

UPDATED HCPD FORMAT

**HABITAT COUNTRY PROGRAMME DOCUMENT
NIGERIA:**

2015 – 2017

(Aligned with UNDAF cycle)

REVISED DRAFT

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1. GENERAL TRENDS

1.2 Urban Opportunities and Challenges

Rapid population growth experienced in Nigeria (3.2%¹) has been characterised by ~~an even~~ higher urban population growth rate of 3.97%², which has seen the proportion of urban dwellers rising from 10.6% of total population in 1953 to 19.1% in 1963, 35.7% in 1991 and 48.2% in 2006. The 2006 National Population Census has projected the urban population in Nigeria at 50 per cent of total population by 2015, and is expected to rise to 60% by 2025. This large urban population is distributed among several fast growing cities in the six geo-political regions of the country as the number of cities with populations of 20,000 and above rose from 56 in 1953 to 183 in 1963 and 359 in 1991. By 2010, this number had risen to over 1,000 and Nigeria currently has no fewer than 19 cities with population figures of one million and above.

Table 1: Nigeria – Urban/Rural Population Spread

Year	Total population (in millions)		Percent share (%)	
	Urban	Rural	Urban	Rural
1921	0.89	17.38	4.8	95.2
1931	1.34	18.71	6.7	93.3
1953	3.70	16.70	10.2	89.8
1963	10.70	44.97	15.2	84.8
1991	38.15	64.84	35.7	64.3
2006	54.77	85.65	39.0	61.0
2010	85.35	81.65	50.0	50.0
2025	122.22	81.48	60.0	40.0

Sources: Federal Office of Statistics, (1964), National Population Commission Census figures and estimates; National Bureau of Statistics (2009/2010); World Bank (2012)

Among the factors that have driven Nigeria's high urbanisation rate are: natural increase through population growth; [rural-urban migration](#), the designation of several towns as headquarters of Federal, States and Local Government administrations; unprecedented expansion of commercial and industrial activities in most towns and cities; and, the location of higher education institutions, among others.³

Unfortunately, the urban transformation has also brought about such critical challenges as the rapid growth in the proportion of urban residents who live in slum conditions (estimated at about 69%), a rising housing deficit estimated at between 16-18 million units; insecure

¹ National Population Commission, 2006 National Population Census

² World Bank Survey 2010

³ FMLHUD, Draft Nigeria Land, Housing and Urban Development Roadmap (2014 – 2043), 2014

land tenure, poor infrastructure, lack of basic urban services, high cost of funds, substandard building materials, incompetent construction workforce and the absence of adequate legislative framework to guide the housing industry.

Other key urbanisation issues in Nigeria include:⁴

- Gross negligence to formulate, adopt and implement development/land use master plans for towns and cities;
- Increasing air pollution arising from the use of fossil fuels for cooking, lighting and vehicular locomotion; and,
- Abuses of the natural environment due to lack of adequate land use planning, ineffective development control and poor land husbandry, resulting in loss of biodiversity, deforestation, desertification, flooding, soil erosion and pollution of land, air and water.

Institutional Framework for Urban Sector

Different levels of government play important roles in the management of cities in Nigeria, as the country operates a three-tier government structure, comprising the Federal, State (sub-national) and Local Government with functions clearly spelt-out in the 1979 Federal Constitution. The Constitution however, does not include specific provisions for urban governance at city level as most major cities comprise several Local Government Areas, thereby fragmenting such urban centres into different administrative structures. Following the promulgation of the 1976 Local Government Reform Act and the Guidelines on the creation of LGs, the 276 local governments created in the country were first increased to 301 in 1976 and later to 442 in 1988; 454 in 1989; 589 in 1991; and, 774 in 1999, spread across six geo-political zones, comprising North-West, North-East, North-central, South-West, South-South and South-East. In addition, some State Governments have created Local Council Development Areas (LCDAs) as additional lower levels of administration to the existing LGs. The LGs created are made up of both urban and rural Local Governments.

The focal Ministry for housing and urban development matters at the national level is the Federal Ministry of Lands, Housing and Urban Development (FMLHUD), which is the umbrella policy arm of the Federal Government charged with the responsibility of ensuring adequate and sustainable housing delivery, maintenance of a conducive living environment that meets the needs and aspirations of the Nigerian citizens and, establishing a sustainable housing delivery system that ensures easy access to home ownership and rental schemes by the Nigerian populace in an environment where basic physical infrastructure and social amenities are available.

The functions of the Federal Ministry of Lands, Housing and Urban Development are:

- Preparing and submitting, from time to time, proposals for National Lands and Housing as well as Urban Development programmes and plans;
- Reviewing all existing legislations in the Lands and Housing as well as Urban Development sectors to achieve the goal of adequate housing for all Nigerians in a conducive and liveable environment;

⁴ Federal Republic of Nigeria, National Urban Development Policy, 2012

- Supervising the activities of the Federal Housing Authority (FHA), Federal Mortgage Bank of Nigeria (FMBN), and Registration Boards of relevant professional bodies; and
- Performing other functions as may be assigned to the Ministry from time to time.

Legislative oversight for housing and urban development matters is provided at the National Assembly through the Senate Committee on Housing and Urban Development as well as two Standing Committees of the Federal House of Representatives, namely, the House Committee on Housing and Habitat and the House Committee on Urban Development. Administration of the Federal Capital Territory is conducted by the Federal Capital Territory Administration under the supervision of a Cabinet Minister appointed by the President of the Federal Republic of Nigeria.

Similar structures are in operation at the State level, where executive activities are carried out through dedicated Ministries, Departments and Agencies for Housing and Urban Development headed by Honourable Commissioners and chief executives officers appointed by the State Governors, while oversight functions are provided by Standing Committees of the State Houses of Assembly.

Table 2: NIGERIA - Basic Human Settlements Data

Total Population (2012)	170 million
Urban Population in (2010)	50% of Total population
Annual population growth rates	National 3.2%; Urban 3.97%
Number of cities above 20,000 population (2014)	800 +
Number of cities with population of 1 Million and above (2014)	7 Cities
Number of Megacities with population more than 10 million people	1 (Lagos)
Slum to urban population	69%*
Urban Population with access to improved water	79%*
Urban Population with access to improved sanitation	31%
Total housing deficit (2014)	16 - 18m units
Nigeria: National GDP (2013)	\$509.9 billion
GDP per capita (2013)	\$2,688
Percent Contribution of Buildings and construction Sector to total GDP (2013)	3.12%
Percent of urban population in the informal sector	60-80%
Percent of Total Population earning less than US1 per day (2010)	61.2%
Percent of Urban Population earning less than US1 per day (2010)	52.4%
Percent of total Rural Population earning less than US1 per day (2010)	66.3%

*SOURCE: National Bureau of Statistics, Central Bank of Nigeria,
Road Map for Housing and Urban Development Sector*

** WHO, UNICEF: Progress on Drinking Water and Sanitation - 2014 update.*

1.2 KEY NATIONAL DEVELOPMENT GOALS, PRIORITIES AND URBAN POLICIES

Nigeria's Vision 20:2020 (NV 20:2020) Economic Transformation Blueprint

In June 2010, the Government of Nigeria launched the **NIGERIA VISION 20:2020 (NV 20:2020)** National Economic Transformation Blueprint, a framework for national development planning and management which has as its goal, to position Nigeria as one of the world's 20 largest economies by the year 2020, with a specific GDP target of US\$ 900 billion and a per capita income target of US\$ 4,000 by that year.⁵

NV 20:2020 is Nigeria's second attempt at driving the attainment of her national aspirations using long term perspective planning. In addition to the first perspective plan (**Vision 2010** launched in November 1997), several strategic planning initiatives undertaken by the Federal Government have included the Poverty Reduction Strategy Papers (PRSPs) tagged National Economic Empowerment and Development Strategy (NEEDS I) along with counterpart State Economic Empowerment and Development Strategies (SEEDS I) and Local Government Economic Empowerment and Development Strategies (LEEDS-I) for 2004-2007. The successors NEEDS II and SEEDS II were adopted as medium-term frameworks for 2008-2011.

NV 20:2020 however, is anchored on three pillars, namely:

- a) Guaranteeing the well-being and productivity of the people;
- b) Optimizing the key sources of economic growth; and,
- c) Fostering sustainable social and economic development.

The overall framework is being implemented through a series of medium-term plans namely the 1st National Implementation Plan (NIP, 2010-2013); the 2nd National Implementation Plan (2014 – 2017) and the 3rd National Implementation Plan (2018 – 2020), as well as the Transformation Agenda (2011-2015).

The six main policy thrusts of the First National Implementation Plan⁶ are:

- i. Bridging the Infrastructure gap to unleash economic growth and wealth creation;
- ii. Optimising the sources of economic growth to increase productivity and competitiveness;
- iii. Building a productive, competitive and functional human resource base for economic growth and social advancement;
- iv. Developing a knowledge-based economy;
- v. Improving governance, security, law and order and engendering more efficient and effective use of resources to promote social harmony and conducive business environment for growth; and,
- vi. Fostering accelerated, sustainable social and economic development in a competitive and environmentally friendly manner.

⁵ Nigeria's Vision 20: 2020 Economic Transformation Blueprint

⁶ Nigeria- Vision 20:2020 The First Implementation Plan (2010 – 2013)

In order to facilitate the implementation of the framework for NV 20:2020, several strategic planning documents have been adopted to guide development in key economic sectors and ensure a harmonised delivery of the overall goals and objectives.

Prominent plan documents and Road Maps which have a bearing on the development of socially and environmentally sustainable towns and cities with capacity to fulfil their potentials of engines of growth, include:

The National Integrated Infrastructure Master Plan (NIIMP, 2014 - 2043)

The National Integrated Infrastructure Master Plan (NIIMP), formulated in close collaboration with the country’s major Development Partners, notably the World Bank, the European Union, African Development Bank, DFID and the UN System, identifies the key infrastructure bottlenecks impacting Nigeria’s competitiveness and provides the capital allocation framework which identifies the required investments to bring infrastructure in Nigeria in line with the country’s growth aspirations. It also identifies and recommends enablers required for the successful execution of the Master Plan. The plan estimates that a total investment of USD3.0 trillion would be required over the next 30 years to build and maintain infrastructure in Nigeria.

