

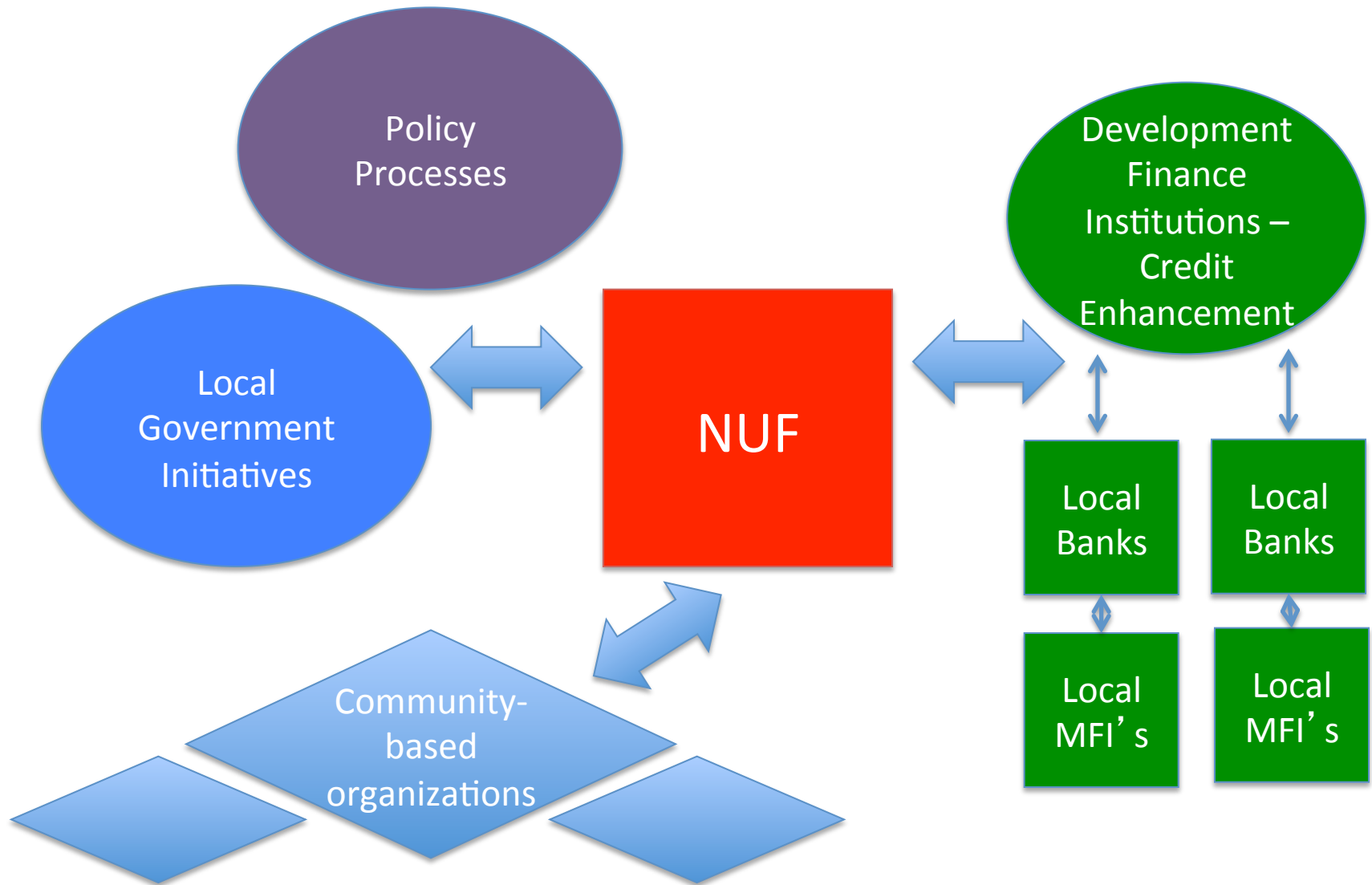
Neighborhood Infrastructure and Upgrading Facility

Partnership approach to link policy,
design and investment in neighborhood
infrastructure and upgrading

Approach

- The Neighborhood Infrastructure and Upgrading Facility (NUF) is designed to *stimulate local financial investment in urban infrastructure and home improvement*
 - Increasing 3-5 year funding in local currency
 - Using credit enhancement, such as partial credit guarantees
 - Building local financial markets in infrastructure, municipal and affordable housing lending
- Investment links with government policy, city planning, water, sanitation, accessibility and sustainability initiatives to create *economically vibrant cities*

