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| **PROJECT CONTEXT (ULAANBAATAR GREEN AFFORDABLE HOUSING AND RESILIENT URBAN RENEWAL SECTOR PROJECT)** | | | | | | | | |
| **1** | **Project Approval** | **Financial Framework Agreement** | | | | 26 Dec 2018 | | |
| **Loan effectivity** | | | | 22 Oct 2019 | | |
| **On-lending agreement between MOF and MUB (L3694/3695-MON)** | | | | 15 May 2020 | | |
| **2** | **Project Start** | **Mobilization of Project Management Office (PMO)** | | | | Apr-Oct 2020 | | |
| **3** | **Project Objectives** | **OUTPUT-1:** | Resilient urban infrastructure, public facilities, and social housing units in *ger* areas constructed | | | | | |
| **OUTPUT-2:** | Long-term financing to developers for low-carbon affordable housing, market-rate housing, and economic facilities in *ger* areas and to households for green mortgages increased | | | | | |
| **OUTPUT-3:** | Sector policy reforms implemented, and capacity strengthened | | | | | |
| **PROJECT FINANCIAL INFORMATION** | | | | | | | | |
| **No.** | **Loan/Grant Number** | **Funding Source** | | **Signing Date** | **Closing Date** | | **Amount**  (USD, Million) | **Disbursed Amount**  (USD, Million) |
| 1 | Loan 3695-MON | ADB Concessional Ordinary Capital Resources | | 26 Dec 2018 | 30 Jun 2027 | | 20.0 | 1.6 |
| 2 | Loan 3694-MON | ADB- Ordinary Capital Resources | | 26 Dec 2018 | 60.0 | 1.9 |
| 3 | Loan 8348-MON | Green Climate Fund Loan | | 3 Apr 2019 | 95.0 | 0.85\* |
| 4 | Grant 0594-MON | Green Climate Fund Grant | | 20 Dec 2018 | 50.0 | 2.4 |
| 5 | Grant 0595-MON | High Level Technology Fund Grant | | 20 Dec 2018 | 3.0 | 0.0 |
| **TOTAL** | | | | | | | **228.0** | **6.7** |
| **\*** commitment charge | | | | | | |  |  |

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|  | **AHURP Minor Change of Scope Recommendations (November 2023)** | | |
|  | **Outputs** | **Appraisal (2018)** | **Special Review Mission (Nov 2023)** |
| 1 | Output 1. Social Housing | 1,500 | 800 |
| 2 | Output 2. Affordable/Market Housing | 8,500 | 2,200 |
| 3 | Output 3. Policy Reform | Policy Reform | Policy Reform |
| 4 | Total Housing Units | 10,000 | 3,000 |
|  | **Overall Project Financing** |  |  |
| 5 | Output 1 | $71.66m | $71.69m |
| 6 | Output 2 | $106m | $119.05m |
| 7 | Output 3 | $28.17m | $24.08m |
| 8 | **Total** | $205.83m (of available $228m) | $214.8m available (of available $228m) |
|  | **Output 1 (ADB)** |  |  |
| 9 | Solar PV area | 72,000 m2 | 3,836 m2 |
| 10 | Energy Efficiency Grant | $4.22m | $6.7m (reallocate $2.48m from grant for greenhouses in Output 2) |
| 11 | Greenhouse (type) | 1 season | 3 seasons |
| 12 | Greenhouse (Area) | 2,000 m2 (1 season per year) | 1,220 m2 (3 seasons per year) |
| 13 | Greenhouse (Grant) | $200,000 (summer greenhouses) in Output 1 | $950,000 (3-season greenhouses - reallocate $750,000 from GCF grant for greenhouses in Output 2) |
| 14 | Coverage for Housing | Social (income deciles 1-3) | Social (income deciles 1-3) &  Affordable (deciles 4-7) |
|  | **Output 2. Green Components (GCF)** |  |  |
| 15 | Solar PV area | 72,000 m2 | 5,692 m2 |
| 16 | Energy Efficiency ‘*approach*’ to achieve 150 kW hr/ target | Passive strategies only | Passive & active strategies |
| 17 | Energy Efficiency ‘*Grants’* to achieve 150 kW hr/ target | Passive strategies only | Passive & active strategies |
| 18 | Greenhouse (type) | 1 season ($117 per sqm) | 3 seasons ($640 per sqm) |
| 19 | Greenhouse (Area) | 79,000 m2/ 10% coverage of eco district | 1,300 m2/ 1% coverage of eco district |
| 20 | Greenhouse (Grant) | $9.3m | $1.25m |
| 21 | Costs to add energy efficient components to construction of buildings (*building, electrical, telecom, HVAC, Waters*) | Not estimated | 13% of total building construction cost m2 |
| 22 | Performance Based Funding:  *Payment terms to developers and contractors to achieve EDGE certification* | 1 year after completion of EDGE certification  (45% Design phase; 45% construction phase, 10% operations phase) | 60% payment on receipt of Design Certification and 40% payment on receipt of Construction Certification |
|  | **Output 2.**  **Reallocation of Funds (GCF Loan & Grant)** |  |  |
| 23 | 1. GCF loan | $15.58m for solar PV | $15.58m for EDAF fund |
| 24 | (b) GCF Grant | $5.34m (for solar PV) | $5.34m (for solar PV) |
| 25 | (c) MUB contribution | $4.62m (cash and tax exemption) | $0.54 (tax exemption) |
| 26 | (d) GCF grant | $7.3m (greenhouse) | $7.3m (EE grant) |
|  | **Output 2. EDAF (GCF)** |  |  |
| 27 | FIL Total Amount | $75.7m (EDAF) | $91.28 (Reallocation of GCF loan $15.58m from solar PV in Output 2) |
| 28a | Investment Mechanism | MOF to EDAF, established by DBM AMC | MOF to on-lend to MUB and establish EDAF through UBIM |
| 28b | DBM AMC manage EDAF | UBIM manage EDAF |
| 28c | Participant banks provide developer loans (EDAF 35%, Commercial bank 35%, Developers 30%) | Participant banks provide developer loans (EDAF 35%, Commercial bank 35%, Developers 30%) |
| 28d | Participant banks issue green mortgages | Participant banks issue green mortgages |
| 28e | Participant banks issue MBS to EDAF | Participant banks issue MBS to EDAF |
|  | **Output 1 and 2 Definitions (ADB and GCF Loan)** |  |  |
| 29a | Project financing of Social and Affordable Housing | Social (income deciles 1-3)  (free & rent-to-own) | Social (income deciles 1-3) and Affordable (income deciles 4-7)  (Affordable = land swap + mortgage for the remaining value of the given apartments) |
| 29b | Monthly Rental (income deciles 1-3) | Monthly Rental (income deciles 1-3) |
| 29c | Rent-to-own (NOSK scheme)  (income deciles 1-3) | Rent-to-own (NOSK scheme)  (income deciles 1-3) |
| 29d | Swap land and assets for apartment units or purchase  (income deciles 4-7) | Swap land and assets for apartment units or purchase  (income deciles 1-3) & (income deciles 4-7) |
| 30a | Minimum Apartment size | 35 m2 | 35 m2 |
| 30b | 35 m2 guaranteed without mortgage | 35 m2 guaranteed with possible mortgage (income deciles 4-7) or rent-to-own scheme (income deciles 1-3) |
| 31 | Land acquisition mechanism | Voluntary Land Swapping (VLS) | VLS (subject to pilot Q3 2024) + Land acquisition from Willing Seller |