

Luxembourg, 27th January 2025

Environmental and Social Data Sheet

Overview

Project Name:	CDC HABITAT LOGEMENTS INTERMEDIAIRES
Project Number:	2023-0981
Country:	France
Project Description:	The Project is a Framework loan consisting in the construction of 3,470 of rental affordable housing units in France.

EIA required: This is a multi-scheme Framework Loan operation. Some of the schemes may require an EIA under Annex II (“screened in”) of the EIA Directive.

Project included in Carbon Footprint Exercise: no

Environmental and Social Assessment

Environmental Assessment

The Project is a Framework loan consisting in the construction of 3,470 rental affordable housing units in France (Ile-de-France and different regions such as Auvergne Rhône Alpes, Provence Alpes Côte d’Azur, Grand Est, Grand Ouest, Sud Ouest), particularly located in areas where there is a marked imbalance between housing supply and demand (areas officially delimited, by the Ministry of Territorial Cohesion and Relations with local authorities, as “zones A”, “Abis” and B1).

The new housing units will be located in already urbanised areas and will be implemented by a well-experienced Promoter. The Project is not expected to have any major impact in the environment apart from temporary disturbances during civil works construction, which can be mitigated by appropriate measures.

The new built housing to be financed will achieve very 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.

The Project is not expected to have impacts on Natura 2000 areas since the sub-projects are going to be located in already built-up areas. None of the sub-projects required an environmental impact assessment (EIA) at this stage of planning. However, some of the Project’s underlying investments may fall under Annex II of EIA Directive 2014/52/EU amending the EIA Directive 2011/92/EU, requiring a full Environmental Impact Assessment (EIA) or EIA screening by the competent authority on the basis of related Annex III to determine the need for a full EIA. The building permit processes include environmental impact assessment procedures.

The Project has been assessed for Paris Alignment and it is deemed aligned both against low carbon, and resilience goals, as set out in the EIB Climate Bank Roadmap. Investments will be eligible for EIB financing only if they are aligned with the Paris Agreement.



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Social Assessment

The project will not entail any involuntary resettlement. Land will be provided through urban development process and, to date, no complaints regarding land acquisitions have been raised.

The project will i) accelerate the needed supply of affordable housing in areas where there is a marked imbalance between housing supply and demand in France; ii) promote urban regeneration and energy efficiency, and iii) improve social inclusion of lower income households.

Overall, the social impact is expected to be positive, as the program will improve living conditions of citizens.

Public Consultation and Stakeholder Engagement

Public Consultation will be carried out as part of the urban planning process. Based on previous similar projects, it appears that the Promoter has good experience in managing properly the different stakeholders, and has a close approach with the households to solve any issue when raised.

Conclusions and Recommendations

The Project takes place in a very mature sector and is implemented by a very experienced Promoter.

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. 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.

The affordable housing units to be financed under the project have to comply with EIB environmental and social 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. facilitating social inclusion and improving living conditions of persons eligible for affordable housing, improvement of the urban environment through the development of good quality buildings for medium income households).

The capacity of the Promoter to address and manage environmental and social issues was assessed during appraisal and is deemed good. Therefore, and subject to the conditions mentioned above, the operation is considered acceptable for the Bank in environmental and social terms.