Under the preferred ‘growth path,’ Nigeria would need to increase investments in infrastructure from the current USD10 billion per annum to USD15.9 billion in 2014, USD51.1 billion in 2018 and subsequently by an average of USD33 billion per annum (5.4% of GDP) for the five years period from 2014 to 2018. Thereafter, the investment rate should further increase to 7.9% of GDP by the 2019-2023 period and remain above or close to 7% of GDP by 2019-2023 period, and remain above or close to 7% of GDP for the rest of the 30 year plan until 2043.

The Master Plan allocates a total investment of USD3 trillion over its 2014-2043 period, of which the Housing and Regional Development Sector got an allocation of the sum of USD350billion representing 11% of the total allocation. The total allocation for each of the sectors is as follows:

Table 4: Nigeria – NIIMP (2014 – 2043) Resource Allocation Profile

S/NO	SECTOR	ALLOCATION IN USD BILLION	PERCENTAGE OF TOTAL
1	Energy	1,000	33
2	Transport	755	25
3	Agriculture, Water & Mining	400	13
4	Housing and Regional Development	350	11
5	ICT	325	11
6	Social Infrastructure	150	5
7	Vital Registration and Security	50	2
	TOTAL	3,030	100

Source: Draft National Integrated Infrastructure Master Plan (NIIMP)

Targeted investments within the housing sector are aimed at increasing the number of housing units in order to close the current deficit of 17 million housing units. The plan establishes a target of increasing the number of available housing units from 11 million to

41 million by 2043 through the construction of one million houses each year over the next three decades. In order to achieve this, several enablers would be required, including:

- i. Addressing the primary issues of funding the sector;
- ii. Improving access to land for housing and planned urban development;
- iii. Improving housing affordability to increase access, especially by low income earners;
- iv. Review of existing laws and policies that militate against provision of adequate and affordable housing. These include review of the Land Use Act, enacting a housing finance policy and, revamping the capital base of the Federal Mortgage Bank of Nigeria (FMBN) and the Primary Mortgage Institutions (PMIs);
- v. Review of regulations, processes and costs required to facilitate housing transactions;
- vi. Developing the capacity of government institutions to make serviced land available for housing;
- vii. Establishment of an affordable housing mortgage market; and,
- viii. Development and implementation of mechanisms that will reduce the overall cost of housing, through review of existing design standards, adoption of mass construction to provide cost savings and, utilisation of locally sourced building materials.

National Urban Development Policy 2012

One of the implicit aims of any urban development initiative is to achieve the national goals and objectives for the country. The goal of the revised National Urban Development Policy of Nigeria therefore, is 'to promote a dynamic system of clearly defined urban settlements, which fosters sustainable economic growth, promotes efficient urban and regional planning and development, as well as ensures improved standard of healthy living and well-being of all Nigerians'.

The key objectives to achieve the goals are as follows:

- i. Adoption and implementation of the range of land use plans that are prescribed by the planning legislation including master/structure plans, regional plans, township plans, subject plans,
- ii. Promotion of efficient urban development management and good governance
- iii. Ensuring that all tiers of government effectively carry out their functions and responsibilities with regards to plan implementation and are accountable for them.

National Housing Policy 2012

The goal of the revised National Housing Policy is 'to ensure that all Nigerians own or have access to decent, safe and sanitary housing in healthy environments with infrastructure services at affordable cost and with secure tenure.' Highlights of the new policy therefore include the introduction of a social element of mass housing for Nigerians whereby every citizen counts, ensures that all Nigerians have a shelter irrespective of their financial status, and, makes housing loans available for people in the informal sector.

This newly approved national housing policy is focused on achieving provision of adequate houses for all through the *construction of one million houses annually* to augment infrastructure development in the sector, which the country had lacked. It emphasizes the central role of *private sector financing*, while the government is expected to concentrate on its role as a regulator. In this vein, a high point of the new policy is the mode of contractor financing, in which contractors are expected to source for funds and construct houses in partnership with the government hence the need for a new mortgage system.

As housing offers more opportunities for economic growth and the growth of GDP by driving income generation and welfare of the people, the policy will also help to build the capacity of the sector through the *establishment of skill acquisition centres in each of the six geo-political zones* in the country to drive employment and income generation. The policy stresses the need for maintenance, proper planning of the environment and addressing the issues of urban renewal and slum upgrading, including the provision of infrastructure and disaster management.

The Government intends that *the Federal Ministry of Housing and Urban Development will work closely with State Governors in the area of enhancing urban development*. Part of the plans is to build new cities.

Roadmap for Lands, Housing and Urban Development Sectors

In September 2014, the Federal Ministry of Lands, Housing and Urban Development undertook a national multi-stakeholder validation workshop to finalise the roadmap for the lands, housing and urban development sectors. In broad terms, the objectives of the Road Map are twofold, namely:

- a) To serve as a strategic tool for the comprehensive and long term framework for undertaking sustained interventions in the sector in line with Vision 20: 2020, the transformation agenda, the national housing and urban development policies and the National Integrated Infrastructure Master Plan.
- b) Provide the pathway for transforming Nigerian cities into livable and functional settlements serving as veritable flat forms for advancing national integration and the good of humanity from one generation to another.

The Roadmap is an action oriented document spelling all the actions to be taken to actualize the goals and targets as well as and actors and their specific roles over the implementation period of 30 years.

Strategic goals

The Roadmap has nine Strategic Goals, namely:

Goal 1: *Facilitate private sector led delivery of 800,000 homes per annum over the next 10 years.* This goal will be achieved through the following sub goals:

- a. Collaborate with Ministry of Finance to promote a private sector led housing and infrastructure fund Institution;
- b. Collaborate with the Nigerian Mortgage Refinance Company (NMRC) to promote group mortgage as a strategy to ease access to housing for households not currently qualified for individual mortgages;
- c. Promote the local production of high quality critical building materials.

- Goal 2:** *Facilitate the implementation of special housing programs to promote the delivery of 200,000 units per annum for the next 10 years.* This goal will be achieved through the following sub-goals:
- a. Evaluate and complete abandoned government housing projects at all levels;
 - b. Facilitate development of Rental and Cooperative Housing as key alternatives to Home Ownership to promote Social Housing;
 - c. Incorporate implementation of special housing programs into the planning and development of new towns.
- Goal 3:** *Establish an information management system for planning, implementation, monitoring and evaluation of programs and projects.* This goal will be addressed through the following sub-goals:
- a. Conduct Housing Surveys and Housing Profiles in the first two years and update periodically thereafter;
 - b. Establish an integrated Nation-wide Urban Observatory (NUO);
 - c. Set up a Monitoring and Evaluation framework for the Sector.
- Goal 4:** *Establish and enforce use of building standards in line with the National Building Code to ensure quality, functionality, aesthetics and safety.* This goal will be addressed through the following sub-goals:
- a. Develop and promote National House Building Standards in collaboration with Private Developers to enhance (or complement) activities of the NMRC;
 - b. Promote the production of 'Mortgageable' homes and industrialized construction methods;
 - c. Enforce the Federal Ministry of Lands, Housing and Urban Development's responsibility of Public Property Inventory, Acquisition, Safety and Management.
- Goal 5:** *Make serviced land with secure tenure easily available, accessible and transferable and at an affordable price for housing development.* This goal will be addressed through the following sub-goals:
- a. Computerise Land Administration in the country (Federal Lands Information System - FELIS) and establish a Central Land Titling System in collaboration with the Presidential Technical Committee on Land Reforms (PTCLR) and exploring such complementary strategies as use of title insurance as Credit Enhancement).
 - b. Develop and adopt a National Land Policy;
 - c. Streamline and harmonise land administration processes;
 - d. Establish a National Land Commission to carry out reforms in land administration.
- Goal 6:** *Build adequate capacity of professionals and artisans in the built environment sector.* This goal will be addressed through the following sub-goals:
- a. Revision of the training curriculum and establishment of mandatory certification for Artisans and Professionals in the built environment sector;

- b. Strengthen existing training institutions and apprenticeship schemes and establish regional training centers (across the six geopolitical zones) to produce a critical mass of artisans to deliver one million houses over the next 10 years;
- c. Develop and enforce Practice Codes for the various trades to support artisans in the delivery of services.

Goal 7: *Make cities and human settlements inclusive productive, safe, livable, resilient and sustainable.* This goal will be addressed with the following sub-goals:

- a. Develop Master Plans for a national constellation of Cities including new towns designed to complement each other, promote economic growth and optimize existing/proposed Federal Government-funded inter-state infrastructure;
- b. Prepare and adopt Regional Development Plans for the 36 states and Federal Capital Territory (FCT);
- c. Prepare and Adopt City Structure Plans for all towns and cities by 2020;
- d. Prepare and adopt National Street Addressing System;
- e. Eliminate all slums to enhance livability in FCT, Abuja and all state capitals by 2043;
- f. Review and evolve a functional institutional framework for governing metropolitan and mega cities.

Goal 8: *Transform the way the Federal Ministry of Lands, Housing and Urban Development (FMLHUD) is structured and operates as the industry regulator and facilitator.* This goal will be addressed through the following sub-goals:

- a. Strengthen FMLHUD's partnerships with global, regional, state and local partners;
- b. Create an empowered organization that is customer-centered, collaborative, and responsive to employee and stakeholder feedback;
- c. Create flexible, modern rules and systems that promote responsiveness, openness, and transparency in its operations;
- d. Create healthy, open, flexible work ethics that reflect the values of a purpose driven public service.

Goal 9: *Promote research and development (R & D).* This goal will be addressed through the following sub-goals:

- a. Undertake an urbanization review to inform policy formulation and housing delivery;
- b. Undertake critical research across critical areas like land administration and management, housing finance, social and cooperative housing, building raw materials, capacity building etc.;
- c. Encourage the adoption of research findings;
- d. Institute sustainable funding models for the finance of research and development.

Similar Road Maps have been formulated for related sectors, include the adoption of the Nigeria's Agricultural Transformation Agenda, the Roadmap for Nigeria Water Sector, the Road Map for Power Sector Reform and the Nigeria Industrial Revolution Plan (NIRP).

