

## Environmental and Social Data Sheet

### Overview

Project Name:	POZNAN AFFORDABLE HOUSING
Project Number:	2015-0552
Country:	Poland
Project Description:	Construction of approximately 1,300 affordable housing units with ancillary infrastructure in the City of Poznań
EIA required:	This is 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 <sup>1</sup> :	no
(details for projects included are provided in section: “EIB Carbon Footprint Exercise”)	

### Environmental and Social Assessment

#### Environmental Assessment

The proposed Framework Loan (FL) concerns the financing of the construction of approximately 1,300 affordable housing units with ancillary infrastructure in the City of Poznań. The Promoter is the housing company Poznańskie Towarzystwo Budownictwa Społecznego (PTBS) owned by the City.

The Project’s objectives are in line with those included Development Plan for the City of Poznań 2030 (the Plan) which sets out the policy governing the long-term development of the City and appears to be integrated with higher level spatial policy.

The Project will be located in several locations in the City of Poznań, with sites at Strzeszyn and Naramowice districts indicated as the most likely. These locations are outside Natura 2000 or protected areas and comprise Greenfields areas, included in the local spatial and development plans. These plans were subject to Strategic Environmental Assessment in line with the SEA Directive 2001/42/EC.

The Polish EIA law, which is compliant with EU Directives, entered into force in November 2008 (Act on Providing Information on the Environment and Environmental Protection, Public Participation in Environmental Protection and on Environmental Impact Assessment). The Competent Authority issuing environmental permits for the schemes included in this Project is the Regional Environmental Protection Department of Poznań. This is also the Competent Authority for Natura 2000 areas.

Given the scope of this operation, an EIA under EU Directive 2011/92/EU as amended, may be required for the affordable housing sub-project if occupying more than 2 000 m<sup>2</sup> building area. The Project’s environmental impact at the construction stage will be short-lived and reversible, at a level which is deemed acceptable. The individual project building permits will stipulate monitoring of environmental requirements prior to, during and post construction.

Potential negative effects (i.e. dust and noise during construction) will be alleviated by implementing effective mitigation measures (i.e. drainage systems, reinstatement of damaged vegetation with local species). Construction works include the implementation of energy efficiency measures and therefore, the investments are expected to bring a number of positive effects in this regard.

<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, where applicable**

PTBS's offer is aimed at people whose income is too high to benefit from social or communal housing, but whose means are deemed insufficient to secure housing in the open market.

The City has targeted the retention of university and other third level graduates through the increased supply of affordable housing as a means of boosting the local economy and the competitiveness of the City more generally. The Project should lead to the sustainable development of their locations and result in a better living environment. In general, the level of social inclusion in Poznań will be improved by facilitating the accommodation of a greater range of income groups within the City.

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

Consultation process is imbibed in the Planning process and procedures. In addition, the Project due diligence and discussions with the Promoter have highlighted that the local population appears to be involved in the selection and planning process for the location of affordable housing schemes.

## **Conclusions and Recommendations**

The Promoter (PTBS) will be required to act according to the provisions of the relevant EU Directives, including SEA (2001/42/EC), EIA (2011/92/EU) and subsequent amendments (e.g.: 2014/52/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. In projects where applicable, the Promoter will be requested to deliver the NTS of EIAs (if applicable) to the Bank before Bank funds are allocated. However, given the relative small size of the individual schemes, most of the schemes are deemed not to have significant negative environmental impacts.

Schemes will be located outside protected areas including Natura 2000. Nevertheless, the Promoter has to provide evidence of the compliance with the Habitats and Birds Directives (if applicable) before the Bank funds are allocated.

The overall environmental and social impact of the FL is positive, with improved environment and quality of life for citizens. The Project is expected to increase the capacity of Poznań to respond to housing need from those in the average income bracket of the population primarily within the existing urban area, thus reducing the risk of urban sprawl, migration and increasing the efficient use of resources.

The institutional capacity of the Promoter to manage the environmental and social issues is deemed to be acceptable. Therefore, given the nature of the operation and the procedures concerning EIA and nature protection put in place by the competent authorities in Poznań, subject to the conditions mentioned above, the FL is acceptable in environmental and social terms.