

## Public Environmental and Social Data Sheet

### Overview

Project Name:	LOGEMENTS INTERMEDIAIRES VILLES & REGIONS FRANCE
Project Number:	2019-0577
Country:	France
Project Description:	Construction of 1492 affordable housing units ("logements intermédiaires") in various cities and densely populated regions in France between 2020 and 2024
EIA required:	No
Project included in Carbon Footprint Exercise <sup>1</sup> :	No

### Environmental and Social Assessment

#### Environmental Assessment

The Project is a Framework loan consisting in the construction of 1492 of rental affordable housing units in France (Ile-de-France, Languedoc/ PACA/ Rhône Alpes/Nantes/Grand Est), particularly located in areas where there is a marked imbalance between housing supply and demand (areas officially delimited, by the Ministry of Territorial Cohesion and Relations with local authorities, as "zones A", "Abis" and B1).

France, as an EU Member State, has harmonised its environmental legislation in line with the relevant EU Directives: EIA Directive 2014/52/EU amending Directive 2011/92/EU, SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU.

The new housing units will be located in already urbanised areas and will be implemented by a well-experienced Promoter. The Project is not expected to have any major impact in the environment apart from temporary disturbances during civil works construction, which can be mitigated by appropriate measures.

The new built housing to be financed will achieve very high-energy efficiency standards in line with the standards defined in national legislation of RT2012.

At operation stage, the Project will have a positive environmental impact by reducing energy consumption thanks to its comprehensive approach to thermal efficiency in buildings, therefore contributing to climate change mitigation.

The Project is not expected to have impacts on Natura 2000 areas since the sub-projects are going to be located in already built-up areas. None of the sub-projects required an environmental impact assessment (EIA) at this stage of planning. Spatial development plans

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<sup>1</sup> Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO2e/year absolute (gross) or 20,000 tonnes CO2e/year relative (net) – both increases and savings.

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for the areas in which new built sub-projects will be located have been/will be subject to a Strategic Environmental Assessment (SEA). The buildings permission approval processes include environmental impact assessment procedures.

### **Social Assessment**

The project will not entail any involuntary resettlement. Land will be provided through urban development process and, to date, no major complaints regarding land acquisitions have been raised.

The project will i) accelerate the needed supply of affordable housing in areas where there is a marked imbalance between housing supply and demand in France; ii) promote urban regeneration and energy efficiency, and iii) improve social inclusion of lower income households. The operation is expected to contribute to the delivery of 1492 new build affordable housing units.

Overall, the social impact is expected to be positive, as the program will improve living conditions of citizens.

### **Public Consultation and Stakeholder Engagement**

Public Consultation will be carried out as part of the planning and urban process, in conformity with EU Directives and French Legislation. Based on previous similar projects, it appears that the Promoter has good experience in managing properly the different stakeholders, and has a close approach with the households to solve any issue when raised.

## **Conclusions and Recommendations**

The Project takes place in a very mature sector and is implemented by a very experienced Promoter.

The promoter will be required to act according to the provisions of the relevant EU Directives, including SEA (2001/42/EC), EIA (2014/52/EU amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives and Water Framework Directive (2000/60/EC) as transposed into national law.

The affordable housing units to be financed under the project have to comply with EIB environmental and social standards and will significantly contribute to the improvement of the urban environment. It is expected that the investments will result in a number of positive social externalities (e.g. facilitating social inclusion and improving living conditions of persons eligible for affordable housing, improvement of the urban environment through the development of good quality buildings for medium income households). Any negative environmental impacts such as temporary disturbances during construction works should be mitigated by appropriate measures.

The capacity of the Promoter to address and manage environmental and social issues was assessed during appraisal and is deemed good. Therefore, and subject to the conditions mentioned above, the operation is considered acceptable for the Bank in environmental and social terms.