



EIB Financing for Social and Affordable Housing

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Presentation Outline

1

What is EIB?

2

EIB in the Urban Sector

3

EIB Financing Tools for the Urban Sector

3

EIB Financing for Social Housing

The EU bank



- Natural financing partner for the EU institutions since 1958
- Around 90% of lending is within the EU
- Shareholders: 28 EU Member States

Investing in Europe's growth

The EIB at a glance

- Largest multilateral lender and borrower in the world
- Some 450 projects each year in over 160 countries
- Headquartered in Luxembourg and 33 local offices
- Around 2 900 staff:
 - Not only finance professionals, but also engineers, sector economists and socio-environmental experts
 - More than 50 years of experience in financing projects

We focus on our key priorities



ENVIRONMENT

EUR 16.7bn



INFRASTRUCTURE

EUR 18bn



INNOVATION

EUR 13.8bn



SME

EUR 29.6bn

2017 TOTAL LENDING EUR 78.16bn

EIB: An active partner in the EU Urban Agenda

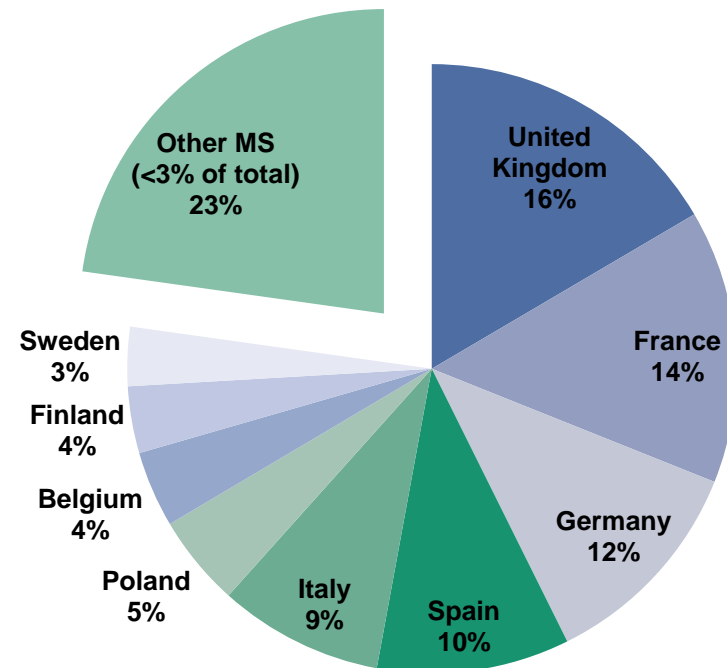
- As the EU Bank, EIB lending is guided by EU policies and priorities
- EIB lending guided by ministerial meetings (especially [Bristol 2005](#), [Leipzig 2007](#), [Toledo 2010](#), [Riga 2015](#))
- EIB participated in the EU Urban Agenda process and associated Partnerships that resulted in the [Pact of Amsterdam](#) on 30 May 2016
- EIB participated in Habitat III

EIB Financing Tools for the Urban Sector

Instrument	Key Features
Investment Loans	<ul style="list-style-type: none"> • Direct loan for a specific investment project or programme • Usually > EUR 100m project cost • All investment components identified / appraised up front
Framework Loans (FL) direct to a City	<ul style="list-style-type: none"> • Loan to a city, usually > 75,000 people, > EUR 100m • Finances a 3-5 year time slice of the City investment programme • Multi-sector investments (down to EUR 1-2 million) meeting defined criteria but not finally prepared at time of signing
FL via an Intermediary	<ul style="list-style-type: none"> • Facility for financing smaller municipalities • Relies on a good intermediary which applies financing criteria agreed with EIB
Equity Funds	<ul style="list-style-type: none"> • Investment into an urban development, infrastructure fund or brownfield fund • Targeted investment criteria leading to new investment

EIB Urban Lending by MS: Total € 94.6bn (2011-2015)

