

Luxembourg, 19/06/2025

Environmental and Social Data Sheet

Overview

Project Name:	Affordable Housing Programme PT
Project Number:	2023-0897
Country:	Portugal
Project Description:	Construction and renovation of affordable housing in Portugal.
EIA required:	This is a multi-scheme Framework Loan operation. Some of the schemes may require an EIA under Annex II ("screened in") of the EIA Directive.
Project included in Carbon Footprint Exercise ¹ :	no
(details for projects included are provided in section: "EIB Carbon Footprint Exercise")	

Environmental and Social Assessment

Environmental Assessment

The main purpose of this operation is to address the current strong demand for affordable housing in Portugal. The operation will help achieve a more balanced local residential market in Portugal. Moreover, it will contribute to urban regeneration and development in neighbourhoods and urban areas where sub-projects will be located. The investments supported by the EIB are in line with the strategic planning and development policies of the country, particularly the Affordable Housing Programme.

The Project consists of financing the construction and refurbishment of affordable housing units (the "Project") across Portugal. Housing units to be financed will be part of the Affordable Housing Programme, a public programme designed at the national level to provide financial support for affordable housing, aiming to establish a long-term housing stock at below-market rents.

The Project has been assessed for Paris Alignment and is deemed aligned both, with low carbon and resilience goals, as set out in the EIB Climate Bank Roadmap. The Project is expected to contribute to climate action through mitigation and adaptation measures.

Some of the Project's underlying investments may fall under Annex II of EIA Directive 2014/52/EU amending the EIA Directive 2011/92/EU, requiring a full Environmental Impact Assessment (EIA) or EIA screening by the competent authority on the basis of related Annex III to determine the need for a full EIA.

During construction, the main impacts are expected to be the ones related to disruptions because of noise, vibration, and dust. These impacts are expected to be short-lived and reversible.

Social Assessment

There is no separate social assessment conducted for the Project. The Project will help provide adequate affordable rental housing in Portugal. Investments are expected to be located mostly in built urban areas. Therefore, the Project will also help enhance quality of built urban

¹ 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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environment. This, in turn, is expected to increase the competitiveness and the attractiveness of urban areas and have a positive effect on labour mobility and job creation.

Moreover, due to housing construction typically being labour-intensive, using the local workforce, including unemployed, low-skilled and apprentices, the housing investments are expected to contribute to growth and employment during implementation of the investments

Public Consultation and Stakeholder Engagement

The individual investments are expected to form part of urban development plans for which public consultation is carried out.

Other Environmental and Social Aspects

The promoter is the Instituto da Habitação e Reabilitação Urbana (IHRU or the Borrower), a public institute legally established as an integral part of the State administration. Based on the due diligence process, the institutional capacity of the promoter to manage and monitor the environmental and social issues is deemed good.

Conclusions and Recommendations

In investments where applicable, the Promoter will be requested to deliver to the Bank and before the Bank funds are allocated, the EIA report and the evidence of the compliance with the Habitats and Birds Directives. Upon the Bank's request, the Promoter will be requested to provide selected Energy Performance Certificates obtained in line with the EU Directive 2010/31/EU during implementation or after completion of works.

Overall, the net environmental impact is expected to be positive.

The institutional capacity of the promoter to manage and monitor the environmental and social issues is deemed good.

Therefore, subject to the conditions described above, the project is acceptable for the Bank in environmental and social terms.