2. NATIONAL URBAN SECTOR PROFILE

Nigeria's National Urban Profile, in line with the outline of UN-Habitat's 2014-2019 Strategic Plan, is reviewed under the following seven focus areas, namely:

- Urban legislation, land, and governance,
- Urban planning and design,
- Urban economy,
- Urban basic services,
- Housing and slum upgrading,
- Risk reduction and rehabilitation, and
- Research and capacity development.

Focus Area 1: Urban Land, Legislation and Governance

The absence of effective and gender-sensitive urban land development mechanisms, legislative frameworks and governance institutions and systems have adversely affected the urbanisation process, especially in developing countries where urban legislation is either outdated, unresponsive to current urban issues, and either conflict or overlap with each other or are not enforceable.⁷ Also, unmanaged growth and inappropriate urban governance models in many developing countries have seen many cities expanding beyond their boundaries and coalescing into large metropolitan regions.

Through the Strategic Plan 2014–2019,⁸ UN Habitat is addressing inadequacies in legislation and institutions (regulatory frameworks) affecting urban development while supporting the adoption of appropriate regulatory frameworks for urban land development, urban planning, urban management and governance, and local economic investment. Special attention is also being given to improving the level of participation of women in urban governance, especially at the local level, as well as increasing access by women to urban land.

Interventions under this Focus Area will draw from UN Habitat's experience from key initiatives like the Global Land Tool Network and the Land Readjustment Programme among several others.

Urban Legislation

Several laws have been promulgated in Nigeria to address the challenges of management and delivery of basic services in urban centres.

The principal legislations in place to guide city governance include:

- a) Constitution of the Federal Republic of Nigeria 1999, which stipulates both Exclusive and Concurrent duties for each level of government and assigns 14 exclusive functions to LGs, as follows:

⁷ UN HABITAT, Strategic Plan 2014 – 2019 of the United Nations Human Settlements Programme, April 2013

⁸ UN HABITAT, Strategic Plan 2014 – 2019 of the United Nations Human Settlements Programme, April 2013

Table 3: Constitutional Roles of Local Government

1	Make Recommendations to State Commission on Economic Planning
2	Collection of rates
3	Establishment and maintenance of cemeteries, burial grounds and homes for the destitute or infirm
4	Licensing of bicycles, trucks (other than mechanically propelled trucks), canoes, wheel barrows and carts
5	Establishment, maintenance and regulation of slaughter houses, slaughter slabs, markets, motor parks and public conveniences
6	Construction and maintenance of roads, streets, street lightings, drains and other public highways, parks, gardens, open spaces etc.
7	Naming of roads and streets and numbering of houses
8	Provision and maintenance of public conveniences, sewage and refuse disposal
9	Registration of all births, deaths and marriages
10	Assessment of privately owned houses or tenements for the purpose of levying such rates as may be prescribed by the House of Assembly of a State
11	Control and regulation of out-door advertising and hoarding, movement and keeping of pets of all descriptions, shops, kiosks, restaurants, bakeries, laundries and licensing, regulation and control of sale of liquor
12	Provision and maintenance of primary, adult and vocational education
13	Development of agriculture and natural resources other than the exploitation of materials
14	Provision and maintenance of health services

Source: Federal Republic of Nigeria (1999): 1999 Constitution of Nigeria

- b) The Local Government Reform Act, 1976;
- c) The Land Use Act 1978, which vests custody of land located in urban areas in the State Governor and land in rural areas in the Local Government Chairman; and,
- d) The Urban and Regional Planning Law 1992, which provides guidelines for land use planning and development control functions in the country.

Land Administration

The principal guide to land administration in Nigeria is the Land Use Act of 1978, which vests custody of land located in urban areas in the State Governor and land in rural areas in the Local Government Chairman and states that such land shall be held in trust for use and the common benefit of the people. The law also stipulates the procedures for assignment, limits of holdings and provides for tenure security through the issuance of either statutory or customary rights of occupancy with the expressed consent of either the State Governor for statutory Certificates of Occupancy or Local Government Chairman for Customary Rights of Occupancy respectively.

Despite the intention of the Land Use Act of 1978 to ensure access by governments to development land when required and curb land speculation, it has not been able to facilitate easy access to land by individuals, while the vesting of control over land in urban areas in the

State Governor has effectively limited the roles played by Local Governments in such areas in its administration.

A land reform process currently underway is being facilitated by the Presidential Technical Committee on Land Reform (PTCLR), which was inaugurated in November, 2011 and would likely culminate in Constitutional changes to the Land Use Act 1978.

Urban Governance

While the 1999 Constitution of the Federal Republic of Nigeria prescribes a three-tier governance structure for the country, comprising the Federal, State and Local Governments, and goes ahead to define the population threshold for settlements described as "Urban," no recognition is given to the need for management of urban centres as a harmonised contiguous unit. Hence, even though the 1976 Local Government Reforms stipulate guidelines for creation of Local Governments that would recognize the boundaries of existing towns, the implementation of the law has since seen most large cities in Nigeria fragmented into several independent Local Governments and Development Areas.

According to the Good Urban Government Assessment of Nigeria,⁹ "Many Nigerian cities do not have up-to-date city development strategies, due to the lack of capacity and resources to plan, ineffective development control, and inadequate institutional as well as legal frameworks for promoting good urban governance. These challenges have been complicated by Nigeria's Federal system of government that is based on the administrative boundaries of Local, State and Federal Governments, with no recognition for municipal administrations. This arrangement makes it particularly difficult to govern large metropolitan cities like Lagos, Ibadan, Kano, and many others - as the administrative boundaries of these cities consist of multiple independent local governments. There is no arrangement among constituent Local governments for integration and coordination of developments within these cities."

Several studies have also shown that cities in Nigeria are not properly governed,¹⁰ a situation which accounts for their poor state and retards their ability to fully make significant contributions to the national economy. According to the National Urban Development policy (2012) "Many Nigerian cities are subdivided into several local governments, militating against their proper governance. There is neither legal provision for it, nor the practice of urban governance. There are no city mayors."

Other strategies adopted to address issues relating to Urban Governance in Nigeria include the adoption of the First, Second, Third and Forth National Development Plans, which established institutions and allotted resources to urban planning; adoption of the first National Housing policy in 1991, which addressed several urban development issues including access to land, urban economy, poverty and employment generation and, urban renewal and slum upgrading, urban governance and institutional framework for promoting sustainable urban development; establishment of the Urban Development Bank in 1992 to focus on financing of urban infrastructure and public utilities; implementation of several programmes and projects on urban development and management in the aftermath of the Habitat II Summit in 1996; adoption of the National Urban Development Policy (2012); as well as several related programmes and activities by different State Governments.

⁹ UNDP, OGC, UN HABITAT 2012, Assessment of Good Urban Governance in Nigeria, P3

¹⁰ Federal Republic of Nigeria, National Urban Development Policy, 2012

Focus Area 2: Urban Planning and Design

Some of the major challenges arising from rapid population growth and ineffective Planning and development control systems in the developing world are the prevalence of informal and often chaotic peri-urban expansion [and development](#), proliferation of informal housing and livelihood activities, poor connectivity, traffic congestion and energy inefficiency, among others.¹¹ Cities are therefore increasingly facing environmental challenges, including how to curb rising greenhouse gas emissions and the increasing impacts of anthropogenic climate change.

The UN Habitat's Global Report on Human Settlements 2009,¹² which addressed the theme "Planning Sustainable Cities," notes that traditional approaches to urban planning (particularly in developing countries) have largely failed to promote equitable, efficient and sustainable human settlements and to address twenty-first century challenges, including rapid urbanization, shrinking cities and ageing, climate change and related disasters, urban sprawl and unplanned peri-urban growth, as well as urbanization of poverty and informality. It therefore concludes that new approaches to planning can only be meaningful, and have a greater chance of succeeding, if they effectively address all of these challenges, are participatory and inclusive, as well as linked to contextual socio-political processes.

Under the UN Habitat's Strategic Plan 2014 – 2019, the agency will support city and national Governments with a set of tested approaches, guidelines, and tools for the management of growth and improved sustainability, efficiency and equity of cities through planning and design at different scales, i.e., the slum and neighborhood, city, regional, national and supra-national scales as a follow-up to the Medium-Term Strategic and Institutional Plan/Enhanced Normative Framework (MTSIP/ENOF 2008 – 2013).

The strategy focuses on prevention of both slums and urban sprawl and promotes improved access to basic urban services, including sustainable water and sanitation, energy and transport by emphasising the need to plan in advance of urban population growth; the need to plan at the scale of the challenges; the need to plan in phases; and the need to plan for job creation, while respecting locally and regionally defined urban planning and design traditions.

Unfortunately, urban planning is yet to be accorded the pride of place in Nigeria, as most cities continue to grow without the benefit of physical plans to guide them, resulting in non-functional, disorderly, unhealthy, unsafe and aesthetically unpleasing urban areas.¹³ This phenomenon is even more widespread with respect to peri-urban growth, where most of the unplanned expansion takes place.

The 1999 Federal Constitution places Town and Country Planning as a reserved role of the State and Local Governments, while the enactment of the Nigerian Urban and Regional Planning Act 1992¹⁴ has assigned responsibilities of physical planning and development control and stipulated the establishment of professional bodies involved in its implementation.

¹¹ UN HABITAT, Strategic Plan 2014 – 2019 of the United Nations Human Settlements Programme, April 2013

¹² UN HABITAT, Global Report on Human Settlements (GRHS) 2009

¹³ Federal Republic of Nigeria, National Urban Development Policy, 2012

¹⁴ Federal Government of Nigeria, Nigerian Urban and Regional Planning Decree (Act) No 88 of 1992

At State level, where the most extensive urban planning and management takes place, significant efforts have been made to institutionalize urban planning with respect to both design and development control activities which include the following, among others:

- i. Establishment of Town Planning Authorities at the State and Local Government levels;
- ii. Preparation of Planning Schemes; and,
- iii. Setting up of State Urban Development Boards and related parastatals.

