Affordable & Social Green Housing

Source Metadata

Field	Value
source	cbi
source_version	CBI Taxonomy (current)
source_id	CBI-BLD-003
cbi_sector	Buildings
bond_eligible	Y
mitigation	Y
adaptation	Y
last_checked	2026-05-26

CBI Sector Criteria

CBI Buildings Criteria apply equally to affordable and social housing, with the same performance thresholds. However, CBI recognizes the critical intersection of climate and social objectives in affordable housing. Green affordable housing projects that meet the top-15% energy performance threshold (or 30% retrofit improvement) qualify for certification while delivering social co-benefits. CBI has advocated for policies that integrate green standards into social housing programs.

Eligible Activities & Assets

Eligible assets include: energy-efficient social housing construction meeting performance thresholds; affordable housing retrofits achieving 30%+ energy reduction; community-scale renewable energy systems for social housing developments; green mortgage programs for low-income homebuyers purchasing certified homes; passive house and net-zero energy affordable housing; climate-resilient social housing designed for flood, heat, or seismic exposure zones; and mixed-use developments combining affordable housing with green commercial space.

Certification Process

Verifiers apply the same energy performance criteria as for market-rate buildings. Pre-issuance assessment includes energy modeling, social housing program documentation, and beneficiary targeting criteria. Post-issuance monitoring requires energy consumption data and social impact reporting (units delivered, beneficiary demographics). Combined green-social bond frameworks (sustainability bonds) can be certified under CBI when the green component meets sector criteria.

LATAM Market Context

Affordable housing is LATAM's largest building sector investment need, with an estimated deficit of 23 million housing units. Colombia's Vivienda de Interés Social (VIS) program, Brazil's Minha Casa Minha Vida, and Mexico's INFONAVIT green mortgage program have incorporated green building standards. Green bonds financing affordable housing portfolios are emerging, often structured as sustainability bonds combining climate and social criteria.

Colombia Green Finance Taxonomy Alignment

The TVC includes energy-efficient affordable housing as an eligible activity, recognizing the dual climate-social objective. Colombia's VIS and VIP (Vivienda de Interés Prioritario) programs are increasingly incorporating EDGE certification requirements. Bancolombia and Davivienda have included green affordable housing loans in their green bond portfolios, demonstrating TVC-CBI alignment in practice.

Cleantech Taxonomy Crosswalk

Maps to Cleantech Taxonomy sector BU (Buildings) — specifically BU-AH (Affordable Housing). Cross-references to BU-EE (Energy Efficiency) for performance criteria, BU-GC (Green Certification) for certification standards, and XS (Cross-Sectoral) for social-climate co-benefit integration.

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