Investing in the SDGs: Finding a Market Opportunity in Affordable Housing” focused on the opportunities offered by housing in realising the Sustainable Development Goals, and the key efforts by market players to drive housing investment across Africa. Videos of the presentations and panel discussions are available on the [AUHF YouTube Channel](https://www.youtube.com/channel/UC8jZtUjZuGpZd). Presentations are available on the [AUHF website](https://www.aufh.africa).

MEMBERS IN THE FOLLOWING COUNTRIES:
CÔTE D'IVOIRE, EGYPT, RWANDA, GHANA, GUINEA, KENYA, MOZAMBIQUE, NAMIBIA, NIGERIA, RWANDA,
SOUTH AFRICA, TANZANIA, THE GAMBIA, TOGO, UGANDA, UNITED STATES, ZAMBIA, AND ZIMBABWE.

Commitment 1

Actively **engage governments and regional bodies in the pursuit of cross cutting interventions** that support the growth of affordable housing markets post COVID-19, promoting effective and mutually beneficial public-private partnerships between players in the housing value chain to unlock capital and deliver affordable housing.

AUHF	<ul style="list-style-type: none"> The Lobbying and Advocacy Committee has produced 8 AUHF Fact Sheets which summarise the findings of the housing economic value chain (HEVC) research undertaken by CAHF in Rwanda, Kenya, two for South Africa, Tanzania, Nigeria, Ghana and Uganda and published them on the AUHF website. The Fact Sheets are designed as concise documents setting out the main findings and are targeted at government stakeholders for the purposes of lobbying by AUHF members
AUHF MEMBERS	<ul style="list-style-type: none"> In May, Shelter Afrique signed a Memorandum of Understanding (MOU) with Juba-based real estate firm, Triangle Real Estate to develop 26,000 housing units for South Sudan Defense Forces at an estimated cost of USD1.5bn through a public-private-partnership special purpose vehicle. The real estate firm was mandated by the Ministry of Finance and Planning to source funds for the construction and completion of a defense housing project on behalf of the Government of South Sudan under the Peace Through Development programme initiated by President Salvar Kiir in 2018
CAHF	<ul style="list-style-type: none"> CAHF is currently working on the Cote d'Ivoire Fact Sheet which summarises the findings of the Housing Economic Value Chain (HEVC) research. The Senegal HEVC research is also in the pipeline In February, CAHF co-hosted a webinar with FSD-Uganda to share the findings of the Uganda HEVC report. The webinar brought together govt depts (including MOFPED and MOLHUD) in addition to other private and public stakeholders. CAHF is also in discussion with FSDU to develop a joint proposal for follow-on research, possibly in the area of housing microfinance. CAHF engaged local Ghanaian stakeholders, including FNB Ghana, in support of the establishment of an FSD-Ghana. This work involved the implementation of the HEVC study and a detailed Data Audit in the country launched in a webinar on the 31st of August 2021. CAHF delivered the national Citymark report and dashboards providing access to deeds registry data. In collaboration with SALGA (the SA Local Government Association), they've instituted a very successful series of Community of Practice sessions for local authorities, in which they shared details from the Citymark work as well as facilitated discussions around the Finance Linked Subsidy in South Africa
SECTOR DEVELOPMENTS	<ul style="list-style-type: none"> During the 40th Annual General Assembly of Shelter Afrique held in Yaoundé Cameroon from 21 to 24 June 2021, the participants, among them African Ministers and Heads of Delegation of Ministries in charge of Housing and Urban Development, African Finance Ministers, representatives of international, regional, and national institutions, and the private sector, resolved to address the challenges that have hindered the efforts to provide decent and affordable housing in Africa in a communique termed 'Yaoundé Declaration'. The declaration addresses in detail the issues of leadership and governance, policies and legislation, coordination, land systems, finance and taxation, capacity building, and adoption of new building technologies.