Given the status of urban planning and design in Nigeria, interventions would be required within the context of decentralization and multi-level governance to address a number of critical [principles/issues](#), such as optimizing the population and economic density of urban settlements, mixed land-use, planned urban expansion, as well as diversity and better connectivity in order to take advantage of agglomeration economies and to minimize mobility demand.

Focus Area 3: Urban Economy

Cities have historically been associated with economic prosperity and are generally referred to as engines of growth and development.¹⁵ Besides, cities are the main creators of economic wealth, generating over 70 per cent of the world's Gross Domestic Product (GDP) and most industries and businesses are located in or within immediate vicinity of urban areas, providing city residents with jobs. This is especially true in developing countries, where an increasing share of economic activities take place in cities, and the differential between urban and rural wages is growing. This causes rapid rural-to-urban migration.

UN Habitat's Strategic Plan 2014 – 2019 recognises that interest in cities is increasing around the world, in part, because more people are living in cities than ever before and, in part, because recent trends towards fiscal decentralization and globalization have highlighted the importance of cities as economic agents. It is envisaged that the creation of decent urban jobs and livelihoods will therefore contribute to reducing social and gender-based inequalities, and also to improving urban safety through its social impact.

Cities in Nigeria, as in other countries, have continued to play a central role in the nation's economic growth and are estimated to contribute up to 75 per cent of total volume of national trade, host more than 80 per cent of industrial/manufacturing concerns and offer over 90 per cent of formal employment. Indeed, in the Nigeria Economic report 2014¹⁶ The World Bank stated that following the re-basing exercise carried out by the Federal Government in 2014, "The Nigerian economy is revealed to be far more diversified and dynamic than previous numbers would suggest, with significant contributions to growth coming from manufacturing and various services that were underestimated in the past," concluding that the nature of this growth implies that it is much more concentrated in urban areas than previously believed.

Another indication of the important role of urban centres in the Nigerian economy according to the NER, is that "poverty is much lower in urban areas (12.6%) than in rural areas (44.9%), and the urban poverty reduction dynamic is much stronger."

¹⁵ United Nations Centre for Human Settlements (UNCHS, 1996), An Urbanizing World – Global Report on Human Settlements 1996

¹⁶ The World Bank, Nigeria Economic Report 2014

A key element of the contribution of Nigerian cities to the economy, is the large size of the informal sector, which is currently estimated at 57.9 percent of the nation's Gross Domestic Product (GDP).¹⁷ According to the National Urban Development Policy, "Urban poverty in Nigeria has risen rapidly in recent years not only because of the growth in urban population but also as a result of worsening unemployment situation. Among the challenges facing urban planning is how to accommodate the informal sector in land use planning to promote economic growth and sustainable livelihoods."

However, inadequate revenue has remained a major limiting factor in the management of Nigeria's cities. Income sources available to LGs in Nigeria include statutory transfers, internally generated revenues (IGR), Grants/Donations, returns on investment and others like donor funded projects in the LG.¹⁸ The most common and, perhaps, reliable sources of revenue to LGs are the statutory transfers and internally generated revenues. While most LGs have accepted IGR as a dependable source of revenue, they lack the required capacity to effectively mobilize and manage the process. Their capacity for mobilising municipal revenues, using IGR, is rather low, thereby limiting the ability of LGs to meet their statutory obligations and guarantee the delivery of urban services.

The low level of service delivery also impacts negatively on the operational capacity of both public and private enterprises, thereby stifling the local economy. Hence, despite cities being the biggest providers of both formal and informal jobs, urban unemployment and underemployment are still major issues around the world and youth unemployment is particularly high, with youth being three times as likely as adults to be unemployed.¹⁹

UN-Habitat through this focus area, seeks to promote urban strategies and policies that strengthen the capacity of cities to act as engines of economic development and to enhance their contribution to value creation and the building of wealth and assets. It will, in particular, contribute towards the formulation and implementation of effective urban strategies and policies supportive of local economic development, creation of decent urban jobs, especially for the youth and for women, and enhanced municipal finance. Special emphasis will be placed on some of the key conditions necessary for increasing productive investment, including in green infrastructure and urban basic services, and for the generation of decent jobs and livelihoods. Attention will also be paid to local investment incentives and regulatory frameworks.

Through the National Urban Development Policy, the Federal Government seeks to address issues related to the Urban Economy by:

- Adopting land use plans for cities which take into account the urban economy and ensure the purposeful contributions of the formal and informal sectors to rapid growth of urban economy, so as to improve the standard of living of urban dwellers, especially the urban poor, youth and women; and,
- Creating and expanding the urban economy through the development of industrial estates, business parks, markets, shopping centres, recreational and tourist resorts,

¹⁷ UNDP Nigeria, Statement by United Nations Resident Coordinator/UNDP Representative in Nigeria, March 2014

¹⁸ UNDP, OGC, UN HABITAT 2012, Assessment of Good Urban Governance in Nigeria

¹⁹ UN Habitat, Official Website

etc., in order to widen the scope and significantly increase the contributions of cities to national economic growth, poverty reduction and social welfare.

Focus Area 4: Urban Basic Services

Despite efforts being made by many governments and local authorities to provide urban basic services, the numbers of people in urban areas without proper access to the basic services of water supply and sanitation as well as safe domestic energy and public transport is increasing, partly as a result of rapid urban population growth and partly as a result of increasing urban poverty and growing financial resource constraints.²⁰ In developing countries, the problem is complicated by dilapidated infrastructure, weak governance and overlapping responsibilities between different levels of government, lack of clearly defined urban development policies and legislation, weak institutional capacity, inadequate resources available at the local level, low investments and lack of pro-poor financing mechanisms.

The consequences of these challenges are reflected in available statistics for this sector. For instance, according to the WHO/UNICEF Joint Monitoring Programme for Water Supply and Sanitation Report (JMP, 2014 Update)²¹ for Nigeria, while the total estimated coverage for improved drinking water (urban and rural) by 2012 was 64%, the country recorded only a marginal improvement in the coverage for improved drinking water in urban areas over the 22 years between 1990 (78%) and 2012 (79%). Estimates for total improved drinking water supply in rural areas were 28% (1990) and 49% (2012)

With respect to sanitation, the total 2012 estimates in Nigeria²² for Improved Sanitation Facilities at 28%, Shared Facilities (26%), Other Unimproved Facilities (23%) and Open Defecation at 23%. However, according to the report, the total estimated coverage for Improved Facilities in urban areas recorded a drop from 36% in 1990 to 31% in 2012, and from 46% to 40% for Shared Facilities over the same period. Estimates for total improved sanitation in Rural Areas also fell from 37% in 1990 to 25% in 2012.

In order to address these challenges, UN-Habitat will, through this focus area, place emphasis on strengthening policies and institutional frameworks for expanding access to urban basic services, specifically targeted at the urban poor. Policy and technical assistance will be provided to partner countries and local authorities to:

- a) Rehabilitate and expand urban infrastructure and services to keep pace with growing demand and to address climate change and risk prevention concerns, including both mitigation and adaptation;
- b) Ensure institutional efficiency and effectiveness in service provision in order to foster cross-sectorial planning at different territorial levels, facilitate partnership among various stakeholders and improve articulation between different administrative levels and partners, including for resource mobilization, and through promotion of the guidelines on decentralization and strengthening of local authorities and on access to basic services; and
- c) Provide adequate levels of service for the urban poor.

²⁰ UN HABITAT, Strategic Plan 2014 – 2019 of the United Nations Human Settlements Programme, April 2013

²¹ WHO/UNICEF Joint Monitoring Programme for Water Supply and Sanitation, April 2014 Update

²² WHO/UNICEF Joint Monitoring Programme for Water Supply and Sanitation, April 2014 Update

The focus area will have four programmatic clusters:

- i. Water and sanitation;
- ii. Urban waste management;
- iii. Urban mobility; and
- iv. Urban energy.

Focus Area 5: Housing and Slum Upgrading

The Right to Adequate Housing is enshrined under the Universal Declaration of Human Rights adopted and proclaimed by the UN General Assembly in 1948. It was also acknowledged as a global commitment in the Habitat Agenda (1996) and is a component of the twin mandate of the United Nations Human Settlements Programme (UN-Habitat), which is “to promote socially and environmentally sustainable towns and cities, as well as adequate shelter for all.”

Besides, the housing sector has traditionally played a central role in the economic life of nations and is the bedrock of the economy in more advanced economies like the United States of America, Great Britain and Canada, where the sector contributes between 30% and 70% of the Gross Domestic Product (GDP). Also, investments in housing account for between 15% to 35% of aggregate investment worldwide and employ approximately 10% of Labour Force worldwide.²³ Also, homeownership is an accepted measure of household wealth and GDP, while the standard of housing is an indicator of effective economic development and standard of living in a nation. The contribution of the building and construction sector to total Gross Domestic Product (GDP) in Nigeria, which was 4% in 1981, decreased to 2.08 % in 2011 but was estimated at 8% with the redenomination of the computation of GDP in 2013.²⁴

Several efforts to address the housing situation by successive governments in Nigeria have yielded limited success over the years. Today, the nation is estimated to have a total housing deficit of 17-23 million units, though the current demand is estimated at 37 million houses.²⁵ Some of the prominent initiatives undertaken to address the housing challenge in Nigeria have included:

- Inauguration of Presidential Technical Committee on Land Reforms (2011);
- Review of National Policies on Housing and Urban development (2012);
- Hosting of Presidential Retreat on Housing and Urban Development (2012);
- Hosting of Roundtable Dialogue on Mortgage Financing (2012);
- Hosting of National Housing and Slums Summit (2013);
- Launching of the National Mortgage Refinancing Company (NMRC, 2014);
- Adoption of the National Integrated Infrastructure Master Plan (2014 - 2043);
- Establishment of the National Habitat Committee (2014);

²³ FRN, National Housing Policy, 2012

²⁴ National Bureau of Statistics, 2011

²⁵ FRN, National Housing Policy, 2012

- Preparation of a Draft Road Map for the Housing and Urban Development sectors (Ongoing);

The National Integrated Infrastructure Master Plan (2014 – 2043) has projected a yearly housing need of one million units annually to bridge the existing gap and meet up with expected demand over the coming years. This target is also adopted under the opportunities targeted by the incoming Federal administration²⁶ (May 2015 – May 2019), which has set as target the “raising of adequate finance to build up to one million new houses o year over the next decade.”

