MINISTRY OF LANDS HOUSING AND URBAN DEVELOPMENT

HABITAT III NATIONAL REPORT

FINAL REPORT

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ACRONYMS AND ABBREVIATIONS

ADRA	Adventist Development and Relief Agency
BFP	Budget Framework Paper
CBOs	Community Based Organizations
CDO	Community Development Officer
CDD	Community Demand Driven
CSOs	Civil Society Organizations
EAC	East Africa Community
ESP	Expanding Social Protection
FAL	Functional Adult Literacy
GDP	Gross Domestic Product
GVLEP	Global Village Energy Partnership
KALIP	Karamoja Livelihood Programme
KCCA	Kampala Capital City Authority
KII	Key Informant Interviews
KP	Kyoto Protocol
LDF	Local Defence Force
LDP	Local Development Plan
LED	Local Economic Development
LGs	Local Governments
LIS	Land Information Systems
MDAs	Ministries, Departments and Agencies
MLHUD	Ministry of Lands, Housing and Urban Development
MHUD	Ministry of Housing and Urban Development
MMC	Mukono Municipal Council
MoWHC	Ministry of Works, Housing and Communication
NAADS	National Agriculture Advisory Services
NEMA	National Environment Management Authority
NGP	National Gender Policy
NHCCL	National Housing and Construction Company Ltd
NGOs	Non Government Organizations
NPA	National Planning Authority
NSSF	National Social Security Fund

NUSAF II	Northern Uganda Social Action Fund Phase II
PLA	Platform for Labour Action
RVR	Rift Valley Railways
SDI	Slum Dwellers International
SIDA	Swedish International Development Cooperation
SLP	Savings and Lending Programme
TPC	Technical Planning Committee
TSPU	Transforming Settlements for the Urban Poor in Uganda
UBOS	Uganda Bureau of Statistics
UGX	Uganda Shillings
UN	United Nations
UNCDF	United Nations Capital Fund
UNFCCC	United Nations Framework Convention on Climate Change
UNITAR	United Nations Institute for Training and Research
UNDP	United Nations Development Programme
UNMCP	Uganda National Minimum Health Care Package
UNRA	Uganda National Roads Authority
UHRC	Uganda Human Rights Commission
UNHS	Uganda National Household Survey
UPE	Uganda Primary Education
UPF	Uganda Police Force
URF	Uganda Road Fund
USAID	United States Agency for International Development
USE	Uganda Secondary Education
UWEAL	Uganda Women's Entrepreneurial Association
VIP	Ventilated Pit Latrines
WEP	Women Empowerment Programme
WHO	World Health Organization
WWF	World Wide Fund

GLOSSARY

Compact City Concept: This is an urban design concept which promotes high residential density with mixed land uses. Compact city concept emphasizes that urban activities should be located closer to ensure better access to services and facilities.

Equitable Urban Development: entails designing city regulation, management, and regulation to equitably distribute services and resources among the inhabitants and promote social cohesion.

Housing Cooperatives A group of low income earners, who mobilise resources among themselves, to help meet their housing needs and basic needs, individually or collectively.

Intelligent transportation systems: includes the application of advanced information processing (computers), communications, technologies and management strategies, in an integrated manner, to improve the safety, capacity and efficiency of the transportation system

Mortgage Liquidity Facility: a financial institution that is designed to provide funds to mortgage lenders at better rates and longer tenors, thus facilitating affordability of housing finance, particularly among the lower middle and low income earners

Urban Sprawl: The unplanned, uncontrolled urban development into previously remote areas often resulting in communities relying heavily on automobile usage

Savings and Lending Program (SLP) for low income earners: This program helps low income earners access smaller amounts of funding to kick-start the building of a house.

Self-help housing involves equipping communities with construction skills and other training to address their housing needs.

Single Sprawling Development: consists of single-family homes on large pieces of land.

Slum Household is a household that lacks any of the five following elements; (i) Access to improved water; (ii) Access to improved sanitation; (iii) Security of tenure (the right to effective protection by the state against arbitrary and unlawful eviction); (iv) Durability of housing (including living in a non-hazardous location); and (v)Sufficient living area (no overcrowding).

Slum Upgrading comprises physical, social, economic, organizational and environmental improvements within neighbourhoods. Slum upgrading projects may be undertaken by citizens, community groups, business and local and national authorities

Social Housing: Housing owned and managed by the Government and/or Non Government Organizations. Social houses are affordable, and they are built for low income earners.

EXECUTIVE SUMMARY

In preparation for the first meeting of the Committee for the Habitat III Conference that will be held in September 2014, and subsequent activities, the Government of Uganda has prepared the National Habitat III Report. The Report evaluates/reviews the implementation of the two main commitments of the Habitat II Agenda that was adopted in 1996 in Istanbul, Turkey. The Report also identifies new challenges and emerging trends in implementing the Habitat II Agenda, and outlines several proposals that should be included in the Habitat III Agenda.

Key Findings

During the last two decades, significant efforts have been embarked upon to incorporate the Commitments of the Habitat II Agenda into the National Development Process. As a first step, the National Habitat Committee was established to coordinate implementation of Commitments of the Habitat II Agenda. The National Habitat Committee convened regularly and produced progress reports, to measure progress against desired outputs, of the Habitat II Agenda.

With guidance from the National Habitat Committee, several Commitments of the Habitat II Agenda have been adopted as Policy Instruments to guide relevant Ministries, Departments, and Agencies in the provision of adequate shelter to all and also institute sustainable human settlements. Notable Instruments include Ministerial Policy Statements; Cabinet Papers; Budget Framework Papers; Tax Polices; the National Development Programmes; and NRM Manifesto, among others.

To date, the current institutional framework governing the housing sector recognizes, in general, the vital role of housing in the development of a harmonious society and, the right for each individual and/or family to have a safe and adequate house. However, the country is still faced with a housing backlog of 1.6 million units. 13 percent (211,000 housing units) of the backlog is in urban areas, while the balance (1,395,000 units) is in rural areas.

The country has more clearly defined urban poverty policies and programmes; however adequate implementation and enforcement of the policies and programmes has been a challenge because of low budgetary allocations. Rural poverty reduction, by contrast, commands significant government resources. Further, there appears to be a lack of understanding of the causes of urban poverty and there is a huge gap between national level policies and what is happening at the local level.

There is a better understanding of the process of urban governance; however, governance issues vary greatly, particularly at local government level, because local governments have low technical and financial capacity. Nonetheless, Non Government Organizations and Civil Society Organizations like the Uganda Human Settlements Network, Actogether and Foundation for Rural Housing, among others, have actively advocated for adequate implementation of urban governance-related legislation. The Non Government Organizations and Civil Society Organizations have also used the Habitat Agenda Commitments to promote greater Habitat Agenda sensitivity among communities.

Various laws and policies have contributed to a general and visible change in the role of women in the country. Further, there are several Non Government Organizations and Civil Society Organizations that have empowered women at community level to actively participate in urban development.

Policies and strategies have been adopted in the fields of environmental protection, and in the use of natural resources; particularly water which is increasingly becoming a rare commodity. However, the weak enforcement of the policies and strategies remains a major concern. Over 98 percent of the population depends on biomass, in the form of firewood and/or charcoal to meet their energy needs, and air pollution is still a challenge because of the poor transport consumption habits of the population.

Summary of Lessons Learnt in implementing the Habitat II Agenda

- Continuous and participatory engagement of the community will ensure sustainability, quality and ownership of national and local government programmes related to urban planning and development. Continuous and participatory engagement of the community, however, necessitates the involvement of Cultural and Religious Leaders.
- Single sprawling developments are neither an efficient use of land, which is a scarce resource, nor cost-effective because it makes the underlying infrastructure much more costly. The sprawl resulting from low density developments—essentially, large plots and low-rise structures—has imposed further demands on infrastructure for transportation, water, sewerage, and electricity.
- The capacity of the country, in terms of decentralised service provision, has been a key challenge in adequately implementing the commitments of the Habitat II Agenda. For local governments to effectively deliver their mandates, the level and nature of funding from the centre needs to be increased.
- In Uganda private real estate developers find it more profitable to focus on the high end of the housing market, because of the high cost of land and infrastructure. To-date, minimal efforts have been embarked upon to design and build modestly priced houses for low income earners.
- No country can attain its social and economic development without the active participation of the youth. In order to harness their potential, the Government, with support from Development Partners must make the right investments in their education and learning and also provide them with relevant skills, such that they get employed and/or create their own jobs. In addition, the Government should avail opportunities for apprenticeship and mentoring and ensure that the youth have equal access to reproductive health services in a safe environment.
- A strengthened role for Non Government Organizations and Civil Society Organizations is essential if the Commitments of the Habitat Agenda are to be implemented adequately.
- Uganda lacks regulation on the importation, purchase and use of second hand vehicles. Second hand vehicles consume leaded fuel that is not clean for the environment. This contributes to air pollution, among others.

Summary of Key Issues that should be addressed by the New Habitat Agenda

The Government of Uganda commits to implement the following initiatives under the New Habitat Agenda;

- Local Governments' Development Plans will incorporate a component on Human Settlements, in addition to the other sectors they focus upon. The component on Human Settlements will delineate actions on how to upgrade and/or improve poor neighbourhoods, including sprouting slums.
- The development of vertical houses (flats) will be promoted to optimize land use and reduce infrastructure costs that are typically associated with horizontal housing developments.
- A Social Housing Programme will be designed, and sufficient resources will be mobilized to implement the programme.
- Given the important role Housing Cooperatives play in improving housing and/or human settlements in the country, the Government will work with the Uganda Cooperative Alliance to develop a nationwide programme on how to promote and regulate the Housing Communities.
- A Mortgage Liquidity Facility (MLF) will be set up. The MLF will be charged with developing the primary mortgage market by providing funds to mortgage lenders at better rates and longer tenors, thus facilitating affordability of housing finance, particularly among the lower middle and low income earners.

- Intelligent transportation systems will put in place across the country. A notable example is telecommuting, which reduces unnecessary travel, traffic jam, and pollution. This in turn contributes to efficiency and productivity in urban development.

- A comprehensive nationwide vulnerability analysis will be conducted in disaster-prone areas, to gather information about past disaster events, the socio-economic conditions of the population living in the affected area, and inventories of major structures liable to damage. This will help determine the frequency, intensity, impact, return period and other data in relation to each category of disaster/hazard.

1.0 BACKGROUND AND CONTEXT

In 1976, the United Nations convened the Habitat I conference in Vancouver, Canada, when governments began to recognize the consequences of rapid urbanization, particularly in the developing world. Twenty years after the Habitat I conference, commitments to addressing the consequences of rapid urbanization were reaffirmed at the Habitat II conference in 1996 in Istanbul, Turkey. At the Habitat II conference, world leaders adopted the Habitat Agenda. The Habitat Agenda read ***"Solidifying a Global, Multi-stakeholder Commitment to a Set of Principles and Plan of Action in Pursuit of Adequate Shelter for all and Sustainable Human Settlements Development in an Urbanizing World".***

To implement the Habitat II Agenda, the following commitments were agreed upon, by world leaders, under the Istanbul Declaration on Human Settlements;

1. **Adequate Shelter for All:** World leaders committed to the full and progressive realization of the right to adequate housing, as provided for in international instruments. World leaders also committed to actively engage public, private and non-governmental partners in the housing sector, to ensure that all persons and their families are provided with security of tenure, and equal access to affordable, and adequate housing.
2. **Sustainable Human Settlements:** World leaders committed to providing all people, particularly those belonging to vulnerable and disadvantaged groups, with equal opportunities to a healthy, safe and productive life in harmony with their cultural heritage, spiritual and cultural values. World leaders also committed to integrate urban planning and management in the provision of housing, transport, environmental and community facilities.
3. **Enablement and Participation:** World leaders committed to effectively engage all key actors in the public, private and non-governmental sectors in the development of sustainable human settlements.
4. **Gender equality** World leaders committed to gender equality in the development of human settlements.
5. **Financing Shelter and Human Settlements:** World leaders committed to instituting mechanisms that will enhance access to affordable credit, particularly among low income earners.
6. **Rural and Urban Development:** In addition to improving the urban habitat, world leaders committed to extending adequate infrastructure, and public services to rural areas in order to enhance their attractiveness and minimize rural-to-urban migration.
7. **Sustainable Development:** World leaders committed to eradicate poverty and promote human rights and fundamental freedoms for all, and to provide basic needs, such as education, nutrition and life-span health care services.

In 1999, UN-HABITAT launched the Global Campaign on Urban Governance and Security of Tenure, to support implementation of the Habitat Agenda Commitments; and also help member countries formulate strategies that will help achieve Millennium Development Goal 7D on improving the lives of at least 100 million slum dwellers, by 2020. The overall goals of the Global Campaign were; (i) to eradicate poverty through improved urban governance, building on the emerging international consensus that good governance is a prerequisite to poverty eradication, and (ii) increase the capacity of local governments and other stakeholders to practice and advocate for good urban governance around the world.

Following the launch of the Global Campaign on Urban Governance and Security of Tenure, the Government of Uganda established the National Habitat Committee, to coordinate implementation of Habitat Agenda Commitments, and also formulate strategies that would help achieve Millennium Development Goal 7D. During the last 20 years, the Committee has played an instrumental role in advocating for the enactment and adequate

implementation of policies on (i) Sustainable human settlements, (ii) Provision of adequate shelter for all, (iii) Eradication of poverty, (iv) Slum upgrading, and (v) Equitable urban development, among others.

To consolidate the achievements and lessons learnt by the National Committee in implementing Habitat Agenda Commitments; and also steps the Committee has taken to achieve Millennium Development Goal 7D, the Government of Uganda has prepared the National Habitat III Report. The Report also outlines several recommendations that will ensure adequate shelter for all, and make human settlements safer, healthier, more liveable, equitable, sustainable and productive.

The National Habitat III Report reviews the following thematic areas, with particular focus on the Habitat Agenda Commitments;

- Urban Planning and Design,
- Urban Governance,
- Urban Economy,
- Housing and Basic Services,
- Social Development,
- Environment Management and Urbanization,
- Transport and Mobility, and
- Research and Capacity Development.

For each thematic area[1], progress in implementation of Habitat Agenda commitments is assessed through a review of Ministerial Policy Statements, Ministerial Strategic Plans, the NRM Manifesto, Budget Framework Papers, Cabinet Papers, the Poverty Eradication Action Plan (1997 – 2004/2005 – 2008) and the National Development Plan (2010/11 – 2014/15). The conduciveness of the environment in which the policies and strategies were implemented is also assessed.

The findings of the Report will be presented at the Habitat III Conference on Housing and Sustainable Development, which will be held in 2016. The Habitat III Conference will generate a New Agenda for the 21st Century, recognizing the changing dynamics of human civilization.

2.0 URBAN PLANNING AND DESIGN

Urban planning and design is crucial in ensuring that a country attains sustainable urban development, from a social, economical, and environmental perspective. Urban planning and design provides an avenue for adequate utilization of scarce resources to implement planning provisions and programmes.

For the purpose of this study, urban planning and design is configured around the following thematic areas:(i) urban planning and design (ii) urban land management (iii) urban and peri-urban food production (iv) technical capacity to plan and manage cities (v) managing rapid urbanization (vi) managing rural-urban linkages (vii) addressing urban youth needs and (viii) responding to the needs of the aged.

This Chapter discusses the achievements that have been made in the above thematic areas, with respect to the commitments made in implementing the Habitat II Agenda. The Chapter also delineates future challenges and issues that should be addressed through a New Urban Agenda – the Habitat III Agenda.

[1] A Plan of Action was prepared to guide the National Committee in implementing Habitat Agenda commitments. However, the Plan of Action was not implemented. The Plan of Action was also not readily available for review.

2.1 Ensuring Sustainable Urban Planning and Design

Prior to 1997, the delivery of services to Local Governments, including planning and designing of urban authorities was a role of the Central Government. Specifically, the Ministry of Lands and Surveys, and the Ministry of Housing and Urban Development, played the lead role in addressing issues related to urban planning and design in Local Governments. In 1997, following the enactment of the Decentralization Policy, the Central Government devolved its powers, functions and responsibilities in the delivery of services to Local Governments. Since then, a strong and concerted effort directed towards raising awareness and building capacity of Local Governments, has enabled them score significant improvements in designing urban plans that will lead to equitable and sustainable development, in the medium to the long term.

Box 1: Impact of the 1998 Restructuring Exercise on MDAs in Planning of the Country

The restructuring of all MDAs in 1997, which disbanded the Ministry of Housing and Urban Development (MHUD), led to the distribution of its functions to two new Ministries; (i) the Ministry of Lands, Water and Environment and (ii) the Ministry of Works, Housing and Communications (MoWHC). The physical and urban planning function of MHUD was placed under the Physical Planning Department of the MoWHC. The Department lacked sufficient authority to influence policy decisions and the allocation of sufficient funds to provide policy guidance on how the urban councils can be sustainably planned and developed. Further, the enactment of the Decentralized Policy in 1997 led to the downsizing of the Physical Planning Department, because most of the roles it performed were decentralized.

Source: Interviews with Habitat Partners

In mid-2000 a comprehensive institutional framework was put in place, with sufficient authority, to adequately coordinate functions of Local Governments and all relevant Ministries, Departments and Agencies (MDAs), whose mandate is related to urban planning and development. Prior (in the late 1990s), the comprehensive review and restructuring of MDAs that was embarked upon the Government, as part of efforts to reform the public service, led to the allocation of the functions of Urban Planning and Development, and Human Settlements under different MDAs (See Box 1 for more details). This, in some instances, led to inadequate coordination among the MDAs.

Guided by the commitments of the Habitat II Agenda, in 2006, the Government established a Ministry of Lands, Housing and Urban Development (MLHUD). The mandate of the Ministry is to ensure rational and sustainable use; effective management of land and security of tenure; orderly development of urban and rural areas, as well as safe, planned and adequate housing for socio-economic development.

