



FINDINGS FROM AN IMPACT EVALUATION OF HOUSING MICROFINANCE: BUILDING ASSETS, UNLOCKING ACCESS



Terwilliger Center for
Innovation in Shelter



mastercard
foundation

G:ENESIS
UNLOCKING VALUE

Agenda

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Background to the project



Terwilliger Center for
Innovation in Shelter



Building Assets, Unlocking Access Project

- Project began in 2012, implemented by Habitat's Terwilliger Center for Innovation in Shelter in partnership with Mastercard Foundation
- Targeted six financial institutions in Kenya, Uganda, and Ghana
- Provided technical assistance to the institutions to support development of scalable housing microfinance products with housing support services.
- Targeted households at the bottom of the pyramid, mainly those with incomes less than US\$5 per day
- Reached 69,014 loans impacting 310,563 members of households.
- Partners have raised US\$43 million in capital towards housing

Learn more about the Build Assets, Unlocking Access program at www.habitat.org/impact/our-work/terwilliger-center-innovation-in-shelter/shelter-solutions-for-people-in-sub-saharan-africa

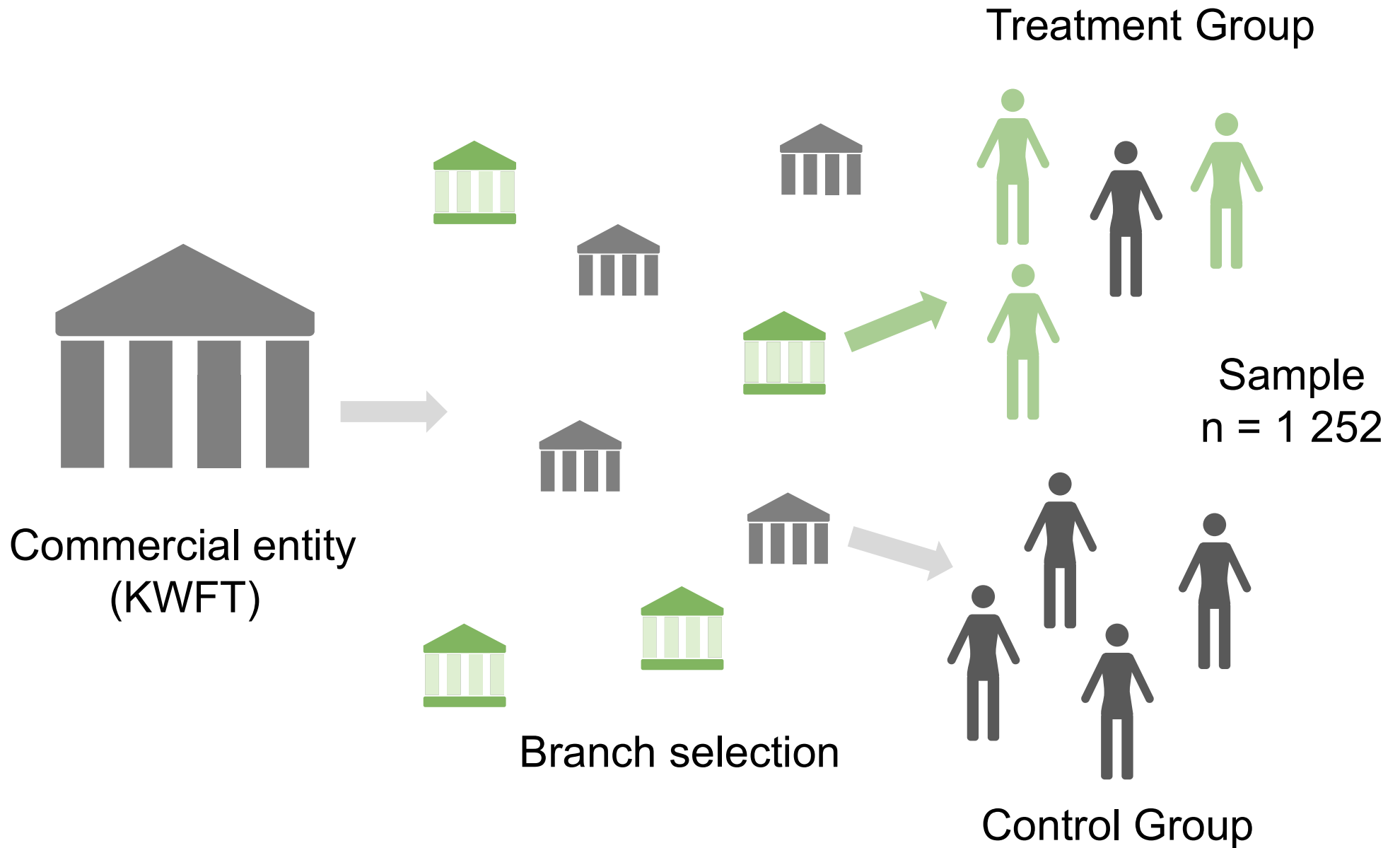
Objectives

Estimate the impact that providing access to microfinance for housing has on households, on a wide range of outcomes including: dwelling characteristics, assets, expenditure and household health and mental well-being;

Add to the limited existing literature on housing microfinance in order to provide practitioners, policy makers and the broader community with evidence of its impacts, and thus to encourage the development and expansion of similar projects.

Design & Methodology

Evaluation Design



Evaluation Methods

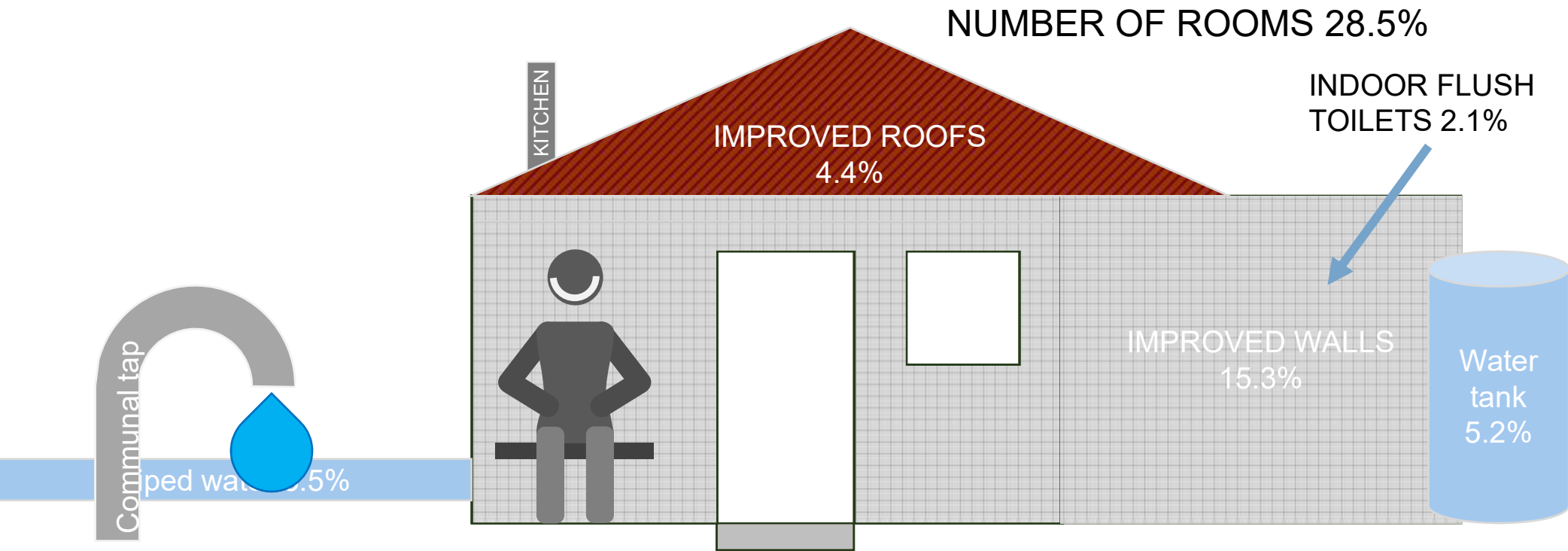


**Difference in
differences**

**Propensity-
score matching**

Findings

Housing



Greater satisfaction with all aspects of housing quality

Health

INCREASE IN REPORTED FEVERS 17%

LOWER INCIDENCE IN TOTAL NUMBER OF REPORTED:

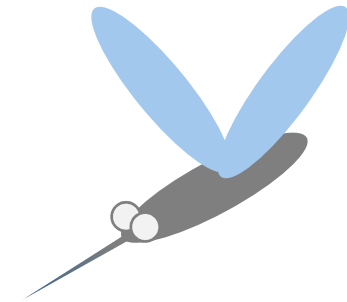
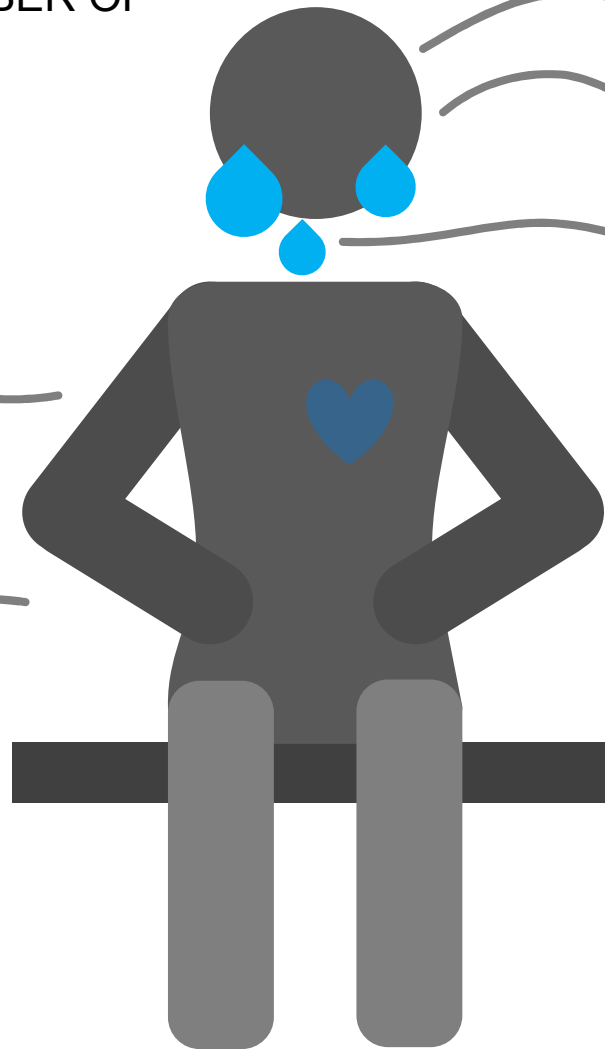
ITCHY EYES 6%

BLOCKED NOSES 16%

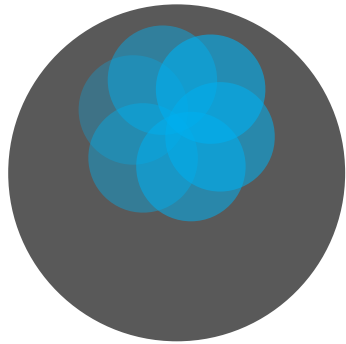
SHORTNESS OF BREATH 13%

SORE THROATS 18%

RASHES 8%



Mental health



- INCREASE IN OVERALL PERCEIVED STRESS SCORE

BURDEN OF PAYMENT?

PSM FINDS NO SIGNIFICANCE
and
IMPROVED SELF-PERCEIVED
FINANCIAL WELBEING



Education



- NO SIGNIFICANT CHANGES IN:
 - HOURS SPENT DOING HOMEWORK
 - NUMBER OF DAYS ABSENT FROM SCHOOL
 - EDUCATIONAL EXPENDITURE

Income and wealth



- NO SIGNIFICANT CHANGES IN INCOME OR EXPENDITURE

- AMBIGUOUS IMPACTS ON ASSETS

- RADIO

- BICYCLE

- PIGS

- FRIDGE

- CART

Savings



- REDUCTION IN SAVINGS RATE

- LIKELY BECAUSE OF LOAN REPAYMENTS?