Commitment 2

Support AUHF members in developing appropriate responses to the challenges and opportunities presented by COVID-19 within the contexts of their businesses, embracing the SDG's and leveraging housing to support the larger goals of poverty reduction, gender inequality and environmental sustainability e.t.c

AUHF	<ul style="list-style-type: none"> From the 36th Annual conference and AGM, CAHF published the AUHF Declaration on Housing Finance. These declarations are lobbying documents used to raise awareness of the key challenges in the affordable housing and housing finance sectors, and expressing the member institutions stance collectively on issues that require government attention and intervention
CAHF	<ul style="list-style-type: none"> CAHF undertook a project dubbed “Understanding Housing Affordability” for Shelter Afrique. Through the project, CAHF developed a dashboard for testing housing affordability at the local level, as well as a framework report which Shelter Afrique shared with its board. CAHF worked on a research project- Housing Investment Chronicles: a demand-side research to explore how households pay for their housing in Cameroon, and has been considering how to disseminate this together with the work done in Senegal and Côte d’Ivoire

Commitment 3

Develop **innovative ways to finance the delivery, sale and rental of affordable housing**. We recognise the opportunities to be found in new technologies which enable better underwriting of informal incomes, expanding access to housing finance for underserved households. In this, we commit to encourage lenders to proactively push the mortgage frontier downwards and to scale up housing microfinance.

AUHF MEMBERS	<ul style="list-style-type: none"> In February, NCBA Bank signed a partnership agreement with Pan-African Housing Development Financier, Shelter Afrique to provide mortgage finance to buyers in five counties in Kenya. Under the agreement, NCBA will offer mortgage finance to over 200 housing units, that will be developed by Shelter Afrique in Nairobi, Mombasa, Kisumu, Kiambu and Machakos counties. The units will range from Sh5.5 million to Sh20.25 million. In June, Shelter Afrique signed a US\$11 million housing deal with Harare-based African Banking Corporation (BancABC)- a subsidiary of ABC Holdings Limited (ABCH), a Botswana-incorporated company. The facility will be used to construct some 2,500 residential housing units, provide mortgage facilities, make home improvements, and lend to small scale housing projects. In June, Trust for Urban Housing Finance (TUHF), in partnership with Standard Bank, launched its Sustainable Bond Framework and South African first social bonds. The Sustainable Bond Framework will back entrepreneurs to provide quality affordable rental housing, facilitating urban regeneration and change the complexion of property ownership to make a significant contribution to urban land reform and transformation In Nigeria, African Development Bank (AfDB) and Family Homes Funds Limited concluded the “HELP TO OWN” loan financing product which the Board of Directors of AfDB approved in September 2021. The Family Homes Funds Project aims to; (i) stimulate the provision of sustainable and affordable mortgage financing to eligible lower middle to middle income households; (ii) deepen the housing finance system and strengthen linkages between primary and secondary mortgage markets as well as boost job creation in Nigeria. It aims to do so by catalysing the provision of long-term local currency mortgage financing by primary mortgage lenders to eligible households, through a risk sharing mechanism
SECTOR DEVELOPMENTS	<ul style="list-style-type: none"> In July, President Kenyatta secured the backing of UK investors to boost affordable housing across Kenya through a new £58 million fund, anchored by £35 million of UK government investment, which will finance the construction of 10,000 green affordable homes in Kenya. This is on top of £53 million of investment in Kenyan affordable housing announced during the UK’s Foreign Secretary’s visit to Kenya earlier this year. The £35 million (Ksh 5.2 billion) is being committed through the Kijani initiative, a partnership between FSD Africa Investments and the UK Climate Investments.