A notable development the Ministry has embarked upon, since it was established, is **forward planning** in order to determine how and where development should take place at both the centre and local government level. For example, within the Ministry, the Directorate of Physical Planning and Urban Development has provided policy guidance and technical support to Local Governments (LGs) on how to design and implement physical and urban plans that would adequately respond to their current and future development needs. However, the capacity of some LGs (about 40 percent) to design and implement urban plans as required is still low. Also, some of the crucial posts in LGs, including the posts of physical and urban planners are regarded as non-core; and as such, they are unfilled. Nonetheless, in LGs like Kampala, Mbale, Mbarara and Gulu, among others, where physical and urban planners have been recruited, there is evidence that guidelines for planning and designing new housing are adequately followed. Further, with support from the MLHUD, the World Bank, and UN Habitat, several urban councils (over 50 percent) are currently reviewing and re-designing their urban designs such they can adequately address current and future urbanization challenges.

Another notable development embarked on by Directorate of Physical Planning and Urban Development is the conduct of annual c urban planning needs assessments in at least ten LGs, to, among others, guide them on how to

design sustainable, healthy, and liveable human settlements. The findings from the needs assessment have guided LGs delineate different zones for different densities (low, medium and high) of residential development. The Directorate also produces urban indicators to inform policy implementation, by, among others, measuring progress against desired outputs. However, implementation of recently enacted Policies and Acts, including the National Land Use Policy (2008) and the Physical Planning Act (2010) which espouse for sustainability and optimal land utilization for socio-economic development, has been slow. The Directorate is needs more staff and funds to effectively implement the Policies and Acts. Existing personnel are overstretched and unable to integrate all district physical plans into regional and national plans, as espoused by the Policies and Acts.

Another notable development in **forward planning** was the implementation of the Lands Information systems (LIS) Project, which is integrating all spatial and alpha numerical aspects of land administration, land registration and cadastral data managed by the MLHUD. The implementation of the LIS Project will guide on how urban planning and design should ideally precede any development.

Currently, the Ministry is the process of developing the National Urban Policy, which will, among others, determine the urban development trends and patterns, and spell out resource usage to enable Ugandans to exploit the potential of urban areas as engines of economic growth, should be expedited[2]. Also, efforts have been embarked upon to improve coordination among various institutions[3] involved in urban and physical planning to, among others, effectively build on past achievements in sustainably planning urban areas.

2.2 Improving Urban Land Management, including addressing Urban Sprawl

The enactment of the Land Act, Cap 227 in 1998, ushered in new land access patterns and a land administration system. The Land Act espoused that land is held under four tenures; mailo, customary, freehold and leasehold. However, terms set on how they are exercised (other than leasehold) did not adequately respond to changes in urbanization[4], consequently leading to urban sprawl and the uncontrolled proliferation of slums. For example, in the case of the mailo tenure, the Act separates ownership of land (title holder) from occupancy or ownership of development by 'lawful' occupants. As a result, this tenure has over the years made it difficult for title holders to make direct improvements on their land, as they cannot easily sell it off (since it is occupied by squatters), nor can they easily mortgage it. To cite few examples, the 300 acres of land owned by National Housing and Construction Company Limited (NHCCL) in Kasokoso, a Kampala suburb, gradually transformed into a big slum, because it was until recently (2013) that NHCCL prioritized the land for development. Makerere University's land in Katanga in Kampala is one of the filthiest slums in the country, with tenements making up the greater part of buildings on the land. Tenements comprise a mix of both residential and commercial premises. They house up to seven individuals, who include young adults who work for several years, before they eventually build their own homes, on the land they occupy as squatters. This phenomenon is termed as "hidden homelessness".

Land is a finite and fixed resource, and it is increasingly becoming scarce. As a result, conflicts and disputes between landlords and the squatters have been on the rise, and in several instances, they lead to land evictions. Forced evictions are one of the main challenges facing the urban poor in contemporary Uganda. In Kampala City, Jinja, Entebbe, Arua, and Mbarara Municipal Councils, and Kiboga, and Bullisa Town Councils, among others, forced evictions are a common practice in informal settlements and slums; and where new developments have been planned. Evictions are common in the urban councils for the following reasons; (i) the high value of land; and (ii) unclear land-ownership.

[2] Source: Ministry of Housing, Lands and Urban Development Strategic Plan (2013/14 – 2017/19)

[3] The institutions include the Ministry of Housing, Lands and Urban Development, the Ministry of Local Government, National Environment Management Authority, National Planning Authority and Local Governments

[4] Source: Ministry of Housing, Lands and Urban Development; The National Land Policy (2013)

In 2010, the Government formulated the Land Amendment Act to harmonize relations between the landlords and the squatters. Unfortunately, despite the existence of the Amended Act, illegal land evictions were still common, rendering the poor people landless, displaced, and destitute.

The recently enacted National Land Policy (2013) advances several proposals/arrangements on how to improve land management, including addressing urban sprawl and dispute/conflict resolution over land. With respect to the land tenure regimes in the country, the Land Policy espouses that although Uganda shall maintain the multiple tenure systems, as enshrined in the Constitution, the Amended Land Act will be revised to allow all tenure regimes to evolve and develop appropriate incidents, in response to changes in social structures, technology of land use and market demands.

With respect to human settlements, the Policy notes that the Government shall formulate a National Housing Policy and a National Urban Policy to guide comprehensive planning and orderly development. A Draft Housing Policy is before Parliament for approval, while the process of formulating the National Urban Policy has been embarked upon.

2.3 Enhancing Urban and Peri-urban Food Production

Enhancing urban and peri-urban food production is premised on the fact that; "***Although food is available in urban and peri-urban areas, the poor urban consumers cannot afford it".*** Available statistics from recent surveys on food production in urban and peri-urban areas show that the involvement of the population in farming varied from about 25 percent in urban areas to 96 percent in peri-urban areas. In urban areas, some occupants of slum areas (less than 50 percent) can access nearby wetlands as their main farming location; while three-quarters of cultivation in the inner urban councils is done on very small plots around the homestead. In peri-urban areas, where plots are bigger; sizeable portions of land is devoted to farming. Peri-urban dwellers engage in agriculture, on a small and medium scale, depending on the nutritional needs of their families. Several private real estate developers including Akright have also built houses in peri-urban areas, with a backyard for farming.

With the exception of Kampala Capital City Authority (KCCA), however, there is no evidence of any other LGs that have enacted and implemented legislation (ordinances/bye-laws) that promote urban farming. In 2005, KCCA streamlined policy provisions and guidelines embodied in a number of urban agriculture Ordinances, to come up with a comprehensive instrument that will promote and guide urban farming. Urban dwellers in Kampala City are now eligible to engage in the following forms of agriculture; (i) Crop Production and Extension services; (ii) Animal Production and Extension services; (iii) Fisheries and Aquaculture Production and extension services, and (iv) Commercial Services, Trade and Cooperatives. Further, in 2011, KCCA launched the "Making the Edible Landscape Project," which educates urban dwellers on how to grow crops in their backyards for sustenance and subsistence.

On the contrary, however, the initiatives are silent about how slum dwellers can embark on urban agriculture in a manner that will not have a negative impact on socio-economic development of urban areas. As highlighted above, some urban dwellers who reside in slums encroach on wetlands for urban agriculture. The encroachment on wetlands will have a negative impact on urban drainage, flood water control and the general environment.

In sum, urban agriculture has helped avail food in the markets at affordable prices. It has also contributed to the quality of food intake (balanced diet) among urban dwellers. Nonetheless, in peri-urban areas, where land on which agriculture is done is bigger, modern farming techniques should be encouraged, to allow for appropriate usage of land. The adoption of modern farming techniques can help urban dwellers diversify their investments on the sizeable pieces of land they own. For example, in addition to agriculture, they can also invest in residential units, since the return on investment will be higher and faster[5], than investing in agriculture alone.

[5] Howe, J. (2003). "Growing Food in Cities: the Implications for Land-Use Policy." Journal of Environmental Policy & Planning volume **5**, issue 3:pg 255-268.

2.4 Improving Technical Capacity to Plan and Manage Urban Authorities

Designing and implementing physical plans, in addition to managing urban areas, are complex processes that require adequate staff that are both qualified and competent. However, the staffing in several urban authorities is not commensurate to their size and ever increasing growth in the population. For example, Kampala, which is divided into five administrative divisions, has one planner for each Division; Jinja, Mbale and Arua – which are sizeable urban authorities – also have one planner per Division. The adequate number would be five planners per Division. It is incredulous that one urban planner can effectively design a plan for a Municipality with four or five Divisions.

MLHUD has only 4 urban planners, who monitor and inspect the physical planning function of 111 Districts. This translates to a ratio of 0.04 planners per District. The Comprehensive Review of the MLHUD (2012) proposed that the number of planners at the Ministry should be scaled up to a minimum of 15. The MLHUD has embarked on plans to recruit more planners.

Efforts have also been embarked upon by Higher Institutions of Education (including Makerere University), in partnership with MLHUD, to increase the number of locally trained urban planners in the country [6]. The Department of Architecture and Physical Planning, in the College of Engineering, Designing, Art and Technology; Makerere University offers a Bachelors of Science Degree in Urban and Regional Planning and Masters of Science Degree in Physical Planning and Design. Annually, about 20 students graduate in Urban and Regional Planning. Before they graduate, the students are attached to MLHUD, KCCA and other Urban Authorities in the country to get hands-on skills in planning for urban areas, through internship training. (See Box 2 for other initiatives embarked upon by Makerere University). To date, there is evidence that all public and private universities and tertiary institutions, including the Entebbe School of Survey send internship students to different urban councils for a learning period of not less than 60 working days.

Box 2: Makerere University Partnership with Actogether

In 2013, five students from Makerere University were selected to participate in a semester-long internship program with ACTogether. ACTogether Uganda is an independent organization affiliated to Slum Dwellers International (SDI). The Mission of ACTogether Uganda is to build the capacity of the organized urban poor communities to initiate sustainable development activities that improve their living environment.

The students conducted research into 9 new municipalities and also participated in community mapping, enumeration processes, and researched the development plans of the municipalities.

Source: Okwegatta Gemaanyi, Annual Report 2013, ACTogether Uganda and National Slum Dwellers Federation of Uganda

Other initiatives embarked upon to enhance the technical capacity to plan and manage urban authorities include; (i) MLHUD trains urban planners annually, and (ii) MLHUD sponsors urban planners to further their education from abroad.

2.5 Managing Rapid Urbanization and Rural-Urban Linkages

The rate of urbanization in Uganda, estimated at 4.8 percent annually, is among the highest in the world. On the other hand, while Uganda's urbanization level is still low, at 12 percent, by 2030 it is projected to reach 30 percent, with an urban population exceeding 20 million people (Cities Alliance, 2010).

Although Uganda's urban population is considerably better off (measured by income) than the rural population, more than 90 percent of Uganda's poor population lives in rural areas. This explains the high rates of rural urban migration in the country. Statistics from the National Census Report showed that in 2002, out of 1.179 million people who were living in Kampala at the time, 569,000 people were born and working in Kampala, while the

[6] Previously, the majority of urban planners were trained from abroad.

balance (610,000) were living and working in Kampala, but they were born outside Kampala. The 610,000 people migrated from their places of birth, to Kampala, in search for work.

The migration of the unskilled rural poor to the urban areas has contributed to increased urban poverty. Rural urban migrants have not been productively absorbed in the formal employment sector because they lack the requisite skills. Poverty levels in the urban areas are estimated at 14 percent[7], and they have significantly contributed to homelessness. It is also worth noting that in all urban centres, the day population triples that of the night, because people travel to the centres for work and business; they return to their homes outside the centres at the end of the day. This puts pressure on the public facilities and transportation system in the urban centre/city during the day

The Government is cognisant of the challenges associated with rural urban migration, and has therefore formulated programmes that will guide on how to alleviate poverty in rural areas, to scale down on rural urban migration. Notable programmes that have been put in place to control rural urban migration include:

- **Improving service delivery in rural areas:** The Central Government is working with LGs to extend services, like piped water, road infrastructure and electricity to rural areas, as part of efforts to keep people from flocking to urban centres.

- **The National Agricultural Advisory Services (NAADS) Program**: The NAADS Programme was inaugurated in 2001 to address constraints rural farmers face and also to change their mindset so that they can engage in profitable agricultural production. The programme targets the poor subsistence farmers especially women, youth, and people with disabilities. Although NAADS was able to support over 30,000 farmers in commercializing their farms, including uptake of agricultural technologies, the use of market information, and increasing marketed output; several farmers (over 100,000) are still unaware of the programme and many perceive the project to target the relatively wealthy farmers.

- **The Etandikwa Scheme or "Prosperity-for-all" Program**: The overall goal of the Prosperity for All Programme was to improve income of rural households by granting them loans. The loans were meant to be issued on a revolving basis. However, because of the low levels of recovery of the loans, the programme failed to achieve its overall objective.

- **Promotion of industrialization outside urban settings:** In the past, government policies disproportionately favoured urban areas. Such policies translated into disparities between rural and urban areas with regard to wage and living standards, leading to rural-urban migration. Recently, the government changed its stance and started promoting industrialization outside urban settings (See Box 3 for more details).

2.6 Addressing Urban Youth Needs

Unemployment is the biggest challenge faced by youth in urban areas. In 2013, 62 percent of youth were unemployed[8], compared to 32 percent in 2002[9]. Youth unemployment is largely attributed to Uganda's education system, which does not put much emphasis on skill based training/learning.

To address unemployment among the youth, the Government is in advanced stages of reviewing the National Youth Policy (2001). The new policy

Box 3: Promoting Industrialization outside Urban Areas

In mid 2014, the President of Uganda commissioned a multi-million dollar industrial complex – the Tian Tang industrial complex - in Mbalala, Mukono District (a rural area). The industrial complex employs more than 1000 people. Tian Tang currently employs more than 1,000 people, generate US$55 million in income and pays US$1.8 million in taxes annually. On the outskirts (rural setting) of Tororo Municipal Council, the construction of a fertilizer plant, which will employ between 3,000 and 5,000 people, directly and indirectly, has been commissioned. The establishment of similar industries in rural areas will lead to poverty reduction and reduce rural-urban disparity.

Source: The New Vision Newspaper; June 15; 2014

[7] Source: Uganda's Urbanization Policy (2010)

will serve to promote equal access to socio-economic and employment opportunities commensurate with the ability, potential and needs of the youth.

The Government has also made substantial progress in developing programs and initiatives targeting unemployed urban youth. In 2011, the government in partnership with DFCU Bank, Stanbic Bank and Centenary Bank launched the Youth Entrepreneurship Venture Capital Fund to address unemployment among the youth. The Fund (with seed capital of UGX 25 Billion) is used to support growth of viable and sustainable Small and Medium Enterprises (SMEs) set up by the youth. Beneficiaries can access between UGX 5 million and UGX 25 million. However, implementation of the Venture Capital Fund has had a number of challenges. Youth are required to provide security (collateral) before they can access the funds from the banks. However, the majority (over 90 percent) of the youth do not have collateral. To address the challenge of collateral, the youth should be encouraged to form groups, and the banks would rely primarily on the group guarantee concept for repayment of loans.

In 2013, the Government launched the youth livelihood programme to help unemployed youth start enterprises. A fund of UGX 265 billion was set up for the youth to access soft loans. Funding is available to the youth to invest in various sectors and economic activities including bakery, dairy production, poultry, piggery, carpentry, bicycle repair, shoe making /repair, metal fabrication, honey production, and post-harvesting handling, among other income generating activities. The programme also has a component for vocational skills development[10]. The programme is targeting unemployed youth, particularly school dropouts aged between 18-30 years. The programme is community demand-driven and is being implemented with guidance from the Central Government and the LGs. The funds will be advanced to the Youth Interest Groups (YIG) in form of a Revolving Fund. The youth will make monthly repayments on the loan they draw, using profits generated from the enterprises they set up[11]. To date, there over 50 youth groups have formed. The groups have signed up for training in vocational training institutes on how to develop business proposals.

2.7 Responding to the Needs of the Aged

The Uganda National Household Survey Report (UNHS) (2005/06) established that the population of older persons (above 60 years of age) was 1,196,436 in that year, with 634,156 males and 562,283 females. In 2009/2010, the UNHS established that the population of older persons had increased by 9 percent to 1,304,464 (of which 600,653 were males and 703,811 were females).

The majority of the older persons in Uganda live in rural areas where poverty is rife, economic opportunities are limited, ill health is common, and access to health services is poor. With regard to health, older persons are more susceptible to health problems such as hypertension, stroke, diabetes, heart diseases, and sight and hearing problems. Poor health prevents older persons from generating income and compels them to become dependants.

Access to financial services among the older persons is a challenge, because banks consider them a high risk category to lend to. Consequently, a substantial number (over 90 percent) cannot financially meet their basic needs including buying food, water, and clothes, among others.

In spite of their plight, for the past decade or so, the Government has not had a comprehensive programme that addresses the needs of the older persons. It was until 2011, that the Government launched the Expanding Social Protection (ESP) Programme, through the Ministry of Gender, Labour & Social Development, to enable older persons benefit and contribute to the improving socio-economic growth and development of the country. The formulation of the ESP Programme was informed by the National Policy for Older Persons (2009). The purpose of

[8] 62 percent of Uganda Youth are Jobless, The New Vision; February 13, 2013.

[9] Source: Uganda National Household Survey (2002/3)

[10] See the New Vision; August 12; 2013

[11] Source: Interview with Officials from the Ministry of Finance, Planning and Economic Development

the ESP Programme is to embed a national social protection system, including Direct Income Support for the poorest and most vulnerable, as a core element of Uganda's national planning and budgeting processes. Direct income support programmes (including cash transfers, social transfers or social assistances) provide small, regular payments of money (about UGX 23,000), to vulnerable individuals and families to provide a minimum level of income security. Examples of direct income support include senior citizen grants, child grants, disability grants or vulnerable family grants. By March 2013, the ESP Programme had reached out to 70,150 beneficiaries in the 14 districts across the country[12].

