International Union of
Architects (UIA)
International Forum

*18-20 May 2022
Teatro Principe Pío,
Madrid, Spain*

BARRIER 1: MISMATCHES

Wednesday, 18 May 2022
10 a.m. – 12. p.m.

Also broadcasted through the
AHA Forum virtual platform.
Access at ahamadrid.org

———

Key words: location; price; segregation; functional
adequacy; services and security; cultural adequacy;
diversity; gender; population growth; family
structure; climate change and energy efficiency;
pandemic and health; unoccupied housing; right to
housing.

Mismatch is a definition for something unsuitable that can also be present in our urban reality. Many cities lack an assessment of the mismatch in their deliverables and are not capable of easily transforming it into policies that would lead towards good practices. Ensuring all people have access to adequate housing depends to a large extent on creating a balance between the type of housing that is required and the type of housing that is produced in a given context.

In the context where rapid urban growth is a predominant phenomenon, coupled with the lack of construction sector development, can lead to insufficient and inadequate housing and the failure to meet existing urban population needs.

A mismatch between the type of housing on the market and their demand is also observed. For example, newly built and existing housing fails to adopt to the conditions of demand, often creating situations where urban population cannot or does not have any interest in accessing the existing housing - leaving it empty. In addition, there economic incentives for the private sector to build affordable housing is insufficient, leading to the construction sector being oriented mostly towards the most profitable housing options.

The relevance of data on the housing sector constitutes a transversal element of great importance when formulating policies that are effective in meeting existing needs. On the other hand, the design of incentives - or disincentives - for actors, mainly private, to participate more actively in less profitable sectors can also be key to match supply and demand. Finally, developing the ability to adapt the existing housing stock to meet changing living habits and culture - is a key.

This session discusses action-oriented proposals to overcome the existing mismatches in the housing sector.

Housing that is produced and housing that is needed

In places where there are no serious production constraints, the main and most obvious mismatch between supply and demand is related to the housing prices. While there are possibilities to build or improve existing housing, in reality there is no buying or renting force for households, nor the ability of financial markets to make affordable offers for all.

So far, the main response of supply-side was focusing on reducing costs, in some cases this lead to other types of mismatches and imbalances. The most widespread mismatch is building housing units in places where land is cheapest - that is, generally, far from workplaces and shops, with minimal access to services, with difficulties of access or on unsuitable land - generating urban sustainability challenges of different natures. In other words, housing is built not where it is most needed, but where the land factor, which has an important weight in the final cost of housing price, is more affordable.

Another frequent practice that can influence the costs of the housing is reducing the size of dwellings or their construction qualities. Housing that may be more affordable, but eventually it proves to be inadequate, either because it does not have sufficient space, or because its acoustic and thermal comfort, lighting and ventilation levels are not appropriate.

In addition, in order to reduce costs through economies of scale, dwellings are developed with repetitive, anonymous designs, with limited capacities for adaptation and cultural appropriation. These designs can eventually lead to dynamics of marginalisation and social exclusion of their inhabitants.

Demographic changes and their impact on housing

Beyond the conditions linked to the cost of housing, there are other factors that have a significant impact on the mismatch between demand and supply of affordable housing. The first of these is rapid population growth, historically linked to urban growth. For example, African cities are expected to see their urban populations double in the next 30 years.

This accelerated urban growth coincides, in many cases, with the lack of planning and/or development of productive capacities related to urban planning in general and adequate housing in particular; and this disconnection is at the origin of the growth of informal settlements, where inadequate housing conditions predominates.

On the other hand, in contexts where urban growth appears to be stable or the growth is level is not high, other demographic changes also have an impact on the housing situation, such as the change in the family structure model. In the last decades there has been a progressive shift from the "classic" family, which served as a model for the design of many housing policies, programmes and projects, towards a different models of family units with specific needs in relation to housing spaces. The trend shows an increasing number of single-person households, childless couples, or single-parent families, among others, and a decrease in the number of children per family or the number of occupants per dwelling, in general.

The ageing of the population is another element to consider. As populations grow older, the spatial needs of housing also change. For example, large dwellings that once housed large families are becoming partially obsolete as children become independent. This trend will continue in the coming decades with the progressive ageing of the population, which will be more pronounced in geographical regions that already went through their demographic transition or explosion a few decades ago – with the drastic decrease in mortality rates and, subsequently, birth rates - such as Europe or North America.