	<ul style="list-style-type: none"> In August, UN-Habitat embarked on a partnership to provide one million affordable housing units in Africa in the next seven years. The commitment of the UN Human Settlements Programme came through the virtual signing of a Memorandum of Understanding (MoU) July 29th with TAF Africa Global (TAF), a pan African real estate development company with presence in eight African countries and with a focus on Nigeria and The Gambia. The MoU aims to diversify UN-Habitat's engagement with the private sector to unlock financing and to develop an integrated approach to housing that comes with well-planned and well-designed cities taking into social and environmental safeguards. The MOU also demonstrates the capability of the private and public partnership model in delivering at scale affordable housing in Africa
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Commitment 4

Motivate for the **adoption of viable and promising alternative building** or financial technologies that have potential to scale the delivery of affordable housing and the policy frameworks that support its implementation

<u>ACTIVITY/PROGRESS</u>	
AUHF MEMBERS	<ul style="list-style-type: none"> 14Trees, a LafargeHolcim joint venture with CDC Group, is deploying 3D printing technology at scale to build affordable and low-carbon housing and schools in Africa, starting in Malawi. With its record speed of construction and optimised material use, this technology reduces the carbon footprint for building new homes by up to 70%. 14Trees aims to address the country's chronic infrastructure shortage while creating skilled local jobs

Commitment 5

"Make housing visible" by engaging and **encouraging different players in the housing ecosystem to collect and share data** in both formal and informal housing markets, utilising robust evidence-based success stories and best practices in different geographies to demonstrate the viability and replicability of affordable housing projects. In this, we **commit to supporting and implementing the Data Agenda for Africa**

<u>ACTIVITY/PROGRESS</u>	
AUHF	<ul style="list-style-type: none"> In July 2021, the AUHF introduced a series of monthly webinars hosted by the AUHF. In September, the AUHF organized a webinar: Who sits in the Bottom 40th percentile? Introducing the B40 Dashboard. With sponsorship from FSD Africa and UKAID, the AUHF Secretariat - CAHF appointed 71point4 to develop the dashboard. The dashboard uses data from the Demographic and Health Surveys to profile B40 households across Africa. The dashboard is intended to support investors, 'policy makers' and other housing sector practitioners' understanding of the B40.
AUHF MEMBERS	<ul style="list-style-type: none"> Open Access initiative and the establishment of an Affordable Housing Investment Alliance- The Open Access initiative addresses the information asymmetry prevalent in the affordable housing sector in Africa which currently contributes to land speculation, mismanagement, and corruption. The overall approach sees the establishment of an Affordable Housing Investment Alliance (AHIA), as a group of like-minded investors in support of affordable housing in Kenya, and then in Africa. Currently, the organisations committed to be the founding members of the AHIA: FSDAi, FSD Kenya, Reall, CAHF and International Housing Solutions. The vision is for the AHIA, and the data collected in the context

<u>ACTIVITY/PROGRESS</u>	
	of the Open Access initiative, to create a full database of all investments into affordable housing in a particular geography. Data and information sharing between the parties, and collaboration in the advocacy and engagement processes, will leverage the individual efforts of the parties to realise economies of scale across their efforts.
CAHF	<ul style="list-style-type: none"> • CAHF has been pursuing the Data Agenda for Housing in Africa in partnership with; 71point4 and Reall. In line with this, the team has so far produced; <ul style="list-style-type: none"> ○ Data Landscape reports for Kenya, Mozambique, Ghana, Nigeria, and Uganda, including a review of legislation and the institutions involved in each country in support of housing data, and action plans for going forward. ○ Databases of the 115 Market Shaping Indicators in 2020, for all countries. ○ A Market Shaping Indicators Metadata Document providing definitions and data collection recommendations for the 115 Market Shaping Indicators ○ A special B40 dashboard using USAID’s Demographic and Health Survey (DHS) database, exploring the housing circumstances of the bottom 40th percentile of the population in ten countries and their major cities. ○ An online dashboard which displays the data collected against the Market Shaping Indicators for each country in Africa and thus allows you to explore the availability of the data on the Headline Indicators by country, and for each component of the value chain. • The Data Agenda is supported by CAHF’s core funders, FSDA and AFD. Other partners include; Reall, Nigeria Mortgage Refinance Company (NMRC), HOFINET and other AUHF members in their countries