2.8 Integrating Gender in Urban Development

Adequate implementation of Section 180 (2) (b) and Article 205 (2) (b) of the Local Government Act (1997) has strengthened women's participation in decision making processes at Local Government level. To date, 30 percent of positions of Local Government Councils are occupied by women. Notable positions that have been occupied by women include; the Chairperson, the Speakers and the Chief Administrative Officer, among others. It also worth noting that women have been appointed to head key Ministries, including the Ministry of Finance, Planning and Economic Development; Ministry of Education and Sports, Ministry of Energy and Mineral Development; and the Ministry of Trade, Industry, and Cooperatives. Of the 32 junior ministers, 13 (29 percent) are women.

Further, the development of a National Gender Policy (NGP) in 1997, and its revision in 2007, shows government's unequivocal commitment in promoting gender equality. Guided by this Policy, LGs, with support from Development Partners, are implementing Community Demand Driven (CDD) Projects, targeting women and youth. In these projects, women and youth are mobilized into groups of 15, to identify income generating activities whose seed capital is availed by Development Partners, through LGs.

Another notable examples in which gender equality has been promoted and women integrated in urban development, was the implementation of slum upgrading programmes in Namuwongo, Kampala; Masese, Jinja; Oli, Arua and Maluhku, Mbale. In all the above slum upgrading programmes, women took a lead role in educating the communities about the benefits of slum upgrading. Women were also trained in the production of building materials; and later used the skills they acquired to produce building materials that were used to upgrade houses in the slums.

Non Government Organizations and Civil Society Organizations (CSOs) have also played an active role in equipping women with knowledge to effectively participate in urban development programmes. The NGOs and CSOs have launched several campaigns focusing on women's social, political, and economic rights. The campaigns have brought issues affecting women to the attention of decision makers and the general public particularly those in urban areas. See Box 4 for more details.

Box 4: Initiative embarked upon by selected NGOs and Women Associations on Integrating Gender in Urban Development

Shelter and settlements Alternatives: Uganda Human Settlements Network (SSA: UHSNET), an NGO, is developing training curricula and field tools for paralegals on gender and property rights, which will be used to deliver key messages about women's property rights. Paralegals are community-based volunteers who provide legal education and legal aid, to communities.

Women Entrepreneurial Associations, like the Uganda Women's Entrepreneurial Association Limited (UWEAL) continue to play an active role in economically empowering women such that they can effectively participate in urban development. For instance, UWEAL has embarked on a comprehensive project (the Enterprise Institute) to equip its members (numbering more than 1,000) with practical business skills, including training on how to trade in the East African Community (EAC) Region, how to add value to raw materials, and the use of ICT in trade, among others.

Source: Interviews with Habitat Partners

[12] Source: http://www.socialprotection.go.ug/press%20releases.php

2.9 Challenges Faced and Lessons Learnt

- Although urban authorities have development and structure plans, their capacity needs to be further enhanced to adequately implement them.
- Single sprawling developments are neither an efficient use of land, which is a scarce resource, nor cost-effective because it makes the underlying infrastructure much more costly. The sprawl resulting from low density developments—essentially, large plots and low-rise structures—has imposed further demands on infrastructure for transportation, water, sewerage, and electricity, among others.
- Urbanization programmes should not be politicized: For instance, in 2013, KCCA) encountered challenges in enforcing the registration of boda bodas (motor cyclists). The registration was aimed at regulating their operations in the City and reducing congestion. However, there were allegations that the exercise was aimed at getting rid of the cyclists from the city.[13]
- No country can attain its social and economic development without the active participation of the youth. In order to harness their potential, the Government, with support from Development Partners must make the right investments in their education and learning and also provide them with relevant skills, such that they get employed and/or create their own jobs. In addition, the Government should avail opportunities for apprenticeship and mentoring and ensure that the youth have equal access to reproductive health services in a safe environment.

2.10 Issues that should be included in the New Habitat Agenda

The Government of Uganda commits to implement the following initiatives under the New Habitat Agenda;

- The compact city concept will be incorporated into urban plans. Greater compaction is imperative in order to promote proper use of land, optimization of existing urban infrastructure, and preservation of the environment.
- The development of vertical houses (flats) will be promoted to optimize land use and reduce infrastructure costs that are typically associated with horizontal housing developments.
- The Government, through the MLHUD, will design and implement a proactive urban planning and development programme in all LGs. The programme will be informed by current and future land use planning and zoning and building codes and performance standards, to countervail urban sprawl.

[13] The Observer, Kayihura to Musisi: Go Slow on BodaBodas, 03 September 2013.

3.0 URBAN GOVERNANCE

Urban Governance aims at empowering MDAs, LGs and other Stakeholders, to put in place comprehensive mechanisms and processes through which citizens can effectively articulate their interests, mediate their differences, and exercise their legal rights and obligations. Urban Governance involves promoting accountable and transparent institutional frameworks that respond and benefit society and also strive to eradicate all forms of exclusion among the urban poor.

For the purpose of this study, Urban Governance is configured around four thematic areas: (i) improving urban legislation (ii) decentralization and strengthening of local communities (iii) participation in human rights and urban development and (iv) urban safety and security.

This Chapter discusses the achievements that have been made in the above thematic areas, with respect to the commitments made in the Habitat II Agenda. The Chapter also delineates experiences and lessons learnt in implementing the commitments agreed upon in each thematic area, as well as future challenges and issues that could be addressed through a New Urban Agenda – the Habitat III Agenda.

3.1 Improving Urban Legislation

During the last decade, urban development and management in Uganda has been guided by an archaic legal and regulatory framework, unable to consistently address emerging issues, including the ever increasing levels of urbanization. For example, the Public Health Act of 1964 did not provide clear guidelines on the provision of sanitation in low income settlements, including slums. Nonetheless, several aspects of the legal and regulatory framework have been re-aligned and the quality of the regulation is improving.

From the late 1990s, the Government demonstrated a strong commitment in reviewing and replacing outdated Policies, Laws and Acts, and also formulating new ones. This was done in compliance with the recommendations of the Habitat II Agenda, and also as part of efforts to enhance the country's readiness to address prevailing and envisaged urbanization challenges.

As delineated in Box 5, more than ten policies and laws have been formulated and enacted since the late 1990s. A key concern, however, is that several of the Policies and Acts (about 80 percent) are less than 5 years old. Although the Policies and Acts are novel, the process of formulating them was embarked upon about ten years ago. A major challenge encountered in enacting them early enough (at least five years from the time they were formulated) was the long validation process and adoption by the Parliament.

Now that the policies are in place, their adequate implementation is contingent on availability of sufficient funds from the Government and relevant Development Partners. Further, since legislation on urban development and management is espoused by a number of Acts (See Box 3 below) and several government institutions are charged with implementing the Acts, it will be prudent to enhance the level of collaboration and cooperation between the institutions to avoid duplication and conflict.

Another notable achievement with regard to improving urban legislation is that, although urban legislation is theoretically unified under a system of national laws, several urban councils including Kampala, Mukono, Arua, Mbale, Mukono, Lira, Tororo and Entebbe among others, have developed or are developing their own by-laws and/or ordinances to address specific urban development challenges within their jurisdictions. For example, the enforcement of the Kampala City maintenance of law and order ordinance of 2006, has enabled the City get rid of the street vendors, and street children, among others, as part of efforts to maintain law and order within the City. Arua Municipal Council has drafted and submitted for approval ordinances to the Ministry of Justice and Constitutional Affairs that aim to improve environment protection, law enforcement, and public health and sanitation within the Municipality.

Box 5: Selected Policies, Acts, Laws, Strategies Formulated During the Last Two Decades

- The National Environment Act (1995); Cap 153
- The Local Governments Act (2010); Cap 243
- The Land Act (1998) Cap 227
- The Condominium Properties Act No. 4 of 2001
- The National Slum Upgrading Strategy; 2008
- The Mortgage Act No. 8 of 2009
- Physical Planning Act, No. 9 of 2010
- Kampala Infrastructure Development Project (2011 – 2013)
- Kampala City Council Act; 2010
- A Strategy for Transforming Settlements of the Urban Poor in Uganda; A Secondary Cities Support Programme; 2010
- The Uganda National Land Policy; 2013
- Public Order Management Act; 2013
- Local Government (Rating) Act, No. 8 of 2005
- Local Government Sector Development Plan (2006 – 2016)

3.2 Decentralization and Strengthening of Local Authorities

Uganda's Decentralization Policy is embedded in both the 1995 Constitution of Uganda and the 1997 Local Government Act. Specifically, the decentralization policy entails devolution of powers, functions, and services from the Central Government to LGs in order to improve governance in terms of service delivery. The decentralization policy embodies both political and fiscal decentralization. The goal of political decentralization is to promote people's participation in the democratic process. Fiscal decentralization, on the other hand, empowers LGs to access revenues for effective financing of devolved responsibilities. Under fiscal decentralization, LGs rely on internally generated resources and transfers from the centre in the form of conditional and unconditional grants.

Since it was adopted, Uganda's decentralization system has gradually, with notable achievements, been entrenched as a system and process of local governance (J. A. Okidi and M. Guloba; 2006). Decentralization has empowered citizens, increased awareness of their responsibilities, delivered services closer to people (primary health care, primary education, water and sanitation, and agricultural extension services, among others). Decentralization has also fostered effective and regular communication and exchange of ideas between the citizens and LGs and between LGs and the Central Government. Today, there is growing evidence that the citizenry demand for accountability from their leaders, and they also endeavour to elect local leaders whose manifestos outline more pro-poor programmes.

Uganda's decentralization system has, however, had some shortcomings, from a financial and technical perspective. Financially, LGs heavily relied on central government's transfers – over 95 percent of the local governments' budgets are funded by the central government. On average, about 80 percent of the transfers from the central government are conditional and are earmarked for the provision of specific services; leaving local governments little financial capacity to implement prioritized local programmes. The remaining 20 percent of the transfers comprise unconditional and equalization grants. However, these transfers are mostly used to cover administrative costs rather than delivery of services. Another financial challenge is borne from the way Development Partners' support the country's national budget. Some of the Development Partners' budget support is earmarked to finance specific sectoral programmes or projects. For example, German's project aid is channelled through the German Agency for International Cooperation (GIZ), part of which, directly supports NGOs, by passing the LG System. The NGOs do not share their work plans and budgets with the LGs, and they are not engaged in the planning processes of the LGs[14]. This makes it hard for LGs to coordinate and monitor activities of NGOs activities.

Further, the creation of new Districts has thinly spread the modest transfers from the Central Government to LGs. While the creation of districts has improved the delivery of social services in rural areas, improvement in the quality

[14] Source: Ministry of Local Government (2012): A Study on Inconsistencies and Best Practices in Service Delivery and Programme Management Approaches in Local Governments

of services delivered has lagged behind quantitative indicators. For example, the Uganda Early Grade Reading Assessments (EGRA 2010) and NAPE report (2010) established that 9 out of every 10 children in Primary Three could not read and understand an English story of Primary two.

Technically, though the capacity of LGs is generally improving, service delivery is sometimes constrained by the Central Government's refusal to decentralize certain services. For example, with regard to Secondary Education, control from the Centre has made supervision of secondary schools difficult. According to the Constitution, supervision of secondary schools is a role of LG, but the Central Government continues to take on this responsibility. Further, Central Government's restrictions on staff recruitment have had a negative impact on the delivery of service in LGs. For example, in Rukungiri District, there are more Health Centres than Health Workers.

3.3 Improving Human Rights in Urban Development

Human rights are inalienable fundamental rights a person is inherently entitled to simply because she or he is a human being. Uganda has ratified international and regional treaties that promote human rights in line with the recommendations of the Habitat Agenda. Notable treaties include the International Convention on Civil and Political Rights (1996) and the UN Convention against Torture and Other Cruel, Inhuman and Degrading Treatment or Punishment (1987).

The Constitution of Uganda (1995), which provides a comprehensive set of guarantees of human rights, also established the Uganda Human Rights Commission (UHRC) in 1996. The UHRC is constitutionally mandated to monitor and document Human Rights issues in the country annually, such that relevant institutions can take affirmative action. The last two decades have also seen an increase in the number of CSOs who advocate and also educate the citizenry about its rights.

According to UHRC, although there has been noticeable progress in improving human rights in the country, particularly in urban areas, the reoccurrence and increase in level of violation of some human rights requires Government's urgent attention. Notable human rights violations issues that have been recurrent in urban areas, during the past decade include:

- **Increased incidences of conflict over property**: Conflict over property, particularly land, remains a serious human rights concern in the country. Notable land conflicts[15] include; boundary discrepancies, land ownership wrangles, inheritance and succession wrangles, and illegal land occupation, among others.
- **Increased incidences of domestic violence**: The reoccurrences of domestic violence in the country are worrying. In the Uganda Police Force (UPF) Annual Crime Report, 2013, it was noted that cases of death through domestic violence had increased to 315 from 154 recorded in 2012, representing a 51 percent increase. According to the Ministry of Justice and Constitutional Affairs (2008), the main cause of domestic violence is attributed to land conflicts.
- **Increased violation of children's rights**: Notable cases of concern include:
    - Child trafficking: The New Vision of 17th June 2011 reported that over 50,000 children in Karamoja (Northern Uganda) had been sold or hired out by their parents since 2001. Several parents sold off their children to get money for food to feed other members of their families. Child trafficking partly contributes to the increasing number of street children in major cities including Kampala, Jinja, Mbale, and Mbarara.

[15] Tensions over use of land and other resources have the potential to grow into bigger and societal level (ethnic or religious) conflicts if they are not responded to imminently

- Child labour is a major threat to the health, development and education of children and is a violation of their fundamental rights. Despite legislative enactments prohibiting child labour, it remains one of the greatest sources of child abuse and exploitation in Uganda. Although the government has directed considerable resources towards the implementation of programmes aimed at reducing child labour, it remains prevalent in several industries and homes.

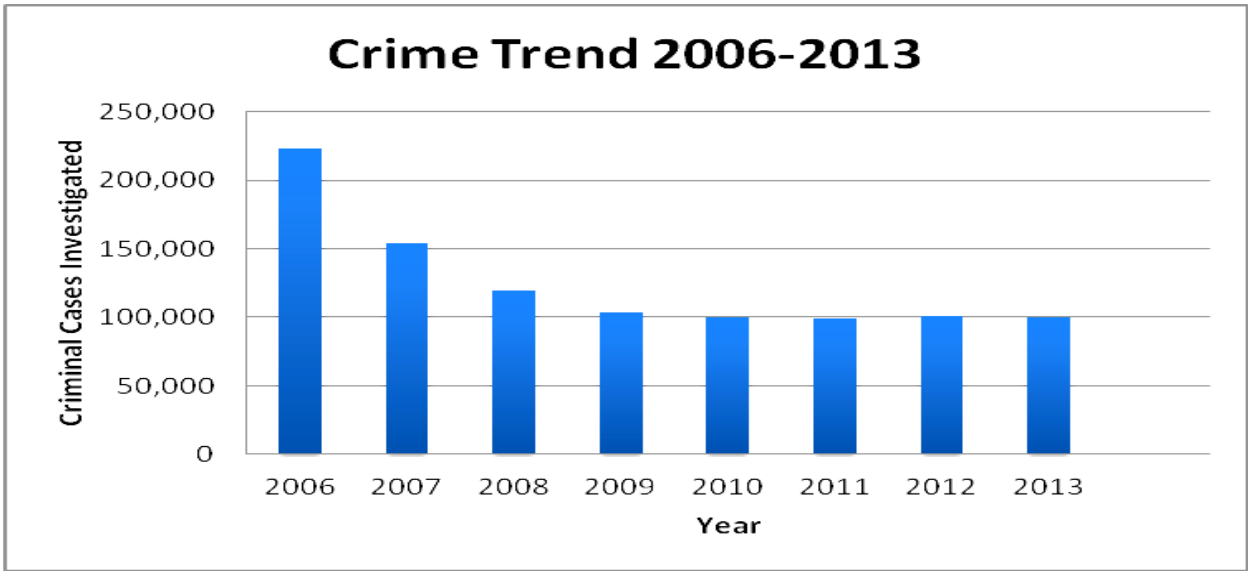
3.4 Enhancing Urban Safety and Security

Safety and public security are inter-related, and are a pre-requisite to stable and sustainable development. They have to be dealt with appropriately in order to enhance the quality of life of urban dwellers.

The Government, through the Ministry of Internal Affairs (specifically the Uganda Police Force), has made commendable progress in enhancing urban safety and security. Initiatives embarked upon have directly and indirectly contributed towards improving urban safety and security. Some of the initiatives that had an indirect contribution towards improving urban safety and security were spearheaded by the MLHUD, with support from development partners like DANIDA. Since the mid-1990s, the Ministry has implemented a number of slum upgrading projects in urban areas. Notable projects include the Namuwongo Upgrading and Low-Cost Housing project in Kampala; Masese Women's Self Help project in Jinja; Malukhu Integrated Poverty Reduction Project in Mbale and Oil Housing Project in Arua. One of the key achievements of implementing the slum upgrading projects has been the enhanced safety and security within the upgraded slums and areas within their vicinity (Slum Evaluation Report; 2013). Cases of robbery and rape drastically reduced in the upgraded slums. Other slum upgrading programmes that have indirectly contributed to improving safety and security in urban areas were embarked upon by NGOs. A notable example is Actogether, which is working with slum dwellers, in the five Municipalities of Arua, Jinja, Kabale, Mbale, and Mbarara.

Initiatives that have had a direct contribution towards improving urban safety and security have been spearheaded by the Ministry of Internal Affairs, through the Uganda Police Force (UPF). The UPF is charged with enhancing peace, stability, order, and adherence to the rule of law in the country. The 2013, UPF Annual Crime, Traffic and Safety Report revealed that the crime trend in Uganda during the past seven years has been declining. Crimes recorded decreased from 223,394 cases in 2006 to 99,959 cases in 2013 (See Fig.1 for more details). The decrease in the number of reported crimes cases reported is attributed to the vigilance of the police force in fighting crime.

