

AFRICAN UNION

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## SECOND AFRICA URBAN FORUM

### NAIROBI DECLARATION

Nairobi, Kenya | 8–10 April 2026

#### PREAMBLE

We, the member states of the African Union and participants of the Second Africa Urban Forum (AUF2) convened in Nairobi by the African Union Commission, and hosted by the Government of Kenya from 8 to 10 April 2026;

**Express** our profound gratitude to the People and Government of Kenya for their hospitality and for hosting this Second Africa Urban Forum.

**Acknowledging** that Africa's rapid Urbanization, coupled with insufficient formal and affordable housing and inadequate infrastructure provision, has been a key driver of growth of informal settlements, formal establishment, and increased housing insecurity;

**Recognizing** that, on the other hand, Urbanization is not only the future, but the best thing Commented [EM1]: French version is not aligned with English version that ever happened to the environment, an opportunity that must be harnessed for the present and future structural transformation of Africa, where the bulk of GDP, wealth, and prosperity is produced, and most people live at a minimal scale of impact on the environment.

**Recognizing** the opportunities presented by informal housing markets for innovation and development as drivers of economic growth.

**Recognize** the strategic integration of Special Economic Zones (SEZs) and Industrial Parks in Urban Planning as a key driver of Structural transformation, job creation, local material valorization, affordable housing costs, and low-carbon urban transitions.

**Acknowledging** that, Agenda 2063, the Africa We Want, will be successfully advanced by how African cities are planned, governed, and managed so that they become true engines of economic growth, social inclusion, and sustainable development. Taking into

account the Guidelines of the African Charter on the Values and Principles of Decentralization, Local Governance, and Local Development; *Acknowledging* that the Youth, Persons with Disabilities, Women and People in vulnerable situations are disproportionately affected by inadequate housing and limited access to Urban Services, and that is a pre-requisite for equitable and Sustainable Growth;

**Conscious** of the persistent Infrastructure challenges, including Housing shortages, Informal Settlements, Infrastructure deficits, Economic disparity, Poverty, Environmental degradation, and Social inequalities that impede technological innovation, growth, and well-being across the continent.

**Recalling** the International Guidelines on Decentralization and the Strengthening of Local Authorities adopted by the Governing Council of the United Nations Human Settlements Programme in its resolution 21/3 of April 20, 2007.

**Reaffirming** the commitments of Agenda 2063, the New Urban Agenda, the SDGs, the Addis Ababa Action Agenda, the Maputo Declaration (2009), the STC 8 Brazzaville Declaration (2014), the STC 8 Cairo Declaration (2022), [the STC 8 Tunis Declaration] (2024) and the AUF1 Addis Ababa Declaration (2024) and African Union Assembly Decision 933 (XXXVIII) on Social Justice in Africa: Advancing People-Centered Economic, Social and Environmental Progress, proposed by Tunisia and adopted at the Heads of State and Government level;

**Recalling** the African Union Framework for the implementation of the New Urban Agenda, the Africa Urban Resilience Programme, the Building Climate Resilience for the Urban Poor (BCRUP) and the SDGs;

**Recalling** key continental initiatives and frameworks aiming at transforming the continental economic systems and fostering economic trade and movement such as the ACFTA, the PIDA, and the Africa digital transformation strategy.

**Aligning** Urbanization Financing Strategies with the emerging African Initiatives on financial sovereignty, notably the New African Financial Architecture, led by the African Development Bank pursuant to a decision by the African Union.

**Acknowledging** that Africa faces a housing deficit exceeding 50 million units, requiring urgent and concerted continental action to halve this gap by 2035;

**Mindful** of complementary resolutions HSP/H.A2/RES7 on Adequate Housing for All and HSP/HA.2/Res.2 on Accelerating the Transformation of Informal Settlements and Slums

*of the UN-Habitat Assembly.*

**Mindful** that Sustainable Urbanization demands an All-of-government, All-of-society approach and multi-level, multi-sector partnerships, and that moving from dialogue to Measurable implementation is now imperative.

