

SECTION I: NON-CONFIDENTIAL PROJECT INFORMATION

Host Countries:	Global
Name of Borrower:	MicroBuild I, LLC (the “Borrower”), a Delaware limited liability company.
Project Description:	HFHI seeks to accelerate the growth of housing microfinance through the Borrower, a social investment fund dedicated to the expansion of housing microfinance. OPIC will make a loan to the Borrower, which will then lend the loan proceeds to selected microfinance institutions around the world, which in turn will make housing microfinance loans to individual families.
Proposed OPIC Loan:	\$45 million with ten year loan maturity.
Total Project Costs:	\$50 million
U.S. Sponsor:	Habitat for Humanity International, Inc. (“HFHI”), a Delaware not for profit company.
Foreign Sponsor:	None
Policy Review	
U.S. Economic Impact:	Since this project involves the provision of loans to MFIs with the aim of disbursing housing microfinance loans, there is not expected to be a significant negative impact on the U.S. economy. There is no U.S. procurement, but the U.S. investor is expected to hire new staff to support the deployment of loans, thus this project is expected to have a positive impact on U.S. employment. The project is expected to have a negative impact on the U.S. balance of payments over the first five years.
Developmental Effects:	This project will provide much needed capital to microfinance institutions to support downstream housing microfinance loans to borrowers across the world. The project will encourage the development of the housing micro-loan market and provision of financing to individuals without access to such capital. The loans will be made to low-income families in a variety of countries that often have low levels of private credit.
Environment:	<p>Projects involving loans to microfinance institutions are screened as Category C projects under OPIC’s environmental and social guidelines. Environmental, health, safety and social impact concerns are minimal. However, in order to insure that HFHI’s loans are consistent with OPIC’s statutory and policy requirements the loan will be subject to conditions regarding use of proceeds.</p> <p>HFHI has a Sustainable Building Agenda for its U.S. operations which serves as its environmental and social policy. HFHI’s</p>

	<p>International Board of Directors is in the process of establishing a similar sustainability policy for international programs. OPIC will require that the sustainability policy for international programs be submitted for review once it has been developed. HFHI's grievance mechanism is through an online form through a system called MySafeWorkplace® at https://www.mysafeworkplace.com/SplashPages/habitat/habitat.html. HFHI will be required to demonstrate integration of its environmental and social policy and grievance mechanism in its international due diligence process and investment policies and encourage the MFIs that it supports to have environmental and social policies and grievance mechanisms.</p>
Workers Rights:	<p>OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, minimum age, hours of work, and the timely payment of wages. The microfinance institutions receiving the proceeds of the OPIC loan will be required to operate in a manner consistent with the requirements of the International Finance Corporation's Performance Standard 2 on Labor and Working Conditions. Standard and supplemental contract language will be applied to all workers of the project.</p>
Human Rights:	<p>In consultation with the Department of State, the project received a Human Rights Clearance on April 26, 2011.</p>