However, housing has been acknowledged as more than shelter²⁷ and a prominent feature of the rapid urbanization experienced in developing countries, including Nigeria, has been the corresponding increase in the growth of slums and informal settlements in cities.

Globally, it is estimated that by 2013, over 860 million people were living in slums and other informal settlements, of which the slum population of Sub-Saharan Africa accounted for 199.5 million, South Asia (190.7 million), East Asia (189.6 million), Latin America and the Caribbean (110.7 million), Southeast Asia (88.9 million), West Asia (35 million) and North Africa (11.8 million).

In Nigeria, the rapid urbanization rate has also been characterized by the significant proportion of the urban population living in slums, which was estimated at 69% of total urban population in 2009.²⁸ This also reflects the global increase in estimated slum population from 725 million in 2000, which is considered a reflection of the chronic lack of adequate and affordable housing resulting from inadequate public urban and land delivery policies,²⁹ as despite significant efforts, the net growth of slums continues to outpace the improvements being made.

In responding to this huge challenge, UN-Habitat advocates a twin-track approach that focuses on improving the supply and affordability of new housing through the supply of serviced land and housing opportunities at scale, which can curb the growth of new slums, alongside implementing citywide and national slum upgrading programmes that can improve housing conditions and quality of life in existing slums. By widening housing choices and enabling the provision of housing opportunities at appropriate scale, prices and diversity, housing will directly impact the future of cities and its ecological and economic footprint, thereby contributing to reducing social inequalities and improving urban safety through their social and spatial impacts.

In addition to providing technical assistance to city, regional and national authorities, UN-Habitat will promote the active participation of residents and their grassroots organizations in the formulation, prioritization, implementation and post-implementation phases of both formal housing development and slum upgrading. It will also promote energy efficiency and renewable energy use in the urban housing sector.

Focus Area 6: Risk Reduction and Rehabilitation

UN Habitat estimates that globally, 80 per cent of the largest cities are vulnerable to severe impacts from natural disasters like earthquakes; 60 per cent are at risk from storm surges

²⁶ APC Manifesto, A New Party, A New Nigeria, 2014, Manifesto of the All Progressive Congress

²⁷ Wahab, K. A. (1983): More than Shelter, An Inaugural Lecture delivered at the University of Ife, Ile-Ife.

²⁸ ²⁸ FMLHUD, Draft Nigeria Land, Housing and Urban Development Roadmap (2014 – 2043), 2014

²⁹ UN Habitat

and tsunamis, and all face new impacts caused by climate change.³⁰ Hence, as a reflection of the growing impact of disasters and conflicts on human settlements, it is estimated that by end of 2011, over 42 million people worldwide were displaced as a result of conflict and persecution while 336 natural disasters affected up to 209 million people and created significant short and long term shelter needs, all amounting to an estimated cost for urban disasters at over US \$380 billion during 2011 alone.

In Nigeria, two major developments that have highlighted this trend are the nationwide floods of 2012 and the impact of the insurgency in the North East of the country. With respect to the 2012 floods, the total value of physical and durable assets destroyed in the most affected states³¹ has been estimated at N1.48 trillion (US\$9.5 billion), with total losses incurred across all sectors of economic activity estimated at N1.1 trillion (US\$7.3 billion), bringing the combined value of damages and losses to N2.6 trillion (US\$16.9 billion) with the overall impact of the flood on real GDP growth in 2012 estimated at 1.4 percent (N570 billion, in nominal terms).

The violent insurgency experienced in the North Eastern Part of Nigeria in the recent years has also demonstrated the growing impact of conflicts on human settlements, which have led to significant loss of lives and displaced many people from their residences and settlements.³² In the most badly affected states of Borno, Yobe and Adamawa, the United Nations Office for the Coordination of Humanitarian Affairs (OCHA) estimates that about 650,000 people were displaced and over 2,000 killed in early part of 2015 alone³³. Figures released by the National Emergency Management Agency (NEMA),³⁴ also indicate that of the 981,416 Internally Displaced Persons (IDPs), in the country, 915,329 were affected by the insurgency in the North East, of which 107,997 were living in 20 established camps for IDPs across northern part of the country, while 804,732 live with the host communities and relations. Over 60,000 fled from these areas into neighboring countries of Cameroon, Chad and Niger.

Generally, cities in many developing countries have been found to be unable to retrofit their infrastructure as part of preparedness and risk reduction programmes, while opportunities often arise to “plan out” vulnerabilities and “build in resilience” through reconstruction and recovery programming after crises have occurred.

The achieve the Strategic Result of its Strategic Plan 2014 – 2019, which is for Cities to have increased their resilience to the impacts of natural and human-made crises, in an equitable manner, and undertaken rehabilitation in ways that advance sustainable urban development, UN-Habitat will draw upon agency-wide expertise to engage in both reducing urban risk and responding to urban crises. Platforms to be used are the Resilient Cities Programme and the Settlements Recovery Programme, respectively, in partnership with the

³⁰ UN-Habitat, Official website

³¹ NIGERIA Post-Disaster Needs Assessment 2012 Floods, A report by The Federal Government of Nigeria With Technical Support from the World Bank, EU, UN, and Other Partners, June 2013

³² UN HAPSO, Concept Note: Proposals for Reconstruction and Recovery Programme for the North Eastern States of Nigeria affected by the Boko Haram Insurgency

³³ OCHA: August 24 2014, Revised Strategic Response Plan.

³⁴ National Information Centre/MEMA Press Briefing, Abuja, 20th January, 2015 - See more at: <http://www.vanguardngr.com/2015/01/weve-981416-internally-displaced-persons-nigeria-fg/#sthash.QaKC2q5R.dpuf>

United Nations International Strategy for Disaster Reduction and the Making Cities Resilient Campaign.

The focus area will address crisis-affected cities in terms of both disaster prevention and disaster response. The Resilient Cities Programme will be implemented wherever possible before disasters occur, and will be a critical driver for “building back better” in post-disaster interventions. The Settlements Recovery Programme will operate in the early days following crisis and is intended to add value to the humanitarian community and, together with national and local stakeholders, will seek the earliest possible means to reduce the period of crisis and introduce elements of sustainable recovery and sustainability.

The programmes will offer five key entry points for urban risk reduction and post-crisis reconstruction, namely: Shelter and Housing; Basic Infrastructure and Services; Land Use and Tenure; Climate Change and Urban Environment; and, Economic Recovery and Livelihoods.

In addition to several interventions initiated by the National Emergency Management Agency (NEMA), to address the impacts of disasters and conflicts on affected populations, other initiatives have included the Post-Disaster Needs Assessment for the 2012 Floods, conducted by the Federal Government of Nigeria with Technical Support from the World Bank, EU, UN, and other Partners; inauguration of a National Committee on Flood Relief and Rehabilitation; launching of the Presidential Initiative in the North East (PINE) - a Presidential Intervention Plan to provide emergency assistance and mobilize targeted resources to jump-start the economy of the North-Eastern states of Nigeria; and inauguration of a Presidential Committee on Victim Support Fund for the Boko Haram insurgency.

Focus Area 7: Research and Capacity Development

Despite the growing roles which city play both as engines of growth and development and as vehicles for the actualization of national and local development objectives, insufficient prominence is given to understanding and dissemination of knowledge and capacity development in respect of sustainable urbanization issues at international, national and local levels. As a result, not many national and sub-national governments integrate specific urban issues in their territorial development plans.

UN-Habitat has disseminated the outcomes of its normative work through the flagship publications, the Global Report on Human Settlements (GRHS) and the State of the World's Cities reports; the State of African Cities Report; and, through official statistics generated through the Urban Indicators Programme.

Other initiatives undertaken to enhance knowledge on Nigeria's housing and urban development sector have included the Commissioning of Studies of Slums in Six Cities drawn from the Six Geopolitical Zones of the Country; and, the Nigeria Urbanization Review project being implemented by the Federal Government with support from the World Bank, Cities Alliance and the United Kingdom's Department For International Development (DFID).

Efforts to build capacity among key partners in the planning and implementation of housing and urban development schemes have also included the initiation of a collaboration programme between the Centre for Human Settlements and Urban Development of the Federal University of Technology, Minna, under the platform of the UN-Habitat Partner Universities Initiative, while discussions are underway for establishment of the Local Urban

Observatories to collect and analyse data and indicators in several states as part of the Global Urban Observatory network. The programme, in addition to developing the capacity of the local platforms themselves, will also focus on collection of information and knowledge on best practices and lessons learned in terms of policies, programmes, and institutional arrangements that are fit-for-purpose for different urban contexts and urban services delivery systems

CROSS-CUTTING ISSUES: Gender, Youth, Climate Change and Human Rights

Rapid growth across much of the developing world has meant broad progress in reducing overall levels of income poverty. However, multiple forms of inequality and marginalization persist and gender, age, physical and mental disability, ethnicity, and geography are some of the bases of exclusion that limit participation in political, social and economic spheres. In some countries, these divides have deepened in the wake of economic transformation.

The Convention on the Elimination of all Forms of Discrimination against Women (CEDAW), which was adopted by the United Nations General Assembly in 1979 and became operational in 1981, defines what constitutes discrimination against women and sets up an agenda for national action to end such discrimination. It also provides the basis for the realization of equality between men and women by ensuring women's access to equal opportunities in all spheres of life; political, economic, social, and cultural. Though the Nigerian Government ratified CEDAW in 1985, it is yet to be domesticated in the country.

However, there have been movements towards establishment of focal agencies including dedicated Ministries for Women Affairs and Social Welfare at the Federal and state levels, charged with coordination of programmes for women, children and the vulnerable, while at the Local Government level, gender issues are addressed by dedicated staff in the relevant departments. Also, while efforts have been made at the Federal level and in some states to meet the 35% policy on Affirmative Action in appointive offices, the performance falls far short of the target with respect to elective offices.

With respect to Youth Development, UN-Habitat has supported the Federal Ministry of Youth Development by facilitating Youth Empowerment Projects and establishment of the One-Stop Youth Centre and other Zonal Youth Empowerment Centres in the Country.