New approaches and demands to increase inclusion
Other mismatches should be considered and be prioritized when addressing needs in the housing demand. The first issue that should be addressed is the adequacy of spaces for people with disability or specific need. Although great progress has been made at global level in relation to the inclusion of construction and design parameters for people with special needs, this approach is generally applied to public spaces, collective uses and common areas of buildings, and in very few cases covers the interior design of dwellings.

Another element that should be highlighted is the gender approach associated with the design and construction of housing. From this perspective, a series of proposals are presented which seek, on one hand, to put an end to the configuration of spaces in relation to the roles traditionally assigned to men and women, and on the other hand, to facilitate, through design, the execution of domestic and care tasks, which continue to be carried out mainly by women; the aim is to generate spaces which promote conciliation and greater co-responsibility in domestic and care tasks, so that more egalitarian relationships can be generated within the dwellings themselves.

For its part, climate change has emerged as a cross-cutting issue that encompasses various aspects directly linked to housing. On one hand, it is about how buildings can in some way help to mitigate climate change, and, therefore, how housing policies and programmes must necessarily incorporate measures in this sense. But also, from a demand perspective, it is about understanding how climate change will demand new conditions in dwellings. Housing is the most basic shelter for people and will certainly be the first barrier of defence against the transformations that are already beginning to unfold in the world linked to climate change. Housing will have to be better prepared from a thermal point of view, to be able to respond to more intense temperature changes and will also have to be better prepared to face the risks derived from natural hazards (floods, hurricanes, extreme droughts, among others).

A final element was highlighted by the confinement that most of the world's population has had to experience, to a greater or lesser extent, over the last two years because of the COVID-19 pandemic. The need to move part of the daily activities that usually took place outside the home – office, school, recreation - indoors, has led to reflection, among other things, on the role of the home in relation to the physical and mental health of its inhabitants.

CROSSING BARRIER 1:

Speakers coming from national and local governments, United Nations agencies and programmes, other international organizations, and academia will provide answers on how to address mismatches in the housing sector and provide information on best practices world-wide. In addition to moderated discussion, three case studies would be presented, from Sao

Paulo, Barcelona and Madrid where the audience would learn more on policies implemented in those three cities to balance the demand and production in the housing sector.

Objective of the session

To propose <u>three priority actions</u> to accelerate the crossing of the barrier.

Guiding Questions

- How to overcome the challenges of location, cost, form or quality of the affordable housing produced versus the affordable housing that is needed?
- Which could be effective ways to balance the demand and production when implementing housing policies?
- How to readdress the cost-benefit analysis in the housing sector to invest in orderly urban development for medium- and long-term impact instead of short-term approaches that tends to provide inadequate housing?
- How to introduce changes in regulations and laws to ensure that universal design, gender-age sensitive and resilient housing production is implemented by professional associations, including architects? Could the developers and other implementing actors get some incentives/rewards to opt for these approaches to reduce the mismatches?
- How data influences policies in the housing sector? Which data do we need? How to get the data we need to understand the real needs?
- Do you have data on the number of empty units in your city? Why do you think that these housing units are empty?
- Which type of housing is in demand in your city, and why? Is there a mismatch compared to what is produced in your city?
- How often in your city existing housing stock is being reconstructed to adapt to the conditions of demand?
- Did housing (living) culture change recently in your city? How?
- Is the private sector participating in the less profitable sectors such as the affordable housing?
- Does your city provide economic incentives for the private sector to build affordable housing?

Final question
Tell us three action-oriented proposals that from your point of view will accelerate the crossing of barrier 1 on Mismatch.

Agenda of the session

10 a.m.   Opening intervention of the Chair's session.
                 Sara Topelson, director, Fundación Centro de Investigación y Documentación de la Casa, México.

10:15 a.m.   Initial proposal of priority actions to face the barrier by each speaker:

- *Amira Osman*, Professor, Tshwane University of Technology
- *William O. Rodríguez*, Secretary of Housing, Puerto Rico

- *Gulnara Roll*, Regional Adviser, Forests, Land and Housing Division, UNECE
- *Saskia Sassen*, Robert S. Lynd Professor of Sociology, Columbia University
- *Cameron Sinclair*, Co-Founder, Architecture for Humanity