Commitment 6

Promote and drive effective professional development among our members through the **provision of training and capacity building opportunities**

<u>ACTIVITY / PROGRESS</u>	
AUHF	<ul style="list-style-type: none"> • In September, AUHF hosted a webinar on Key issues facing housing finance in Sub- Saharan Africa, a teaser for the Housing Finance Course in Sub-Saharan Africa (HFCSSA). The course was undertaken from the 3rd to 15th of October and conducted by the University of Cape Town. The AUHF offered 8 participants from active member institutions 20% subsidy for their tuition fees to attend the HFCSSA and gave 1 AUHF member 20% subsidy for the French course which was hosted in Dakar, Senegal from 12 to 17 September 2021.

CAHF	<ul style="list-style-type: none"> • CAHF funded some members to attend the <i>Housing Finance Course for Sub-Saharan Africa</i>, which is offered at the University of Cape Town, in South Africa- January and October cohorts • CAHF’s Francophone Africa Programme organised a French webinar dedicated to North Africa and inspired by the latest data from the 2020 Housing Finance in Africa Yearbook. Special emphasis was given to Morocco and Algeria. • From September 12 to 17, CAHF hosted its second French edition of the Affordable Housing Finance in Sub-Saharan Africa seminar, in the Dakar. The seminar brought together stakeholders of the housing sector in the region such as representatives of the housing ministries of 8 different UEMOA countries, representative of banking institutions and members of State-owned Senegalese entities focused on housing.
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Commitment 7

Provide our members with **opportunities to network with one another, share information and build capacity towards** improved housing finance systems in Africa, through the delivery of conferences, seminars, workshops, member exchanges and other mechanisms

<u>ACTIVITY/PROGRESS</u>	
AUHF	<ul style="list-style-type: none"> • The AUHF Newsletter, “Financing Housing in Africa,” Issue 77 was emailed to the 916 subscriber (including members) mailing list in late November 2020. Issue 78 was circulated in December 2020, issue 79 in January 2021, Issue 80 in February 2021. Bilingual editions with French and English were introduced in June issue 82 sent out in June 2021 and Issue 83 which was sent out in August 2021. The newsletter provides a summary, introductory article on a relevant topic, a summary of news on a regional basis, and a summary of member news. It also provides a fairly comprehensive list of conferences, courses, and other events relevant to the AUHF membership • In July 2021, the AUHF introduced monthly AUHF coffee sessions which are member only sessions limited to a maximum of 20 AUHF members. The sessions are intended to encourage members to network and discuss relevant topics and possibly take the discussions further where necessary. The first session was hosted by Mr Andrew Chimphondah - AUHF Chairperson and CEO of Shelter Afrique. The September Coffee session was hosted by Mr Femi Adewole - CEO of Family Home Funds. The October Coffee Session was hosted by Mr Rusmir Music – Operations Officer Global Upstream department at IFC.
AUHF MEMBERS	<ul style="list-style-type: none"> • In November 2020 there was the Webinar: Accelerating Investments in Green Real Estate with Technical Assistance. Our member IFC was an investment partner for the programme. • In February 2021 during the ShelterTech Africa community virtual event of the ShelterTech Africa Alumni community on scaling business in the affordable housing sector, AUHF members Habitat for Humanity's Terwilliger Center and Reall were speakers
CAHF	<ul style="list-style-type: none"> • In August 2021, CAHF and FSD Africa co-hosted a virtual roundtable on Ghana’s Housing Economic Value Chain to disseminate and critically discuss key findings and recommendations of the Ghana Housing Economic Value Chain/Housing Cost Benchmarking Study and the Data Agenda outputs for Ghana. Other institutions involved; 71point4, Reall. AUHF member, First National Bank Ghana was part of the panel. • In June, CAHF co-hosted a webinar with AUHF member, Property KRO about the Housing Economic Value Chain in Côte d’Ivoire. The webinar was based on the outcome of the HEVC study published in March 2021 by CAHF. The presentation emphasised on two methodologies: the

ACTIVITY/PROGRESS

benchmark analysis of housing costs and the analysis of the economic value chain of housing. Participants included industry representatives from Property KRO, Kaydan Properties, Société Générale Côte d'Ivoire, Société Ivoirienne de Banque and the Cofina microfinance institution.