**Recognizing** the AUF as a continental and South-South Cooperation platform to champion affordable, inclusive, and climate-resilient housing, offering its policy innovations, pilot projects, and institutional reforms as a platform for South-South cooperation, acknowledging the role of Kenya as a host of AUF2.

**Commend** the Government of the Federal Democratic Republic of Ethiopia for hosting The inaugural African Urban Forum (4–6 September 2024) acknowledges the Forum's landmark contributions to sustainable urban development in Africa, and urges all relevant stakeholders to take concrete, coordinated action toward the full and timely implementation of the Addis Ababa Declaration, the principal outcome of the Forum.

**Aware** of the Subnational and Local Governments' leading role in managing the urban challenge on the ground, which calls for their empowerment in terms of land use planning, delivery of affordable housing, implementation of disaster-integrated and resilient urban infrastructure and equipment, fiscal capacity, and access to finance;

**Committing** to empowering Subnational Governments as fiscally capable actors to deliver sustainable and bankable urban development; Cities and regions cannot deliver without sustainable finance

Recalling key continental initiatives and frameworks aiming at the African digital

**Appreciating** the innovation and investment being driven by individuals and businesses both formally and informally in responding to particular niche markets that together build the delivery and management value chains that lead to sustainable human settlements;

**Acknowledging** the pivotal role of the private sector, development partners, and other relevant stakeholders in strengthening Resources Mobilization and catalyzing bankable investments to bridge the housing deficit across the region.

**Recognizing** the significance of the African Green Climate Fund National Designated AU-Thorities Network (AfDAN) in promoting mobilization and access to climate finances to scale and in a timely manner towards African cities' development and growth.

**Recognizing** the need to establish a financial architecture dedicated to sustainable urbanization in Africa, in line with the Seville Agreement and its Seville Platform for Action, and including the establishment of country platforms for the localization of financing.

**Taking note** of Member State experiences in large-scale housing delivery and informal settlement upgrading, including programmatic approaches that integrate tenure, services, and socio-economic support.

**Recognizing** the importance of data governance, digital sovereignty, and interoperability data systems supporting evidence-based urban planning and housing delivery.

***We therefore commit to the following time-bound, action-oriented priorities:***

### **Political Commitment & Policy Reform**

1. Fast-track the realization of the UN Agenda 2030 on Sustainable Development Goals 11, linked SDGs, and Aspiration 1 of the AU Agenda 2063 on a prosperous Africa based on inclusive growth and sustainable development.
2. Priorities AND STRENGTHEN PLANIFICATION CAPACBILLITIES AS WELL AS housing in National Development Plans and, if applicable, in NDCs by updating Urban Planning Regulations, developing integrated housing policies aligned with national urban strategies, and embedding housing interventions in fiscal frameworks. Prioritize and strengthen the plantation capabilities plan, as well as the housing
3. 2b. Leverage on industrialization to reduce the construction timeframe and cost
4. Support the Global Championship on affordable housing led by Kenya, and to elevate it at the continental level under the framework of the African Union.
5. Endorse the Africa Affordable Housing Compact as a continental platform uniting Governments, the Private Sector, and Financial Institutions to mobilize Innovative Financing, driving policy reform, and delivering scalable, safe, and climate-resilient housing solutions that advance the right to adequate and affordable housing for all Africans.
6. Strengthen AU-STC8 and its Secretariat and AU-STC5 as an anchor for sustainable urban development, a cross-sectoral AU mechanism, and an enhanced role for AUDA/NEPAD linked to PIDA.
7. Invite Specialized Technical Committee No. 8 (STC 8), in its capacity as the leading Continental body on housing and Urban development, to examine the possibility of making 'Urbanization Management for Structural Transformation a priority theme or the AU during the next planning cycle, by dedicating a session of the Summit of Heads of State and Government to housing and urbanization in

Africa, and, if approved by STC 8, to submit this proposal to the Executive Council for consideration.