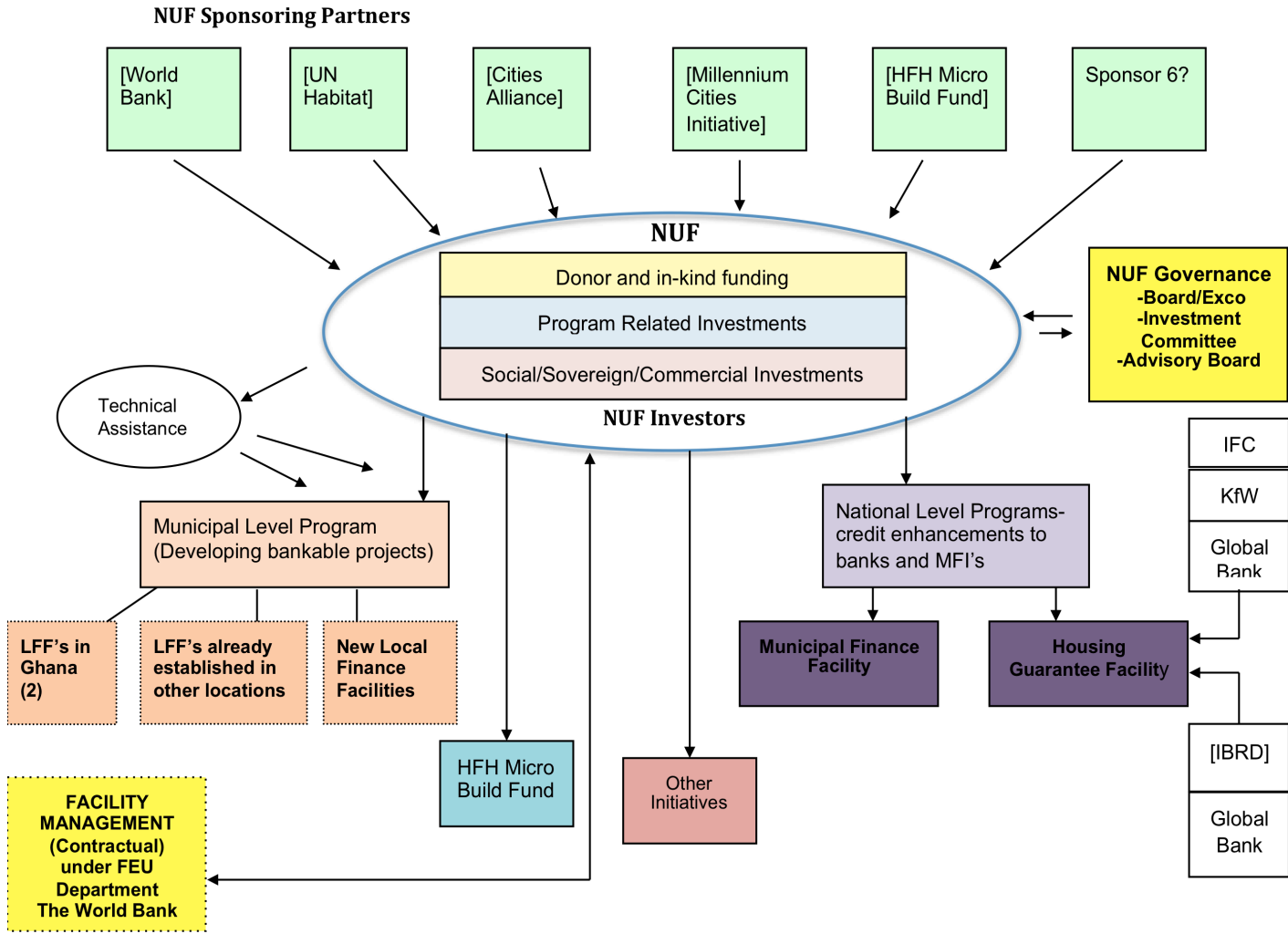
Transformative Process



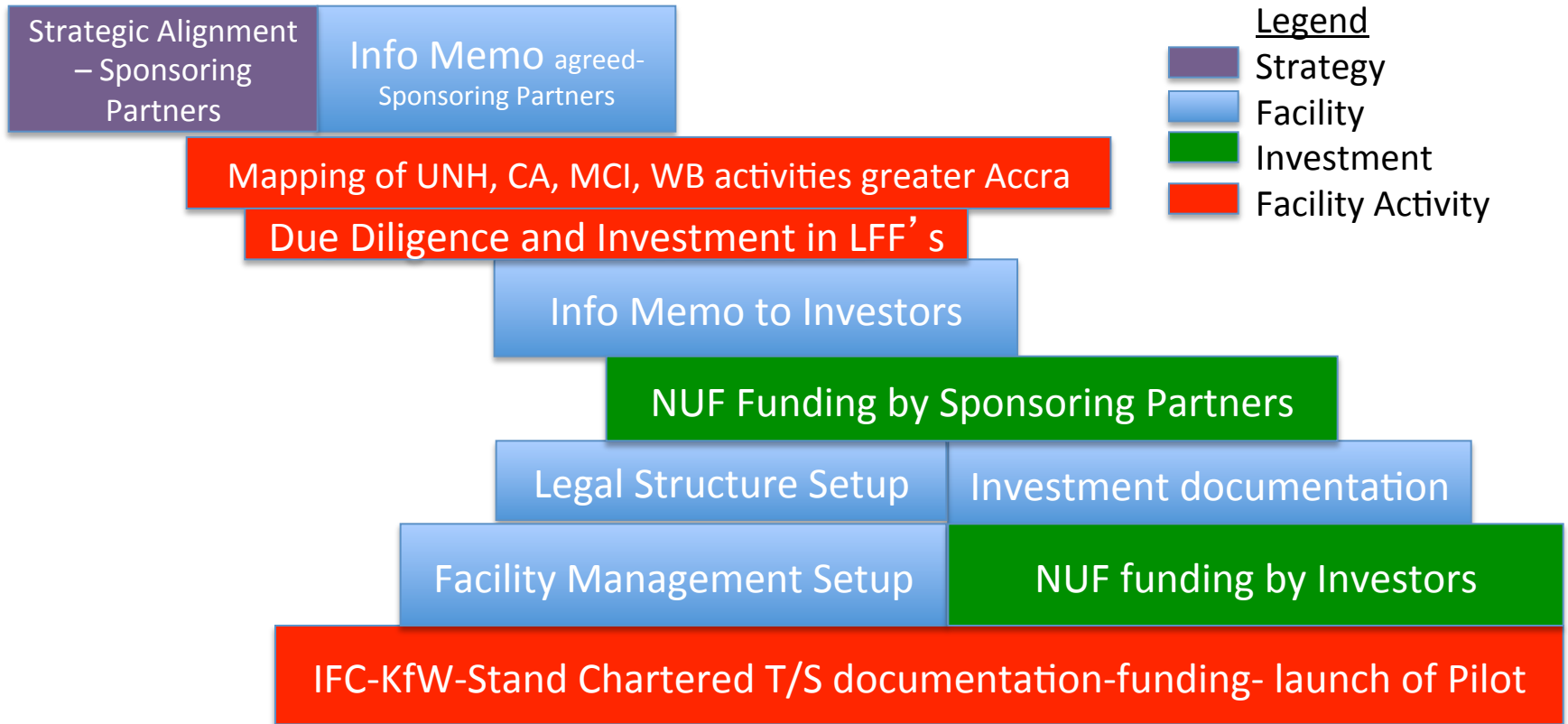
Organization and Collaboration

- Sponsoring partners
 - Commitment to urban economy, infrastructure and affordable housing in developing countries
- Investors
 - Offered social returns from well-designed, medium term investment (3-5 years)
- Technical assistance for quality design, services support
- Working with local financial institutions and through local finance facilities

NUF Structure



Process Map and Timeline



April May June July Aug Sept Oct Nov Dec Jan

Focus on Ghana

- Goal to stimulate investment in greater Accra, Kumasi and Sekondi-Takoradi
 - *Creating a pipeline of well-designed, bankable projects*
 - *Bringing the private sector to low income neighborhood investment*
- Building on *past experience* and *partnerships*
 - SUF and ERSO investments by UN-Habitat in Ghana
 - TAMSUF (Tema)
 - STMA (Sekondi-Takoradi)
 - Cities Alliance, World Bank, Millennium Cities Initiative and Habitat for Humanity International and other initiatives (participating in this focus group today)