Fig. 1: Crime Trend for Uganda for the past 7 years



Source: Annual Crime Traffic and Road Safety Reports of the Uganda Police Force

Also, the decline in crime cases is attributed to the inauguration of the community policing initiative. Launched in the 1990s, community policing is a partnership between the UPF and the community to prevent crime. Community policing aims at preventing crime before it is committed, as opposed to apprehending criminals, after a crime has been committed. Community policing has spread across the country, and to-date, each District has a Community Liaison Officer. Community policing involves organizing meetings with local authorities and sensitizing residents on how to prevent crime. To enhance its effectiveness, the community policing initiative was complemented by the Mayumba Kumi programme (Neighbourhood Watch Scheme). Under this programme, every 10 households within a community kept watch over their neighbourhood. However, effective implementation of the programme faced challenges, including lack of proper guidance on how the neighbourhoods would watch over each other. The Neighbourhood Watch Scheme was later abandoned. In late 2010, the Local Defence Force (LDF) was created, to replace the Neighbourhood Watch Scheme and also maintain law and order within LGs, particularly in the urban areas. Although the LDF was well perceived by, it was heavily politicized. The LDF also demonstrated incompetence, including poor skills in handling weapons. For these reasons, the LDF was disbanded. Since then, the functions of the LDF have been taken over by the UPF.

3.5 Challenges Experienced and Lessons Learnt

- Sustainability, Equity, Efficiency, Transparency and Accountability are the norms that define Good Urban Governance.
- The Urban Poor should be actively engaged in the implementation of LG Programmes, if the challenges associated with building sustainable human settlements are to be effectively addressed.
- The community, together with the government and other stakeholders, should be involved in developing solutions to address the challenges associated with rapid urbanization. The community is knowledgeable about the challenges of urbanization and its input is critical in developing a comprehensive approach to addressing urbanization problems.

3.6 Issues that should be addressed by a New Habitat Agenda

The Government of Uganda commits to implement the following initiatives under the New Habitat Agenda;

- All relevant stakeholders including communities and public and private institutions will be actively involved in the formulation of laws, policies, and programmes, to among others, ensure that national and local programmes or projects focusing on urban development are acceptable, and sustainably implemented. The government will also continue to promote urban and municipal forums as platforms from which all the key stakeholders can participate in urban development.
- The formulation and finalization urban laws will be expedited, and sufficient resources will be allocated to implement them.
- Sufficient funds will be allocated to implement initiatives espoused in the National Development Plan (2010/11 – 2014/15) and Vision 2040 on Urban Governance and Development.

4.0 URBAN ECONOMY

Urban Economy focuses on the formulation and implementation of urban strategies and policies that strengthen the capacity of urban councils to realize their full potential as drivers of economic development and employment creation. For the purpose of this study, Urban Economy is configured around five thematic areas; (i) Improving municipal/local finance; (ii) Strengthening and improving access to finance; (iii) Supporting Local Economic Development; (iv) Creating Decent Jobs and Livelihoods; and (v) Integration of the Urban Economy into the National Development Policy.

This Chapter discusses the achievements that have been made in the above thematic areas, with respect to the commitments made in the Habitat II Agenda. The Chapter also delineates experiences and lessons learnt in implementing the commitments agreed upon in each thematic area, as well as future challenges and issues that could be addressed through a New Urban Agenda – the Habitat III Agenda.

4.1 Improving Municipal/Local Finance

LGs play a fundamental role in implementing National Development Goals, since they are the frontline providers of services[16] to the people. In recognition of the important role they play, the Central Government is now more responsive to their needs. During the last two decades, the percentage of the national budget to LGs' real share of the public expenditures has been on an upward trend. The national budget increased from UGX 495 billion in 2001/2 to UGX 5,464 billion in 2008/9 and UGX 9,731 billion in 2012/13. LGs' real share of the public expenditures increased from 6.2 percent in 2001/2 to 21.1 percent in 2008/9. In 2011/12, it receded to 17 percent [17];[18]; however it increased to 23 percent in 2012/3.

LGs have also made some commendable efforts to broaden internally generated revenue since the abolition of the Graduated Tax in 2004. In 2011/12, 0.24 percent of LG funding was internally generated; compared to 0.17 percent in 2008/09[19]. Annually, LGs enumerate all businesses within their jurisdiction. This helps them capture and levy a fee to all new businesses, business diversifications and business expansions. LGs can now collect revenue from several new and old businesses including stone quarries, bars, garages of vehicles and motorcycles, and coffee processing plants, among others. Other sources of revenue include application fees from tenders, local service tax, hotel tax, and rent from district residential houses, and fees from registration of births and deaths.

LGs also sensitize the business community on the need to pay taxes, as part of efforts to broaden their revenue. Effective sensitization has been reported to reduce the negative attitude taxpayers have towards paying taxes (See Box 6).

In 2013, the Ministry of Local Government formulated guidelines on how LGs should issue Bonds. The issuance of Local Government Bonds has been identified as one of the key strategies and options for

Box 6: Increase of Trade Licensing Fees in 10 Local Governments – an outcome of Business Sensitization

Between 2007 and 2010, the Ministry of Local Government with support from the World Bank under LGDP II funding rolled out the Trade Licensing Reform Project to ten Local Governments; Busia, Kasese, Kayunga, Lugazi, Rukungiri, Wobulenzi, Jinja, Kabale, Masaka, and Mbarara.

The Trade Licensing Project was implemented to simplify the process of obtaining a licence for businesses and increase revenue to the local government from licensing through increased compliance levels and lower administrative costs.

One of the components of the project was Business Education/Sensitization, on the process of receiving a license, fees to be paid, and health standards to be complied with so that the business community is aware of its obligations. Staff in the 10 LGs were also educated on the need to provide feedback to businesses on the process or use of taxes collected.

Within a period of one year of implementing the project in the 10 LGs, the total amount of revenue collected from trade licensing fees had increased from approximately UGX 600 million in 2007/8 to about UGX 1 billion in 2008/9.

Source: Ministry of Local Government; 2011

[16] Local governments are responsible for providing l
and sanitation, feeder roads, and agricultural extensi
[17] Source: National Assessment Report (2011); Tech
Multi-Donor Trust Fund
[18] There have also been several delays in release of f
are allocated. And yet, all funds that not spent are m
[19] Source: Ministry of Local Government (2012)

financing of LG Service Delivery Investments. It will however be prudent for LGs to institute a conducive environment for doing business to reduce the uncertainty of marketing the Bonds.

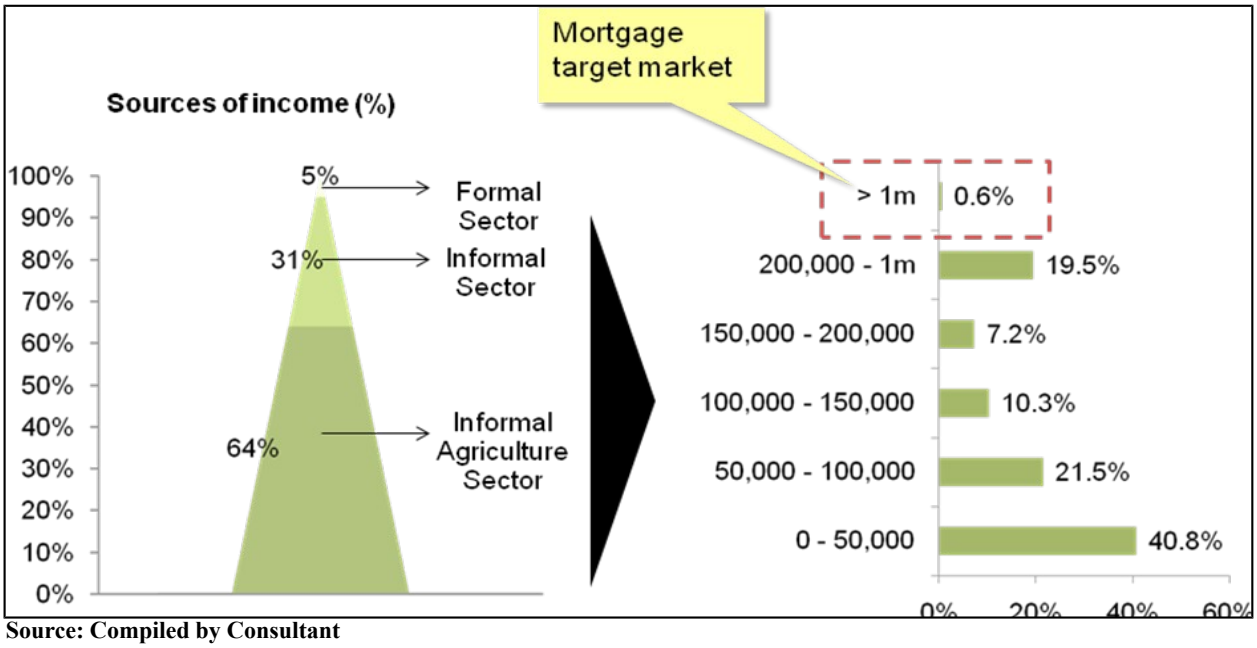
4.2 Improving Access to Housing Finance

4.2.1 Mortgage Finance

Uganda's housing finance sector has undergone both qualitative and quantitative transformations and growth during the last decade. The sector has since 2002 registered substantial growth, expanding from one government-owned institution to 9 privately owned commercial banks[20]. By the end of December 2010, the total mortgage portfolio was estimated at UGX 1.65 trillion or USD 660 million (4.8 percent of GDP), compared to UGX 771 billion (USD 308.4 million) in 2009 (3.3 percent of GDP) and UGX 32.4 billion (USD 12.9 million) in 2002 (0.3 percent of GDP).

The housing finance sector is, however, small in comparison to the increasing housing needs of the country and it has principally been serving the middle and high income earners[21]. The lower income earners who constitute over 90 percent of the population have for long been left out of this bracket because of the stringent conditions set by commercial banks to access a mortgage. Commercial banks required would-be borrowers to be formally employed with a salaried monthly income of above UGX 1 million (USD 400) – See Fig. 2.

Fig. 2: Effective Demand for Housing Finance is limited to the High/Top End of the Market



Source: Compiled by Consultant

Other terms for accessing a mortgage, which are a deterrent to low income earners include; (i) a down payment (at least 30 percent of the property value); and (ii) collateral that is of sufficiently high quality to last the duration of the

[20] Source: Kalema W; and Kayiira D; 2008

[21] The average mortgage loan size in Uganda today is between 80 million and 1 billion, which can only be afforded by the middle and high income earners

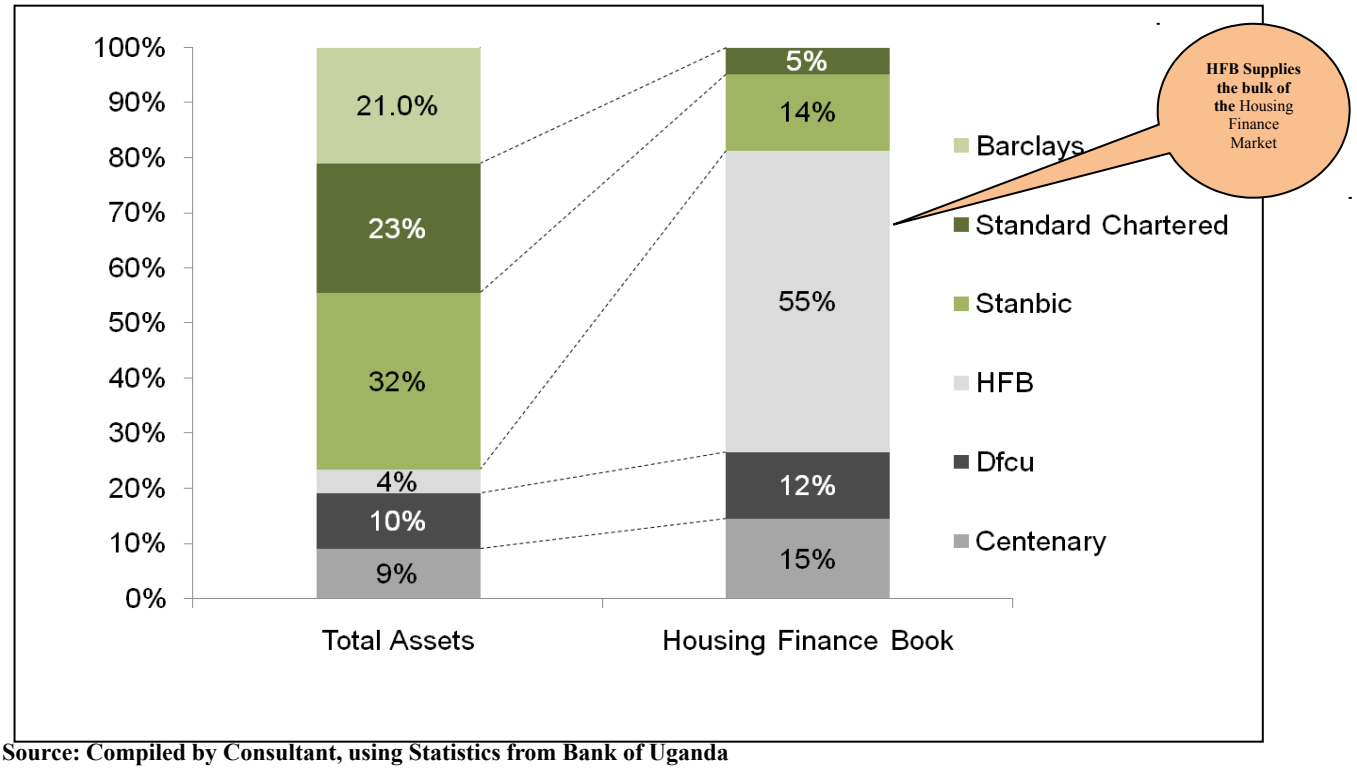
loan period (this ensures that in case of default, banks can recover their full outstanding debt amount). Mortgages are issued at an interest rate of between 17 percent and 30 percent.

Five commercial banks dominate the housing finance market, and by December 2012, the banks had a total mortgage portfolio of UGX 274 billion. The banks are; (i) Housing Finance Bank; (ii) DFCU Bank; (iii) Stanbic Bank; (iv) Standard Chartered Bank and (v) Barclays Bank. However, in that year, the banks' mortgage portfolio represented just 5.9 percent of the value of their total assets (UGX 4,659 billion), indicating that the housing finance market plays a very small role in the overall banking sector.

Housing Finance Bank, which holds only 4 percent of banking sector assets; accounts for approximately 55 percent of the housing finance book value (See Fig. 3 below). By December 2012, there were approximately 16,600 housing finance loans issued by the five major players in the market, and they literally catered for the high end of the market.

A major challenge to strengthening Uganda's housing finance sector is attributed to the lack of long-term funds. Uganda's financial system still lacks sufficient long-term liabilities; for two major reasons; (i) an undeveloped pension industry; and (ii) limited life insurance funds. The commercial banks, which play the dominant role in the housing finance market, have short-term deposits and are therefore inclined to provide loans for periods not exceeding more than 10 years. Longer term lending, when provided, is mainly drawn down from lines of credit provided by institutions such as the Apex IV credit (provided by the European Investment Bank), International Finance Corporation (IFC), and Proparco, among others.

Fig. 3: Total Assets versus Housing Finance Book; Bank of Uganda; 2012



Source: Compiled by Consultant, using Statistics from Bank of Uganda

The National Social Security Fund (NSSF) is the only suitable long term funder in the Ugandan Financial market. However, until recently, the Fund has been reluctant to avail long term deposits (of above 10 years) in the banking system. NSSF's new investment mandate seems to evidence a preference to invest directly in property instead of offering long term loans to financial institutions. Nonetheless, in 2009, NSSF provided a loan to a local bank

offering mortgage finance. The total loan amount was UGX 15 billion. The Bank used the loan from NSSF to offer mortgages to 230 middle and high income earners (the average mortgage size was UGX 63 million, an amount that could only be afforded by middle and high income earners).

4.2.2 Microfinance for Housing

Microfinance for Housing (MFH) loans are increasingly being recognized as an affordable and accessible source of credit for low income housing. Below is an overview of financial institutions that offer MFH loans;

- **FINCA Uganda** officially launched its housing finance product - the home improvement loan - in January 2009. FINCA targets its clients, who have in the past used business loans to meet their housing needs.
- **UGAFODE** has a range of products targeting low and moderate income earners. Three products are explicitly for housing: asset acquisition loans, micro-mortgage loans and flexible housing loans.
- **Equity Bank (formerly Uganda Microfinance Limited) and Centenary Bank** provide home improvement loans. The loans are short-term, designed for regular income earners to finance home improvements and/or purchase land, for construction, renovation and the installation of energy and water.
- **Pride Microfinance and Women's Finance Trust,** provide loans that have indirectly been used for house improvement and/or construction, among low and middle income earners.

4.2.3 Housing Cooperatives

The Habitat II Agenda recognizes the role of co-operatives in mobilising resources among low income earners, to help them meet their housing needs, individually or collectively. During the last ten years, the Government, supported by the Uganda Cooperative Alliance (UCA), NGOs has encouraged communities to save and mobilize resources through Housing Cooperatives, Saving and Credit Cooperatives (SACCOs), Rotating Savings & Credit Associations (RSCA) and/or Accumulating Savings & Credit Associations (ASCA), to address their housing needs. To date, there over 100 housing cooperatives, 5,000 SACCOs, RCSA and/or ASCAs, serving more than 5 million low income earners, compared to 250 in 1998. Housing Cooperatives, SACCOs, RSCAS and/or ASCAs mobilize saving from members (not more than 15), and later loan the savings to members on revolving basis, to meet their housing and other basic needs. Loans are usually issued to groups, whereby members a group are not only responsible for the repayment of their loans, but also for loans issued to other members of the group.