8. Embed Urban Innovation programmes in National Research and Development Strategies, aligning investment priorities with Sustainable Urban Development Goals.
9. Commend Tunisia's leadership in putting forward "Social Justice and Urbanism" as a central theme for the upcoming Africa Urban Forum (AUF 3) and endorses its inclusion, recalling African Union Assembly Decision 933 (XXXVIII) on Social Justice in Africa: Advancing People-Centered Economic, Social and Environmental Progress, adopted on its initiative, and underscores its significance in promoting inclusive, equitable, and sustainable urban development across the continent.
10. Integrate Special Economic Zones (SEZs) and Industrial Parks into National Urban Policies, Housing strategies, and Climate Action Frameworks, ensuring strong linkages with housing, infrastructure, and urban mobility systems.
11. Commend the Kingdom of Morocco on launching, in partnership with the UN - Habitat, the Regional Platform for the New Urban Agenda in Africa (AF-UAP), a strategic initiative aimed at accelerating the implementation of the New Urban Agenda across the African continent by strengthening regional cooperation, knowledge sharing, and support for national and local stakeholders in monitoring and reporting processes

### **Land, Infrastructure & Supply Policies and strategies (including but not limited to)**

1. Advance land reforms and operationalize land-value capture to unlock serviced land for affordable housing along urban corridors, aligning transport, energy, and water investments with housing supply in accordance with constitutional frameworks of Member States.
2. Land reform systems should provide tenure for sustainable human use settlements. 2 Elevate informal settlements and slums as a central priority in National and Local Development Plans, ensuring that upgrading strategies, participatory planning, and tenure security for informal settlement dwellers are explicitly mainstreamed across land-use frameworks, infrastructure investment programmes, and housing finance mechanisms.
3. Mainstream climate-smart construction standards and digital land administration in public housing procurement. Accelerate e-permitting, digital cadasters, open urban data, and GIS-based planning across African Cities.
4. Establish cross-ministerial housing taskforces (planning, housing, transport,

finance, industry) to sequence public investments, streamline approvals, and mobilize blended financing under the stewardship of Ministries of Finance.

5. Renew the mandate of the interagency working groups on housing to ensure the coordination of public investments, the streamlining of administrative procedures, and the mobilization of innovative and blended financing.
6. Leverage the AfCFTA as a catalyst to drive industrialization in the housing and urban development sector, enhancing cross-border trade and investment in building materials across the region.
7. Leverage existing research programmes, co-led by African Universities, Research Tanks and Municipalities, to develop context-specific technological, institutional, and financial solutions for Africa's urbanization, replacing ill-suited imported models and present outcomes at WUF14 in Mexico City in 2028.

### **Intergovernmental Fiscal Reform and Capital Market & Concessional Finance Access**

1. Modernise Property Tax bases to generate own-source revenues and introduce land-value capture in secondary cities and corridor zones with a view to channel infrastructure gains into public benefit in accordance with nationally established priorities, policies, and legal frameworks.
2. Legislate predictable fiscal transfers and ring-fenced housing and infrastructure grants to subnational governments, aligned with actual urban service delivery mandates.
3. Champion housing as an economic driver by promoting a macro framework that lowers capital costs, manages forex risk, and mobilizes local institutional investors including Pension Funds in affordable housing.
4. Implement transparent intergovernmental resource-sharing mechanisms that empower locally determined investment priorities.
5. Strengthen Local Government Financing Institutions' capacity to prepare projects and mobilize resources from Multilateral International Financial Institutions and Regional Development banks for housing construction.
6. Contribute to the emergence of an African approach to localizing financing, rooted in local communities and based on multi-level coordination, public intermediation, and the ability to translate financial resources into tangible results for cities, local governments, and citizens.
7. Enable Cities to adopt sound financial management systems, modernize revenue streams, conduct regular credit ratings, and access debt markets, municipal bonds, and risk-sharing facilities in line with national legislations.
8. Expand Housing Micro Finance, Home Improvement Loans, and rental finance mechanisms that are accessible to informal sector actors and low-income

households

9. Attract and retain professional Municipal Staff, bolstering technical capacity to build strong investment pipelines, accelerate project delivery, sustain lifecycle maintenance, and strengthen monitoring and evaluation.
10. Enable cities to access Green Climate Finance, Special Purpose Vehicles (SPV's), and funding from Regional Banks, while creating regulatory environments that attract Public-Private Partnerships for Housing, Infrastructure, and Urban services.

