

**Public**

## **Environmental and Social Data Sheet**

### **Overview**

Project Name:	SOCIAL & AFFORDABLE HOUSING PL SPAIN
Project Number:	2020-0655
Country:	Spain
Project Description:	Programme Loan aimed at financing the construction and renovation of social and affordable housing projects in Spain.
EIA required:	This is a multi-scheme operation. Some of the underlying operations may require an EIA under Annex I or Annex II (screen in) of the EIA Directive 2014/52/EU (amending (2011/92/EU)
Project included in Carbon Footprint Exercise <sup>1</sup> :	no

### **Environmental and Social Assessment**

#### **Environmental Assessment**

This Operation concerns a programme loan aimed to support investments in social and affordable housing in Spain in the context of the 2018-2021 National Housing Plan (Plan Estatal de Vivienda – PEV) and other housing strategic documents, including regional and local housing plans. It will support public and private promoters as well as mixed public-private ownership companies operating in the social and affordable housing sector in Spain.

The programme loan will comprise of both investment and framework loan operations, depending on the maturity of the underlying investments. They will consist of a wide range of investments in social and affordable housing notably for rent, including new construction as well as refurbishments, including energy efficiency measures, accessibility improvements, and ancillary infrastructure and equipment.

The construction of new social and affordable housing units as well as the refurbishment of the existing housing stock will meet good environmental standards, will improve the quality of buildings and their energy consumption, and will contribute to maintaining and improving the quality of the built environment.

The Operation concerns a programme loan whose underlying operations, their location and final scope are not known at this stage and have therefore not been appraised yet. However, it is expected that most of the investments will be located in already urbanised areas therefore significant impacts on protected sites, including Natura 2000 areas, are deemed unlikely. The underlying operations will support schemes coherent with relevant regional and local

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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 CO<sub>2</sub>e/year absolute (gross) or 20,000 tonnes CO<sub>2</sub>e/year relative (net) – both increases and savings.

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development strategies, multi-annual financial forecasts, spatial planning and housing strategies.

The Spanish EIA law (Environmental Law 6/2001), is compliant with EU Directives. Given the scope of the Operation, an EIA may be required for some of the underlying sub-operations – this will be verified either during the appraisal of the sub-operations and confirmed during the allocation of funds to the actual housing schemes. The sub-operations' implementing bodies will be required to act according to the provisions of the relevant EU Directives, including SEA, EIA, Habitats and Birds Directives and to keep a record of relevant documents supporting environmental compliance (SEA, EIA, NTS, Nature Assessment).

It is foreseen that the environmental impact of the housing schemes at the construction stage will be short-lived and reversible, and at a level deemed acceptable. Some of the expected negative effects might include dust and noise during construction, which will be alleviated by implementing effective mitigations measures such as drainage systems, noise barriers, reinstatement of damaged vegetation with local species, etc. The refurbishment related investments are expected to generate significant energy efficiency benefits therefore the project positively contributes to the Bank's Climate Action objectives.

### **Social Assessment, where applicable**

The investments in new construction will help increase the supply of social and affordable housing notably for rent in Spain. Thereby improving the flexibility and functioning of the housing market, and offering greater housing options for low and medium income households and vulnerable groups. The investments are also expected to improve the social mix and to promote greater social inclusion.

The refurbishment of the existing housing stock will increase the quality and appearance of the buildings and the attractiveness of the immediately surrounding areas. Thus, contributing to urban development and renewal of deprived areas and promoting sustainable urban patterns.

The Operation is expected to improve the living conditions and quality of life of low and medium income households, thus contributing to the socio-economic inclusion of residents and to general social cohesion.

The Spanish legislation contemplates that the rights and interests of vulnerable groups are respected and any resettlement or expropriation is carried out in accordance with the applicable law.

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

Consultation process is embedded in the planning process (article 133.2 Law 39/2015 on the Common Administrative Process of the Public Administration and Order PRE/1590/2016 that gives instructions to enable public participation), therefore it is anticipated that the social and affordable housing sub-operations will be subject to stakeholder engagement and public scrutiny.

## **Conclusions and Recommendations**

The Operation is expected to increase the supply of social and affordable housing and therefore to increase the market flexibility to respond to the current social and affordable housing needs, particularly from those groups in lower than average income brackets. The

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Operation will contribute to improvements in the urban environment through rehabilitation and refurbishment measures, which will improve the quality of buildings and their energy consumption, thus contributing to climate change mitigation.

The provision of new social and affordable housing will contribute towards improving the social mix in urban areas and will promote greater social inclusion. The refurbishment of the existing housing units will improve the resident's quality of life and their living conditions. More widely, the Operation will contribute to urban development and renewal of deprived areas and will promote sustainable urban patterns.

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. In projects where applicable, the Promoters will be requested to deliver the NTS of EIAs to the Bank before Bank funds are allocated. The Promoter will be requested to deliver the NTS of EIAs (if applicable) to the Bank and to provide evidence of the compliance with the Habitats and Birds Directives (if applicable).

The overall environmental and social impact of the Operation is expected to be positive, with notable social externalities.