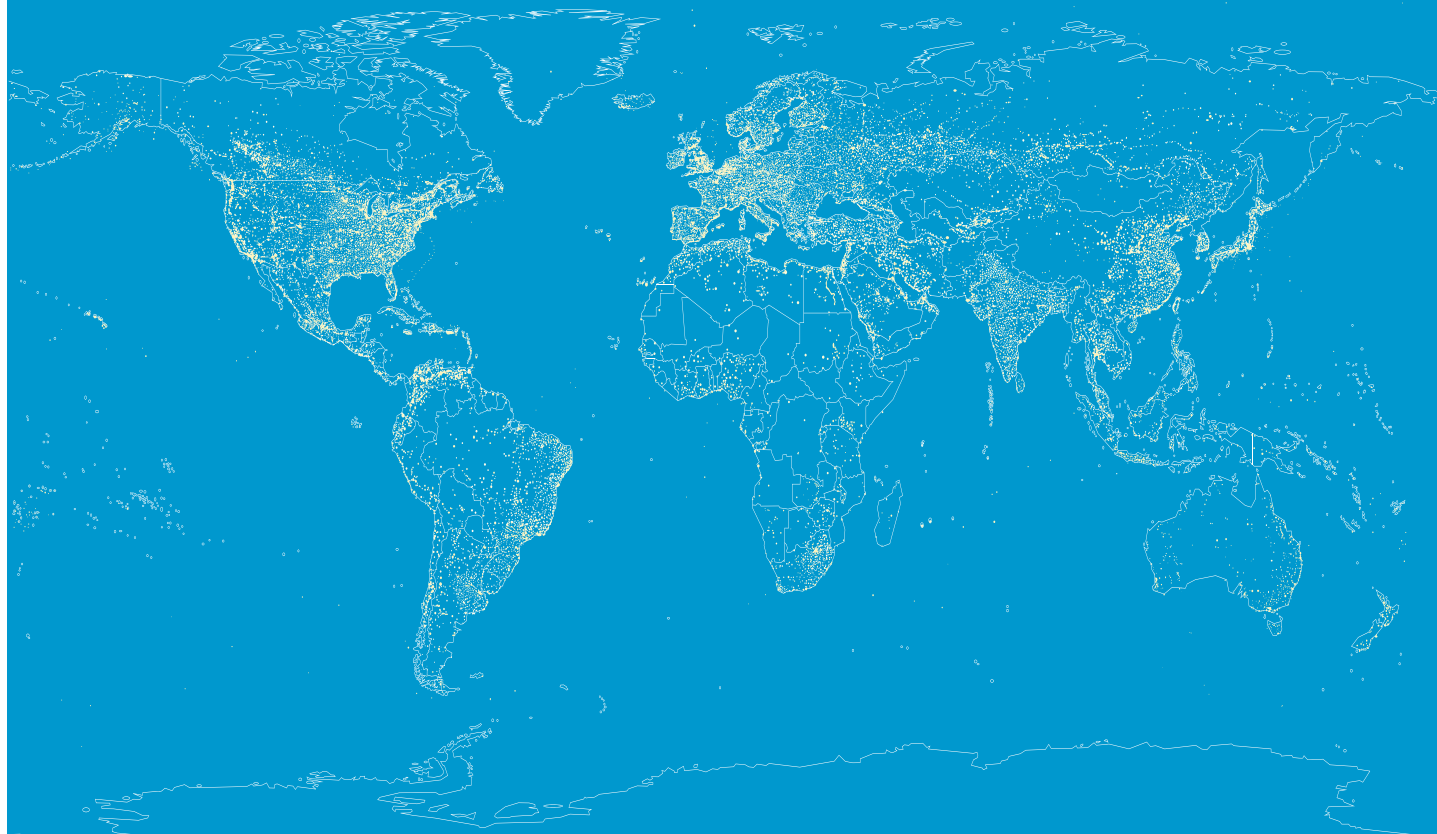




Financing for Resilient and Green Urban Solutions in Mombasa, Kenya



The Initiative on Financing for Resilient and Green Urban Global Solutions (FRUGS)

