



SHELTER AFRIQUE

Financing Affordable Housing for Africa

Shelter Afrique Development Bank

Financing Housing Delivery &
Sustainable Cities in Nigeria: The Role
of Development Finance & PPPs

www.shelterafrique.org





About US - [ShafDB](#)



ABOUT

Shelter Afrique Development Bank (ShafDB)

Shelter Afrique Development Bank (ShafDB) is the Pan-African Multilateral Development Bank (MDB) dedicated to promoting and financing housing, urban development and related infrastructure.

It operates through a shareholding of 44 African governments and two institutional shareholders: the **African Development Bank (AfDB)** and the **African Reinsurance Corporation (Africa-Re)**.

Our institution is involved in financing housing and related infrastructure across the value chain, both on the demand and supply sides, through its four **(4) business lines**: Financial Institutions Group (**FIG**), the Project Finance Group (**PFG**), the Sovereign and Public-Private partnerships (**PPP**) Group, and the Fund Management Group (**FMG**).



Join Us on a Journey Through Time

1982

Shelter Afrique is Born

June 28, 1982

Shelter Afrique is conceived in Lusaka, Zambia following a meeting between member states

1984

HQ Is Set up in Kenya

January 1st , 1984

Shelter Afrique establishes its headquarters in the East African hub of Nairobi, Kenya

2023

Transformation into a Development Bank

October 5, 2023

Shelter Afrique Development Bank is Born in Algiers at the Extraordinary General Meeting of Shareholders



We work with 44 member
states across the continent
and still growing...

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Cordial relations:

- Nigeria is a founder member of ShafDB with a shareholding of 17.06% of the total issued and paid-up capital.
- Nigeria has been actively involved in the activities of Shelter Afrique since its membership to the institution, particularly at the shareholder level.



Product Offering



FINANCIAL INSTITUTIONS GROUP (FIG)

We finance FIs

- Mortgage Finance
- Housing Microfinance.
- Trade Finance
- SMEs - Housing Value Chain
- Housing Funds
- Mortgage Refinancing Companies
- Rent and Rent-to-Own
- Advisory Services



PROJECT FINANCE GROUP (PFG)

We finance private projects

- Private Sector Project Finance.
- Corporate Loans.
- Last Mile Infrastructure.
- Students Accommodation.
- Urban Regeneration.
- Alternative Building Technologies.
- Social Housing Programs.
- Advisory Services.



SOVEREIGN AND PUBLIC-PRIVATE PARTNERSHIPS (PPP)

We structure and finance PPPs

- State Housing Corporations
- Public/Private Partnerships.
- Social Housing Programs.
- Rent and Rent-to-Own Programs.
- Urban Regeneration.
- Equity Invest/ JV
- Advisory Services



FUND MANAGEMENT GROUP (FMG)

We focus on impact areas

- Green, Resilient, Climate
- Gender
- SMEs & Trade Finance.
- Bulk Infrastructure
- Islamic Finance
- Refugees and Migrants
- Diaspora

Our Strategy (V.I.R.A.L.)

LOCAL INITIATIVE SUPPORT

Government Programs
PPP/Shelter Funds
Subsidy Programs
Employers Staff Housing Schemes
Pension Funds
Insurance Companies

ACTORS

Banks
HFCs (NBFIs)
Microfinance institutions
Insurance Companies
Cooperatives
DFIs



INSTITUTIONS

Central Bank
Mortgage Guarantee Companies (MGC)
Mortgage Refinancing Companies (MRC)
Real Estate Regulatory Authority (RERA)
Collateral Registry

REGULATIONS

Affordability Definitions (EWS, LIG, MIG & HIG)
Subsidy Scheme, Priority status for Affordable Housing
Mortgage Foreclosure
Central Online Security interest registry
Digitization of the title & lien filing at state/city level
RERA (Accountability, Transparency, PPP Framework)

Why Finance is a Game Changer for Housing and Sustainable Cities.



Finance Unlocks Housing Delivery at Scale

Long-term financing enables large-scale housing delivery rather than fragmented developments. Housing and urban development require large upfront capital and long delivery periods.