Neighborhood Development Funding –by Type of Project

- *Investment by the community, with bank lending and government support*
 - Fee-paying, market stall rental, commercial rental, home rental
 - Home improvement through micro housing loans
- *Municipal, donor, NGO or corporate-funded*
 - Street paving, drainage, street lighting; water mains, sewer and power facilities, pollution cleanup
 - Public spaces: community centers, parks, playing fields, plazas, schools, houses of worship, health clinics, youth centers
 - Job training, housing support services, community capacity building, education support, access to finance and savings

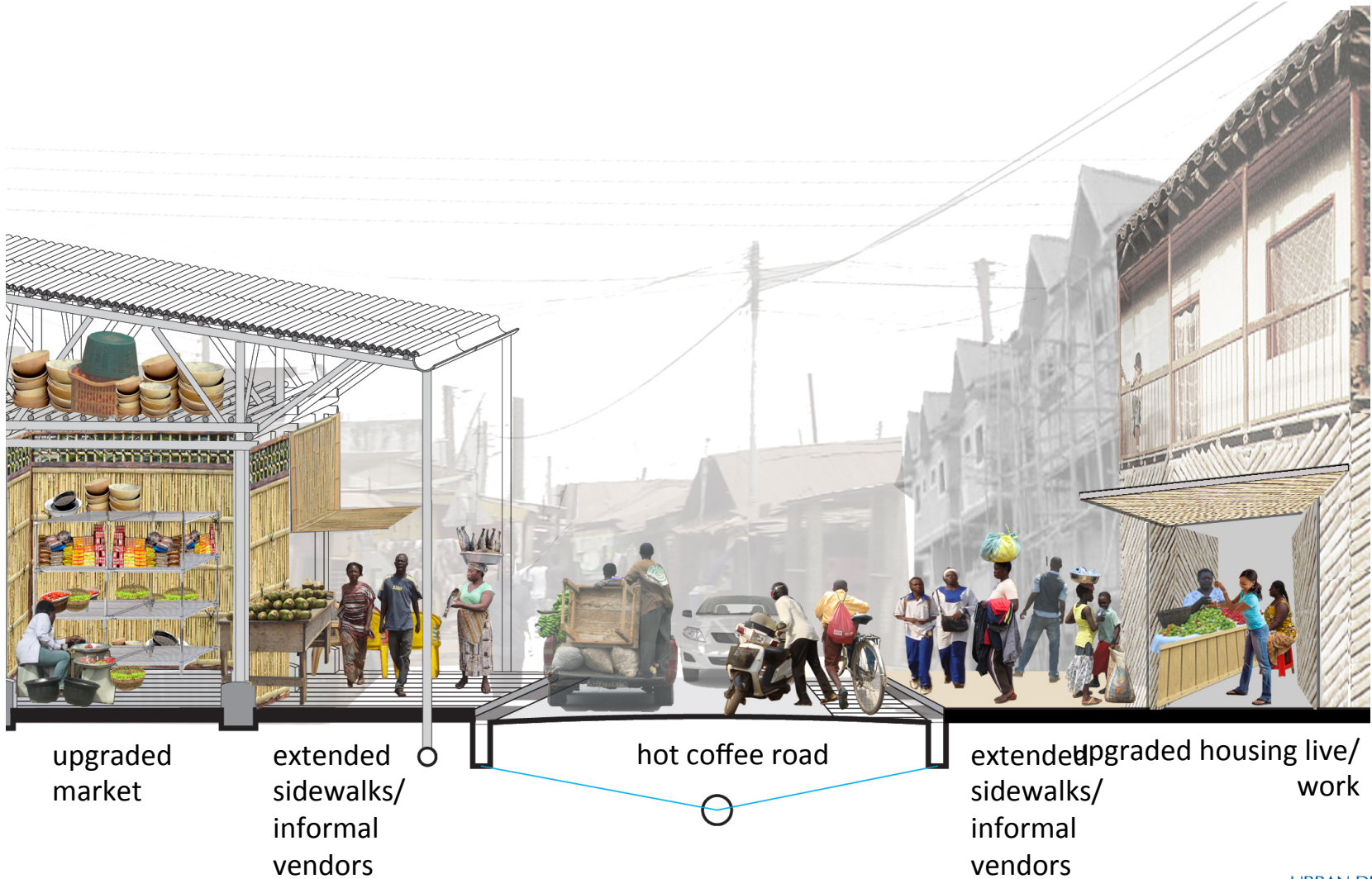
What can Neighborhood Upgrading look like?

