



**AFFORDABLE
HOUSING
ACTIVATION**

REMOVING BARRIERS

**MADRID CALL
FOR ACTION ON
AFFORDABLE AND
ADEQUATE HOUSING**

MADRID, 20 MAY, 2022

Architecture professionals, urban planners, sociologists, urban anthropologists, economists and academics, representatives of national, subnational and local governments, civil society organizations, intergovernmental organizations, as well as experts on housing issues, gathered at the Forum of the International Union of Architects Affordable Housing Activation: Removing barriers in Madrid, Spain, from 18 to 20 May 2022, we call for action to assume shared responsibilities for the improvement of the effective right of access to decent, adequate and affordable housing around the world by 2050.

It is time to collaborate to overcome the barriers to access to affordable housing, promoting a global movement based on shared commitments and on the knowledge and experience accumulated to establish an activation framework and make a determined commitment to new data that allow us to understand and confront the causes, not just the effect.

We understand this call as alive, but at the same time constant, with a medium-long term, organic, and inclusive action plan, which brings together action commitments and focuses on the implementation and results of multiple stakeholders to promote sustainable urban development.

It is time to act, to connect diverse experiences, policies, data, and perspectives through a global, transversal, interdisciplinary, multilevel, flexible, and participatory space.

Therefore, the Madrid UIA Affordable Housing Activation Forum consolidates its legacy to permanently establish the Affordable Housing Activation Platform (affordablehousingactivation.org). The Platform constitutes a space open to contributions and commitments that join efforts to improve access to housing. Leaving no one or no place behind.

**JOIN OUR CALL FOR ADEQUATE AND AFFORDABLE
HOUSING AND JOIN THE PLATFORM TO IMPLEMENT
INITIATIVES AND SHARE KNOWLEDGE.**

**SIGN THE PLEDGE AND SEND US YOUR ACTIVATION
COMMITMENT.**

Activation Framework for Adequate and Affordable Housing

- Knowing that, globally, around 55 per cent of the world's population lives in urban settlements and that this proportion is projected to increase significantly by 2030, with an additional 1.6 billion people living in urban areas.

- Recognizing that the right to housing, as a component of the right to an adequate standard of living, is established in various international human rights instruments.

- Affirming that the right to adequate housing is not the same as the right to property, but is broader, since it contemplates rights not linked to property and aims to ensure that all people have a safe place to live in peace and dignity, through the different forms of security of tenure.

- Anticipating that unprecedented population growth and urbanization put pressure on the housing market, as rising demand often outstrips new home construction. It is very likely that the demand for housing, particularly in urban areas, will increase even more due to sociodemographic transition processes, changes in family dynamics and structures, or increased migration flows due to climate change.

- Affirming that the right to adequate housing is not only a programmatic goal to be achieved in the medium-long term, and that it is necessary to put without delay all efforts and take all possible measures, within available resources, to start practice this right.

- That the right to housing contributes to many other economic, social, and cultural aspects of the development of individuals, households, and

communities. Inadequate housing has a negative impact on urban equity and inclusion, urban safety, and livelihood opportunities, and has negative repercussions on health.

- That the 2030 Agenda for Sustainable Development, approved in 2015 by the United Nations, proposes in Goal 11 - Sustainable Cities and Communities includes goal 11.1: "Ensure by 2030 the access of all people to housing and basic services adequate, safe and affordable (...)".

- That the achievement of the many other Sustainable Development Goals is directly related to people's access to adequate housing. For example, Goal 1 (target 1.5: "Build the resilience of the poor and those in vulnerable situations and reduce their exposure and vulnerability to climate-related extreme events and other economic, social and environmental crises and disasters"), Goal 6 (target 6.2: "Achieve equitable access to adequate sanitation and hygiene services (...)"), Goal 7 (target 7.1: "Ensure universal access to affordable, reliable and modern"), among others.

- That the New Urban Agenda, approved at the United Nations Conference on Housing and Sustainable Urban Development (Habitat III) that took place in Quito, includes the relevance of the right to housing and its relationship with sustainable urban development in more than twenty points.

- That the Sendai Framework for Disaster Risk Reduction also considers housing a key issue, since around 23 million people have been left homeless

as a result of disasters, and addresses the right to adequate housing by promoting the incorporation of disaster risk assessments in the development and implementation of territorial policies, including urban planning, assessments of land degradation and informal and non-permanent housing, the incorporation of disaster risk assessment and management in the planning and management of rural development, and the review of existing building codes and standards and rehabilitation and reconstruction practices, or the development of new codes, at the national or local level.