Commitment 8

Grow our membership base, in order to facilitate the affordable housing conversation among the breadth of practitioners involved on both the demand and supply sides of affordable housing

ACTIVITY/PROGRESS

AUHF

- The AUHF membership today stands at 75 institutions with 46 active members from 19 countries and regions, including 2 honorary members, plus 12 organisations with membership in arrears, a further 8 with their membership on hold, 15 past members who have had their membership revoked and 5 new members who are in the process of confirming their membership.
- The lobbying and advocacy committee during its previous meeting proposed a reactivation of AUHF's social media to help promote their work and activities. It is of the firm believe that this drive will bring relevance to current and prospective members and increase the membership base on the whole.

Commitments as individual organisations

COMMITMENTS		ACTIVITY / PROGRESS
Individual organisations: As individual organisations involved in the financing and delivery of housing across Africa, we commit ourselves to:		
a.	Work collaboratively towards achieving and attaining the SDGs, particularly SDG11, actively seeking and designing relief and response measures that address the impact of COVID-19, climate change and other emergencies, to support	<ul style="list-style-type: none"> • In the last year, Shelter Afrique has delivered 5,101 housing units, housing 25,505 individuals; this translates to 15,303 direct jobs and 20,404 indirect jobs created. Additionally, they also responded to the COVID-19 pandemic through the SHAF Foundation; at the height of the Coronavirus pandemic when most African countries went into lockdown and provided relief materials to 4000 low-income beneficiaries across Africa. Lastly, Shelter Afrique launched the SHAF Intern Programme, a well-structured capacity development programme designed to attract young and talented multi-disciplinary individuals. The programme started at the beginning of 2021 with 11 interns from seven of our member countries. • The Zambia National Building Society with the support of the Bank of Zambia, provided relief to customers that were adversely impact by the effects of Covid 19 through the Targeted Medium Term Relief Funds (TMTRF). Using these funds, a total of 3, 849 customers were able to access relief of up to 12.5% in interest rate reduction for the remaining period of their facilities.

	households in their realisation of quality, affordable housing outcomes;	<ul style="list-style-type: none"> • In 2021, Family Home Funds raised N10bn sukuk bond from the capital market, becoming the first-ever certified corporate sukuk in Nigeria. Living up to its mandate, the social housing institution delivered 3,200 new homes that are priced below N2m (\$4,859) for low-income families and commenced the process for additional 13,543 across the country. • GAP Solutions as part of a Consortium was awarded a bid by JPC to redevelop a commercial project in Joburg CBD. The R90 million project will be mixed use consisting of social & affordable housing, offices, and retail. The project is scheduled to commence in the second quarter of 2022. • Atenu Developments built several affordable housing projects in Oshifo, Outjo and other towns around Namibiwa, as well as an industrial complex in Otjiwarongo, a large school for a himba community in Okapembambu, several Early Childhood Development centres for San communities, and renovated the Robert Mugabe Clinic in North in Windhoek to make it accessible for COVID patients. Atenu's housing project in Oshifo, Ruacana won the award for Best Affordable Housing project in the 2021 Africa Property Investment Awards. • As of 30th September 2021, the KMRC recorded the approval of a re-financeable loan pipeline of Kes. 6.224B from 11 participating institutions (5 Saccos and 6 banks). Out of this, Kes. 614M has been disbursed to 3 institutions. • iBuild Global launched credit card and bank account access through iPAY in addition to M-PESA for easy cash-in and cash-out of the iBUILD e-wallet. Lenders are now using our upgraded web portal to fully manage construction loan portfolios with data and analytics on every project. Britam Insurance is pioneering new markets using the iBUILD app, to reach construction workers, offering in-app purchases of affordable Personal Accident cover. • In 2021, CABS have been accelerating disposal of our 603 serviced stands in Nkulumane, Bulawayo to the diaspora market and the NGO sector as part of their strategy to mobilise USD capital to deploy into new projects. Special focus is on securing more land for new projects. CABS intend to develop more modern units that meet latest consumer tastes and preferences. • CBZ Bank offered flexible mortgage facilities to all Zimbabweans based locally and internationally for purchase of property, property building and renovations, home improvements, and any other legal against the security of immovable property. CBZ is one of the few banks offering mortgages in foreign denomination.
b.	Recognise climate change risk as a new financial risk and begin to understand how to price in and manage this risk	<ul style="list-style-type: none"> • The FNB Home Finance team in the last year has launched a green bond, incentivizing customers to purchase green (Edge) certified properties. This new innovation is eco Energy Home Loan. • The Zambia National Building Society (ZNBS) has acquired land banks across the country for the purposes of providing affordable land for the construction of homes for the lower to middle income segment. These projects will be undertaken in a manner that

