



Financing for Resilient and Green Urban Solutions in Accra and Tema, Ghana



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

Financing for Resilient and Green Urban Solutions in Accra and Tema, Ghana

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

HS Number: HS/060/19E

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

ISBN Number:(Volume) 978-92-1-132852-3

Chief Editors and Managers:

Xing Quan Zhang, Irina Eichenauer and Wolfgang Ryll

Principal Authors:

Godfred Alufar Bokpin, Frank Gyamfi Yeboah and Joseph Kofi Teye

Expert Team:

Cristina Gregorio, Godfred Alufar Bokpin, Luxien Ariyan, Steven Segerlin, Nicholas Ngece, Michael Bookstaber, David Rosen, Hongwei Wang, Guodong Chen, Simon Gusah, Frank Gyamfi Yeboah, Joseph Kofi Teye, Nicolo Cannizzaro, Daniel Duman, Tekalign Tsige and Mercy Gichora

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

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

Executive Director:

Maimunah Mohd Sharif

Deputy Executive Director:

Victor Kisob

Directors:

Raf Tuts, Christine Knudsen

Head of Knowledge and Innovation:

Eduardo Moreno

Panoramic view over Accra Ghana
© SHUTTERSTOCK / Stefanie Addo





Table of Contents

LIST OF TABLES	X
LIST OF FIGURES.....	XI
ABBREVIATIONS	XIII
EXECUTIVE SUMMARY	XIV
City Profile	xiv
Ghana Urban Sprawl: Medium-sized Cities Develop Faster Than Accra.....	xvi
Housing	xvii
Sanitation and water	xviii
Roads	xix
Low Carbon and Resilient Housing and Infrastructure	xix
Suggestions for Future Research into Accra and Tema	xx
Recommendations for Further Detailed Work and Intervention.....	xxi
CHAPTER 1: STATUS OF THE CITY URBANISATION, ECONOMIC AND FINANCIAL SYSTEMS.....	XXV
1.1 Brief History of Accra and Tema	1
1.1.1 History of Accra	2
1.1.2. History of Tema	4
1.2 Geographic Characteristics of Accra and Tema.....	4
1.3 The Population Growth and Urbanization Patterns	9
1.3.1 Current Status of Urbanization of GAMA	9
1.3.2 Future Projection of Urbanisation in GAMA by 2030.....	11
1.3.3. Current Household Composition and Structure of Accra and Tema	12
1.4 The Economic System, Structure and Development of Accra and Tema	15
1.4.1 Accra	16
1.4.2 Tema	21
1.5 Jurisdictional Design/Environment (e.g. decentralization, local governance system) of Accra and Tema Municipalities	23
1.6 The Municipal Financial System.....	25
1.7 Municipal Revenue and Expenditure by Categories/Types	27
1.8 Financing Sources and Flows for Housing, Infrastructure and Urban Services (Accra and Tema)	28
CHAPTER 2: FINANCING NEEDS AND STATUS FOR HOUSING, INFRASTRUCTURE AND URBAN SERVICES	31
21 Introduction	32
2.1.1 Methodology	33
2.1.2 Profile of Survey Respondents.....	33
2.1.3 Housing Profile.....	34

2.2 Financing Needs for Low and Lower-Middle Income Housing	35
2.2.1 Who are they and what are their needs?	35
2.2.2 Estimation of Housing Needs for Accra and Tema	36
2.2.3 Financing Needs for Low Income Housing	38
2.2.4 Financing Needs for Lower-Middle Income Housing	42
2.2.5 Interaction with City Officials.....	44
2.2.6 Interaction with Real Estate Industry.....	46
2.2.7 Conclusion.....	46
2.3 Financing Needs for Infrastructure and Urban Services.....	47
2.3.1 Financing Needs for Water and Waste Management	47
2.3.2 Financing Needs for Road Infrastructure	59
2.3.3 Financing Needs for Energy and Power	60
2.4 Sources and Status of Finance for Housing, Infrastructure and Urban Services	62
2.4.1 Sources and Status of Finance for Low and Lower-Middle Income Housing	62
2.4.2 Sources and Status of Finance for Transport.....	62
 CHAPTER 3 FINANCE NEEDS AND STATUS FOR RESILIENT AND GREEN URBAN SOLUTIONS.....	64
3.1 Financing Needs for Resilient and Green Housing Development	65
3.1.1 Green Housing Development – The Concept	65
3.1.1.1 The Nature of Existing Housing Stock in Accra and Tema	66
3.1.1.2 Sustainability of Predominant Building Materials.....	68
3.1.1.3 The Cost Implication of Green Developments.....	69
3.1.2 Financing Needs for Resilient and Green Infrastructure Development	69
3.1.2.1 Energy	69
3.1.2.2 Transport	70
3.1.2.3 Water	71
3.1.2.4 Waste Management.....	71
3.2 Current Financing Sources for Resilient and Green Urban Solutions.....	72
 CHAPTER 4 FINANCING INSTRUMENTS FOR HOUSING, INFRASTRUCTURE AND URBAN SERVICES.....	74
4.1 Housing Finance in Ghana	75
4.1.1 Key Challenges and Constraints in Financing the Housing Sector	75
4.2 Financial Instruments for Housing.....	76
4.2.1 Assessment of Financing Instruments for Formal Housing.....	77
4.2.2 Financing Sources and Flows for Formal Housing.....	78
4.2.3 Assessment of financing instruments for lower and lower middle income population.....	79
4.2.4 Financing sources and flows for lower and lower middle-income population	80

CHAPTER 5 IMPACTS OF FINANCING INSTRUMENTS AT THE FINANCIAL SYSTEM LEVEL	82
5.1 Introduction.....	83
5.2 Methodology	84
5.3 Profile of Respondents	84
5.4 Discussion of Findings.....	87
5.4.1 Status of Housing Finance in Accra and Tema	87
5.4.1.1 Rental Units	87
5.4.1.2 Owner Occupied Units	87
5.4.2 Status of Financial Instruments in Financing Housing, Urban Infrastructure and Municipal Services	89
5.4.2.1 Risks	92
5.4.2.2 Cost of Financing Instruments.....	92
5.4.2.3 Term of Instruments.....	94
5.4.3 Savings.....	94
5.4.4 Risk Management.....	95
5.4.5 Taxes.....	95
5.4.6 Reception of Financing Instruments for Financing Affordable Housing and Urban Infrastructure and Municipal Services	96
5.4.6.1 Affordable Housing financing	97
5.4.6.2 Energy and Transport Financing.....	99
5.4.6.3 Water and Sanitation Financing	101
5.4.6.4 Conclusions.....	102
5.5 Impacts on the Financial System	102
5.5.1 Assessing the Impacts of Financial Instruments at the Financial System Level, Particularly On the Sustainability and Resilience of the National Financial System	102
5.6 Impacts on Sectors.....	104
5.6.1 Identifying Issues Faced By Different Actors and Stakeholders in Financing Housing, Infrastructure and Urban Services	104
5.6.1.1 Access	104
5.6.1.2 Cost.....	104

预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_17927