Under the its Strategic Plan 2014 – 2019, UN-Habitat will ensure that gender and youth perspectives are mainstreamed in the agency's programming through both careful integration in both normative and operational projects as well as monitoring using data disaggregated on the basis of age and gender.

The organisation's work on cross-cutting issues will follow a two-track approach consisting of mainstreaming and issue-specific projects. Mainstreaming will seek to ensure that cross-cutting issues are integrated in the work of all focus areas, both conceptually and in all operational projects. Issue-specific projects will seek to fill identified gaps in the field and will be located in the most appropriate focus area.

Climate Change and Human Rights are two other cross-cutting issues to be supported by UN-Habitat in addition to gender and youth, within the context of advancing its goals and mandate as set out in the Istanbul Declaration on Human Settlements and the Habitat Agenda.

Generally, all cross-cutting issues will be mainstreamed throughout the seven focus areas in order to ensure that all policies, knowledge management tools and operational activities are addressed at both design and implementation stages.

3. UNITED NATIONS RESPONSE TO NIGERIA'S DEVELOPMENT PRIORITIES (UNDAF)

The United Nations Development Assistance Framework 2014-2017 (UNDAF III)³⁵, is the third in the series of Common Country Programme Documents produced by the United Nations System in Nigeria. The development assistance framework also adopts for the first time, the Delivering as One (DaO) modality of the United Nations and was produced through an elaborate consultative process in collaboration with the Nigerian Government and key stakeholders, in line with the principles of the Paris Declaration on Aid Effectiveness.

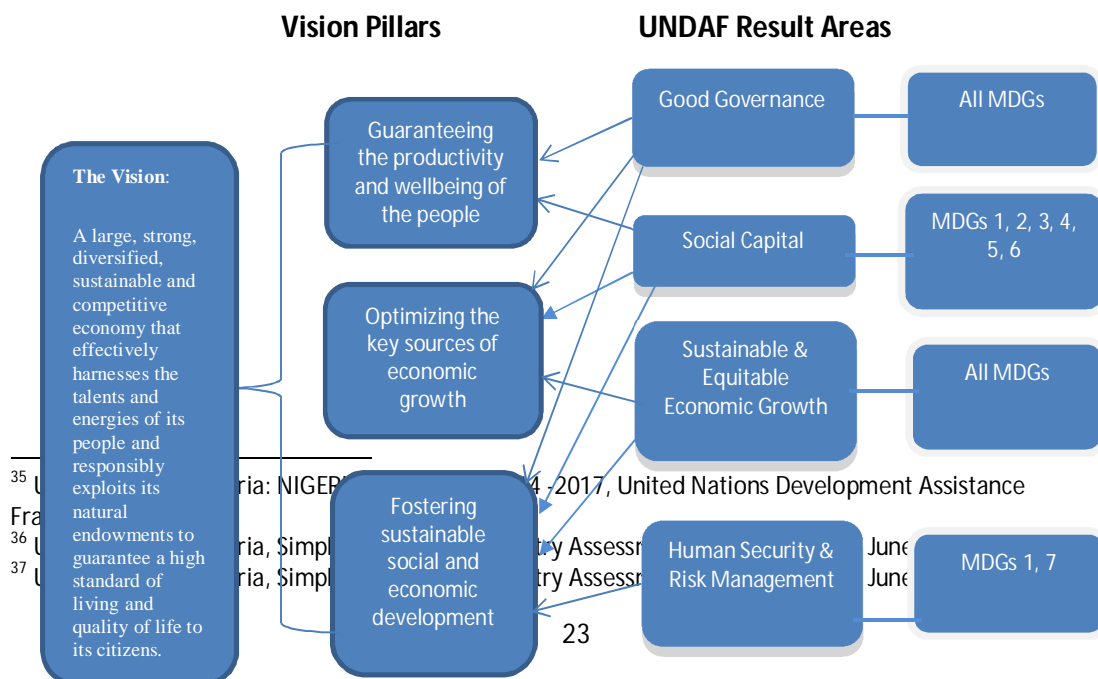
UNDAF III is anchored on the findings of a simplified UN Common Country Assessment (CCA)³⁶ conducted by the UN system in Nigeria in 2012 which areas of focus were guided by two major considerations, namely:

- a) The alignment of development assistance with the long-term vision and expressed priorities of the government, notably Nigeria's Vision 20:2020 (NV 20:2020), the planning cycle of the second National Implementation Plan and its transformation agenda; and,
- b) The comparative advantage of the UN system.

Key national challenges and critical sustainable development issues highlighted by the CCA included **governance and accountability, growth, productivity and employment; social inclusion and empowerment; quality and equitable social service delivery** (health, education, water, sanitation, hygiene, nutrition, food security); **human security, risks of conflict and natural disasters**; as well as **environment, climate change and disaster risk**, which were classified under four 'Pillars' of engagement adopted as the broad strategic results areas for UNDAF III. These are:

- i. Governance;
- ii. Social Service Delivery and Social Protection;
- iii. Growth Productivity and Employment;
- iv. Disaster-Conflicts Risks Reduction.

Figure 1: UNDAF Pillars Aligned with Nigeria's Vision 20:2020 Pillars and MDGs³⁷

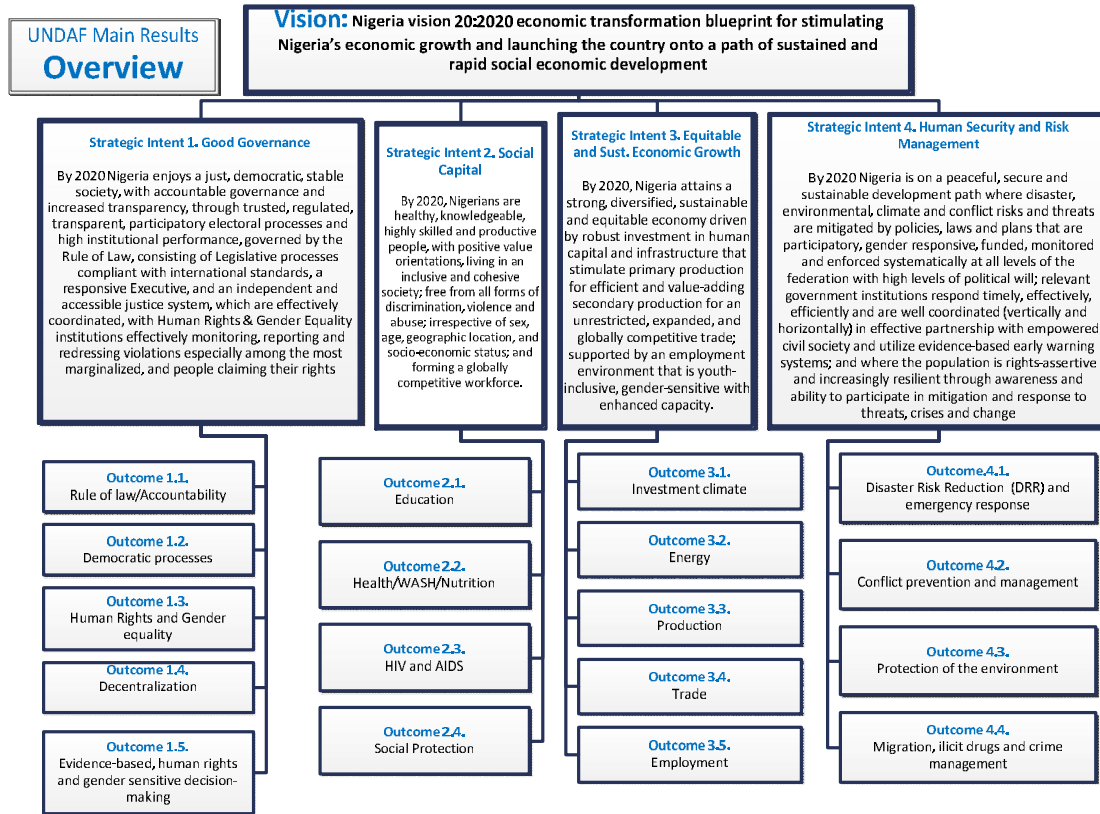


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Nigeria: NIGERIA, 2014-2017, United Nations Development Assistance

Nigeria, Simplified UN Common Country Assessment
Nigeria, Simplified UN Common Country Assessment

Figure 2: UNDAF III Results Framework Overview³⁸



UN Habitat Intervention Areas for Urban Sector in UNDAF III

The 2012 Simplified CCA for Nigeria recognizes the acceleration of urban growth, which appears to have been very pronounced in recent years, as the first key component among issues that have come to the forefront of the country's socio-economic dynamics. While acknowledging that urbanization is a global phenomenon by which cities continue to be a magnet for the rural population because of the opportunities they offer, it notes that one distinctive aspect of Nigeria's cities is that not only do cities already have high unemployment among their young high school and university graduates, most new migrants have rather limited skills suitable for the urban economy. Indeed, UNDAF III recognizes that the high rate of urbanization (about 3.8 per cent) with more than 50 per cent of the total

³⁸ United Nations Nigeria, Simplified Common Country Assessment, UNCT – Nigeria, June 2012

population currently living in urban areas, has significant implications for socio-economic policy and planning.

In line with Focus Areas outlined under the UN-Habitat's 2014-2019 Strategic Plan, significant areas of opportunity have been identified for UN-Habitat intervention in UNDAF III, specifically in the following strategic result areas: Governance; Growth Productivity and Employment; and, Disaster-Conflicts Risks Reduction. The expected Outcomes, Outputs and Targets as contained in the UNDAF III Action Plan³⁹ are as indicated in Figure 3.

