Early Warning System

EBRD-22193

Programme for Affordable Housing Development Support

Quick Facts

Financial Institutions	European Bank for Reconstruction and Development (EBRD)
Status	Approved
Bank Risk Rating	U
Borrower	Borrower not available at the time of disclosure
Sectors	Construction, Finance, Technical Cooperation
Investment Type(s)	Grant

Project Description

According to the Bank’s website, recent EBRD initiatives have targeted the Private Rented Sector (PRS) in Poland, addressing housing undersupply exacerbated by structural constraints and the influx of refugees from Ukraine. Additional efforts include SIG-led work on social housing Public-Private Partnership (PPP) models in Greece and Poland and Financial Institutions (FI) Banking support for housing finance instruments such as mortgages, covered bonds, and Real Estate Investment Trusts (REIT)s. To scale impact and guide future investments, the Real Estate team has developed an Affordable Housing Technical Cooperation (TC) Programme.

This Programme supports the RE Strategy and aligns with the Bank's Strategy for the Promotion of Gender Equality and the Economic Inclusion Strategy. It aims to foster inclusive services and public goods, addressing high housing costs that limit equality of opportunity and hinder optimal human capital mobilisation.

The Programme enables a series of assignments designed to:
* Build country-level knowledge on affordable housing provision, including market gaps, regulatory environments, and stakeholder mapping.
* Identify entry points for EBRD investment and advisory projects, with a focus on innovation and scalability.
* Support project structuring through operational solutions, funding mobilisation, stakeholder engagement, and delivery mechanisms.
* Enhance the impact of EBRD transactions through dedicated TC assignments supporting end-users, helping clients and public authorities to deliver on their affordable housing goals, delivering supporting policy reform as well as capacity building.

The TC programme will cover 5 types of assignments:
1. Country Assessments (transaction-enabling): uncover realistic investment opportunities by identifying relevant partners, funding sources, operational solutions, sites and hurdles preventing affordable housing provision, leading for action plans for the sector.
2. Non-transactional project preparation TCs (transaction-enabling): identify and prepare sites to develop affordable housing (including through master planning), lay the ground for investment projects with identified partners (public and private), initiate/develop collaboration between private and public stakeholders for joint projects, identify possible sources of concessional finance.
3. Transactional Project preparation TCs (pre-signing assessments in the context of a due diligence and project structuring process): fine-tune site development scenarios and prepare implementation in the context of a project, fine-tune private-public collaboration arrangements including PPPs, mobilise concessional finance solutions and provide solutions for the financing of affordable housing in the project. For projects that have multiple phases or equity investments with a pipeline, such an assignment may also lay the ground for such follow-on initiatives.
4. Project implementation TCs (post-signing): supporting the setup, operationalisation, and commercialisation of institutions delivering affordable housing solutions--such as housing cooperatives, Social Rental Agencies (SRAs), and dedicated municipal entities, local (municipal) capacity building for replicating projects, strengthening impact on tenants (e.g. supporting them to rent on the commercial market), and policy work acting on the regulatory framework as well as supporting the replication and scaling-up of innovative projects.
5. Project Due Diligence TCs to support projects that deliver on housing affordability.

Investment Description

- European Bank for Reconstruction and Development (EBRD)

Investment amount not available at the time of disclosure.

Contact Information

No contacts available at the time of disclosure.

ACCESS TO INFORMATION

You can request information by emailing: accessinfo@ebrd.com or by using this electronic form: https://www.ebrd.com/eform/information-request

ACCOUNTABILITY MECHANISM OF EBRD

The Project Complaint Mechanism (PCM) is the independent complaint mechanism and fact-finding body for people who have been or are likely to be adversely affected by an European Bank for Reconstruction and Development (EBRD)-financed project. If you submit a complaint to the PCM, it may assess compliance with EBRD's own policies and procedures to prevent harm to the environment or communities or it may assist you in resolving the problem that led to the complaint through a dialogue with those implementing the project. Additionally, the PCM has the authority to recommend a project be suspended in the event that harm is imminent.

You can contact the PCM at: pcm@ebrd.com or you can submit a complaint online using an online form at: http://www.ebrd.com/eform/pcm/complaint_form?language=en

You can learn more about the PCM and how to file a complaint at: http://www.ebrd.com/work-with-us/project-finance/project-complaint-mechanism.html