- Examples from MCI-Urban Design Lab at Columbia and NUF team experience:
 - *Economic development projects*
 - *Street grid*
 - *Service points (water, sanitation, storage, access to finance, housing support services)*
 - *Improved and serviced homes*
 - *Sustainability—pollution control*
 - *Public spaces*

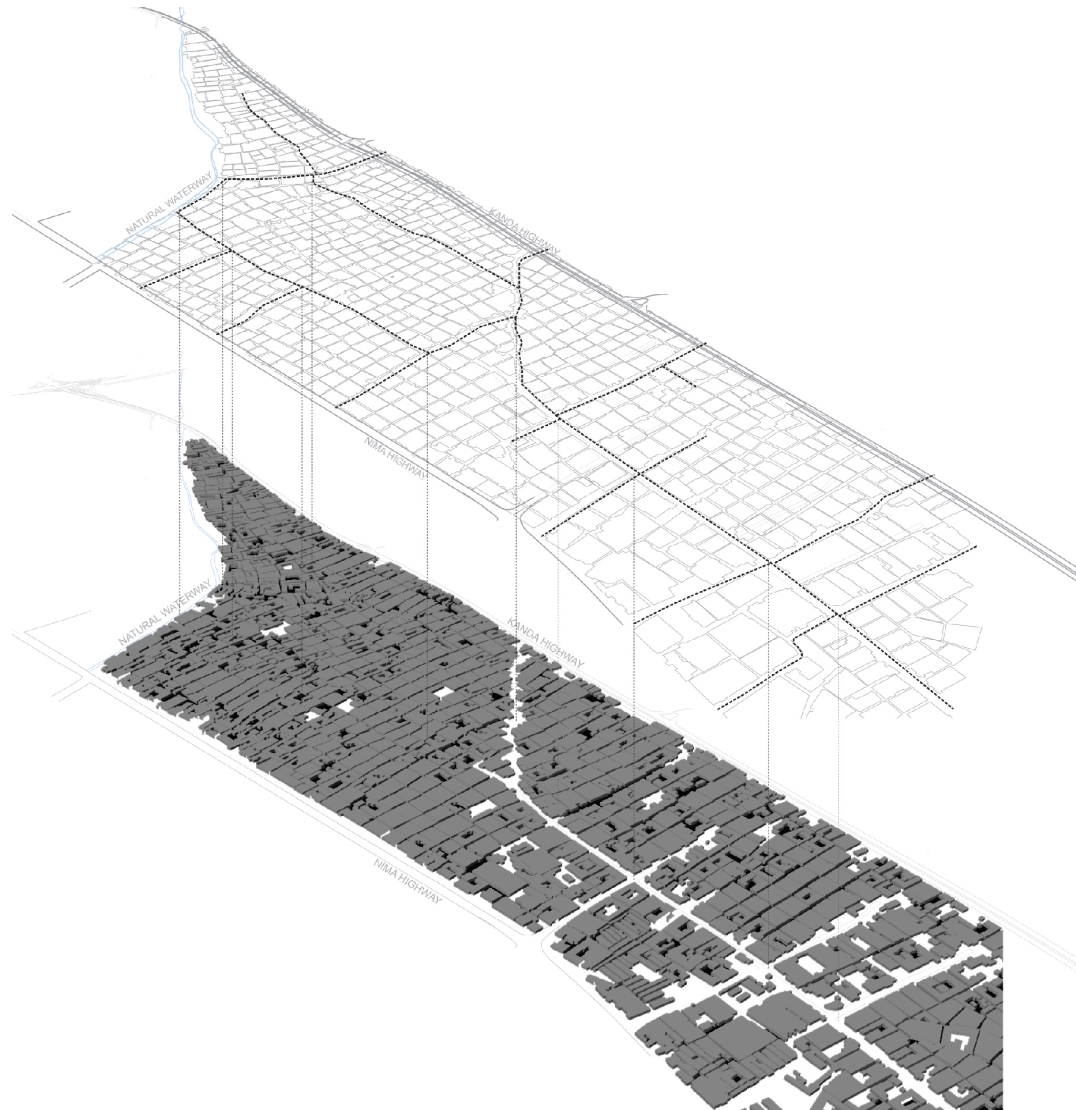
Example 1: Designing Economic Opportunity Development in Ga Mashie – Greater Accra