10: 40 a.m.	Reactions from the Chair/speakers to the introductory remarks and first round of guiding questions to focus the discussion on specific proposals.
10: 55 a.m.	Presentation of the first case: Sao Paulo *Elisabete França*, Executive Secretary, Sao Paulo Housing Department
11:05 a.m.	Reflections on the case presented and second round of guiding questions
11:15 a.m.	Presentation of the second case: Barcelona *Javier Burón* and *Laia Grau*, Barcelona City Council
11:25 a.m.	Reflections on the case presented and third round of guiding questions
11:35 a.m.	Presentation of the third case: Madrid *Álvaro González*, Councillor for Housing of the Madrid City Council
11:45 a.m.	Reflections on the case presented
11:55 a.m.	Wrap-up and summary of priority actions proposed for the AHA Forum Madrid Declaration
12:00 p.m.	End of the session

Biographies of invited chair and speakers

Sara Topelson, Director, Fundación Centro de Investigación y Documentación de la Casa, México. Architect, founding partner of Grinberg & Topelson Arquitectos with more than 200 projects completed. She was the first woman President of the International Union of Architects, and Director of Architecture and Conservation of Artistic Heritage INBA, as well as the Undersecretary of Urban Development and Spatial Planning of Mexico. She was also the Director of the Centro de Investigación y Documentación de la Casa, which was publishing the "Estado Actual de la Vivienda en México" for 18 years. In 1996 she received recognition as the Woman of the Year Mexico 1996. In the following years she received other awards including the title of Knight of the Order of Arts and Letters of the Government of France in 1998. She is also an Honorary Member of the American Institute of Architects, the Royal Institute of Architects of Canada, England, Australia, Japan, as well as the Consejo Superior de los Colegios de Arquitectos de España, among others. From 2014 to 2016 she was president of the Urban Land Institute ULI – Mexico and from 2018 to 2020 the President of the International Women's Forum Mexico.

Amira Osman, Professor, Tshwane University of Technology, is a Sudanese/South African architect, researcher, academic, activist, public speaker, and author. She was a convener for the World Congress on Housing (2005) and the Sustainable Human(e) Settlements: the urban challenge (2012); and served the International Union of Architects (UIA) and the South African Institute of Architects (SAIA) as UIA 2014 Durban General Reporter and Head of the Scientific Committee for the event tilted ARCHITECTURE OTHERWHERE. She is currently a joint coordinator for the international CIB W104 Open Building Implementation network and the Vice-President of the South African Institute of Architects (SAIA). She is the director of the organization PLATFORM100, a think tank and collaborative vehicle for promoting change in conversations and practice around architecture, space, and cities. Amira is a registered Professional Architect (SACAP 7267) and the editor of The Built Environment in Emerging Economies (BEinEE) Book Series.

William O. Rodríguez, Secretary of Housing, Puerto Rico, holds a bachelor's degree in Business Administration with a focus on Management from the UPR and a Juris doctorate from the Interamerican University of Puerto Rico. He is an attorney and notary admitted in the jurisdiction of Puerto Rico with more than ten years of experience in governmental affairs and civil litigation. He excelled in the Public Policy and Extraordinary Remedies Division of the Department of Justice. In 2010 he began working as an executive assistant at the Puerto Rico Public Housing Administration, in 2017 he was appointed deputy administrator of the Public Housing Administration, and since 2019 he serves as its Administrator. He has been in charge of the administration of the second most extensive public housing system in the American nation.

Gulnara Roll, Regional Adviser, Forests, Land and Housing Division, UNECE, supporting national and local governments and stakeholders with policy advice. She is in charge of multiple technical cooperation activities on neutrality and climate-neutral housing, urban resilience building, including urban forestry. Prior to joining the United Nations system, she worked as Scientific Officer at INTAS – International Association for the promotion of scientific co-operation with the countries of the former Soviet Union in Brussels, Belgium; as Senior Research Fellow in International Relations at the University of Tartu in Estonia; Director of the Peipsi Centre for Transboundary Cooperation in Tartu, Estonia; and Urban Planner at St. Petersburg Urban Planning Institute in St. Petersburg, Russia.

Saskia Sassen, Robert S. Lynd Professor of Sociology, Columbia University, and a Member of its Committee on Global Thought, which she chaired from 2009 till 2015. She is a researcher on cities, immigration, and states in the world economy, also on inequality, gender, and digitization. Born in the Netherlands, she grew up in Argentina and Italy, studied in France, was raised in five languages, and began her professional life in the United States. She is the author of eight books and the editor or co-editor of three books translated in over twenty languages. She has received many awards and honors, among them twelve doctor honoris causa, multiple named lectures, the 2013 Principe de Asturias Prize in the Social Sciences, election as a Foreign Member of the Royal Academy of the Sciences of the Netherlands, and a Chevalier de l'Ordre des Arts et Lettres by the French government.