However, the sustainability of cooperatives has been constrained by a number of factors, including donor dependence, inadequate knowledge (among the leadership) on the operation and management of the co-operatives and the lack of dedicated programmes by the Government to promote the cooperative movement.

4.2.3 Social Housing

In the past, the Government, through urban authorities, constructed houses for low income households at subsidized rates (social housing). However, all the houses have since been sold off by the respective urban authorities to sitting tenants to finance urban council activities. Currently, there is a growing need for urban authorities to implement social housing programmes for low income citizens, however most urban authorities do not have the capacity, and neither is it their mandate to take a lead role in housing development. In 2012, the Government, through MLHUD, embarked on the institutional housing project, which will construct houses for public servants (with a monthly salary of between UGX 0.5 million and UGX 0.8 million) that work in the education (primary teachers) and health sectors. In the project, the Ministry will enter into partnerships with urban authorities to avail land on which the institutional houses will be built.

4.3 Supporting Local Economic Development

Local Economic Development is being implemented within the broad framework of the Decentralisation Policy (1997). One of the objectives of Uganda's Decentralisation Policy is to enhance local economic development in order to increase local incomes and expand local revenue bases. However, because the original design of the Decentralisation Policy did not take into full account the principles of local economic development, a Local Economic Development (LED) Policy and Strategy for Local Governments was developed in 2010 and its guiding principles were incorporated into the Decentralised Policy. The guiding principles of the LED Policy and Strategy were also incorporated into the Local Government Sector Investment Plan (2006), and the National Development Plan (2010/11 – 2014/15) to ensure equitable and sustainable local economic development across the country. The overall goal of the LED Policy and Strategy is to contribute to poverty eradication, with a particular focus on;

- Improving local governance for sustainable local economic growth;
- Employment creation;
- Increased production and productivity of enterprises; and
- Broadening the tax base for LGs to deliver their mandates.

The LED Policy and Strategy was developed with support from the United Nations Capital Development Fund (UNCDF) and UNDP. Between 2008 and 2012, UNCDF and UNDP assisted five LGs in the Northern Region to strengthen their capacity to promote LED (under the District Development Programme Phase III). The District Development Programme Phase III established enterprise projects, as part of efforts to create productive and decent work that helps meet the economic and social aspirations of people and the communities within the LGs.

However, an evaluation of District Development Programme Phase III, conducted in 2011, concluded that the enterprise projects that were created in the five LGs were small and their transaction costs were disproportionate to the economic effect/benefits of the LGs. The evaluation further revealed that the modest funds availed to create the projects could not fundamentally alter the business environment in the five Local Governments.

Nonetheless, the Government has developed the following key strategies for strengthening the role of Local Governments in promoting LED;

- While reviewing their development plans, LGs must factor in business and economic assessment; and
- LGs should formulate conducive regulations to facilitate business and local development.

The above LED initiatives are currently being piloted in eleven LGs. Initial results show that they have been able to contribute to poverty reduction in the LGs. The level of people living below the poverty line in the eleven districts has declined from 24 percent to 19 percent (MOLG; 2014).

In 2012, the Ministry of Local Government also launched the Local Finance Initiative (LFI). LFI was designed to promote sustainable, inclusive and equitable growth, by promoting transformative local investments that can change the economies of LGs[22].

[22] LFI Projects that have been commissioned include; the IPS Olewa Hydroelectric Generation Project in Arua; Delight Fresh Juice Plant in Nwoya District, Olam Simsim Warehouse and Processing Facility in Kitgum and UCCCU Milk Processing Plant in Isingiro/Mbarara, among others

4.4 Creating Decent Jobs and Livelihoods

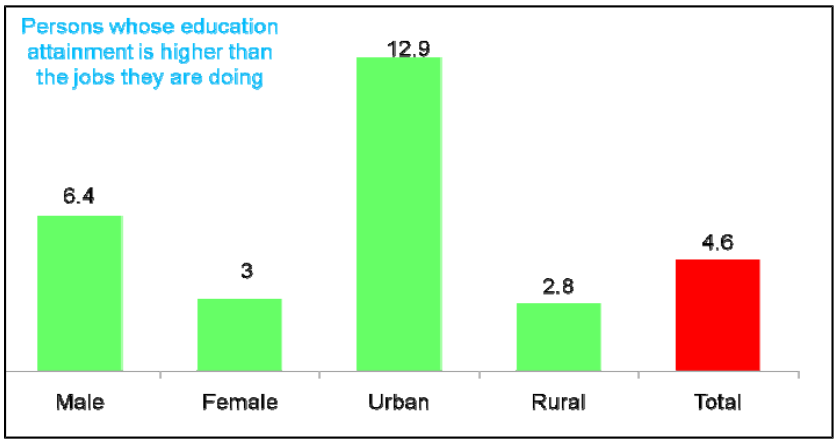
During the last decade, there have been modest improvements in people's income[23]. There are "visible" changes in household consumption patterns and other welfare-related statistics as proxy indicators of a positive change in household income.

An assessment of the impact of the NAADs Programme, which aimed at empowering farmers with skills and knowledge to shift from subsistence to commercial agriculture, among others; revealed that at least 60 percent[24] of the households in the districts where the programme had been implemented were able to afford basic welfare commodities including better housing facilities. The households attributed their improving welfare to;

- A growing monetisation of agriculture production, which was attributed to a high demand for all kinds of agriculture products, some of which were exported. This led to higher access to income than before, even for peasant farmers.
- Better access to business financial services by farmers, traders and other entrepreneurs as a result of penetration of commercial banks and micro deposit-taking institutions; proliferation of savings and credit cooperative institutions as well as creation of village saving and lending clubs.
- Increased effort by the NAADS program to promote market oriented agriculture production and introduction of improved seed and livestock varieties as well as better production technologies.

The above not notwithstanding, several people are entering the working market at a rate faster than the jobs are created. Worse still, there have not been significant changes in the main sectors of employment. Subsistence agriculture remains the highest employer (estimated at about 88 percent) followed by trade and services (estimated at about 10 percent), and artisan and small scale manufacturing (estimated at about 2 percent)[25].

Fig. 4: Skills Utilization (%)



Source: UBOS; 2010

The main outstanding factors hindering effective employment generation include: a high fertility rate; limited investment by both local and national governments in job creation; and poor attitude to work (on average people are working for just 3 hours a day[26]), among others. The official unemployment rate increased from 1.9 percent in 2005/06 to 3.6 percent in 2011/12, with urban unemployment at 8.7 percent and rural unemployment at 2.5 percent[27]. There is also a growing threat and rise in underemployment (See Fig. 4 above). People earn less than the value of the energy, the time and the resources they invest in their economic ventures. This is attributed to low productivity, low prices, and low wages.

[23] However the cost of living has more than doubled. During the five years, the high inflation, shortages in fuel and increases in fuel prices contributed to the high costs of goods and services.

[24] Source: District Livelihood Assessment, District NAADS Programme, 2011.

[25] Source: National Planning Authority; 2013

[26] Source: National Planning Authority (2013)

[27] Source: Government Annual Performance Report (2011/12)

4.5 Integration of the Urban Economy into the National Development Policy

The National Planning Authority (NPA) is charged with integrating urban policies and strategies into the national development process. The NPA provides technical support, (mainly through training), to Urban Councils to guide them in developing Local Development Plans (LDPs) that espouse programmes that are coherent with the national budget framework paper (BFP) and the National Development Plan (2010/11 – 2014/15). However, the impact of the trainings on the capacity of Urban Councils to prepare comprehensive LDGs has been modest. Government's planning processes are yet to be thoroughly comprehended by Urban Councils. Sometimes face difficulties in aligning their LDPs to BFP and the National Development Plan.

4.6 Challenges Experienced and Lessons Learnt

- It is very difficult for individuals (particularly the urban poor) to mobilize resources on their own (Land, financial, technical skills, and building materials) for housing development.
- The Government, on its own, cannot adequately address the housing needs of the urban poor. There is need for continuous engagement of NGOs and Development Partners to enhance the design and delivery of affordable housing finance products for low income earners.
- To enhance service delivery of LGs, Government should provide additional funding to the LGs' payroll, to enable them recruit more staff – to at least 60 percent of the approved positions. Presently, several LGs (over 60 percent) are operating under capacity despite their broad mandate of implementing National Development Goals. In all the 111 Districts, a total 1,332 staff are required. However, only 647 (49 percent) are available[28].
- The creation of new Districts needs to be evaluated with technical sobriety as opposed to a political agenda.
- The informal sector is the main exit pathway from unemployment. There is a growing role of the informal sector as a source of employment and income for the youth. Pursuit of better livelihoods is concentrated in the informal sector. While this is the main exit route for the youth, the informal sector in Uganda is highly unregulated and characterized by unprecedented exploitation. There is therefore a need for a balance between activities aimed at creating employment and protecting the potential of the informal sector to generate new job opportunities for youth and women. At the same time, the informal sector should be capable of offering better working conditions and protection for workers. Specifically, the Government should ensure effective regulation and enforcement of standards in the informal sector.
- Uganda has the world's youngest population with over 78 percent of the population below the age of 30 and about half of the population is below 24 years of age. It is therefore prudent that skill based learning as early as primary school and massive technical training programmes are developed for Uganda's young people. Particular emphasis should be placed on training in modern agricultural technologies for youth in rural areas.

4.7 Issues that should be addressed by the New Habitat Agenda

The Government of Uganda commits to implement the following initiatives under the New Habitat Agenda;

- **Social Housing:** A Social Housing Programme will be designed, and sufficient resources will be mobilized to implement the programme.
- **Housing Co-operatives**: Given the important role Housing Cooperatives play in improving housing and/or human settlements in developed and developing countries, the Government will work with the Uganda Cooperative Alliance to develop a nationwide programme on how to promote and regulate the Housing Communities.
- **Long-term financing for the Mortgage Industry:** A Mortgage Liquidity Facility (MLF) will be set up. The MLF will be charged with developing the primary mortgage market by providing funds to mortgage lenders at

[28] Source: http://www.observer.ug/index.php?option=com_content&view=article&id=32893:-desperate-districts

better rates and longer tenors, thus facilitating affordability of housing finance, particularly among the lower middle and low income earners.

- **Relaxing terms for accessing a mortgage (the 30 percent down Payment):** The Government, will partner with banks that offer mortgage finance and/or micro-finance institutions that offer micro-housing loans to establish a Savings and Lending Program (SLP) for low income earners. This program will enable low income earners access smaller amounts of funding to kick-start the building of a house. To access the SLP, the low income earners first set up housing cooperatives. Housing cooperatives can then be used as a vehicle to mobilize savings from the low income earners. The cooperatives (through an elected committee of 6 members) will open up accounts with banks or micro-finance institutions where members' savings will be deposited on a monthly basis. Through the housing cooperatives, the SLP will provide zero percent down payment loans to only low income earners who are registered with a housing cooperative to build their houses. Members should have saved at least UGX 0.5 million before they apply for a zero percent down payment loan. The money saved by low income earners through the housing cooperatives will contribute towards paying the down payment, in addition to repaying the loans.
- **Local Economic Development and Improving Local Finance:** The Government will allocate more resources to enhance the capacity of LGs to develop medium and large enterprise projects that are bankable and attractive to development partners and foreign investors, to fund.
- **Youth Mentorship:** The Government will establish a well-structured, national apprenticeship and mentoring program to motivate youth and provide real work experience, as well as investment in relevant school-to-work transition programmes that are relevant to labour market requirements.

5.0 HOUSING AND BASIC SERVICES

This Chapter discusses the achievements that have been made in the provision of housing and basic services with respect to the commitments made in the Habitat II Agenda. The Chapter also delineates experiences and lessons learnt in implementing the commitments agreed upon, as well as future challenges and issues that could be addressed through a New Urban Agenda – the Habitat III Agenda.

5.1 Slum Upgrading and Prevention

To address the challenges of the growing number of slums (mushrooming informal settlements), largely borne from the high rate of urbanization, the Government, in partnership with Development Partners and NGOs, has implemented a number of slum upgrading programmes (See Box 7). In upgrading the slums, the conventional approach has been to plan the slums for redevelopment and service them with roads, piped water, electricity, sanitation facilities and social services like health facilities and schools. The occupants of the slums are mobilized at community level to ensure full community participation in planning, implementation and management of the slum upgrading programmes. The occupants of the slums are then allocated land with title deeds and given loans to construct their houses. Prior to construction of their houses, the occupants of the slums are equipped with skills in the production of building materials, house construction, and loan management.

Box 7: Slum Upgrading Programmes that have been implemented

- Namuwongo Upgrading and Low-Cost Housing Project in Kampala
- Masese Women's Self Help Project in Jinja
- Maluku Integrated Poverty Reduction Project in Mbale
- Oli Housing Project in Arua
- Upgrading Slums in three parishes in the Central Division of Kampala City (Kisenyi I, Kisenyi II and Kisenyi III) and six other slums areas in Jinja Municipality
- ERSO Kasoli subsidized Housing Project, a Public Private Partnership, comprising the MLHUD, Tororo Municipal Council, Kasoli Community in Tororo, UN-Habitat and DFCU Bank
- The Kampala Integrated Environmental Planning and Management Project. This project strengthened the capacity of Kampala Capital City Authority in environmental planning and management; and improving environmental and housing conditions of communities living in informal settlements.
- The "Cities without Slums" (CWS) Sub-regional Programme for Eastern and Southern Africa in Uganda supported the administration of KCCA to develop a comprehensive approach of upgrading un-planned settlements and improve living conditions of populations living and working within slum settlements

According to the MLHUD, implementation of the slum upgrading programmes was successful and the communities in which they were implemented realized the following social benefits;

- **Construction Skills:** In implementing the slum upgrading programme, members of the community acquired construction skills and skills in the production of building materials to upgrade/construct their houses.
- **Plot/land ownership:** The greatest benefit to a good number (over 70 percent) of slum dwellers was the opportunity to own a plot of land. Prior, all slum dwellers were squatters and tenants on public land. Original occupants of the slum settlement were given first priority to acquire surveyed plots of land.
- **Access to Piped Water**: The Slum Upgrading programmes extended water mains in the areas where they were implemented. Previously, access to safe water was inadequate, but presently, over 80 percent of the residents of the upgraded slums have access to safe water.
- **Good Road Network:** The Slum Upgrading programmes further improved the road network, including opening up new roads. The new road network, which stretches over 20km, enhanced access to the towns

within the vicinity of the upgraded slums and also contributed to the appreciation of the value of the land and properties within the vicinity.

- **Construction of Community Facilities:** Several community facilities were constructed during the implementation of the project. Notable ones include clinics and Health Centres, police posts, a solid waste recycling project, and a storm-water drainage facility.

- **Better Sanitation:** Prior to implementing the programmes, about 75 percent of the residents of slum shared pit latrines, most of which were poorly built using temporary materials; they were poorly maintained; and their location caused environmental and health hazards. To date, all beneficiaries were able to construct Ventilated Improved Pit Latrines (VIPs) and/or septic tanks, while upgrading/construction of their houses.

Key lessons learnt from implementing the Slum Upgrading Programmes include;

- Physical planning and detailed layout plans should be prepared in close collaboration with the community in the upgrading of settlements and provision of new housing.
- Planning and designing of infrastructure for slum upgrading programmes should be undertaken with full participation of the community and coordinated by professionals from both the public and private sector.
- Training of the members of the community in implementing slum upgrading programmes should be conducted on site using appropriate support communication aids, simple training techniques, and group discussions.
- Training of women in the implementation of slum upgrading programmes should be an integral component of the programmes.
- Conceptualization of slum upgrading programmes/projects has to be coordinated and planned within the overall framework of the national socio-economic development plan of a country.

With regard to slum prevention, the Slum Upgrading Strategy and Action Plan (2008) notes that the Government will create conditions in which all sections of the urban society, especially the poorest and most vulnerable, can obtain access to legal, affordable and appropriate shelter in ways that prevent the growth of new slums and unauthorized settlements. However, minimal efforts have been embarked upon to design and build affordable and/or modestly priced houses (less than UGX 50 million), because developers find it more profitable to focus on the high end of the housing market, particularly in view of the high cost of land and infrastructure.

5.2 Improving Access to Adequate Housing

The Habitat Agenda defines "adequate housing" as "more than a roof over one's head". Adequate housing also means adequate privacy; adequate space; physical accessibility; adequate security; security of tenure; structural stability and durability; adequate lighting, heating and ventilation; adequate basic infrastructure, such as water supply, sanitation and waste management facilities; suitable environmental quality and health-related factors; and adequate and accessible location with regard to work and basic facilities, all of which should be available at an affordable cost[29].

Following Government's divesture in provision of housing in 1992, private developers and individual households have taken a lead role in the supply of housing in the country. Since the late 1990s, the housing supply industry has attracted a number of real estate developers both local and foreign (See Box 8 for notable examples of real estate developers).

[29] http://www.globalhousingfoundation.org/adequate_shelter.html

Box 9: Habitat For Humanity Uganda (HFHU)

Since 2008, HFHU has been running a programme in Luweero and extend and/or finish their house. Loans have also been issued to low monthly income of the people they target is UGX 500,000. The ave loans are issued at a monthly interest of 2 percent. Since the progr loans, because of the stringent appraisals on the would-be borrower are trained on the need to pay their loans on time to ensure susta collateral including household items and a land title.

HFHU also has a programme that targets vulnerable groups in programme, orphans, vulnerable children (including children whose among others), and the elderly, are given free homes. In Mayuge vulnerable children. The houses have 4 rooms comprising 2 bedroo been completed in Kumi.

Another initiative HFHU has embarked upon is the provision of l ENCOT then on-lends the funds to low income earners, to improve at an interest rate of 2 percent per month, for a period of 2 years customary ownership certificate.