Financing for Resilient and Green Urban Solutions in Mombasa, Kenya

First published by United Nations Human Settlements Programme (UN-Habitat) 2020
All rights reserved

HS Number: HS/062/19E

ISBN Number(Series): 978-92-1-133389-3

ISBN Number:(Volume) 978-92-1-132854-7

Chief Editors and Managers:	Xing Quan Zhang, Irina Eichenauer and Wolfgang Ryll
Principal Authors:	Nicholas Ngece and Mercy Gichora
Expert Team:	Cristina Gregorio, Godfred Alufar Bokpin, Luxien Ariyan, Steven Segerlin, Nicholas Ngece, Michael Bookstaber, David Rosen, Hongwei Wang, Guodong Chen, Simon Gusah, Frank Gyamfi Yeboah, Joseph Kofi Teye, Nicolo Cannizzaro, Daniel Duman, Tekalign Tsige and Mercy Gichora

Disclaimer: The designations employed and the presentation of material in this publication do not imply the expression of any opinion whatsoever on the part of the secretariat of the United Nations concerning the legal status of any county, territory, city or area or its authorities, or concerning the delimitation of its frontiers or boundaries regarding its economic system or degree of development. Excerpts may be reproduced without authorization, on condition that the source is indicated. Views expressed in this publication do not necessarily reflect those of the United Nations Human Settlements Programme, the United Nations and its member states.

The Financing for Resilient and Green Urban Global Solutions (FRUGS) Initiative is a partnership among UN-HABITAT, KfW on behalf of and with financial support of the German Federal Ministry for Economic Cooperation and Development (BMZ), African Development Bank, Inter-American Development Bank and Shelter Afrique.

Executive Director:	Maimunah Mohd Sharif
Deputy Executive Director:	Victor Kisob
Directors:	Raf Tuts, Christine Knudsen
Head of Knowledge and Innovation:	Eduardo Moreno





Sunset in Mombasa port, Kenya
© SHUTTERSTOCK / nektofadeev

Table of Contents

LIST OF TABLES	1
LIST OF FIGURES.....	1
LIST OF BOXES	1
ACRONYMS	2
EXECUTIVE SUMMARY	4
City Profile.....	4
Mombasa City County integrated development plan	5
Housing Needs and Challenges.....	6
Infrastructure.....	7
Transport.....	7
Energy and power	9
Financing for housing, urban infrastructure and services in Mombasa.....	10
Greening the economy	10
CHAPTER 1 STATUS OF URBANIZATION, ECONOMIC AND FINANCIAL SYSTEMS IN THE CITY	12
1.1 Brief History of the City	13
1.2 Geographic Characteristics of the City	15
1.3 The Population Growth and Urbanization Patterns	17
1.3.1 Current Status of Urbanization and Household Structure	17
1.4 The Economic System, Structure and Development	18
1.5 Jurisdictional Design/Environment	24
1.6 The Municipal Financial System.....	24
1.7 Municipal Revenue and Expenditure by Category.....	26
1.8 Financing Sources and Flows for Housing, Infrastructure and Urban Services.....	27
CHAPTER 2 FINANCING NEEDS AND STATUS FOR HOUSING, INFRASTRUCTURE AND URBAN SERVICES.....	28
2.1 Financing Needs for Low and Medium-Income Housing	29
2.1.1 Financing Needs for Low Income Housing	29
2.1.2 Financing Needs for Lower and Lower-Middle Income Housing	31
2.2 Financing Needs for Infrastructure and Urban Services	32
2.2.1 Financing Needs for Transport	32
2.2.2 Financing Needs for Energy and Power	35