	through the products and services that we deliver;	<p>protects the environment, the indigenous trees and the watersheds in the area. The projects will also be submitted to the Zambia Environmental Management Agency for review and approval.</p> <ul style="list-style-type: none"> • Further, the Zambia National Building Society has partnered with Horizon Properties, a Zambian housing developer for the provision of mortgages & building materials loans to off-take clients wishing to acquire property in the Horizon Green Housing project east of Lusaka. The project is positioned as an eco-friendly development that seeks to, amongst other measures, conserve trees through strict guidelines around construction, use of mini bio-digester waste management systems and controlled water reticulation and supply.
c.	Intentionally structure portfolios to balance financial and non-financial (social impact/ environmental sustainability) returns;	<ul style="list-style-type: none"> • In 2020/2021 Social Housing and Mortgage Finance Fund (SHMFF) succeeded to accomplish additional financing loan from the World Bank which amounted to (\$500 million) to expand the provision of cash subsidy for housing for low and middle-income people in Egypt. A total of 55,386 beneficiaries were able to transfer to their new houses with a total cash subsidy value of L.E 148 million; and mortgage finance value reached L.E 914 million. Also, 59,473 units have been allocated to beneficiaries.
d.	Develop and mobilise innovative construction techniques and other technologies to optimise the housing value chain, scale delivery and access to capital;	<ul style="list-style-type: none"> • In 2020, CRRH-UEMOA extended its housing refinancing facilities to microfinance institutions with three selected beneficiaries. Several others are under considerations for 2021. Created in 2010, CRRH-UEMOA mission is to mobilize long-term financial markets resources at competitive rates and also to borrow from DFI for the sole purpose of refinancing mortgages extended by its commercial banks shareholders (58), and now some microfinance institutions, to their customers, including low-income households. As of June 30, 2021, CRRH-UEMOA has mobilized a total of CFAF 306 billion, of which CFAF 162 billion on the regional financial market and CFAF 144 billion from development partners. Disbursements as of the same date amounted to CFAF 244 billion. • FSD Kenya's key initiatives during the year included: working with County Government of Makueni to create a digital land information management system; creating a financing product for structure owners in the Special Planning Area of Mukuru to build toilets and supporting self- build value chains with KWFT • KMRC is on course to issue its debut Corporate Bond in form of a Medium-Term Note (MTN). The bond issuance process is at advanced stages and expected hit the market in November 2021
e.	Leverage local materials and labour in housing construction, building local supply chains for housing, to maximise	<ul style="list-style-type: none"> • In 2021, Family Home Funds worked with state government departments to locally produce building materials including doors, roofing, and other building materials which were used in their affordable housing projects. This not only created employment opportunities in the housing sector but also supported local supply chains for housing. • Zambia National Building Society is working a model to leverage on local material and labour in all its housing developments. This will be implemented by having a panel of local developers approved by National Council of Construction, a government agency responsible for certification of local developers. The Society believes that this model will help to improve the economy through job creation.

