

ACERCASA - INFORMATION SUMMARY FOR THE PUBLIC

Host Country(ies)	Colombia
Name of Borrower(s)	Acercasa S.A.S.
Project Description	The proceeds of the OPIC Loan will be used to expand Acercasa S.A.S's mortgage program that provides mortgage loans to middle-income homebuyers, primarily in Bogotá, Colombia, for purchasing and renovating homes.
Proposed OPIC Loan	\$10,000,000
Total Project Costs	\$21,930,000
U.S. Sponsor	Eduardo Michelsen Delgado
Foreign Sponsor	Fondo De Capital Privado Kandeo Fund I
Policy Review	
U.S. Economic Impact	The Project is not expected to have a negative impact on the U.S. economy. There is no U.S. procurement associated with this Project, and, therefore the Project is expected to have a neutral impact on U.S. employment. The Project is expected to have a negative five-year U.S. balance of payments impact.
Developmental Effects	The Project is expected to have a highly developmental impact by expanding the availability of mortgages to middle-income homebuyers in Colombia. Colombia is experiencing a housing deficit which totaled over three million units, or 25% of the total number of households in 2014. According to the UNDP, mortgage lending comprised only 5.5% of its GDP in 2015, versus 25% in Chile and 55% in the United States. Home ownership in Colombia is among the lowest in the Latin America region in which only 46% lived in their own homes. Expanding access to finance for mortgages will help reduce the housing deficit and develop Colombia's mortgage market. An estimated 45% of mortgages will target women borrowers, an underserved segment of the population. The Project will help Colombia achieve U.N. Sustainable Development Goals #5 (Gender Equality) and #11 (Sustainable Cities and Communities).
Environment	SCREENING: The Project has been reviewed against OPIC's categorical prohibitions and has been determined to be categorically eligible. Mortgage lending operations and facilities are screened as Category C projects under OPIC's environmental guidelines because these types of activities are unlikely to result in significant adverse impact on the environment. The Project is not subject to an assessment of climate change resilience pursuant to Executive Order 13677. Under OPIC's Environmental and Social Policies, Acercasa S.A.S. is required to comply with applicable national laws and regulations related to environmental and social performance. OPIC's environmental due diligence indicates that the Project

	<p>will have impacts which must be managed in a manner consistent with the following International Finance Corporation's (IFC) 2012 Performance Standards (PS): P.S. 1: Assessment and Management of Environmental and Social Risks and Impacts P.S. 2: Labor and Working Conditions</p>
Social Assessment	<p>The Project will be required to operate in a manner consistent with the International Finance Corporation's Performance Standards, OPIC's Environmental and Social Policy Statement and applicable local laws. OPIC's statutorily required language will be supplemented with provisions concerning nondiscrimination. There are policies and procedures in place at the Project that address social risk, including labor, commensurate with associated risks. Acercasa S.A.S. will be required to develop a worker grievance mechanism. This review covers the commensurate human rights risks associated with mortgage lending in Colombia.</p>