- That access to housing has become a global issue, multifactorial and multilevel, the result of various difficulties and barriers, all intertwined and interrelated, and with different faces depending on the idiosyncrasy of each place, such as financial mechanisms, disagreements between supply and demand, modes of production, types of property and forms of tenure, land and urban development, political and regulatory frameworks and costs for the construction and adaptation of housing.
- That these difficulties and obstacles are diverse but repeated in many situations, despite the different cultures, the different economic developments, and the existing social situations, including the needs of women, children and youth, older persons and persons with disabilities, migrants, indigenous peoples and local communities, and to those of others in vulnerable situations.
- That COVID-19 has revealed the inequalities in our society in terms of housing and has exacerbated the impact on the most vulnerable.
- That architecture plays a strong role in providing affordable housing for refugees and internally displaced people globally, developing methods that take into account the responses

that can provide adequate solutions to reduce the suffering of these populations.

We propose an Activation Framework that includes both a shared vision on access to decent, adequate, and affordable housing, as well as a proposal for actions that can be inspiring for the implementation of initiatives and policies at the local, metropolitan, subnational, national, or supranational level.

Objectives and commitments of the activation framework

1. Promote the six systemic barriers identified in the process developed by the Affordable Housing Activation Forum as a common taxonomy capable of structuring the diversity of such a complex problem.

2. Through this taxonomy, promote the monitoring and follow-up of relevant indicators and actions undertaken to support initiatives capable of advancing towards the diagnosis of the situation and facilitating analysis and decision-making, with respect to each barrier and at different levels and scales of action.

3. Advance the necessary alliances that allow the consolidation of a global movement to share knowledge, from which to launch a program on access to housing that will have leadership in its formulation and development.

4. Consolidate data and establish an action plan to implement the Activation Framework, as well as identify priority areas to align the work plans of the different partners.

5. Use global and regional meetings, mainly of the International Union of Architects, as tools to enrich and join efforts to monitor the identified barriers to access decent, affordable, and adequate housing.

6. Mobilize technical and financial support for the Activation Framework, inviting multilateral, international and regional organizations, financial institutions, development banks, the private sector, and other stakeholders to join the global movement and carry out actions to improve access to affordable, decent, and adequate housing throughout the world.

7. Promote quality in the production and design processes of affordable housing to guarantee the commitment of professionals and all agents in the building value chain around ethical parameters and approved quality standards.

8. Encourage the role of art and culture with science and innovation, all with a holistic approach to pursue sustainable and innovative solutions, but also accessible, affordable, and enriching for all citizens.

9. Reinforce the interdisciplinary work of multiple actors to give life to the ideal of sustainability in construction, housing, and the built environment, as well as the transforming power of architecture in the processes of urban regeneration and dignifying degraded environments to improve the quality of life of its inhabitants.

10. Open this process of exchanging information, ideas, and experiences; and invite decision-makers; governments, civil society organizations, private sector, professionals, multilateral organizations, academia, United Nations agencies and programs, and citizens from around the world to join this movement to support the implementation of the Activation Framework and assume these commitments as their own.

The report of the Madrid Forum will collect all the conclusions of the more than 80 speakers from more than 30 countries and it will be the first document of the Affordable Housing Activation Framework, thanking all for starting the global movement.

Relevant indicators for the Affordable

Housing Activation Framework

The Forum suggests governments and stakeholders to consider suggested relevant indicators by the Affordable Housing Activation Framework to overcome the six barriers.

Existence of a public registry of property.
Value of investments in the real estate sector.

1. MISMATCHES (HOUSING NEEDS, DEMAND AND SUPPLY)

Number of houses.
Housing habitability conditions.
Growth and demographic projections.
Ratio between urban footprint and population growth.
Number of dwellings in informal settlements.

2. POLICIES AND REGULATIONS (POLICIES AND LEGISLATION)

Recognition of the right to housing.
Existence of censuses and cadastres.
Strategies to contain urban sprawl.
Budget allocated to housing policies.
Existence of urban planning instruments that protect residential land.

3. FINANCING (FUNDING)

House price appropriate to income level.
Number of mortgages.
Mortgage interest.
Level of poverty.
Quality of the labor market.

4. URBAN DESIGN AND DEVELOPMENT

Accessibility of supplies of sanitation, energy, and telecommunications.
Accessibility to public space and natural environment.
Accessibility to facilities and services.
Noise and air pollution.

5. PROMOTION AND PRODUCTION

Number of houses built.
Prices of raw materials and transport.
CO2 associated with the construction of houses.
Weight of the construction sector in GDP

6. OWNERSHIP AND POSSESSION

Number of dwellings according to tenure regime.
Protection of property rights.