	economic recovery and build our local economies;	
f.	Lobby and advocate for, and actively participate in the increased availability of data and market intelligence that supports the housing finance sector	<ul style="list-style-type: none"> • CAHF in partnership with FSDAI, FSD Kenya, Reall, and International Housing Solution have been actively driving and promoting the Open Access Initiative. The initiative addresses the information asymmetry prevalent in the affordable housing sector in Africa which currently contributes to land speculation, mismanagement, and corruption. • Working with the world bank and other stakeholders in Nigeria, NMRC is working on an electronic mortgage registration system. Data collection will allow easy transfer of mortgages and make land titling easier as all mortgages are registered. Data will also be accessible to lending companies, investors, and other stakeholders. • Zambia National Building Society will continue working with the AUHF and CAHF in gathering data and sharing information regarding the housing finance sector whenever called upon.
g.	Actively seek projects and investments, and to develop products and services, that respond to the breadth and diversity of demand at the base of the income pyramid, prioritising affordability in our efforts, including leveraging emerging green and energy efficient systems to enhance affordability	<ul style="list-style-type: none"> • The Zambian National Building Society launched the “Bwela Timange” mortgage promotion on 21st September 2021. BWELA TIMANGE is a Nyanja term which simply means “Come, let us build.” The promotion is a special invitation to Zambians to take a step and partner with ZNBS in the pursuit of home ownership. To support this initiative, ZNBS set aside USD\$4.7million over a six months period. <ul style="list-style-type: none"> ○ The promotion was launched with additional incentives courtesy of ZNBS business partners BSI STEEL Zambia and Lafarge Zambia. BSI STEEL committed to offer up to 25% discount on all building materials while Lafarge Zambia Limited will be offering free delivery of cement purchased from them by our customers. The partnerships will make building a home more affordable for our customers. ○ Other benefits are reduced mortgage interest rate from 24% to 21% per annum, reduced arrangement fees from 5% to 2% of the loan and 12 months free of principal repayment. • GAP Solutions, an affordable housing consultant to Nthwese Developments, successfully submitted and awarded a SHRA grant of R35 million to convert an office building in inner city Joburg to social housing. The client owns the 9-story building and was looking for ways to generate income while being socially responsible. The project is well situated on Main Street adjacent to the mining precinct and is in close proximity to public transport and amenities. • FSD Kenya developed a green materials and services directory with and green building guidelines for 2 counties with Kenya Green Building Society; and supported 2 developers promoting greener rental housing (Fusion and Kwangu Kwako). • FNB Home Finance in Aug 2021 announced a first to market finance solution that allows up to 12 people to buy a property together, call Collective Buying. This is a great way for customers in the low end of the market to enter the home ownership journey as it enables great affordability.
h.	Uphold ethical business practices, championing the	<ul style="list-style-type: none"> • The Kenya Mortgage Refinance Company (KMRC) has facilitated capacity building for the participating Saccos including supporting them to develop policies and procedures to enable saccos effectively issue mortgages. Capacity building for the saccos regulator

<p>Principles for Responsible Investing and tracking our performance with respect to environmental, social, and corporate governance metrics. In the delivery of products and services to our clients we are committed to sound and effective consumer education to support their sustainable entry into the property market;</p>	<p>(SASRA) was also undertaken to enable effective oversight of Sacco mortgage business. Similarly, KMRC facilitated capacity building for participating banks to enable effective access of KMRC refinancing.</p>
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Conclusion

The AUHF and its members acknowledge that the problem of affordable housing is a socioeconomic problem which can only be solved with joint efforts involving the governments, regional bodies, private companies, and the general population in Africa. Joint public, private sector and people driven initiatives can support the African Unions 2063 agenda and realisation of the Sustainable Development Goals through investment into the delivery of affordable housing across the African continent.