Housing Response and Mortgage Market Enhancement Project (HOME)

Environmental and Social Risk Screening Form

Draft (for consultation)

August 2025

This screening form has been prepared for project-financed activities under Subcomponent 1.2: Subsidies for acquisition of long-term housing, which are classified as Low to Moderate environmental and social (E&S) risk. Its purpose is to guide the Ministry of Labor and Social Affairs (MLSA) in assessing the potential E&S risks and impacts associated with financing[1] provided through participating banks, and in excluding activities that may pose substantial or high risks, such as those affecting naturally or culturally protected areas or resulting in resettlement, which are not eligible under the Project. The E&S screening procedure consists of two stages: (1) initial screening using the Exclusion List to eliminate ineligible activities, and (2) further screening of eligible activities to determine whether the activity would require a management measure under the Environmental and Social Management Systems (ESMS) to be established by MLSA.

Housing Information:

Housing Type	*Please specify the type of housing:* *(a) a new or existing individual residential house* *(b) a new or existing apartment* *(c) an apartment in a building under construction* (d) *construction of a single-family house*
Estimated Cost	
Housing Purchase Certificate No.	*Please provide the associated housing purchase certificate number(s) used for obtaining the mortgage loan*
Location	*Please provide the address and the name of the community.*
Other financing activity	*If applicable, please specify any additional housing-related activity that the project will support (e.g., renovation, or other).*
Date of Screening	

1. Exclusion List:

The activity will be excluded from project financing if the answer is “Yes” to any of the following in the list below:

Activity	**Yes**	**No**	**Not Applicable**	**Comment** (if necessary)
1. Is the seismic integrity of the existing apartment or individual residential house below the seismic norms of the Republic of Armenia (RoA), or is the building classified as “at-risk” or is an emergency building?				*Please briefly comment on the seismic condition and risk category of housing types (a) and (b).*
2. Will the financed housing, particularly the construction of single-family houses, located in proximity to or				*Please briefly describe the surrounding area for housing type (d) above, with regard to naturally protected areas.*

[1] To support the *State Assistance Program for Housing for Displaced Families* (Decision No. 710-L, 16 May 2024), implemented by the Ministry of Labor and Social Affairs.

within designated natural habitats, protected areas, or buffer zones?				
3. Will the financed activities, particularly the construction of single-family houses, located in proximity to or within a cultural heritage site or its protection zones?				*Please briefly describe the surrounding area for housing type (d) above, with regard to culturally protected areas.*
4. Could the financed activities induce new developments that may compromise, demolish, or involve the rehabilitation of buildings with cultural heritage value?				
5. Does the financed housing contain or will generate hazardous waste (e.g., asbestos-containing material (ACM) roofing in existing residential houses, or lead-based paints (LBP) on walls in existing apartments or houses)?				*Please briefly comment on the condition of the roof and walls of existing individual residential houses, as well as the walls of existing apartments or houses (e.g., in Soviet-era buildings).*
6. Will the housing loan result in involuntary resettlement, physical or economic displacement, or land acquisition leading to displacement of people or businesses?				
7. Does the housing loan finance real estate properties that are subject to third-party claims or informal use, ownership disputes, or unresolved legal proceedings?				

2. E&S Screening Questionary

Guiding Questions	Yes	No	Next Steps
ESS2: Labor and Working Conditions			
1. Does the housing loan finance construction of a single-family house that involves recruitment of workforce?			If the answer is "Yes", complete points 2 and 3 below. Workforce management measures must be applied as outlined in the Project Operational Manual (POM) and in accordance with the provisions adopted under the ESMS.

2. Will the workers be exposed to workplace hazards that need to be managed in accordance with local regulations?			If "Yes", please refer to workforce management measures as specified in the POM and in accordance with the provisions adopted under the ESMS.
3. Do the potential risks and hazards associated with physical work require workers to use personal protective equipment (PPE)?			If "Yes", please refer to workforce management measures as specified in the POM and in accordance with the provisions adopted under the ESMS.
ESS3: Resource Efficiency and Pollution Prevention and Management			
4. Will the activities generate construction-related waste, and will this require management measures in accordance with local regulations?			If "Yes", management measures should be prepared and adopted as part of the ESMS.
ESS4: Community Health and Safety			
5. Does the housing loan finance the construction of a single-family house that could generate noise, dust, or other nuisances, and/or result in poorly managed construction sites that pose health and safety risks for nearby residents?			If "Yes", management measures should be prepared and adopted as part of the ESMS.
ESS8: Cultural Heritage			
6. Will the financing include renovations of property located in culturally significant buildings, which will require management measures in line with national requirements?			If "Yes", management measures should be prepared and adopted as part of the ESMS[2].

3. Conclusion on Financing

Based on the screening results above, please provide a conclusion on the financing:

a. *Financing is accepted and requires mitigation under the ESMS* ☐
b. *Financing is accepted with no mitigation measures* ☐
c. *Financing is declined* ☐

[2] Under ESS8, the ESMS should also address chance find procedures.