2.2.3 Financing Needs for Water and Waste Management	36
2.3 Sources and Status of Finance for Housing, Infrastructure and Urban Services	37
2.3.1 Sources and Status of Finance for Lower and Lower-Middle Income Housing	37
2.3.2 Sources and Status of Finance for Transport	39
2.3.3 Sources and Status of Finance for Energy and Power	40
2.3.4 Sources and Status of Finance for Water and Waste Management	41
CHAPTER 3 FINANCE NEEDS AND STATUS FOR RESILIENT AND GREEN URBAN SOLUTIONS	43
3.1 Financing Needs for Resilient and Green Urban Solutions	44
3.1.1 Financing Needs for Resilient and Green Housing Development	44
3.1.2 Financing Needs for Resilient and Green Infrastructure Development	44
3.1.3 Financing Needs for Resilient and Green Urban Services	45
3.2 Sources and Status of Finance for Resilient and Green Urban Solutions	45
3.2.1 Current Financing Sources and Flows in Resilient and Green Urban Solutions.....	46
CHAPTER 4 FINANCING INSTRUMENTS FOR HOUSING, INFRASTRUCTURE AND URBAN SERVICES	47
4.1 Key Challenges and Constraints in Financing the Housing Sector	48
4.2 Financial Instruments for Housing	49
4.2.1 Assessment of Financing Instruments for Formal Housing	49
4.2.2 Financing Sources and Flows for Formal Housing	49
4.2.3 Assessment of Financing Instruments for Lower and Lower-Middle Income Population	49
4.2.4 Financing Sources and Flows for Lower and Lower-Middle income groups.....	50
4.3 Financing Instruments for Infrastructure and Urban Services	51
4.3.1 Assessment of Financing Instruments for Transport	51
4.3.2 Assessment of Financing Instruments for Energy and Power	52
4.3.3 Assessment of Financing Instruments for Water and Waste	52
4.4 Scale and Volume of Finance	52
4.4.1 Assessing the Scale and Volume of Financing Involved in Each Financial Instrument in the city	52
4.5 Patterns of Financing Instruments to City Characteristics	53
4.5.1 Assessing the potential connection and patterns of financing instruments	53
4.6 International Finance	53
4.6.1 Assessing the financial flows and trends of international finance and international aid in and to the city	53
4.7 Assessing City Financing Challenges in Each Category	54
4.7.1 Macro level challenges (e.g. national regulatory, policy constraints)	54
4.7.2 Sectoral challenges (e.g. market, demand, volume, technology, financial management);	54
4.7.3 Project level challenges	54
4.7.4 Municipal government capacity constraints.....	54

CHAPTER 5	56
5.1 Impacts on the Financial System	57
5.1.1 Assessing the impacts of financial instruments at the financial system level	57
5.2 Impacts on Sectors	57
5.2.1 Identifying issues faced by different actors and stakeholders in financing housing, infrastructure and urban services	57
5.3 Challenges faced by different actors	58
5.3.1 Issues faced by different actors and stakeholders in financing housing and infrastructure to meet the resilient and green requirements	58
CHAPTER 6 ALTERNATIVE FINANCIAL INSTRUMENTS	61
6.1 New Challenges, Approaches, Instruments	62
6.1.1 Analyzing new housing and infrastructure development challenges, issues, priorities and financing opportunities and solutions in the city	62
6.1.2 Analyzing approaches which could reduce the costs of affordable housing and narrow the affordable housing gap in the city, including market-oriented solutions	63
6.1.3 Assessing opportunities for launching and developing new instruments which support low carbon and climate resilient development	64
6.2 Improving Financial and Technical Support at the City Level	66
6.2.1 Present recommendations on how to improve efficiency and effectiveness of financial and technical support in the city	66
6.3 Opportunities for International Financial Institutions and Agencies	67
6.3.1 Support to financial sector development;	69
6.3.2 Financing opportunities in the city	69
CHAPTER 7	71
7.1 National Priorities for Housing, Infrastructure and Urban Services	72
7.2 City Priorities for Housing, Infrastructure and Urban Services	73
7.3 Financing Opportunities for Project Pipelines	76
7.4 Project Identification and Pipelines for Low Income, lower and Lower-Middle Income Housing	77
7.5 Project Identification and Pipelines for Infrastructure and Urban Services Roads and water	78
Water	78

预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_17928