EU Member States	No. Operations	Total Lending (EUR M)
Austria	12	1,770.76
Belgium	44	3,823.26
Bulgaria	8	457.21
Croatia	15	1,002.07
Cyprus	18	622.38
Czech Republic	14	1,233.35
Denmark	4	759.73
Estonia	16	383.83
Finland	32	3,356.52
France	170	13,745.32
Germany	62	10,978.55
Greece	31	1,678.52
Hungary	43	2,376.60
Ireland	21	1,830.25
Italy	86	8,264.74
Latvia	4	2,789.97
Lithuania	2	222.18
Luxembourg	10	611.05
Malta	1	40.00
Netherlands	7	1,219.06
Poland	116	4,601.42
Portugal	21	1,544.80
Romania	10	1,046.11
Slovakia	4	1,009.11
Slovenia	6	935.66
Spain	160	9,678.65
Sweden	31	2,970.74
United Kingdom	110	15,651.31

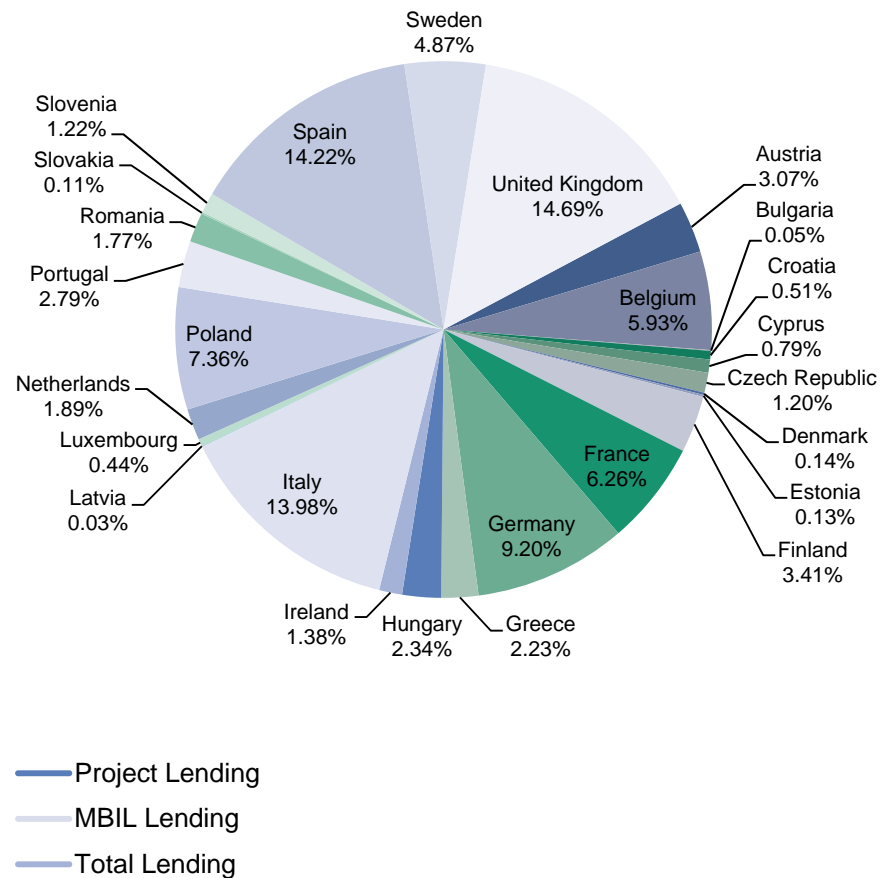
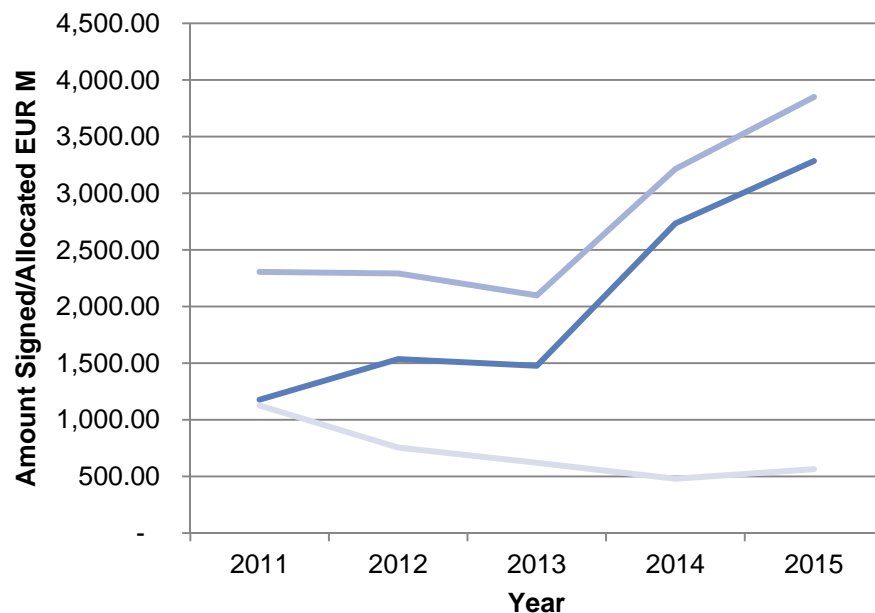