Source: Interviews

Box 8: Notable Real Estate Developers

Notable Real Estate Developers include the Kensington Group from Dubai, UAE, Pearl Estates (a subsidiary of the Picfare Group of Companies in Uganda) and Nationwide Properties (a construction arm of Mukwano Group of Companies in Uganda) among others. The developers have constructed over 5000 housing units since 2000. National Housing and Construction Company, which is partially owned by the Government of Uganda has to date constructed more than 10,000 housing units

Source: Interviews with Habitat Partners

However, the contribution of real estate developers to the housing industry has been insignificant, in comparison to the housing needs of the country. By 2013, Uganda had a housing backlog of about 1.6 million units. 13 percent (211,000 housing units) of the backlog is in urban areas and the balance (87 percent or 1,395,000 housing units) is in rural areas. In Kampala, the annual housing requirement is estimated at 22,000 units (Kalema W and Kayiira D; 2011). Further, the real estate developers target the middle and higher end of the market, because the low income earners cannot afford the houses they construct. Their houses are expensive (above UGX 150 million) because of the high cost of (i) land, (ii) delivery of infrastructure, and (iii) construction materials. By and large, the high cost of land and infrastructure disproportionately impact on the delivery of lower cost housing. **Therefore, most low income earners opt for the incremental building method – for both home ownership and rental housing – with owner savings, occasionally supplemented by relatively small, short term (under 3 years) loans from either commercial banks or micro-finance institutions.**

To address the challenges of provision of adequate housing among low income earners, some Habitat Agenda Partners have economically empowered low income households to build their houses. See Box 9 for more details.

5.3 Ensuring Sustainable Access to Safe drinking water and Basic sanitation

Over time, the Government has increasingly recognized the need to avail safe water and sanitation services to the population. Since the late 1990s, efforts to enhance access to safe water and sanitation have taken place in the context of broad institutional and economic reforms, including a shift from projects to a Sector-Wide Approach (SWAp) to planning; construction, and in some cases management, by the private sector. The NGOs and CBOs have also mobilized funds for water and sanitation infrastructure development. The NGOs and CBOs have also built the capacity of communities to demand, develop and maintain water and sanitation facilities.

Urban safe water coverage increased from 50 percent in 1998 to 86 percent in 2002, and 87 percent in 2006 (Uganda National Household Survey; 2005/6). In 2011, the urban safe water coverage, however, receded to 66 percent (Ministry of Water and Environment Performance Report; 2012). Households with access to water borne sanitation facilities increased from 0.2 percent in 1998 to 5.8 percent in 2006. Households that use pit latrines have increased from 70 percent in 1998 to 86.1 percent in 2006. The number of households that use the bush (no toilet facilities) has decreased from 28 percent in 1998 to 2.7 percent in 2006.

Adequate implementation of the National Water Quality Management Strategy (2006) has enabled the Government, through the Ministry of Water and Environment, and with support from Development Partners, build the capacity of LGs in basic water quality analysis. Several Local Governments have acquired basic water testing kits; however, the Local Governments lack capacity in water quality sampling/testing.

Through the provision of piped water in urban areas, the challenges associated with poor environmental sanitation (poor excreta disposal systems and poor solid and liquid waste management), have to a great extent been solved. The National Water and Sewerage Corporation (NWSC), with support from the World Bank, has in the past implemented several public sanitation projects, including constructing toilets in several LGs, including Jinja/Lugazi, Entebbe, Tororo, Mbale, Lira, Gulu, Masaka, Mbarara, Kabale, Kasese, and Arua, among others. NWSC intends to construct a lagoon that will treat waste and dispose of it. The above notwithstanding, incidences of residents using unsafe water in their households still persist.

The Sector Strategic Investment Plan (SSIP) for the Ministry of Water and Environment estimates US$125 million per year will be required to reach 77 percent water coverage in rural areas and 100 percent in urban areas. The Government plans to invest US$10 million per year in urban sanitation (mainly sewerage) and US$3 million per year in rural sanitation[30].

5.4 Improving Access to Clean Domestic Energy

In 2002, Uganda enacted the National Energy Policy. The policy espouses for accelerated power generation from renewable resources and emphasizes the development/adoption and utilization of other modern fuels and technologies. In 2007, the Renewable Energy Policy was enacted, to enhance the contribution of renewable energy in the production of energy from 4 percent in 2007 to 61 percent in 2017. However, by 2013, Uganda's energy supply and utilization was still dominated by biomass. Access to electricity was limited to 9 percent of the population, while the balance of the population (91 percent) mainly used biomass is form of firewood or charcoal for their energy needs. 3.8 million Households cook on open fires in an enclosed space. Worse still, awareness of Indoor Air Pollution among the population is virtually non-existent.

To address the above challenges, the Government, through the Ministry of Energy and Mineral Development implemented the Sustainable Energy Use in Households and Industry (SEUHI) Project. Notable achievements of the project included the construction of demonstration stove models in household kitchen environments in four pilot districts (Kabale, Tororo, Soroti and Adjumani) and training of artisans in production techniques for improved charcoal ceramic stoves in Kampala and Kabale.

GVEP International (Global Village Energy Partnership), an international non-profit organization that aims to increase access to modern energy in developing countries by providing support services to micro, small and medium energy enterprises, has since 2008 mentored 139 entrepreneurs in the production of briquettes. Briquettes are created by compacting loose biomass residues into solid blocks that can replace fossil fuels, charcoal and natural firewood for domestic and institutional cooking and industrial heating processes. The increasing cost of charcoal, lack of firewood, and further deforestation, are increasingly making briquette production a viable source of clean energy.

[30] Source: African Ministers' Council on Water (AMCOW); Uganda Status Report on Water Supply and Sanitation (2011)

Other organizations involved in the promotion of the usage of briquettes include the World Wide Fund for Nature, Uganda (WWF Uganda), among others.

In 2012, the Government formulated the Rural Electrification Strategy and Plan (2013 – 2022). The Strategy and Plan are cognizant of the UN initiative on modern energy access for all which obligates all governments to ensure the availability of clean and affordable modern energy in all homes by 2030. This includes the provision of cleaner, more efficient technologies for cooking and lighting in households. The Rural Electrification Strategy and Plan espouse for the extension of the electricity grid system, development of renewable energy resources to supply power through decentralized grid systems, improved biomass technologies, and the use of solar PV to supply electricity to remote homesteads, schools and health centres.

5.5 Challenges Experienced and Lessons Learnt

- Housing is not a political issue. It is for this reason, therefore, that the country continues to face acute shortages in housing.

- In Uganda developers find it more profitable to focus on the high end of the housing market, particularly in view of the high cost of land and infrastructure. To-date, minimal efforts have been embarked upon to design and build modestly priced houses. Therefore, much more efforts are needed to design and build modestly priced houses using affordable alternative techniques and technology.

- Expedite the enactment of the Draft Housing Policy (2012), which advances more pro-poor approaches in the provision of adequate housing for all on a sustainable basis.

- Adequate funding and implementation of the Rural Electrification Strategy and Plan will help reduce heavy reliance on biomass in the form of firewood or charcoal for cooking among households.

- The water sector should be adequately funded if the Government is to achieve its target of 100 percent water coverage in urban areas.

5.6 Issues that should be addressed by the New Habitat Agenda

The Government of Uganda commits to implement the following initiatives under the New Habitat Agenda;

- A comprehensive programme will be designed the Government will work with Private Developers and Financial Institutions to remove barriers in the demand and supply side of the housing sector. Specifically, the Government will encourage (including providing incentives) Financial Institutions to design new and affordable financial products (for example, mini-mortgages) that will be used to buy modestly priced housing, which will be constructed by private developers. For the developers the Government will provide infrastructure in housing estates and taxes incentives on construction material, to reduce the cost of delivery of housing.

6.0 SOCIAL DEVELOPMENT

Social development is process in which people are central to the development of a country[31]. Social development requires that the people are empowered, to responsibly explore, exploit and actively participate in the development process of a country. For the purpose of this study, the social development is configured around four thematic areas; (i) Access to Education and Trainings; (ii) Broadening Access to Health Services; (iii) Social Inclusion and (iv) Civic Engagement.

This Chapter discusses the achievements that have been made in the above thematic areas, with respect to the commitments made in the Habitat II Agenda. The Chapter also delineates experiences and lessons learnt in implementing the commitments agreed upon in each thematic area, as well as future challenges and issues that could be addressed through a New Urban Agenda – the Habitat III Agenda.

6.1 Access to Education and Trainings

6.1.1 Access to Education and Trainings at Primary and Secondary Level

Access to education and training is of great importance in meeting the basic learning needs of individuals, including enhancing their general knowledge, skills, values and attitudes that are crucial to improving the quality of their lives.

There is a significant body of evidence that suggests that Uganda's policies on education including the Universal Primary Education (UPE) and Universal Secondary Education (USE), and the Education for Sustainable Development Strategy, among others, have contributed to the development of the country (Box 10 delineates progress made in implementing education policies and strategies).

Box 10: Progress made in Uganda Education Sector

Over 80 percent of children from poor households are now able to attend school compared to just 51 percent before UPE was introduced in 1996. Enrolment in primary schools grew from about 3 million in 1996 to 8.3 million in 2009. The number of pupils in public schools in the UPE scheme doubled from 1.1 million in 1996 to 2.3 million in 2007. The introduction of USE has also improved school enrolment at secondary level, increasing from 814,087 students in 2006 to 1,165,355 students in 2009, with girls constituting 45.6 percent of total enrolment. Since 1999, the liberalization of the provision of University Education led to the licensing of Private Universities. The number of public and private universities has since increased from 5 to 28, by 2011. In addition to the Universities, there are 46 private and 50 government owned tertiary institutions. These efforts have opened opportunities for more Ugandans to find more rewarding employment and have supported the development of a more skilled population.

Source: Ministry of Education (2012)

Literacy levels have increased from 73.6 percent in 2008/09 to 87 percent in 2011/12[32]. However, relating literacy levels to effective socio-economic transformation and development remains a major challenge in Uganda. The **functionality**[33] of Uganda's literate population remains very low because of the poor quality of the education and training. Although the number of pupils in government schools has increased, it has not been matched by a commensurate amount of resources in terms of staffing and remuneration of teachers. Further, the high rate of absenteeism among teachers severely affects Teacher-Pupil contact time. The introduction of UPE and USE generally resulted into the quantitative gains being undermined by a discernible decline in the quality of education.

[31] Source: http://www.indsocdev.org/defining-social-development.html

[32] Source: Interviews with the National Planning Authority

[33] Functional Literacy is defined as a level of reading, writing, and calculation skills sufficient to meet the needs of a particular community in which an individual lives.

From the above overview, it is evident that one of the most binding constraints to the national development of the country is attributed to a shortage of relevant, high quality skills, among the population.

6.1.2 Access to Education and Trainings among the Adult Population

Recognising the importance of adult education in the process of development of a nation, in 1997, the Government embarked on efforts to increase functional literacy among the adult population. In that year, the Government with support from NGOs including the Adventist Development and Relief Agency (ADRA), ActionAid, World Vision, the Women Empowerment Programme (WEP) and Save the Children, among others, designed and implemented the Functional Adult Literacy (FAL) Programme, to among others, empower illiterate adults to participate effectively in public as well as community initiatives.

By 2008, 2 million adults had benefited from this programme. In that year, FAL had increased adult literacy levels to 75 percent, from 56 percent in 1997[34];[35]. However, a review of the FAL Programme in 2008 revealed that several adults who participated in the FAL programme were partially literate – they had attained formal education, and they understood the benefits of education. The adults therefore attend the FAL programme[36] to further their education. This suggests that adults that are illiterate have not benefited from this programme.

6.2 Broadening Access to Health Services

During the last decade, Uganda implemented a number of health sector reforms in an attempt to broaden and improve access to health services. Notable examples include (i) the decentralization of the responsibility of health services to local authorities; and (ii) the introduction of the Uganda National Minimum Health Care Package (UNMHCP), among others. Plans are also underway to introduce the National Health Insurance Scheme, where all Ugandans will be required to pay a monthly premium for their health insurance[37], with employees remitting 8 percent of their salary to the scheme.

[34] Source: http://www.unesco.org/uil/litbase/?menu=4&programme=138

[35] The NDP further notes that this programme was complimented by enhancing access to information services, by setting up 6 public libraries, 22 community libraries and 6 tele-centres.

[36] It is also worth noting that the FAL programme is implemented in a setup similar to school, against contemporary trends in adult education. The language of school/class instructor/lessons is used. As result, there is minimal evidence that the skills are learnt by adults are applied to their lives, and also, help them contribute to the development process of their communities

[37] Uganda has the least coverage of medical insurance in the East African Region, at 1.5 percent; compared to Rwanda – 98 percent, Burundi – 24 percent, Tanzania – 30 percent and Kenya – 35 percent.

Presently, private health centres and clinics provide health services to over 50 percent of the population because investment in Government health facilities has generally been low. Government owned Health Centres have inadequately skilled, under supervised and inadequately remunerated health workers. As a result, delivery of health services at Government health facilities has generally been insufficient. Another major challenge hindering access to health services at government health facilities is the lack of housing for health workers (See Box 11 for more details).

Nonetheless, utilization of government and private health facilities has over the years increased. However, because private health facilities are the main providers of health services in the country, the cost of accessing their services is high and continues to remain a major barrier for the poor, rural and elderly households. It is also worth noting that the quality of the services at private health facilities is in some instances is poor, because the facilities lack *e*quipment to diagnosis diseases better and faster.

Box 11: Shortage of Housing at Health Facilities, and its implication on delivery of Health Services

According to Guidelines for Designation, Establishment and Upgrading of Health Centers, which were issued by the Ministry of Health in 2011, the standard building infrastructure for staff housing, by level of Health Unit are; (i) Hospital – 80 Staff Housing Units; (ii) Health Centre IV – 18 Staff Housing Units; (iii) Health Centre III – 10 Staff Housing Units; and Health Centre II – 4 Staff Housing Units. However, staff housing at several health centres is either non-existent, or in a dismal state.

To illustrate, at Bugembe Health Centre IV in Jinja District, there are 45 staff, but only 5 reside at the Centre. The 5 health workers share one housing block with two rooms. According to the Head of the Health Centre, there is an urgent need to construct more houses at the Health Centre, particularly for key staff, including; Anesthetists, Theatre Nurses, Midwives, Laboratory technicians, and 3 Senior Nursing Officers.

In Lira District, an assessment of available housing for health workers is also appalling. At Lira Regional Referral Hospital, out of the 300 staff that work at the hospital, about half – 151, are accommodated at the hospital. The 151 staff are housed in uniports or tenements (a single-roomed house). For example, one of the senior Nursing Officers stays in a tenement, with her family of 5, including children aged between 18 and 25 years. According the Nursing Officer, there is no privacy in the single-roomed house, and in most cases, she does not get enough rest in the night to allow her fully concentrate on her job. The Nursing Profession requires a lot of precision and substantial levels of concentration to attend to patients satisfactorily.

6.3 Social Inclusion

Social Inclusion aims at enhancing the integration of all people in the community to fully participate in the economic, social and cultural participation of the country[38].

6.3.1 Engagement between the Community and Local Governments

There is growing evidence that the role of LGs in disseminating information to communities and working with NGOs and CSOs is essential in development of sustainable human settlements in Country.

Following the revitalization of the community development function in LGs in 2005, Community Development Officers (CDOs), have been charged with the role of engaging with the community. The CDOs ensure effective community participation in the design and implementation of development programmes in local governments and empower communities to implement, manage and sustain the programmes.

[38] Source: European Union; 2010

CDOs engage with the community at village council meetings, and other fora. In spite of their important role, by 2011, there were only 405 CDOs of the 995 CDO positions in all Districts and sub-counties. The work of the CDOs is complemented by Councillors. Views/contributions collected by CDOs and Councillors from the Community are incorporated into Local Government Development Plans at the Technical Planning Committee (TPC) Meetings of LGs. However, there is a tendency for Councillors to politicize views from the Community at the TPC meetings.

6.3.1.1 Sectors focused upon by Local Governments in engaging the Community

The CDOs have been active in ensuring that Local Government programmes respond to the needs of the community in the following sectors; water and sanitation, public health, physical planning and water and environment. **Interestingly, Local Governments Plans do not have a component/sector on housing and/or human settlements. Housing/human settlements component is embedded under the physical planning component; however no specific budget is allocated to it.**

Nonetheless, guided by the Local Government physical plans, the CDOs, with support from Local Government Physical Planners, advise communities on the type of housing that befits the different residential localities in the LGs. To illustrate, in high and medium density residential zones, only architectural plans of self-detached houses of one to two bedrooms are approved. In low density areas, architectural plans of stand-alone bungalows, with a pit latrine, are approved. Having different density residential zones guides the LGs on what future development will look like in each zone and what effects the development might have on the physical infrastructure. However, enforcement of the above regulations is in several instances weak because Local Governments do not have enough physical planners.

6.3.2 The Role of the Government, CBOs and NGOs in Community Mobilization and Empowerment

The Government, CBOs and NGOs have, during the last decade, embarked on a number of initiatives to sensitize the community to actively participate in development processes of LGs. They have also designed and implemented a number of housing support and social inclusion programmes that have empowered communities to independently address their housing needs. See Box 12 for more details.

6.3.3 Community Engagement in formulation of National Policies and Strategies

In the formulation of National Policies and Strategies, views from the community are either presented by the CDOs and/or Civil Society Organizations (CSOs) and Non-Government Organizations (NGOs) that work with the communities. The views of the community are presented at Regional Workshops.

However, because of budgetary constraints, in several instances, Umbrella Organizations/Associations of CSOs and NGOs are invited to the Regional Workshops on the assumption that through their outreach activities, they will be able to inform their members on the outcomes of the workshops. This suggests that the views of the community presented by Umbrella Organizations/Associations of CSOs and NGOs depend on how effective the Umbrella Organizations coordinate and/or work with their members (the CSOs and NGOs). CSOs and NGOs who are not registered under an Umbrella organization are usually not invited to the Regional Workshops. This suggests that the views of the communities with whom they work may not be captured in the formulation of National Policies and Strategies.

