

## Environmental and Social Data Sheet

### Overview

Project Name:	<b>AFFORDABLE HOUSING ERSTE BANK</b>
Project Number:	2018-0501
Country:	Austria
Project Description:	The Framework Loan operation concerns social and affordable housing (gemeinnütziger/geförderter Wohnraum) to be constructed between 2018 and 2023. Final beneficiaries under this intermediated operation will be municipalities, not for profit and commercial companies/private entities.
EIA required:	Some of the schemes from the investment programme 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 multi-scheme operation to be financed will be part of spatial development plans that were subject to a strategic environmental assessment (SEA). Important socio-economic benefits in terms of sustainable urban regeneration and development are expected to result from implementing the investments. The social and affordable housing investments 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 and under-used sites.

For schemes either requiring an EIA or affecting a natural protected area (if any) the Promoter will be required by the Bank to provide the EIA or to demonstrate a proper clearance of the identified issue prior to the use of funds.

The housing 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 by redeveloping brownfield and underused sites for urban regeneration. The housing units to be financed will have to achieve energy efficiency legal requirements for residential buildings (low energy standard, Niedrighausenergiestandard). Part of the investments will achieve higher energy efficiency ratings (Niedrigstenergiehausstandard / NZEB).

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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.

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

### **Social Assessment**

The project will accelerate the needed supply of additional social and affordable housing in Austria; promote urban regeneration, and better social inclusion of lower income households.

There is extensive involvement of the local population and stakeholders in the housing developments, which should ensure that investments respond to person's/households' needs.

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

The preparation of local plans, which will provide the backdrop for the housing investments, have been subject to SEA and, as such, includes involvement of the local community and relevant stakeholders.

## **Conclusions and Recommendations**

Relevant EU Directives have been transposed into national legislation (EIA Directive, SEA Directive, Birds and Habitats Directive, Energy Performance Directive). The housing investments take place in a very mature sector. Prior to disbursement against any specific scheme, the Promoter is to provide to the Bank the evidence that schemes comply with relevant provisions of the environmental EU Directives, including EIA (2014/52/EU amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into the national law. In addition, the Promoter will be requested to deliver the EIAs (if applicable) to the Bank before the use of Bank funds are disbursed. As regards energy performance of residential buildings, where applicable, Energy Performance Certificates will be issued after completion. Selected Energy Performance Certificates obtained in line with the EU Directive 2010/31/EU will be submitted to the Bank, if applicable, upon request.

It is estimated that 20 percent of the programme will lead to the delivery of housing units with an energy performance of near zero energy standard.

The investments take place in a very developed regulatory framework for residential buildings and for social and affordable housing. Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures.

To conclude: the investments will take place in a mature sector 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 acceptable for the Bank in environmental and social terms.