Example 2: Designing Market Upgrading and Housing Improvement in Nima – Greater Accra



Example 3: Designing the Basic Grid – Nima – Greater Accra



Example 4: Designing Service Clusters (water, sanitation, storage)– Ga Mashie, Greater Accra



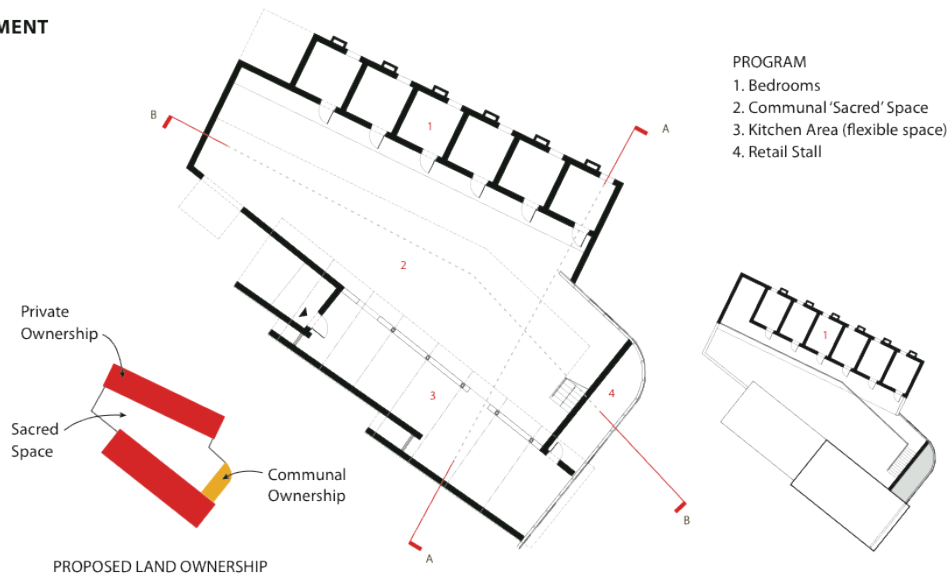
Example 5: Redesign Compound Housing - adding capacity while conserving sacred spaces



WE GROW PARTICIPATORY DEVELOPMENT

EXISTING COMPOUND
 rooms: 2,307 sqft.
 center space: 1,651 sqft.
 3,958 sqft.

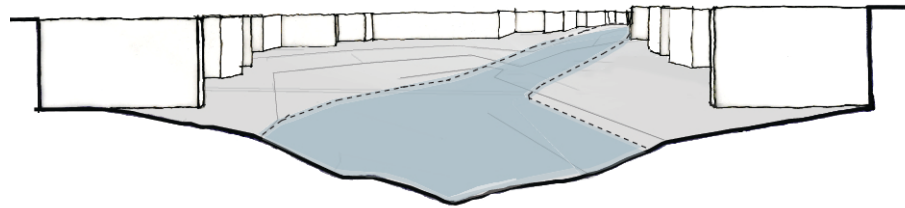
PROPOSED COMPOUND
 bedrooms:
 10'x10' 2,307 sqft.
 13.5'x10' 1,651 sqft.
 center space: 2,383 sqft. (+ 732 sqft.)
 market stall: 176 sqft.
 flexible space 830 sqft.
 4,800 sqft.
 (842 sqft.)



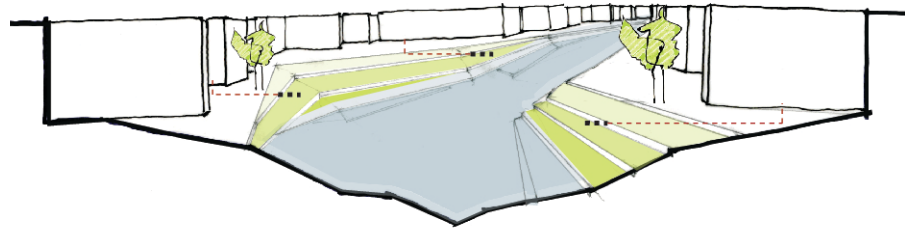
Example 6: Public Spaces and Sustainability

1-Pollution control:

- Nima Gutter
- Korle Lagoon



current condition of waterway: **waste dump**



proposed condition of waterway: **rehabilitation**

Example 6: Public Spaces and Sustainability

2-Market
square

Amenities:

Toilet

Waste

Education

Play space

Gathering space

