



25.03.26

Environmental and Social Data Sheet

Overview

Project Name: SOCIAL HOUSING REHABILITATION PROGRAMME PT
 Project Number: 2024-0708
 Country: Portugal
 Project Description: Supporting the Portuguese Government's First Right Support Program for Access to Housing: "The Project"

E&S Risk categorisation Low

Project included in Carbon Footprint Exercise¹: no

(Details for projects included are provided in section: "EIB Carbon Footprint Exercise".)

Environmental and Social Assessment

The Project is categorized as Low Risk based on the Environmental and Social Sustainability Framework under the EIB Environment and Social Policy.

Environmental Assessment

The main purpose of this operation is to address the strong demand for social housing in Portugal. The operation will help achieve a more balanced housing market in Portugal. Moreover, it will contribute to urban regeneration and development in the neighbourhoods and urban areas where sub-projects will be implemented. The investments supported by the EIB are in line with the strategic planning and development policies of the country, particularly the 1st Right – Support Program for Access to Housing regulated by Decree-Law No. 37/2018 (hereinafter: the Social Housing Programme).

The Project consists of the construction and refurbishment of social housing units across Portugal. The housing units to be financed will form part of the Social Housing Programme. With this program, the Government aims to respond to the housing needs of families/persons whose income levels do not allow them to access housing on the market.

The Project will help improve the quality of building stock as well as the quality of built environment. The investments to be financed will contribute to the regeneration of the neighbourhoods.

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.

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.

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.



Social Assessment

The 1st Right – Support Program for Access to Housing regulated by Decree-Law No. 37/2018 of 4 June ensures that rents remain affordable for low-income households. Regarding tenants, any person or family may rent accommodation under the Social Housing Programme, provided that their total gross annual income is less than the maximum amount defined by the program. Monthly gross income thresholds are set for individuals and families to qualify for social housing.

There is no separate social assessment conducted for the Project. Investments are expected to be located mostly in built urban areas. Therefore, the Project will also help enhance quality of built urban 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 disbursed, 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.