

ECOCASA PROGRAMME – ENERGY EFFICIENT HOUSING FOR LOW-INCOME HOUSEHOLDS

MEXICO

Objective 	Construction of energy-efficient housing with 20% less energy needs than baseline	Target group 	Private housing developers
Building type 	Residential buildings	Duration 	Multiple phases since 2012
Partners 	Mexican Development for Housing - Bank Sociedad Hipotecaria Federal (SHF) KfW Development Bank Donors: Germany (BMZ and BMU) Inter-American Development Bank (IADB) / CTF European Union, Latin American Investment Facility (EU LAIF) NAMA Facility (BMU / BEIS)	Volume 	EUR 130 million by German Government for TA and bridge loans to developers USD 100 million by IADB for TA and bridge loans to developers EUR 14 million by NAMA Facility for TA and grants EUR 7 million by EU LAIF for grants USD 210 million planned for expansion

Approximately 500,000 new homes are built every year in Mexico. This results in increased energy demand in the housing sector, which represents 17% of the country's total energy demand. The Mexican government launched the EcoCasa to respond to these challenges, in collaboration with the KfW Development Bank and the Inter- American Development Bank. EcoCasa promotes energy-efficient housing with 20% less energy needs than conventional (baseline) houses.

Credits at low interest rates compensate for the additional costs of green technologies, based on the experience of Germany. Efficiency standards were created for this program. Different from other programmes, the incentive is a bridging loan provided by the Mexican Development for Housing Bank (SHF) to developers, and not a mortgage loan to the purchaser. Developers are the targeted due to the fact that there is little awareness on energy efficiency among purchasers of private homes or flats and that developers are decide on the energetic standard. An attractive interest rate for the bridging loan in combination with better marketing prospects appears to be an effective stimulus for the developers to invest into a higher standard.

The bridging loans complement the mortgage financing by public institutions and private banks and the housing subsidies for economically weaker sections offered by the National Housing Commission (CONAVI). In addition, around 600 passive houses, financed by a special Fund for Latin America by the European Commission, are subsidised with grant funds of up to 70 % of the incremental cost to reduce the sale price to the typical market level of conventional buildings.

As a result, buyers and renters can buy or rent energy-efficient buildings at a competitive price that is comparable to that of a standard house. This mainstreams energy-efficient technologies, while bringing households financial benefits due to the lower payments of utilities such as electricity, water, and gas.

CO₂ emissions reductions 	<ul style="list-style-type: none"> • 2,047 MtCO₂e emission reductions over the building life-cycle 	Health and socio-economic benefits 	<ul style="list-style-type: none"> • 63,986 Certified Homes (54,981 Financed Homes, 85%) • 75 Developers implemented 222 Projects in 22 Mexican States • 249,545 Mexicans from low-income households benefited
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Certification system 	Supported by the Housing NAMA Project (implemented by GIZ and KfW with CONAVI and SHF), Mexico developed the Green Housing Evaluation and Certification System "SISEVIVE EcoCASA". This system focusses on GHG emissions and water saving. It consists of two tools, the DEEVI and SAAVI, with the first for calculating energy efficiency, and the second for calculating water savings. The result of both are measured using the GDI (global performance index). http://portal.ruv.org.mx/index.php/soy-sustentable/ecocasa-sisevive/
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Contact person in programme or country	Contacts provided on programme website	Example submitted by	PEEB, Andreas Gruner
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Website 	https://www.gob.mx/shf/documentos/ecocasa https://www.kfw-entwicklungsbank.de/PDF/Entwicklungsfinanzierung/L%C3%A4nder-und-Programme/Lateinamerika-Karibik/Projekt_Mexiko_EcoCasa_08_2017_EN.pdf
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