6.4 Civic Engagement

NGOs have been instrumental in raising the levels of awareness on civil and political participation, particularly among the youth and women, have generally improved. As a national Network organisation, SSA: UHSNET brings together different Organisations/institutions, Communities and individuals addressing issues relating to Human settlements. The network has continuously extended its efforts in addressing those issues pertinent to the quality of life in human settlements including; (i) Legal security of tenure for all, (ii) Reasonable access to public goods and services, (iii) Affordability at a level that does not threaten other basic services and infrastructure, (iv) Habitability (sound structure, adequate space, lighting, ventilation and a clean & healthy environment) (v) Physical accessibility particularly for those with special needs and a location that is safe, reasonably accessible to work, economic resources, services & community and (vii) Social and Economic freedom of all.

Platform for Labour Action (PLA), in partnership with the United Nations Development Programme (UNDP), have in the past played an instrumental role in enhancing knowledge of the youth and women about their political rights and also strengthening citizen's participation in political and economic governance.

Box 12: Role of the Government, CBOs and NGOs in Community Mobilization and Empowerment

The Transforming Settlements for the Urban Poor in Uganda (TSUPU) Programme, an initiative of Cities Alliance, the Government of Uganda, through the MLHUD, Slum Dwellers International (SDI) and ACTogether Uganda has been able to sensitize the community to participate in development processes of LGs. The TSUPU is implemented in five Municipal Councils (Arua, Jinja, Kabale, Mbale, and Mbarara). A notable achievement by the TSUPU Programme was tailoring the SDI learning by doing methodology tool kit to the Ugandan Context, for implementation in the five Municipal Councils. In the five Councils, the urban poor have been trained on how to use the tool. The urban poor utilized the tool to organize themselves into self governing national urban poor movements that are considered crucial, at both national and municipal levels of governments, in matters of slum upgrading. The urban poor movements also use the tool to exercise their rights and put pressure on other stakeholders to uphold their rights.

SSA – UHSNET and Foundation for Rural Housing (FHSE-Uganda) are other NGOs, which have played a commendable role in advocating for the prioritization of human settlements issues in Uganda through information sharing, advocacy, and engaging in community outreach programmes. Through its community outreach programmes, FHSE-Uganda in partnership with SSA-USHNET contributed to the formulation of the Draft National Housing Policy. SSA – UHSNET also contributed to formulation of the Building Control Act 2013; notable in the Act is the provision which allows for incremental housing. FHSE-Uganda has also mobilized 30 households in Tororo to form a housing cooperative – using the Rural Housing Cooperative Model. The NGO is training the households on how to save and later use their savings to build their own houses.

Source: Interviews with Habitat Partners

Because of PLA and UNDP's interventions, several women and youth in the informal sector (particularly those at village and parish level) are now knowledgeable enough about the key components of Civic and Political Participation, including the meaning of multiparty democracy and their different civil and political rights, such as the right to vote, non discrimination, and the right to demand for accountability from political leaders. However, more interventions are needed to enhance civic competence among citizens. The lack of civic competence among citizens largely emanates from low levels of education, low empowerment, and lack of information regarding public service delivery. This constrains the capacity of citizens to assertively demand for their rights for access to public services.

6.5 Gender Equality

Gender equality is central to the sustainable development of a nation. If each member of the society respects others and plays a role in development of a nation; they can together fulfil their full potential.

During the last decade, commendable progress has been made in promoting gender equality and women empowerment. As highlighted in Section 2.8, there is a noticeable increase in women's participation in the political sphere, in part, because of Government's strong commitment to implement affirmative action policies, including the 1.5 points awarded to girls to facilitate their entry into university.

Further, following the recruitment of gender focal persons in MDAs, gender inequalities are slowly but systematically being addressed in a number of public service delivery areas including health, justice, legislature, water and sanitation and social development, among others. However, more efforts and commitment is needed from the Government, CSOs and NGOs, if women are to attain full economic empowerment particularly in accessing productive assets like land. To illustrate, the Marriage and Divorce Bill, which sought to enhance women's access to economic resources particularly land received hostility from men who misinterpreted the proposed provisions on sharing of property. Men thought that they would be dispossessed of their property once the Bill became a law. Ironically, the Bill also received unfavoured considerations from a cross-section of women who argued that it encouraged divorce if people entered into marriages to subsequently divorce. They recognised that in any marriage, there is a possibility of divorce but contended that the latter should not be flagged as if every marriage will eventually lead to a break up.

6.6 Challenges Experienced and Lessons Learnt

- The 1.5 points affirmative action for university entry is silent on issues like tuition and upkeep for female students.
- The way the UPE and USE Policies have been implemented have sparked off the debate of quantity versus quality in the delivery of education and training programmes in primary and secondary schools. In addition, the UPE and USE Polices were over politicized.
- Minimal efforts have been embarked upon to strengthen the private health sector, including training its technical expertise, purchasing necessary equipment such that it can adhere to high quality standards in the delivery of health services. A notable example is the high cost of accessing credit, to purchase equipment, and stock drugs.
- There is a growing concern about Government's continued prioritization of curative health care, as opposed to preventive health care. In several urban authorities including Arua, Mbarara, Kabale, Kampala and Mukono, among others, preventable diseases make up 75 percent of all illness recorded annually.
- While there is consensus among Government Institutions that housing is a basic right, the Government has for a long time (more than a decade), failed to enact a **New** policy on housing.
- Continuous and participatory engagement of the community will ensure sustainability, quality and ownership of national and local government programmes related to urban planning and development. Continuous and participatory engagement of the community, however, necessitates the involvement of Cultural and Religious Leaders.
- To enhance the role of the community in defining and implementing the national development agenda, Community Demand Driven (CDD) Projects should be developed from which the community can generate income to look after their households. This will enable the community to participate in the socio-economic development of their LGs from a point of both social and economic strength rather than weakness.
- National and local economic development programmes should not politicized, if they are to be appreciated by the Community.

6.7 Issues that should be addressed by the New Habitat Agenda

The Government of Uganda commits to implement the following initiatives under the New Habitat Agenda;

- Local Governments' Development Plans will incorporate a component on Human Settlements, in addition to the other sectors they focus upon. The component on Human Settlements will delineate actions on how to upgrade and/or improve poor neighbourhoods, including sprouting slums.
- The National Urban Forum will continue to be adequately funded to contribute towards the promotion of sustainable development in Uganda through enhancing continuous cooperation and networking, advocacy and lobby, research and training on urban development.
- Functional Literacy is still low and an impediment to the national development process. Topics related to social development in the national curriculum will be adopted as extra-curricular activities, such that they are not restrictive to the pupils'/students' comprehension skills and imaginations.
- The girl child is still vulnerable in education and housing. The Government will introduce by-laws and sanctions against early marriages. Further, the Government will work with NGOs to ensure that issues related to the welfare of the girl child and the vulnerable children are adequately addressed.

7.0 ENVIRONMENT MANAGEMENT AND URBANIZATION

For the purpose of this study, Environment Management and Urbanization is configured around four thematic areas; (i) Addressing Climate Change; (ii) Disaster Risk Management; (iii) Reducing Traffic Congestion; and (iv) Air Pollution.

This Chapter discusses the achievements that have been made in the above thematic areas, with respect to the commitments made in the Habitat II Agenda. The Chapter also delineates experiences and lessons learnt in implementing the commitments agreed upon in each thematic area, as well as future challenges and issues that could be addressed through a New Urban Agenda – the Habitat III Agenda.

7.1 Addressing Climate Change

The economic and social development of Uganda largely depends on careful exploitation of its natural resources, including its climate. Degradation of the natural resources coupled with increasing climate change can have a negative impact on Uganda's social and economic development and the livelihoods of millions of people.

Women and children are most vulnerable to climate change impacts. Climate Change increases the burden on women for upholding household food security. Climate change effects reduce the available time for participating in decision-making and income-generating activities. In addition, climate-related disasters have larger negative effects on female-headed households.

In 2002, a survey conducted by GIZ in collaboration with the Ministry of Water and Environment established that were over 160 actors addressing issues related to climate change. However, they all had divergent understanding of the climate change issue, hence their actions were not well harmonised.

In 2010, the United Nations Institute for Training and Research (UNITAR) in partnership with the Climate Change Unit; Ministry of Water and Environment, embarked on a five year project that would institute a coherent and collaborative approach, among various actors (Government Institutions, Civil Society Organizations and the Private Sector) on how to address the challenges of Climate Change. The objectives of the project were to;

- Foster a systematic and country-driven process to strengthen human resources, learning, and skills development to address climate change in Uganda;
- Determine specific actions to enhance climate change learning and strengthen learning institutions;
- Ensure that climate change learning is linked to and helps to achieve national climate change objectives;
- Augment mobilization of resources for training and skills development from national budgets and external partners, such as UN organizations/country teams, bilateral donors, foundations; and
- Create a strengthened human resource base to enhance the implementation of the UN Framework Convention on Climate Change (UNFCCC) and the Kyoto Protocol (KP), in view of the negative impacts devastating people's livelihoods and the national economy in general.

The Project is aligned, and also contributes to the objectives of the National Development Plan NDP (2010/11 – 2014/15); the national planning framework, through which government business is channelled. The Project is also aligned to Uganda's Vision 2040 which recognizes the need to develop appropriate adaptation and mitigation strategies on climate change over the vision period and to ensure that the country is cushioned from the associated adverse impacts.

A major output of the Project, to date, has been the formulation of the **National Strategy and Action Plan to Strengthen Human Resource and Skills to Advance Green, Low-emission and Climate-resilient Development in Uganda.** The National Strategy reviews climate learning needs for individuals and institutions, and delineates three short term priority actions necessary to attain Green and Climate-resilient Development in the country. The short term actions are;

- Strengthening Climate Change Education at Upper Primary Level;
- Building Climate Change Competencies of Newly Appointed Climate Change Desk Officers in every Ministry; and
- Support for Advancing Medium and Long-Term Implementation of the National Strategy.

A mid-term evaluation of the project, however, established that although the Climate Change Unit; Ministry of Water and Environment had demonstrated commitment towards implementing planned activities in the National Strategy and Action Plan to Strengthen Human Resource and Skills to Advance Green, Low-emission and Climate-resilient Development in the Country, this would not necessarily translate into effective implementation of the National Strategy, if all concerned stakeholders were not fully involved. The mid-term evaluation recommended that there was a need to actively involve and engage Civil Society Organizations to broaden the constituency for capacity building on climate change related issues. Civil Society Organizations are increasingly being seen as a partner in raising awareness, particularly at grass root level, about the challenges of climate change. The evaluation also recommended that challenges of engaging the private sector in implementing the National Strategy should be addressed, including their disenchantment with public/private processes. In the past the Government has initiated engagements with private sectors on several strategic agendas; however, they have not yielded any tangible results.

Another notable recommendation from the mid-term evaluation was the **need for more political support/intervention to overcome bureaucratic challenges in implementing the project and activities of the National Strategy.** The evaluation noted if the process of implementing planned activities of the project and the National Strategy is not championed visibly at the highest political level, it will continue to be challenged all the way by those who have vested interests.

7.2 Disaster Risk Reduction

The Government of Uganda is cognisant of the need for disaster preparedness and management at national and LG level. In 2010, the Government enacted the National policy for disaster preparedness and management that details mechanisms and structures for the effective and practical management of disasters.

To enhance livelihoods of persons in disaster prone and former conflict affected areas, the Government has implemented a number of special programs, such as the Peace, Recovery and Development Plan (PRDP), Luwero-Rwenzori Development Plan (LRDP), Karamoja Livelihood Programme (KALIP) and the Northern Uganda Social Action Fund Phase II-(NUSAF II)[39]. To effectively prepare and respond to disasters, vulnerability assessments are conducted on a continuous basis especially in disaster prone regions. Forty disaster preparedness/contingency plans for LGs were prepared to help to cater for the event of a disaster. Furthermore, food and non-food relief items were provided to two million disaster victims by the end of 2011/12.

However, the weak enforcement of environmental regulations remains a major concern in the management of disasters in the country. Over 98 percent of Uganda's population depends on biomass for cooking. The heavy reliance on biomass has resulted in the depletion of community forests in the country. There is also rampant encroachment on wetlands across the country due to population pressure. Similarly, there is widespread pollution of water bodies emanating from poor disposal of non-biodegradable materials and industrial effluent.

7.3 Reducing Traffic Congestion

According to the Uganda Revenue Authority (URA), there were 635,656 vehicles in Uganda in 2011, an increase from 50,102 in 1991. During the last ten years, light goods vehicles plying Ugandan roads increased by 5.7

[39] Source: Government Annual Performance Report (2010/11); Office of the Prime Minister

percent, four-wheel drive cars increased by 7.4 percent, omnibuses by 12.6 percent, buses by 5.4 percent, trucks by 9.2 percent and motorcycles by 15.8 percent[40];[41].

To deal with the nuisances of traffic congestion, in 2007, the Government formulated the National Transport Master Plan including a Transport Master Plan for Greater Kampala Metropolitan Area (NTMP/GKMA). The plans will be implemented over a next 15 years (2008 - 2023). According to the Transport Master Plan for Greater Kampala Metropolitan Area, Kampala city transport system will be transformed as follows:

- A dual carriage way will be built to by-pass the city centre from Jinja Road to Kibuye. The carriage way will have a fly-over crossing over Mukwano and Port Bell railway lines east of Kampala main railway line. The carriage way will have 4 to 6 road lanes.
- Other dual carriage roads will include principal radial roads, the Northern bypass, and other circumferential roads totalling up to 122.9km. They will provide separate pedestrian and non motorized vehicle pavements.
- The existing single carriage ways will be upgraded and properly engineered. All of them will have a minimum of two motor vehicle lanes, adequate shoulders and proper drainage. They will have separate bays for public transport, pedestrians and a total length of 572.9Km.
- Other investments will include 62 junction improvements, 27 railway crossings and a 1,053km walkway network. 600km of gravel roads will be sealed and 60km resealed each year, and 240km of roads will be maintained each year.

Mid this year (2014), KCCA announced that was working with Rift Valley Railways (RVR) to revive passenger train services as part of measures to reduce the number of motor vehicles entering the City. RVR and KCCA will initially establish two railway passenger services; Namanve to Kyengera and Port Bell to Kampala. It is estimated that over 10,000 people will use the service daily. Trains have several advantages over motor cars (public or private). They are cheaper and safer for the environment, given that they produce much less dangerous emissions than motor-cars do. They also cause fewer accidents.

Most up country urban areas face episodes of traffic congestion during morning and evening hours on specific road points entering and exiting commercial areas of the urban council. Most of the traffic is pedestrians, cyclists and few vehicles. The traffic problem arises from the lack of pedestrian walk ways and cycling lanes on the narrow roads serving the town centres; and also the lack of traffic wardens and demarcated cross points for pedestrians.

7.4 Air Pollution

The World Health Organization (WHO) ranks indoor air pollution (from biomass fuel combustion) and urban outdoor air pollution 10th and 14th respectively, among 19 leading risk factors to global mortality[42].

With a growing middle class, particularly within Kampala City, Uganda has experienced expanding vehicular traffic comprised of imported second hand and reconditioned cars; exhaust-unregulated cars; trucks; buses; and motorcycles. Furthermore, the national economic strategy that promotes the industrial and manufacturing sector has created a conducive environment for the growth of the cottage and other larger industries within several urban councils, including Mbarara, Mukono, Busia, Kampala, Gulu and Jinja, among others. These industries contribute to

[40] Source: Government Annual Performance Report (2010/11); Office of the Prime Minister

[41] In 2011, Kampala City had about 7,600 minibuses. Unlike buses, however, minibuses cannot transport a large number of people (only 14 people, compared to about 60 in a bus). The heavy reliance on private transport, as well as the low capacity of minibuses to transport urban dwellers has contributed to the rapidly increasing traffic jam in Kampala.

[42] Source: http://www.hindawi.com/journals/jeph/2014/763934/

air pollution. Further the burning of waste by individuals to manage uncollected waste also contributes to the deterioration of air quality in Kampala.

According to the Uganda National Environment Management Authority (NEMA), daily traffic jams result not only in loss of valuable health and time but also lead to a loss of about UGX 500 million (about $200,000) in burnt fuel – about 140,000 litres of fuel are burnt by idling cars every day.

The unhealthy air in urban areas suggests that a large number of people may be threatened by cerebral and cardiovascular as well as respiratory tract diseases. In most u country towns, local artisans engaged in the production of sandals from used rubber tyres only dispose of the remaining rubber pieces by burning. These fires are set in the night after the urban law enforcement officers have left duty, and also because the thick black smoke associated with the rubber burning can be disguised in the dark. However burning rubber smells and intoxicated air continue to affect lives of people living near such sites. Furthermore, women use the waste black ash from the burnt rubber to paint the house skirting black for both the inner and exterior wall structures of the residential houses. This appears like free and cheap painting material, but the toxicity of the burnt rubber is extended closer to humans and could be responsible for a great extent of ill health cases among the urban dwellers.

In 2007, the National Environment Management Authority (NEMA) appointed a technical committee of university professors, medical officers, and technocrats from the Ministry of Water and Environment and the Ministry of Health to develop standards for air quality monitoring. However, there is no evidence that the standards were developed and are being implemented.