Table 5: UN Habitat Intervention Areas in UNDAF III

RESULT AREA 1: GOOD GOVERNANCE	
Strategic Result: By 2020 Nigeria enjoys a just, democratic, stable society, with accountable governance and increased transparency, through trusted, regulated, participatory electoral processes and high institutional performance, governed by the Rule of Law, consisting of Legislative processes compliant with international standards, an responsive Executive, and an independent and accessible justice system, which are effectively coordinated, with Human Rights & Gender Equality institutions effectively monitoring, reporting and redressing violations especially among the most marginalized, and people claiming their rights.	
Outcome 1.4: By 2017, Local Governance is strengthened through increased de-concentration and decentralization of powers and resources and improved coordination between and among the different levels of government for strengthened accountability and effective service delivery, through improved technical and institutional capacity, and inclusive participation and engagement of citizens, communities, civil society and private sector.	
PROPOSED OUTPUT	AGENCY RESULTS
Output 1.4.3: Improved institutional capacity of local government and urban governance to coordinate, plan, generate resources, implement and monitor, for equitable delivery of services.	Capacity of States and LGs to undertake participatory urban governance processes strengthened
RESULT AREA 3: EQUITABLE & SUSTAINABLE ECONOMIC GROWTH	
Strategic Result: By 2020, Nigeria attains a strong, diversified, sustainable and equitable economy driven by robust investment in human capital and infrastructure that stimulate primary production for efficient and value-adding secondary production for an unrestricted, expanded, and globally competitive trade; supported by an employment environment that is youth-inclusive, gender-sensitive with enhanced capacity	
Outcome 3.2 By 2017, Nigeria's economic growth is driven by increased and diversified use of renewable energy sources that promote technology transfer and local capacity building; characterized by affordable and equitable access for domestic and productive uses; supported by effective advocacy, efficient regulatory mechanisms and evidence based policies	
PROPOSED OUTPUT	AGENCY RESULTS
Output 3.2.1: Energy supply diversification strategies and practices to promote the use of renewable energy sources strengthened and integrated into the national energy policy through support to the energy-related MDAs to ensure equitable and affordable access for productive and domestic uses	Framework for improved Energy Efficiency in building construction and materials strengthened
RESULT AREA 4: HUMAN SECURITY & RISK MANAGEMENT	

³⁹ United Nations Development Assistance Framework – Action Plan, UNDAF NIGERIA, 2014 - 2017

<p>Strategic Result: By 2020 Nigeria is on a peaceful, secure and sustainable development path where disaster, environmental, climate and conflict risks and threats are mitigated by policies, laws and plans that are participatory, gender responsive, funded, monitored and enforced systematically at all levels of the federation with high levels of political will; relevant government institutions respond timely, effectively, efficiently and are well coordinated (vertically and horizontally) in effective partnership with empowered civil society and utilize evidence-based early warning systems; and where the population is rights-assertive and increasingly resilient through awareness and ability to participate in mitigation and response to threats, crises and change</p>	
<p>Outcome 4.1: By 2017, the effects of disasters and emergencies on the population in emergency prone areas are reduced through an effectively regulated framework for prevention, preparedness and timely response; by coordinated and capacitated institutions at federal, state and local levels in partnership with civil society, informed by equity and gender considerations and an evidence based EWEA system; and resilient communities.</p>	
PROPOSED OUTPUT	AGENCY RESULTS
<p>Output 4.1.3: Strengthened institutional capacity to coordinate, prepare for and respond to emergencies and to enhance coping capacity of communities (including safety nets).</p>	<p>Capacity of States/LGs to conduct City Resilience Profiling and prepare Disaster Risk Reduction plans developed</p>
<p>Outcome 4.3: By 2017 Nigeria's environmental vulnerability to negative effects of economic activities, urbanization and climate change is reduced through the efficient use of natural resources, a reformed regulatory framework aligned with Nigeria's international commitments, enforced at Federal, State and local levels by strengthened institutions, private sector and population that are environmentally conscious and taking action towards environmental sustainability.</p>	
PROPOSED OUTPUT	AGENCY RESULTS
<p>Output 4.3.1: A comprehensive national regulatory framework is developed in line with ratified international protocols and its implementation supported for the sustainable management of Nigeria's natural resources including land, water, air, oil, biodiversity, natural habitats and extractive industries.</p>	<p>Capacity of States/Local Governments to develop and implement improved Environmental Planning and Management policies/ strategies strengthened</p>
<p>Output 4.3.2: Environmental institutions at Federal, state and LGA levels are capable to implement policies and enforce laws, through multi stakeholders solutions harnessing indigenous knowledge, innovations and practices for environmental management</p>	<p>Capacity of States' institutions and regulatory frameworks for inclusive and participatory Urban Planning especially for management of peri-urban growth strengthened</p>
<p>Output 4.3.3: Partnership developed and capacities of Government, Civil Society and Private sector enhanced to promote a culture of environmental awareness, knowledge and commitment for individual and collective action by youth, entrepreneurs, civil and religious leaders and decision makers.</p>	<p>Capacities of Youth and CSOs for effective participation in urban governance and environmental management strengthened</p>

4. GENERAL CONCLUSION

Implementation Arrangements

The United Nations Human Settlements Programme (UN-Habitat), in line with its UN General Assembly mandate to promote socially and environmentally sustainable towns and

cities, UN-Habitat envisions well-planned, well-governed, and efficient cities and other human settlements, with adequate housing, infrastructure, and universal access to employment and basic services such as water, energy, and sanitation. To achieve these goals, UN-Habitat will support Nigeria in achieving its national development priorities, the Millennium Development Goals, the Habitat Agenda, as well as all other internationally agreed treaty obligations and development goals.

The Habitat Country Programme Document: Nigeria (HCPD: Nigeria) 2015 – 2017/2018, is the programming platform for UN-Habitat/Nigeria Country Programme, in line with the terms of the Memorandum of Understanding between the Government of Nigeria and UN-Habitat (2002, 2006, 2014 and subsequent phases of the Agreement). The HCPD: Nigeria will be guided by the following:

- Programming activities will emanate from national development priorities of Nigeria, notably Nigeria's Vision 20:2020 and its medium-term implementation strategies (the National Implementation Plans), the UN-Habitat's Strategic Plan 2014-2019, as well as identified needs of civil society and private sector organizations, the United Nations Country Team, and the donor community in Nigeria;
- Programming activities will align with the United Nations Development Assistance Framework 2014-2017 (UNDAF III) and support the United Nations Delivering-as-One (DaO) modality, as well as other operations of the United Nations Country System in Nigeria;
- The Habitat Programme Support Office as the country office of UN-HABITAT will provide advocacy, advisory, technical and managerial services and be involved in the coordination, formulation, appraisal, implementation, monitoring and evaluation of UN-Habitat projects in Nigeria in line with the terms of reference guiding its operations.

ANNEX 1:

FRAMEWORK FOR PROPOSED UN-HABITAT PROGRAMMES IN NIGERIA 2015–2017/2018

In line with the terms of the Memorandum of Understanding between the Government of Nigeria and UN-Habitat 2014 – 2019, the following proposed activities among others, will be carried out under the Habitat Country Programme Document: Nigeria (HCPD: Nigeria) 2015 – 2017, in alignment with the UNDAF III Result Areas:

Proposed Projects		Expected Outcomes	UN HABITAT MTSIP Focus Areas	UNDAF III Result Areas	Planned Activities	Partners
1	UN Habitat collaboration with incoming Federal Administration	National Housing and Urban Development Programme with identified components developed	<ul style="list-style-type: none"> i. Focus Area 1: Urban Legislation, Land and governance; Governance; ii. Focus Area 2: Urban Planning and Design; iii. Focus Area 5: Housing and Slum Upgrading 	Result Area 1 Output 1.4.3; Result Area 4 Output 4.3.2;	<ul style="list-style-type: none"> i. Support to Nationwide Federal/State Housing Programme to deliver one million housing units yearly from 2015 -2024 ii. Support to Urban Planning Schemes for existing and new Modal Cities iii. Support to Mortgage Sector Reform iv. Support to Land Administration Reform v. Support to Social Housing Programme with private sector involvement vi. Support to Rural Development Programme to limit urban migration 	UNCT, UN Habitat
2	Intervention Programme for the North Eastern States affected by the Boko Haram Insurgency	Reconstruction and Recovery Programme for Borno, Yobe and Adamawa States developed and	<ul style="list-style-type: none"> i. Focus Area 1: Urban Legislation, Land, and 	Result Area 1 Output 1.4.3; Result Area 4 Output 4.3.2;	<ul style="list-style-type: none"> i. Support to Rapid assessment of existing settlements/Review of Planning Status and upgrade of Settlements Layouts ii. Support to identification and 	UNCT, UN Habitat

		implemented	<ul style="list-style-type: none"> ii. Focus Area 2: Urban Planning and Design; iii. Focus Area 5: Housing and Slum Upgrading 		<ul style="list-style-type: none"> iii. Support to rebuilding, rehabilitation of shelters and houses iv. Support to rehabilitation and rebuilding of markets 	
		Economic Recovery of Borno, Yobe and Adamawa States supported	Focus Area 3: Urban Economy	Result Area 3 Output 3.3.3	<ul style="list-style-type: none"> i. Support to construction of small-scale employment centres 	UN Habitat, UNIDO
3	UN Habitat collaboration with Niger State	Urban Redevelopment and Management Programme for Niger State developed and implemented	<ul style="list-style-type: none"> i. Focus Area 1: Urban Legislation, Land; and governance; ii. Focus Area 2: Urban Planning and Design; 	<ul style="list-style-type: none"> Result Area 1 Output 1.4.3; Result Area 4 Output 4.3.2 	<ul style="list-style-type: none"> i. Support to classification of all Urban Centres in Niger State ii. Support to establishment of Cadastre for all Urban Centres in Niger State iii. Support to development of City Development Strategies for four cities: Minna, Kotagora, Suleja and Bida iv. Support to planning and implementation of Urban Renewal and Slum upgrading projects in Minna, Kontagora, Suleja and Bida 	UN Habitat, UNCT
		Housing and Infrastructure Development Programme for Niger State developed and implemented	<ul style="list-style-type: none"> i. Focus Area 5: Housing and Slum Upgrading 	<ul style="list-style-type: none"> Result Area 1 Output 1.4.3; Result Area 4 Output 4.3.2 	<ul style="list-style-type: none"> i. Support to Energy Efficient Social Housing Development Programme for Niger State ii. Support to New Towns on Minna – Suleja axis in partnership with international development partners 	UN Habitat, Niger State Government Participating Niger LGAs

