



Vivir Mejor

Programme of Activities (PoA) Summary.



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CONAVI, the National Housing Commission in Mexico, is developing a countrywide Sustainable Housing Programme of Activities (PoA) with the aim of promoting a sustainable use of energy and water in the housing sector in the country. Through the PoA, a series of subsidies and financing instruments are being implemented with the aim of facilitating access to a combination of renewable-energy technologies and energy-efficiency measures to a large number of households throughout the country and across a broad range of income levels. The PoA, currently under validation within the Clean Development Mechanism (CDM), is an innovative approach to tackle climate change at the sectorial level promoting and financing a sustainable use of energy and water in the housing sector.

Background

Published at the beginning of the current administration, the 2007-2012 Housing Program estimated that during the time period 2005-2030 there will be a need for 16 million new residences. For the time period 2007-2012 the demand for new housing is estimated in around 1 million per year. Historically, new housing developments have been characterized not only by the high degree of urban sprawl but also by the negative impact to the natural environment. This PoA is a part of the Federal Government’s concerted effort to address the strategic problem posed by the pending shortage of housing as well the commitment to address climate change.

CONAVI is the entity in Mexico responsible for the design, coordination, evaluation and execution of national policies related to housing according to article 19, section I of the Housing Law approved in 2006. In recent years, CONAVI has been working – in collaboration with the main mortgage issuers which are, to varying degree, also government entities – in the design, coordination and execution of a series of policy instruments and financing schemes aimed at promoting the sustainable use of energy in new and existing housing.

Scope of the Programme

CONAVI has decided to create this Sustainable Housing Programme of Activities with the aim of designing, coordinating and operating a series of policy instruments aimed at facilitating the adoption of renewable energy and energy efficiency measures in new and existing housing, therefore reducing greenhouse gas emissions. The instruments expected to be covered as part of the PoA are classified into two main categories: green subsidy instruments and green financing instruments (e.g. green mortgage, loans, financial guarantees, etc.). The main purpose of these instruments is to alleviate the gaps between available finance and the funding needs to facilitate the access of green measures in new and existing housing. Whilst each instrument is intended to translate into the adoption of a set of technologies in new and existing housing, selecting the most appropriate type/sub-type of instrument will be dependent on an assessment of: the risk/return of the specific project/ technologies; the type of risk (policy/regulatory, project level, technology); the stage of the project cycle; and the number and type of project participants.

Technologies covered under the PoA

A typical CDM Project Activity (CPA) under this PoA comprises the introduction of a set of technologies and measures aimed at reducing the consumption of electricity and fossil fuels in new and existing housing. The specific combination of technologies and measures to be employed in each household depends on the bioclimatic region where the household is located and on the financing instrument used to facilitate the introduction of these measures. The specific set of technologies along with the applicable bioclimatic region will be defined at the CPA level.

The typical measures covered under the PoA include:

Renewable energy measures

- Solar water heating
- Solar photovoltaic cells
- Micro wind generation

Energy efficiency measures

- Bioclimatic architecture
- Thermal insulation
- High efficiency illumination
- Introduction of high-efficiency appliances (e.g. fridges, air conditioners, etc.)
- Hot-water saving devices (e.g. showerheads, faucet fixtures)

Operational and Management Plan

CONAVI in coordination with the main mortgage issuing entities will design and implement the financing instruments and subsidies that will facilitate the adoption of green measures in new and existing housing. In addition, CONAVI, along with the executing agencies, will determine the technology packages eligible under each bioclimatic area and financing instrument and will coordinate the corresponding verification and recording procedures to ensure that the technologies are adequately implemented and documented.

Expected Emission Reductions

A typical house under the PoA is expected to reduce an average of 0.95 tCO_{2e} / year. This figure is expected to vary depending on the bioclimatic region and the specific set of technologies implemented. Under a conservative scenario where 400,000 households are added to the PoA every year, the following emission reduction contribution is expected:

	TOTAL HOUSES	tCO _{2e}
Year 1	400,000	380,000
Year 2	800,000	760,000
Year 3	1,200,000	1,140,000
Year 4	1,600,000	1,520,000
Year 5	2,000,000	1,900,000
Year 6	2,400,000	2,280,000
Year 7	2,800,000	2,660,000
Year 8	3,200,000	3,040,000
Year 9	3,600,000	3,420,000
Year 10	4,000,000	3,800,000
Total		20,900,000

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Contact:

Jorge Wolpert. General Subdirector of Sustainability. National Housing Commission jlwolpert@conavi.gob.mx

Tomasz Kotecki Golasinska. Manager of Sustainability. National Housing Commission tdkotecki@conavi.gob.mx