Finance Shapes How Cities Grow

Sustainable cities are built over time and require financing for housing, infrastructure, and resilient design. Affordable, long-term capital allows housing projects to integrate infrastructure, planning, and climate-resilient design.



Finance Determines Sustainability Outcome

Access to long-term and affordable capital lowers unit costs and enables proper planning, infrastructure provision, and climate-resilient design, all of which are critical for sustainable cities.



Once finance is in place, development finance institutions and PPPs become the tools that make large-scale and sustainable housing delivery possible.

Role of Development Finance and PPP

Development Financial Institutions (DFIs)

- Provide long-term capital, structured financing, and credit enhancement to reduce risk and mobilize private investment for housing and urban development.

Public-Private Partnerships (PPPs)

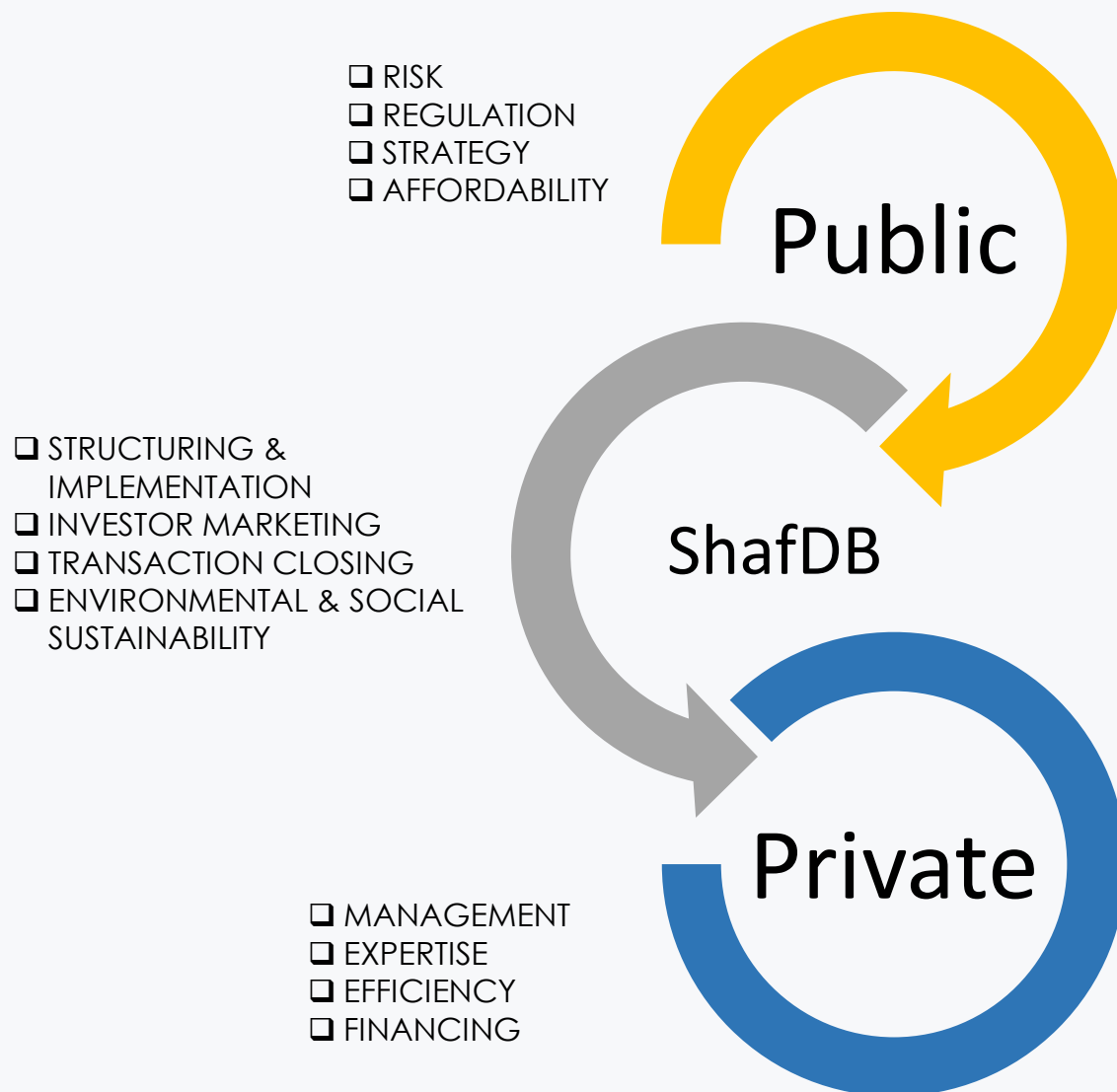
- Combine public sector land, policy support, and oversight with private sector financing and delivery capacity to accelerate housing and urban infrastructure delivery.