7.5 Challenges Experienced and Lessons Learnt

- The recommendations of the restructuring exercise of the Ministry of Water and Environment (2011), in which proposals were made to elevate the Climate Change Unit to a Directorate or a semi-autonomous Commission, should be expedited. The Climate Change Unit is currently managed as a project, and yet it is the national focal institution for the UNFCCC and the KP. As a Unit, it lacks confidence in coordinating and monitoring progress of other Government Institutions in implementing provisions of the UNFCCC and other commitments made by the Government on Climate Change. If the Climate Change Unit were elevated to a Commission, it would use this status to easily influence prioritization of Climate Change related issues into all Government institutions' agenda. It would also position itself as the senior institution within the Government with adequate authority over all other Government Institutions in ensuring initiatives related to Climate Change are adequately pursued, monitored and implemented.
- There is need to conduct a comprehensive nationwide vulnerability analysis in disaster-prone areas, incorporating information about past disaster events, the socio-economic conditions of the population living in the affected area, and inventories of major structures liable to damage. This will help determine the frequency, intensity, impact, return period and other data in relation to each category of disaster/hazard.
- There is need to utilize local knowledge in community-based disaster risk management: The indigenous knowledge of people who live in hazard-prone areas should be considered as complementary to scientific knowledge in the development of community-based disaster risk management plans and programmes. Several elders/community leaders have valuable local knowledge that should be used in Disaster Risk Reduction.

7.6 Issues that should be addressed by the New Habitat Agenda

The Government of Uganda commits to implement the following initiatives under the New Habitat Agenda;

- More attention will be paid to disaster risk reduction during the process of preparing multi-sectoral zones and land-use plans.
- Emerging issues that need to be incorporated into the national curriculum, including Climate Change, will be adopted as extra-curricular activities, rather than actual revision of the entire curriculum. This recommendation

is premised on the fact that the curriculum is already overcrowded; and it has been revised several times to incorporate every issue of national importance that emerges.

- The formulation of standards on air quality monitoring will be expedited and sufficient resources will be allocated to enforce them.

8.0 TRANSPORT AND MOBILITY

This Chapter discusses the achievements that have been made in the Transport and Mobility Sector, with respect to the commitments made in the Habitat II Agenda. The Chapter also delineates experiences and lessons learnt in implementing the commitments agreed upon, as well as future challenges and issues that could be addressed through a New Urban Agenda – the Habitat III Agenda.

8.1 The Transport Sector

Improving the transport sector is an important part of the government's commitment to promote urban areas as attractive and convenient places in which to live and work. To achieve this commitment, however, an integrated transport management plan should be considered when preparing land use plans. In effect, the way urban councils plan for land usage and transport should reduce the number of trips that can be made by foot, bicycle and public transport when urban dwellers are going about their daily tasks. In Uganda, however, the opposite is happening. Roads have been constructed away from human settlements. As a result essential social services and facilities are in several cases, hard to access.

Another major concern is that Uganda does not have a national transport policy. A draft policy was formulated; however, its finalization has taken a very long time. In the absence of a policy, several regulations on the transport industry have been enacted, including the Traffic and Road Safety Act (1998). The regulations are being implemented without a policy framework that guides their implementation.

Regarding road maintenance, some progress has been made. The Uganda Road Fund (URF) was established in 2008 to fund the maintenance of roads; and the Uganda National Road Authority (UNRA), established by an act of Parliament in 2006; on the other hand to construct roads.

8.2 Households and Transport

For the middle and high income households (UGX 3 million and above, monthly), their transport consumption habits are poor because they prefer to buy and use private cars as opposed to utilising public transport systems. Private cars are expensive, and an inefficient transport system; they cause traffic congestion, and contribute to air and environment pollution.

For the lower-middle income households (between UGX 1 million and UGX 3 million monthly), they rely on unregulated informal transport modes like the use of motorcycles (locally referred to as boda-bodas). Boda-bodas operate where more conventional services are uneconomic or physically impossible. They are found in urban and rural areas where they act primarily as feeder services to the towns or major public transport routes

The use of boda-bodas, however, accounts for over 50 percent of accidents in urban areas. According to the World Health Organization's Global Status Report on Road Safety, Uganda is ranked among countries with alarmingly high road accidents. The accident death rate is 10.1 per 100,000 people. As a result, it is estimated that the country loses approximately 800 billion per year due to road accidents. It is also worth noting that although a National Road Safety Council was established within the Ministry of Works Transport and Communication (MOWTC); it is underfunded and therefore unable to effectively handle road safety issues such as accidents caused by commercial motorcycle transporters (boda-bodas). KCCA is trying to regulate and organise the boda-boda industry; however, other areas (urban or rural) where boda-bodas operate remain completely unregulated.

For the low income households (UGX 1 million and below, monthly), though they occasionally use boda-bodas, the majority (over 70 percent) walk to work. Good enough, the current road design manuals have been reviewed to include pedestrian walkways. More efforts and commitment is also needed to enforce the provisions of non-motorized transport policy (2012).

8.3 Transport Infrastructure

As highlighted above, the main mode of transport in Uganda is by road and it has therefore been accorded the highest priority and funding during the past decade. The percentage budget allocation from the works and transport sector to road construction and maintenance increased from 10.1 percent to 16.4 percent, between 2005/06 and 2009/10[43].

The road mode of transport carries 97 percent of freight cargo and 99 percent of passenger traffic. The road mode of transport falls under four categories; (i) Trunk (National) Roads – about 9,600km, (ii) District (Feeder) Roads – about 22,300km, (iii) Urban Roads – about 2,800km and (iv) Community roads – about 30,000km[44]. Trunk roads connect Uganda to neighbouring countries and major domestic routes internally. Feeder roads connect communities to commercial and social economic centres either directly or through linkages to the trunk roads. Urban roads serve urban areas and town councils, whereas community roads link various communities to each other. Tarmac roads are concentrated in urban areas.

Air transport services are nascent - the country has one international airport-Entebbe, but efforts have been embarked upon to upgrade Kasese, Gulu, and Arua airfields to international standards. 18 international scheduled airlines are operational with high potential of growth. Railway transport is underutilized – currently only 337 km are operational with an average annual volume of about 585,000 tonnes. Water transport infrastructure is generally improving, though its coverage is still low, despite the country's water resource endowments, including Lake Victoria and River Nile. Nonetheless, the Government bought water transport infrastructure (Ferries) to ease transport on Lake Victoria.

8.4 Challenges Experienced and Lessons Learnt

- Uganda lacks a regulation on the importation, purchase, and use of second hand used vehicles. All imported used vehicles consume leaded fuel that is not clean for the environment.

- The lack of a national transport policy has led to inadequate coordination between actors in the transport sector (traffic police, urban authorities and taxi/bus operator associations, among others).

- Lack of funds to develop the transport infrastructure is a big challenge. Transport infrastructure is expensive to build and maintain, yet low standard developments undertaken as a result of limited resources are vulnerable to damage upon intense use by heavy vehicles or traffic.

- Transport demand management: The Government is only addressing the supply side. However, it is important for the government to consider the demand side as well. The demand side includes pollution, traffic jam, and road accidents, among others.

8.5 Issues that should be addressed by the New Habitat Agenda

The Government of Uganda commits to implement the following initiatives under the New Habitat Agenda;

- Design regulations for informal transport systems.

- Develop an integrated transport system that covers all modes of transport.

[43] Source Ministry of Finance, Planning and Economic Development (2010): Uganda National Report for the Implementation of the Programme Action for Least Developed Countries for the Decade 2001 – 2010.
[44] Source: The National Urban Observatory; August 2000

- Establish an independent agency/authority to handle transport governance issues.
- Promote intelligent transportation systems across the country. A notable example is telecommuting, which reduces unnecessary travel, traffic jam, and pollution. This in turn contributes to efficiency and productivity in urban development.

9.0 RESEARCH AND CAPACITY DEVELOPMENT

This Chapter discusses the achievements that have been made in the area of research and capacity development, with respect to the commitments made in the Habitat II Agenda. The Chapter also delineates experiences and lessons learnt in achieving the commitments made, as well as future challenges and issues that could be addressed through a New Urban Agenda – the Habitat III Agenda.

9.1 Research on Human Settlements and Urban Development

A number of research projects and programmes have been embarked upon since the 1996 Istanbul conference, to inform the formulation of Policies and Strategies that will guide in the provision of adequate shelter for all and the development of sustainable human settlements. Below is a synopsis of the projects that have been embarked upon;

- **Physical Planning**: Students of Makerere University are actively engaged in implementing TSUPU (See Section 6.3.2). The students have been able to prepare policy briefs and research papers on how to address the challenges of urbanization in human settlements. The policy briefs and research papers outline strategies on how the government, in partnership with urban dwellers, can address past and foreseeable challenges of physical planning and urbanization.

- **Transport Policy**: The Transport Environment Science and Technology (TEST) Project is funded by the European Commission's Africa, Caribbean and Pacific Group Science and Technology Programme. The project aims at strengthening the capacity of the academia researching on the transport sector such that they can ably contribute to the formulation and implementation of sustainable transport policies, which will have a positive impact on economic development in Sub-Saharan Africa (SSA). TEST has a multi-stakeholder Network for knowledge-sharing on transported related issues including road congestion, air pollution (greenhouse gases) and road safety.

- **Community Outreach Programmes**: Several Universities, including Makerere University, and Uganda Christian University, among others, have made it a pre-requisite for students pursing courses in urban planning, engineering, architecture, and community development to participate in community outreach programmes, before they graduate. This form of applied research equips students with hands-on skills on how they can address challenges associated with urbanization. See Box 13 for other notable Community Outreach Programmes.

Box 13: Other Notable Outreach Programmes

Another notable initiative is the Innovations at Makerere Committee (I@MAK), initiated by Makerere University and funded by the Swedish International Development Cooperation (SIDA). I@MAK has since 2001 implemented a capacity building programme for decentralization at Makerere University. The main focus of I@MAK is to promote innovations in teaching and research to make university education more relevant to the country's changing needs, particularly with respect to the principles of the Decentralization Policy. One of the key strategies adopted to achieve the overall goal of the programme was to promote publishing among the academic staff at Makerere University and other partnering institutions. A lot of knowledge and information relevant to society is generated within Higher Institutions of Learning, and has gradually been disseminated to relevant public institutions.

Source: Interviews with Habitat Partners

9.2 Capacity development initiatives in addressing human settlement and urbanization

Below is a synopsis of the capacity development initiatives embarked upon by Higher Institutions of Learning in partnership with relevant public institutions and Development Partners.

- Makerere University currently hosts the Local Urban Knowledge Arena, through which the Urban Sustainability Extension Service Programme is implemented with over 100 other Higher Institutions of Learning in the United States of America. The Local Urban Knowledge Arena is used as a clearing house and knowledge management hub for urban research in Uganda. The overall objective of this initiative is to strengthen capacities of local and national governments to respond to urban challenges through targeted research, analysis, and policy advice provided by local and international universities.

- Makerere University signed a Memorandum of Understanding with UN-Habitat to set up a local urban knowledge platform for knowledge generation on urban matters in Kampala. The platform is also used by urban councils like Jinja Municipal Council; Mbale Municipal Council, Arua Municipal Council, Mukono Municipal Council and KCCA on how to better plan and manage the City.

- In 2012, the Department of Architecture; Makerere University, in partnership with MLHUD developed City Development Guidelines which delineated a new approach to urban planning. Prior to developing the Guidelines, staff from the Department of Urban Planning in MLHUD, were trained in various disciplines in modern City Planning.

- Between 2002 and 2010, UN-Habitat implemented the Lake Victoria City Development Strategies Initiative. The Initiative, which was partially funded by SIDA, was implemented in eight Urban Cities that border Lake Victoria. The Urban Cities are; Kisumu and Homa Bay in Kenya; Mwanza, Bukoba, and Musoma in Tanzania; and Kampala, Jinja and Entebbe in Uganda. A major outcome of the Lake Victoria City Development Strategies Initiative was the formulation of sector investment strategies for improved basic urban services for the eight municipalities. The development of the strategies was participatory and it involved communities in the Urban Cities.

9.3 Challenges Experienced and Lessons Learnt

- Much as research has been undertaken by different actors (especially the academia) on human settlements and urban development, little has been used to inform the formulation of policy.

- Research has established that housing developments (Bugolobi, Bukoto and Naguru – NHCCL developments) that were embarked upon in the late 1970s allocated too much greenery between the housing blocks than was needed. Recently developments, like the Naalya Housing Estate (2006) also allocated too much allocated too much greenery between the housing blocks, despite recommendations from the academia, that allocating too much greenery between the blocks was wastage of land.

- It is very expensive to undertake research on urban development and human settlements. Most research on human settlements and urban development has been funded by Development Partners. The funding is usually for a short period of time; yet certain issues need to be observed over a period of time (2 to 3 years), if the research is to inform the formulation of policies in a manner that is cognisant of the needs of the country.

- It is still difficult for urban actors like planners, architects and engineers to get practicing licenses. An engineer, for example, needs to have worked on several projects before he or she is certified by the Uganda Society of Architects and Architects Registration Board. Such practices deter the morale of young graduates in pursuing their careers; hence they end up working in different sectors like banking. As a result, there is a shortage of technical skills needed to transform human settlements and urban environments to sustainable and acceptable standards.

9.4 Issues that should be addressed by the New Habitat Agenda

The Government of Uganda commits to implement the following initiatives under the New Habitat Agenda;

- More research on disaster management and climate change – linking it to settlement patterns and mobility, will be conducted.
- Universities, in joint collaboration with the Government, will set up an earth Quake Monitoring and Research Centre. The research will inform settlement developments in earth quake prone areas of Uganda.
- More research on effects of consumption patterns on urban development will be conducted to inform the formulation and/or revision of waste management policies and also educate policy makers on the most effective ways of dealing with waste.

ANNEX I: URBAN INDICATORS[i]

A. Percentage of people living in slums

Year	1995	2005	2007	2009	2012
Percentage	75.4	66.7	63.4%	60.1%	60%

B. Percentage of urban population with access to adequate housing

Adequate housing encompasses more than a roof and four walls. Adequate housing should also guarantee physical safety or provide adequate space, as well as protection against the cold, damp, heat, rain, wind, other threats to health and structural hazards.[45] The table below shows the distribution of households by type of construction materials and residence in urban areas from 2002/2003 to 2009/2010.

Material Used	2002/2003	2005/2006	2009/2010
Roof			
Iron Sheets	86.4	82.7	84.1
Thatched	8.2	14.2	12.0
Other roof*	5.5	3.1	4.0
Walls			
Bricks	77.4	79.2	83.9
Mud and Poles	17.3	17.9	12.4
Other wall**	5.3	3.6	3.8
Floor			
Earth	27.2	29.6	25.2
Cement	66.9	68.6	70.8
Other floor***	5.9	1.8	4.0

**includes tiles, tin, cement, asbestos and wood planks **includes timber. Stone, thatch and straw and cement blocks ***includes mosaic or tiles, bricks, wood, and others not described*

C. Percentage of people residing in urban areas with access to safe drinking water

Year	1990	1995	2005	2010	2012
Percentage	77%	81%	89%	93%	95%

D. Percentage of people residing in urban areas with access to adequate sanitation

Year	1990	1995	2005	2010	2012
Percentage	32%	33%	33%	33%	33%

E. Percentage of people residing in urban areas with access to regular waste collection

Information pertaining to waste collection in Uganda's urban areas is not easily accessible. The only available information on refuse collections is confined to Kampala, Uganda's most urbanized city.

F. Access to refuse collection in Kampala

Year	1996	2004/2005
Percentage	20-30%	20%

G. Percentage of people residing in urban areas with access to clean domestic energy

Cooking Fuel	1992/93	1999/2000	2005/06	2009/10
Firewood	27	20	22.9	15.4

[45] UN Factsheet on the Right to Adequate Housing.

Charcoal	62	70	66.1	69.8
Kerosene	5	5	3.5	4.9
Electricity	5	3	0.8	1.6
OTHER(Including LP gas, saw dust, biogas)	1	2	6.8	8.2

Lighting Fuel	1992/ 93	1995/96	1999/2000	2005/06	2009/10
'Tadooba'	46	36	29	31.2	22.2
Lantern	16	30	30	23.4	21.7
Electricity	35	33	40	41.2	48.0
Other(Includes solar, generator, candle, firewood, and any other source of lighting)	3	1	1	4.2	8.2

H. Percentage of people residing in urban areas with access to public transport

MEANS OF TRANSPORT	1999/0	2002
Owned a motor car	-	6.0
Owned a bicycle	22	18.9
Owned a motor cycle	-	3.6
Ownership of transport means other than a bicycle	8	
Did not own any means of transport	-	74.7

I. Percentage of policies and legislation on urban issues in whose formulation local governments participated from 1996 to the present;

POLICIES	Percentage of city, regional and national authorities that have implemented urban policies supportive of local economic development and creation of decent jobs and livelihoods
Land Use Policy 2007	100
Land policy	100
Land Act 1998	100
Physical planning Act 2010	100
Slum upgrading strategies	100
Kampala Infrastructure Development project(KIDP)	100
Prosperity for all(NAADS)	100
Rural electrification program	100
Education for all (UPE,USE AND GOVERNMENT SPONSORSHIP IN PUBLIC UNIVERSITIES)	100
Women Emancipation	100
Youth Livelihood program	100

J. Percentage share of both income and expenditure allocated to local governments from the national budget;

Year	2001	2003	2004	2005	2007	2008	2009	2010
Share of public expenditure	34%	24.9%	33%	23%	24%	25%	20%	19%
Share of GNI	27%	31%	30.9%	29%	26%	24%	23%	24%

K. Percentage share of local authorities' expenditure financed from local revenue

Financial Years	97/98	98/99	99/00	2000/01	2001/02	2002/03
% of local	30%	25%	18%	15%	12%	11%

revenue over annual LG budget						

L. Percentage of city, regional and national authorities that have implemented urban policies supportive of local economic development and creation of decent jobs and livelihoods - 100%.

M. Percentage of local authorities that have adopted or implemented urban safety and security policies or strategies - 100%.

N. Percentage of local authorities that have implemented plans and designs for sustainable and resilient cities that are inclusive and respond to urban population growth adequately – Not Available.

O. Share of national gross domestic product (GDP) that is produced in urban areas – The Draft National Urban Policy notes that urban economies contribute 70% to the national GDP.

ANNEX I: REFERENCES

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