### **National Urban Policies & Territorial Plans**

1. Urge every Member State to adopt or update the National Housing and Urban Policy and Territorial Plans, integrating housing targets, land-use strategies, climate resilience, and infrastructure investment in a single spatial framework, validated through participatory processes.
2. Establish and operationalize country-level platforms for identifying funding sources, with the aim of aligning national budgetary frameworks, financial institutions, and regional investment pipelines
3. Align National Housing and Urban Policies with the Harmonized Regional Framework for the Implementation of the New Urban Agenda in Africa, the Africa Urban Resilience Programme, including, as appropriate, integration into NDCs, and report biannually to AU-STC8 on implementation progress.
4. Recommend that the Ministries responsible for finance take into account the Regional Investment Strategies into national budgetary frameworks and coordinate access to financing
5. Establish Regulatory Frameworks that promote innovation, experimentation, and pilot funding mechanisms at the local level.
6. Develop Integrated Urban Corridor Masterplans in Cross-border Regional corridors, sequencing transport, energy, and water investments to stimulate inclusive economic nodes and affordable housing supply with support from African Financial Institutions.
7. Promote on-site rehabilitation, participatory planning, and the co-production of housing with communities as foundational and financially viable approaches
8. Incentivize African City-regions to accelerate AfCFTA realization through coordinated cross-border investment strategies, leveraging agglomeration economies and urban supply chains in conjunction with the African Financial Institutions.
9. Facilitate Cities' access to Climate Finance, Specialized Financing Vehicles, Pooled Mechanisms and programmatic approaches, in order to aggregate projects and access capital markets
10. Strengthen financial engineering capabilities at the national and subnational levels

by establishing financial structuring hubs dedicated to developing pipelines of bankable projects.

11. Recommend that the National Urban Policies and Spatial Plans to explicitly integrate the planning and development of SEZs and industrial parks as core components of urban and regional systems

### **Urban Climate Action and Natural Risk (Do the same in FR)**

1. Seize the historic opportunity presented by the hosting of COP32 by Ethiopia to Amplify Africa's voice on Urban Resilience
2. Mobilize Urban actors from across the continent, and designate AUF2 as the Springboard for a coordinated African Cities at COP32 Special event.
3. Call upon Member States, City networks, Development Partners, and Civil Society to ensure Urban Resilience, Housing, Human Settlements, and job creation are placed at the center of Africa's COP32 Agenda and commitments.
4. Strengthen the urban focus of the Nationally Determined Contributions (NDC) to better align Local and National actions and improve financing for City-level adaptation and mitigation projects.
5. Support Regional Banks in their efforts to obtain accreditation from various Climate Funds, strengthen their internal standards, and channel regional funding through National platforms.
6. Support the implementation of key flagship Urban Resilience Programmes (SURGe, AURP, BCRUP, and other initiatives aimed at building climate resilience among Urban Communities across all African Cities and other urban areas.
7. Encourage the development of Green SEZs and Industrial Parks aligned with NDCs, promoting Energy efficiency, Low-carbon local materials, and industrial innovation.

### **Inclusive Communities**

1. Integrate the housing and tenure needs of displaced persons, informal settlements dwellers, documented migrants with legal status, and host communities into national housing policies, in accordance with the constitutions, national legislation, and immigration policies of Member States. Integrate the estimated 80% of Africa's urban workforce in the Informal Economy into Urban Development Frameworks by extending social protection, legal recognition, access to finance, and skills development, and affordable housing.
2. Promote social and solidarity economy approaches, including community housing, cooperative mechanisms, and incremental construction models, as institutional channels for financing and implementation.
3. Mainstream gender perspective in Planning processes, ensuring at least 40%

Female and Youth participation in all Housing Governance Bodies.