Risk Sharing and Bankability

- Allocate risks clearly among government, private developers, financiers, and DFIs, improving project bankability and enabling long-term financing for sustainable cities.

Together, development finance and PPPs turn policy intentions into bankable, deliverable housing projects.

ShafDB PPPs for Government Projects



Public - Main role of the public sector partner in a PPP is to REGULATE the private sector partner's activities ensuring public interest goals are met and quality of service is maintained.

ShafDB Advisory Services in PPPs is helping Governments to SET THE CONDITIONS to attract private sector participation and investment and to PROVIDE BETTER QUALITY AND MORE EFFICIENT PUBLIC SERVICES by drawing on the resources and expertise of the private sector.

Private - Main role of the private sector partner in a PPP is to PROVIDE and MANAGE the technical and financial aspects of the project.

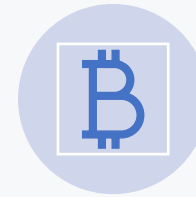
Reasons and Motivation for using a PPP



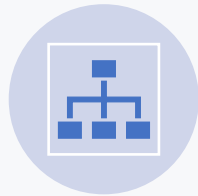
Alternative Infrastructure Financing- Mobilizes private capital to fund projects.



Access to Private Sector Expertise- Leverages innovation and efficiency.



Risk Sharing- Distributes financial and operational risks between public and private sectors.



Cost Management & Life-Cycle Approach- Encourages better cost control and long-term asset management.



Improved Service Delivery- Enhances quality and reliability of infrastructure services.



Fiscal Flexibility- Reduces immediate fiscal burden on government budgets.



Encourages Innovation- Promotes new solutions in infrastructure design, construction, and management.

ShafDB's Practical Interventions



Financing and Credit Enhancement

Provision of loans, guarantees, and blended finance to improve affordability, extend tenors, and reduce financing risks for housing projects.



PPP Advisory and Project Structuring

Advisory support to governments and developers on structuring bankable PPP housing projects, including risk allocation, financial modelling, and transaction design.



Urban Renewal and Sustainable Housing

Support urban regeneration and sustainable housing through PPP-based project structuring, long-term financing, and incentives for the use of certified local building materials, improving affordability, resilience, and livability.



ShafDB stands ready to support Federal and State Governments with financing, PPP structuring, and advisory support to advance affordable housing and sustainable urban development in Nigeria.

Key Takeaways and Way Forward

Finance Enables Housing Delivery

- Access to long-term, affordable finance is essential to translate land, policy, and planning into large-scale and affordable housing delivery.

PPPs Accelerate Scale and Housing Delivery

- Well-structured Public-Private Partnerships allow governments to leverage private capital and expertise, accelerating housing and urban infrastructure delivery without over-stretching public resources. and urban infrastructure delivery.

Collaboration is Essential for Sustainability

- Effective housing delivery requires coordinated action among governments, development finance institutions, financial institutions, developers, and regulators to achieve sustainable and resilient cities.

Shelter Afrique Development Bank remains committed to working with all stakeholders to turn these principles into practical housing outcomes across Nigeria.

Work With Us

Partner with the only Pan-African Development Finance Institution that exclusively supports the development of housing and urban infrastructure on the continent.



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