

## Environmental and Social Data Sheet

### Overview

Project Name: AFFORDABLE HOUSING IN SWEDEN  
Project Number: 2018-0756  
Country: Sweden  
Project Description: *Construction of affordable and energy efficient rental residential units in Sweden*

EIA required: no

Project included in Carbon Footprint Exercise<sup>1</sup>: no

### Environmental and Social Assessment

#### Environmental Assessment

The Project will finance eight affordable housing investment schemes in five different cities in seven different municipalities (Knivsta-Uppsala, Habo-Uppsala, Stockholm, Nacka-Stockholm, Sundsvall, Helsingborg and Lund) in Sweden. About 3,500 affordable rental-housing units will be built. Some of the investments include social service facilities such as healthcare, elderly care and library. The Project will be implemented between 2019 and 2023. Building permits will be obtained during 2019 and 2020.

Investments are located in either brownfield sites or areas designated for densification of existing neighbourhoods. Therefore, the Project will also help enhance quality of built urban environment and renewal of degraded urban areas. The project will contribute to the development of nearly zero-energy buildings (NZEBs), thus reducing CO<sub>2</sub> emissions.

Investments will form part of specific urban development plans that are subject to a strategic environmental assessment (SEA). Relevant EU Directives have been transposed into the national legislation including Environmental Impact Assessment (EIA) Directive 2014/52/EU amending the 2011/92/EU, SEA Directive 2001/42/EC, Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU. None of the schemes requires an EIA. None of the project components will be located inside or near a Natura 2000 area and there will be no impacts on any protected site.

The Project's impacts at the construction stage are expected to be short-lived and reversible, at a level, which is deemed acceptable. Potential negative effects (e.g. waste, dust, noise during construction) will be alleviated by implementing effective mitigating measures.

#### Social Assessment

It is estimated that the operation will result in positive social externalities such as better integration of different income groups in urban areas, social inclusion and better accessibility

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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.

for accommodation for vulnerable groups including people with very low income, homeless people, immigrants, disabled people and people with special care and need.

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

The individual social housing investments will form part of specific local integrated urban development plans for which public consultation is carried out.

### **Conclusions and Recommendations**

The promoter will be required to act 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.

The overall environmental and social impact of the Project is expected to be positive. It is expected that the investments will result in a number of positive social externalities, e.g. providing social housing for households on waiting lists. The social housing investments to be financed under the operation will significantly contribute to the improvement of the urban environment.

The institutional capacity of the promoter to manage the environmental and social issues is deemed adequate. Therefore, subject to the conditions described above, the project is acceptable for the Bank in environmental and social terms.

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