					<ul style="list-style-type: none"> iii. Support to developing Mass transportation system between major cities including water-based iv. Support to comprehensive infrastructure programme addressing Water Supply, Power (including alternative sources), Road Network 	
4	UN Habitat collaboration with Kogi State	Four cities adopt and implement Structure Plans	<ul style="list-style-type: none"> i. Focus Area 1: Urban Legislation, Land, and Governance; ii. Focus Area 2: Urban Planning and Design; iii. Focus Area 3: Urban Economy; iv. Focus Area 4: Urban Basic Services; v. Focus Area 5: Housing and Slum Upgrading; 		<ul style="list-style-type: none"> i. Support to Kogi State on development and implementation of Structure Plans 	UN Habitat Kogi State Government Participating Kogi LGAs
		City Resilience Profile for Lokoja completed	<ul style="list-style-type: none"> i. Focus Area 6: Risk Reduction & Rehabilitation 	Result Area 4 Output 4.3.2	<ul style="list-style-type: none"> i. Support to Kogi State and affected LGAs on Lokoja City Resilience Profiling Programme (CRPP) 	UN Habitat Kogi State Government Participating Kogi LGAs

5	Capacity Building Programme for Northern States/LGs on Urban Governance	Capacity of Governors and LG Chairpersons to articulate and provide good urban governance developed	Focus Area 7: Research and Capacity Development	Result Area 1 Output 1.4.3;	Conduct Comprehensive Sensitisation Workshop (three-day) for key officials at State and LG levels on good urban governance	UN Habitat, FUT Minna
6	Collaboration with Nigerian State Governors on Global Programme for Cities in Fragile States	Capacity of State Governors to articulate and implement Urban Agenda developed	Focus Area 7: Research and Capacity Development	Result Area 1 Output 1.4.3;	Engage with Nigeria Governors/National Economic Council on modalities for Programme	UN Habitat, Nigerian States
7	Support to Land Reform process	Nigeria's Land Administration framework improved	Focus Area 1: Urban Legislation, Land and governance	Result Area 1 Output 1.4.3;	<ul style="list-style-type: none"> i. Engage with Presidential Technical Committee on Land Reform (PTCLR) and other stakeholders on Land reform process; ii. Engage with stakeholders on the drafting and adoption of a National Land Policy; iii. Support to development and adoption of Land management techniques including Land Readjustment projects 	UN Habitat, FMLHUD, PTCLR, Nigerian States
8	Collaboration with Nigerian States on adoption and implementation of Structure Plans in major cities	Nigeria's cities adopt and implement Structure Plans	<ul style="list-style-type: none"> i. Focus Area 1: Urban Legislation, Land, and Governance; ii. Focus Area 2: Urban Planning and Design; iv. Focus Area 3: Urban Economy; 	<p>Result Area 1 Output 1.4.3;</p> <p>Result Area 4 Output 4.3.1</p> <p>Result Area 4 Output 4.3.2</p>	<ul style="list-style-type: none"> ii. Support to states on development and implementation of Structure Plans iii. Support to Street Naming and House Numbering as a strategy for enhanced urban planning; i. Support to implementation of Participatory Slum Upgrading 	UN Habitat, Nigerian States, LGAs

			v. Focus Area 4: Urban Basic Services; vi. Focus Area 5: Housing and Slum Upgrading; vii. Focus Area 6: Risk Reduction & Rehabilitation		and Affordable Housing strategies	
9	Support to enhancing Local Economic Development in Nigeria cities	Level of Internally Generated Revenue (IGR) in Local Governments enhanced	Focus Area 3: Urban Economy	Result Area 1 Output 1.4.3	i. Support to building capacity and promote development of Local Economic Development strategies at State and City levels across the country ii. Support to building capacity for Revenue Mobilisation in Local Governments	UN Habitat, Nigerian States, LGAs
10	Support to capacity development at Federal, State and Local Government levels for Disaster Management/Risk Reduction strategies	Capacity of Nigerian communities for Disaster Management/Risk Reduction developed	Focus Area 6: Risk Reduction & Rehabilitation	Result Area 4 Output 4.3.1	Support to building capacity and promote adoption of Resilience Profiles and Disaster Management/Risk Reduction strategies, especially for displaced people and refugees arising from flooding, terrorist acts and communal conflicts	UN Habitat, Nigerian States, LGAs, NEMA, SEMAs
11	Support to development of Research and Documentation framework in Nigeria's Housing	Evidence-based data and documentation framework strengthened	Focus Area 7: Research and capacity development	Result Area 1 Output 1.4.3	Support to: i. Preparation of the State of Nigerian Cities Report; ii. Research and publish periodically, the <i>HAPSO Urban Policy Brief</i> series;	UN Habitat, FMLHUD

	and Urban Development Sector				iii. Establishment of well-equipped Library/Learning Centre to provide updated documentation, information, research, trending activities in UN-HABITAT and relevant development agencies	
12	Engage with stakeholders to develop awareness on human settlements at all levels – National, State, Local Governments, Civil Society, Private Sector and other Non-State actors	Stakeholders awareness on human settlements issues enhanced	Focus Area 1: Urban Legislation, Land, and Governance	Result Area 1 Output 1.4.3 Result Area 4 Output 4.3.3	Support to: i. Enhancing Advocacy and Sensitization on human settlements at all levels – National, State, Local Governments, Civil Society, Private Sector and other Non-State actors; ii. Stakeholder Mobilisation and support towards effective preparing at the Habitat III Conference in 2016, the Sessions of the World Urban Forum, the post-2015 debates and other activities of global significance	UN Habitat, CSO, NGOs
13	Support to capacity development at Federal, State and Local Government MDAs	Capacity of relevant MDAs at all levels developed	Focus Area 7: Research and capacity development	Result Area 1 Output 1.4.3	Support for training on: i. Use of Autocad Applications for the preparation of Layout Plans; ii. Remote Sensing applications and map interpretations- a GIS lab exists in the URD Department that needs to be effectively made use of, including converting Layout plans and data into digital format for better interpretation and use in analysis;	UN Habitat, Nigerian States, LGAs

					<ul style="list-style-type: none"> iii. Writing proposals and accessing donor funds and support for human settlements projects. iv. Project Conceptualization and Management to enable the Ministry mobilize external funding and bring up new projects for implementation v. Planning and managing Public Spaces, Urban Recreation, Urban Mobility and Safety and Security; vi. Land management techniques; vii. Data collection, planning, research and statistics methodologies 	
14	Promoting the Habitat Open University Initiative in Nigeria and build linkages with Knowledge Development partners	Habitat Open University Initiative established and linkages with Knowledge Development partners developed	Focus Area 7: Research and capacity development	Result Area 1 Output 1.4.3	<ul style="list-style-type: none"> i. Promotion of Habitat Open University Initiative; ii. Develop linkages with Knowledge Development partners 	UN Habitat, FMLHUD, Partner universities

ANNEX 2:

SUMMARY OF UN HABITAT PROJECTS IN NIGERIA, 2014/2015

	HOST PARTNER	PROJECT TITLE	BRIEF PROJECT DESCRIPTION	ESTIMATED FUNDING	STATUS
1	Federal Government	Participatory Slum Upgrading Programme (PSUP)	This phase of the PSUP in Nigeria involves the implementation of infrastructure projects in already Profiled cities, namely Karu (Nasarawa), Onitsha (Anambra), Ifako Agege (Lagos)	\$60,000	Ongoing
		Mainstreaming Energy Efficiency Measures into the National Building Code	The project aims at reviewing and integrating Energy Efficiency standards and measures into the National Building Code. UN-Habitat/UNDP contribution is \$100,000 while Government of Nigeria Contribution is \$60,000	\$160,000	Ongoing
2	ANAMBRA State	Development and adoption of Structure Plans for three cities (Awka, Onitsha and Nnewi)	The project involves the formulation and adoption of 20-year Structure Plans in the three participating Cities through the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology.	\$235,405	Completed
3	NASARAWA State	Development and adoption of Structure Plans for four cities (Lafia, Doma, Karu, Keffi)	The project involves the formulation and adoption of 20-year Structure Plans in the four participating Cities through the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology.	\$519,201	Ongoing
4	State of OSUN	Development and adoption of Structure Plans for nine cities - Osogbo, Ikirun, Ila Orangun, Ilesa, Ile Ife, Ede, Iwo, Ikire and Ejigbo	The project involves the formulation and adoption of 20-year Structure Plans in the nine participating Cities through the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology.	\$625,000	Rounding Up
5	ONDO State	Technical Assistance for development of State Development Priorities	The collaboration involves provision of Technical Assistance for the formulation and adoption of 20-year Structure Plans in selected cities; Slum	\$2 million	Ongoing

			Upgrading; Technical Assistance on Youth Empowerment Programmes, Local Economic Development initiatives and Land Reform		
6	KOGI State	Technical Assistance for development of State Development Priorities	The collaboration involves provision of Technical Assistance for the formulation and adoption of 20-year Structure Plans in selected cities; improvement of water supply and sanitation in major cities; development of waste management	\$1.3million	Ongoing
7	ZAMFARA State	Technical Assistance for socio-economic and urban planning projects in the state	The project involves the formulation and adoption of 20-year Structure Plans in selected cities; water and sanitation; establishment of Zamfara Urban Observatory; Integrated Solid Waste Management; Local Economic Development Initiatives	\$2 million	MoU signed
8	YOBE State	Development & Preparation of Structure Plans for six cities - Damaturu, Potiskum, Gashua, Nguru, Gaidam and Bunu-Yadi	The project involves the formulation and adoption of 20-year Structure Plans in the six participating Cities through the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology.	\$307,057.7	Negotiations stalled by insurgency
9	ABIA State	Development and Preparation of Structure Plans for two cities	The project involves the formulation and adoption of 20-year Structure Plans in the two participating Cities through the Rapid Urban Sector Profiling for Sustainability (RUSPS) methodology; Training and Capacity Building for Ministry Staff	\$625,000	PROPOSED, Negotiations ongoing
10	RIVERS State	Technical Assistance for socio-economic and urban planning projects in the state	The collaboration involves provision of Technical Assistance Housing Sector Profile, Provision of Technical and Policy Advise on Urban planning and Capacity Building for State officials	N.A.	PROPOSED, Negotiations ongoing