

## PRESS RELEASE

### Housing and Housing Finance - A Thought Beyond Metros Webinar by National Housing Bank on September 29,2021

National Housing Bank is organizing a special series of Webinars focused on the topics related to the outreach of housing and housing finance in India as a part of celebrations under “Azadi ka Amrit Mahotsav - 75 years of India’s Independence”. The first Webinar of this series was held on the topic ‘*Housing and Housing Finance: A Thought beyond Metros*’ on 29<sup>th</sup> September, 2021.

Apart from Shri S K Hota, MD, NHB the webinar had two eminent guest speakers, i.e., Smt Dakshita Das, Additional Member (Finance), Railway Board and past MD&CEO of NHB and Shri Sunil Mehta, Chief Executive, Indian Banks’ Association (IBA). More than 340 executives from around 150 Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks and Small Finance Banks participated in the Webinar.

Shri S K Hota set the tone for webinar by presenting the growth story of housing finance over last decade and how the sector has demonstrated resilience during the COVID 19 pandemic with a quick revival post unlock. He deliberated upon how work from home and remote working during the pandemic and the shift in consumer preference towards home ownership has led to an increased demand for housing in Tier II and Tier III cities. Underlining the concentration of home loan growth around metros in specific geographies, Shri Hota emphasized on the need to think beyond metros and modify strategies to ensure a balanced and inclusive growth across the country with focus on EWS and LIG segments.

Smt Dakshita Das spoke about how access to financing gets limited due to lack of geographical understanding by the lenders. She suggested that a collaborative model between the HFCs and the Banks can connect to a larger base of people, especially those who are purchasing homes for end use or for the first time. The Banks having a stronger balance sheet and operational network and HFCs having a better reach into lower income group in upcountry Tier III - IV cities can make this model successful.

Shri Sunil Mehta deliberated on how bigger homes, lower prices and incentives such as stamp duty reduction, higher disposable income, better infrastructure have given confidence to the home buyers to go beyond metros. He also spoke on how the rural housing portfolio is likely to grow at an increased pace since it still remains underpenetrated. One of the major enablers for growth of rural housing would be formalizing the land-titles in rural areas so that it can be mortgaged and included in the ambit of formal housing finance. Shri Mehta emphasized on the need for a collaboration of FINTECH Companies, HFCs with better collection and underwriting models and Banks with low-cost CASA funds for greater penetration and faster delivery of housing finance in the country.

Shri Rahul Bhave, Executive Director, NHB moderated the webinar. The deliberations by the Speakers were followed by a question answer session and concluded with vote of thanks by Shri V.Vaideswaran, Executive Director, NHB.



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