

## Environmental and Social Data Sheet

### Overview

Project Name:	HIFB SOZIALES UND NACHHALTIGES WOHNEN HAMBURG
Project Number:	2017-0642
Country:	Germany
Project Description:	The operation concerns the financing of rented social housing in the federal state of Hamburg.
EIA required:	This is a multi-scheme Framework Loan operation. Some of the schemes may fall under Annex II of the EIA Directive and have to be screened by the Competent Authority.
Project included in Carbon Footprint Exercise <sup>1</sup> :	no

### Environmental and Social Assessment

#### Environmental Assessment

The operation with the counterpart Hamburgische Investitions- und Förderbank (HIFB) is an intermediated Framework Loan (FL) and concerns the financing of rented social housing investments in the federal state of Hamburg in the years 2016-2020. The operation will contribute to the federal state's objective of fostering the annual supply of 10,000 new built housing units out of which 3,000 social housing units.

Relevant EU Directives have been transposed into German Law (EIA Directive, SEA Directive, Birds and Habitat Directive, Energy Performance Directive). As regards the energy performance of the residential buildings, relevant parts of the EU Directive on Energy Performance of Buildings (EPBD) (Directive 2010/31/EU) have been implemented into national legislation (EnEV 2014/2016) and the project will comply with German national energy performance standards. Where applicable, Energy Performance Certificates will be issued after completion.

The multi-scheme Framework operation to be financed will be part of spatial development plans that were subject to a strategic environmental assessment (SEA). The buildings permission approval processes include environmental impact assessment procedures.

This being a multi-scheme framework loan, some of the schemes may require an EIA or affect a Natura 2000 area. In such cases, the Promoter will be obliged to submit to the Bank the non-technical summary of the EIA or the relevant Natura 2000 assessments and to demonstrate a proper clearance of the identified issue prior to the use of funds.

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<sup>1</sup> Only projects that meet the scope of the Pilot Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: above 100,000 tons CO<sub>2</sub>e/year absolute (gross) or 20,000 tons CO<sub>2</sub>e/year relative (net) – both increases and savings.

The project is expected to generate a significant contribution to climate action since since part of the housing will achieve the legal standards for residential buildings in Germany (70 kWh/m<sup>2</sup>/y) or better).

Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures. The buildings to be financed under the operation will comply with high environmental standards and will significantly contribute to the improvement of the urban environment. The investments will bring back into use Brownfield or under-used sites.

### **Social Assessment and other Environmental and Social Aspects**

Important socio-economic benefits in terms of sustainable urban regeneration and development are expected to result from implementing the investments. The operation is expected to contribute to the delivery of some 700 new built social housing units. The operation will significantly contribute to the provision of additional newly built social housing in the federal city state of Hamburg to alleviate housing shortages for low income households. The preparation of local plans, which will provide the backdrop for social housing investments, have been subject to SEA and, as such, includes involvement of the local community and relevant stakeholders, which should foster social inclusion.

## **Conclusions and Recommendations**

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) and Energy Performance of Buildings (2010/31/EU) have been transposed into national legislation. The housing investments take place in a very mature sector and are implemented by a very experienced promoter. For schemes either requiring an EIA or affecting a Natura 2000 site or any other natural protected area (if any), the Promoter will be required by the Bank to submit the non-technical summary of the EIA or to demonstrate a proper clearance of the identified issue by the competent authority prior to the use of funds.

The building schemes to be financed under the project have to comply with high environmental 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. improvement of the urban environment through the development of good quality buildings for low income households, facilitating social inclusion and improving living conditions of persons eligible for social housing). The investments take place in a very developed regulatory framework for social housing, with an experienced promoter and final beneficiaries. Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures.

To conclude: the investments will be undertaken by a very experienced promoter and final beneficiaries and will contribute to sustainable urban development in line with the Bank's criteria for this sector. Therefore, and subject to the conditions mentioned above, the operation is considered to be acceptable for Bank financing in environmental and social terms.