Cameron Sinclair, Co-Founder, Architecture for Humanity, for three decades has worked on building housing, health facilities, schools and implemented community-led development strategies after disasters. He is the founder and director of Worldchanging Institute, a U.S. based organization focused on community-driven design solutions to humanitarian and environmental crisis. In 2018 he worked with an in-house design team at Airbnb to conceive a peer-to-peer housing program called Open Homes, which is currently being utilized to house thousands of Ukrainian families displaced in Eastern Europe. As co-founder at Architecture for Humanity he built partnerships and multi-multidisciplinary teams to empower and build with communities in 64 countries. During his time with the organization he helped to raise over $70M in non-governmental funding for humanitarian initiatives and oversaw the design and construction of shelter solutions for over 1.5 milion people. Sinclair was a Senior Fellow of the Design Futures Council, an advisor at USAID and a Young Global Leader of the World Economic Forum. Sinclair been awarded numerous accolades including the TED prize, the National Design Award, a runner-up for UK Designer of the Year and recipient of the centennial medal from the Royal Society of the Arts.

Case studies

Elisabete França, Executive Secretary, Sao Paulo Housing Department, and Professor at Fundação Armando Álvares Penteado. A public manager since the 1990s, she has been contributing to the formulation and implementation of public policies related to housing programs, environmental recovery in precarious areas and urban mobility, especially in the City of São Paulo. From 2005 to 2012, she was responsible for the largest favela-upgrading project in Latin America, the Favela Upgrading Program of the Municipality of São Paulo, awarded with the Scroll of Honours from UN-Habitat, in 2012. Since 2005, together with Columbia University Graduate School of Architecture, Graduate School of Design at Harvard University and ETH, with the International Architecture Biennale Rotterdam and Aedes Pfefferberg she has coordinated several studios with international partners, in order to disclose the actions of the municipality in the area of social housing. She has also been dedicated to publicising the production of social housing projects and slum upgrading programs, organising several exhibitions and publications. She was the curator of the Brazilian Pavilion at the Venice Biennale in 2002 and the coordinator of the Scientific Committee of the International Congress of Architects UIA2021RIO.

Javier Burón, Metropolitan Housing Observatory of Barcelona (O-HB), Manager of Housing of the city of Barcelona. Former consultant on public policies, lawyer specialised in public law, Undersecretary of Housing and Planning Director of the Basque Government, legal and economic MP's adviser at the Basque Parliament and Spanish Congress. He worked with Spanish Public Housing Association, Catalan Social Housing Professionals Association, European Network

of Housing Research, European Social Housing Association and is a Vice Chair of the Eurocities Housing Working Group.

Laia Grau, Urban Planning Manager of the Barcelona City Council since 2019. She is an architect-urban planner with the degree from the Universidad Politècnica de Catalunya and postgraduate degree in Gender and Equality by the Universitat Autònoma de Barcelona. In 2017-2019 she joined TerritorisXLM as a partner in the firm as a specialist in municipal advice on urban planning, and strategic issues of city and territory. Since 2018 she is a member of the board of trustees of the Barcelona Institute of Technology for the Habitat (BIT Habitat) foundation. She is a member of the open women's commission of the COAC. Since 2006 she has been part of the special body of architects of the Generalitat de Catalunya, performing different functions, until 2013 as head of the Bages region of the Territorial Commission of Urbanism of Barcelona of the Department of Territory Sustainability, advising city councils on urban planning. She has also collaborated in the drafting of urban development Master Plans for economic development, promoted by the Generalitat de Catalunya. From 1999 to 2006 she collaborated with the firm Jornet-Llop-Pastor arquitectes, in planning projects at different scales, specializing in urban planning and public space.

Álvaro González, Councillor responsible for Housing, Madrid City Council. Councillor President of the Municipal Council of the Carabanchel District. President of the Municipal Housing and Land Company – EMVS. Member of the Ordinary Standing Committee on Urban Development, Works and Equipment. Member of the Environment and Mobility Standing Committee. Member of the Special Accounts Committee. Director Empresa Municipal de Transportes de Madrid. Member of the Calle 30 Board of Directors and Member of the Madrid Assembly in the seventh, eighth and ninth legislatures. Gonzales got his degree in Biological Sciences from the University of Alcalá de Henares, specialising in Environment and Biosanitary. He is also recognized as an Senior executive manager by the Instituto de Empresa, expert in quality management and expert in environmental protection management by UDIMA.