



Luxembourg 15/12/2023

## Environmental and Social Completion Sheet (ESCS)<sup>1</sup>

### Overview

Project Name: GEWOFAG Soziales & Nachhaltiges Wohnen München

Project Number: 2015-0862

Country: GERMANY

Project Description: The project concerned the financing of an investment programme of primarily new construction and also some retrofitting of rented social and affordable housing in 2016-2020 by GEWOFAG, one of Munich's housing companies which owns and manages some 35,000 units. Part of the sub-projects are dedicated to accommodate asylum seekers/refugees. The selected investments are located in Munich.

### Summary of Environmental and Social Assessment at Completion

**EIB notes the following Environmental and Social performance and key outcomes at Project Completion.**

The Project concerned the financing of a multi-scheme investment programme of primarily new construction and also some retrofitting of rented social and affordable housing in the period 2016-2020 by GEWOFAG, one of Munich's housing companies. Part of the investment programme was dedicated to new construction of mixed social housing units for refugees and social housing tenants.

The investments contributed to alleviating the situation of the high number of refugees/asylum seekers arriving in Munich during the Syrian refugee crisis of 2015-2016. The mixed housing units were designed in a way to facilitate social integration.

The Project was part of spatial development plans that were subject to a strategic environmental assessment (SEA). The social housing investments financed under the operation complied with high environmental standards and contributed to the improvement of the urban environment. The investments brought back into use brownfield and under-used sites to expand the Promoter's social housing stock. The housing schemes included extensive involvement of tenants and the local community to ensure that investments responded to households' needs.

The housing schemes complied with environmental standards applicable at the time of implementation; they significantly contributed to the improvement of the urban environment, and led to low energy consumption. As regards retrofitting, the project also contributed to a considerable reduction of energy consumption of the housing stock. The investments resulted in a number of positive social externalities (e.g. better integration of refugees in the local social context, reduction of social tensions, and improvement of the urban environment through the development of good quality buildings).

Any environmental effects during construction were mitigated with the implementation of appropriate measures.

The implementation of the underlying schemes contributed to the regeneration of the built environment and the housing stock.

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<sup>1</sup> The template is for ILs and FLs



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**Summary opinion of Environmental and Social aspects at completion:**

EIB is of the opinion based on reports from the promoter that the Project has been implemented in line with EIB Environmental and Social Standards, applicable at the time of appraisal.