4. Recognize informal and community-based economic systems as key components of urban Development and integrate them into formal frameworks for housing financing and production

### **Monitoring, Reporting, and Verification**

1. Encourage the adoption of a harmonized continental Monitoring, Reporting, and Verification system for Housing and Urban Development, developed with the Statistical Commission for Africa and the Open-Ended Working Group on Adequate Housing, using Quantitative and Qualitative indicators aligned with the NUA and SDG 11 in due consultation with Member States.
2. Encourage all Member States to include Progress on the Implementation of their National Urban Plans (NUPs) in their reports submitted to the AU-STC No.8 on Public Service and Administration, Local Government, Urban Development, and Decentralization while tracking commitments made under AUF1, AUF2, and future declarations.

### **Follow-Up Mechanisms**

1. Adopt this AUF2 Nairobi Declaration as Africa's collective implementation signal on housing and human settlements, anchoring Africa's engagement at WUF13 in Baku, the High-Level Review of the NUA in UNGA, and through Voluntary Local Review Plans.
2. Commit to actively engaging in the upcoming Ten-year review of the New Urban Agenda (NUA), including by contributing coordinated African positions and evidence to ensure that Africa's urbanization experience, priorities, and progress inform the global assessment and any resulting recommendations or frameworks for accelerated implementation.
3. Commit to contributing actively to the 13th World Urban Forum (WUF13) in Baku as a platform for advancing Africa's Urban Agenda, sharing Continental Progress and Lessons learnt, and strengthening partnerships with global actors on sustainable urbanization, housing, and human settlements in support of the New Urban Agenda and SDG 11.
4. Request the African Union Commission to:
  - i. Develop and coordinate a consolidated AUF Implementation Scorecard tracking all Member State commitments on the AU digital platform, and establish a follow-up committee comprised of AU Member States, AUC, and key partners. Convene a mid-term AUF2 Implementation Review in 2028, through National Urban Forums and Regional Peer Reviews, to assess progress, share lessons, and recalibrate Commitments.
  - ii) Ensure Reporting mechanisms to STC 8 and the AU Executive Council on progress, challenges, and lessons learnt.

## **Roles and Responsibilities**

### **1. National Governments**

- i. Align National Policies and fiscal support with Local Governments' priorities, ensuring the predictability of transfers and enabling conditions for housing investment
- ii. Facilitate Regulatory Reforms, access to finance, and Capacity building initiatives that support incremental housing development and inclusive urban growth concessional, sustainable, predictable, and accessible finance and capacity building and technology transfer

### **2. City, Local & Regional Governments**

- i. Engage Communities and Informal Sector actors as partners in Housing delivery and Urban Planning.
- ii. Implement participatory planning and localized data collection systems, in line with the recommendations of the African Union Report, 'Urban Resilience in Africa: A Continental Review, and monitor performance and optimize resource allocation

### **3. Civil Society, Academia, researchers, Private Sector**

- i. Participate actively in Reform Coalitions, Multi-Stakeholder Forums, and Community-led Development initiatives.
- ii. Provide Technical Expertise, research, and investment capital to scale sustainable and inclusive housing solutions.

### **4. International Development Partners**

- I. Support Financing, Technical assistance, and knowledge sharing aligned with The Realities of Africa's Urban Development.
- II. Facilitate Cross-Country learning, blended finance instruments, and targeted support for vulnerable situations.
- III. In line with Section 3. IV on "Resource Mobilization and Financial Planning" of the Addis Ababa Declaration (AUF1), Shelter Afrique Development Bank in collaboration with other relevant partners, to support Member States in preparing and connecting bankable and Housing and Urban Development projects with Financiers and Investors.

**Adopt this AUF2 Nairobi Declaration, committing Africa to measurable, time-bound action to achieve adequate, affordable, inclusive, and climate-resilient housing and sustainable urban development for all.**

**Nairobi -Kenya, April 10th, 2022**

— The Member States of the African Union and Participants of AUF2 —