Numbers represent EIB lending in the EU

EIB Social Housing lending supported EUR 13.8 billion total investment in 5 years

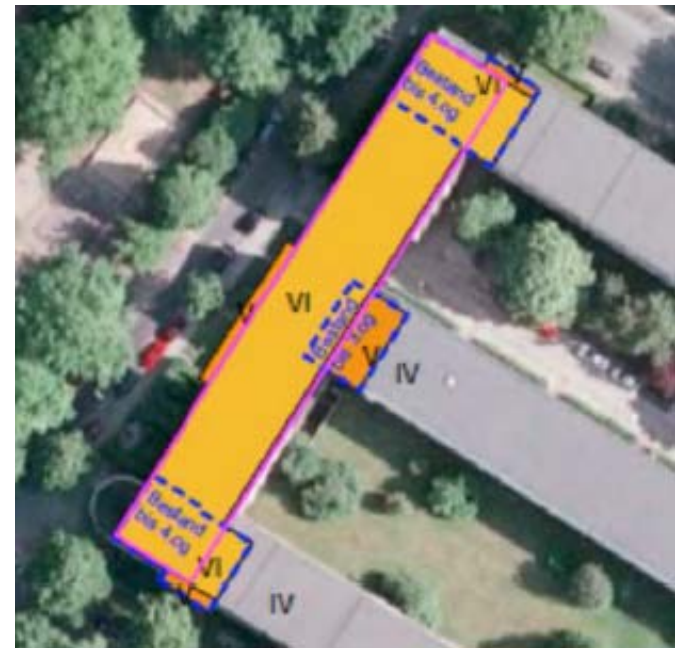
Why does the EIB contribute?

- Social and affordable housing are key to integrated urban development, an EIB priority
- Contribute to inclusive growth
- Contributes to social and economic cohesion by enabling balanced growth



Loans to Housing Companies: Social housing in Hamburg (Rungestieg)

- Retrofitted housing with additional new construction including space for community/social activities on the ground floor
- Care services for elderly / disabled tenants
- EE KfW 70 standard



- In 2015 EIB signed a second loan with the city's social housing company SAGA GWG to finance integrated social and affordable housing across Hamburg.

Poland Affordable Housing – EIB funding via a major National Development Bank

- EIB funding approved for a framework loan targeting affordable housing schemes
- Intermediated by BGK, Poland's development bank
- On-lending to TBS's (public housing enterprises) across Poland
- Incentivises schemes which optimise energy efficiency, revitalisation, affordability etc via scoring system and call for applications



Barcelona Social Housing – EFSI funding to a Social Housing Municipal Company

Construction of approximately 2,200 social housing units with ancillary infrastructure for rent in the city of Barcelona

The project contributes to the alleviation of current shortages in social housing supply in Barcelona and to the overall urban regeneration of designated areas.

EFSI guarantee

EIB advising

- EIB – lending, blending and **advising**

Activity	EIB contribution
EIB Advisory Hub	<ul style="list-style-type: none"> • Advice on project development to support the Investment Plan for Europe
JASPERS	<ul style="list-style-type: none"> • Advice to support better project preparation for European Structural and Investment Fund projects • JASPERS support to resolve horizontal questions affecting a sector or projects across several member states • JASPERS Networking Platform building a knowledge base
EIB advisory instruments benefiting cities	<ul style="list-style-type: none"> • EPEC – European PPP Expertise Centre • ELENA – European Local Energy Assistance • FI-Compass to support development of Financial Instruments
EIB direct contribution	<ul style="list-style-type: none"> • EIB experts present at sectoral meetings, workshops • EIB to engage with most or all Urban Agenda partnerships
EIB funding	<ul style="list-style-type: none"> • EIB funding for research and development, innovation in the public and private sectors • EIA TA support for consultants and advisors



**European
Investment
Bank**

The EU bank