Case studies



WITHOUT THE LOAN, THE HOUSE WOULD STILL BE UNDER CONSTRUCTION



Annah Ndinda
53 years old



Married
since 1980



4 children
20-32 years old



Do not know
Household income



Treatment Group
Loan taker



5 people
House occupants

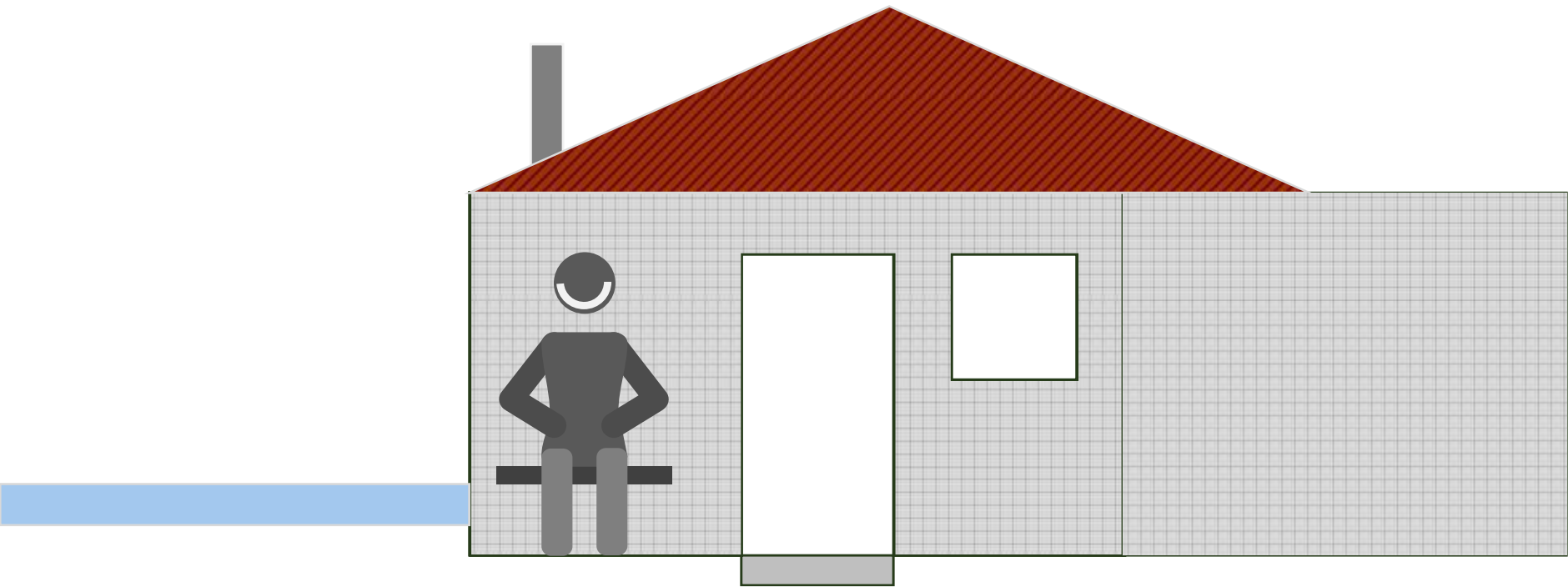


Mwingi
Tia Kamunthale



October 2, 2017
Interview date

Implications



Important changes have occurred at the outcome level, such as housing quality. Short term changes in financial behavior and savings are likely temporary, while other changes are likely to take longer to be achieved.

Questions?

Resources

Learn more about the **Build Assets, Unlocking Access** program and access the impact evaluation report at: www.habitat.org/impact/our-work/terwilliger-center-innovation-in-shelter/shelter-solutions-for-people-in-sub-saharan-africa

To learn more about **Habitat's Terwilliger Center for Innovation in Shelter** visit: www.habitat.org/TCIS

For more information and to sign up for **Mastercard Foundation's** newsletter, please visit: mastercardfdn.org.

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