

## Environmental and Social Data Sheet

### Overview

Project Name:	PARIS HABITAT LOGEMENT INTERMEDIAIRE
Project Number:	2018-0553
Country:	France
Project Description:	Construction neuve de logements intermédiaires
EIA required:	no
Project included in Carbon Footprint Exercise <sup>1</sup> :	no

### Environmental and Social Assessment

#### Environmental Assessment

The investment loan will finance an investment programme with identified components comprising the construction of approximately 250 new affordable housing units for rent. The construction of new affordable housing units will meet good environmental standards and will contribute to maintain and improve the quality of the built environment.

It is foreseen that the operation's environmental impact at the construction stage will be short-lived and reversible, and at a level deemed acceptable. Some of the expected negative effects include traffic and dust during construction, which will be alleviated by appropriate site organisation and construction management. Pollutants from heating systems, industrial processes and waste management will be mitigated through the use of proven technologies and compliance with national legislation. In addition, effective mitigation measures will be put in place such as drainage systems, protection and reinstatement of damaged vegetation with local species.

France, as an EU Member State, has harmonised its environmental legislation in line with the relevant EU Directives: EIA Directive 2014/52/EU (amending Directive 2011/92/EU), SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU. Among the project components, only one required an EIA, Caserne Reuilly, which has been received and reviewed by the Bank services. All housing units will be located in developed urban areas, therefore none of the project components will be inside or near a Natura 2000 area and there will be no impacts on any protected site. The new affordable housing units to be financed will achieve high-energy efficiency standards.

At operation stage, the Project will have a positive environmental impact by reducing energy consumption thanks to its comprehensive approach to thermal efficiency in buildings, therefore contributing to climate change mitigation.

---

<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.

## **Social Assessment**

There is no self-standing social assessment for the project. However, the need for rented affordable housing in the city of Paris is strong. The construction of new affordable housing units for rent will contribute to alleviating the shortages in the affordable housing supply and will help meeting the demand for additional affordable housing in the City of Paris.

The provision of affordable housing for rent will improve the social mix and will promote greater social inclusion. The project will also contribute to urban regeneration and renewal and promote sustainable urban patterns.

## **Public Consultation and Stakeholder Engagement**

Public Consultation has been carried out as part of the urban planning process, in conformity with EU Directives and French Legislation. Given the promoter's extensive experience in managing similar projects, their experience to engage key stakeholders and properly manage public consultation processes is deemed appropriate.

## **Conclusions and Recommendations**

The promoter has extensive experience in the management of environmental and social risks. The Operation is expected to increase the supply of affordable housing for rent and to increase the market flexibility to respond to affordable housing needs. It is expected that the net environmental and social impact of the Operation will be positive. The provision of affordable housing will contribute towards improving the social mix and will promote greater social inclusion.

The promoter has acted according to the provisions of the 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) Directives and Water Framework Directive (2000/60/EC) as transposed into national law.

Against this background, and subject to the conditions mentioned above, the project is acceptable to the Bank in environmental and social terms.

PJ/SQM/ECSO 15.10.19