KATSINA STATE HOUSING POLICY
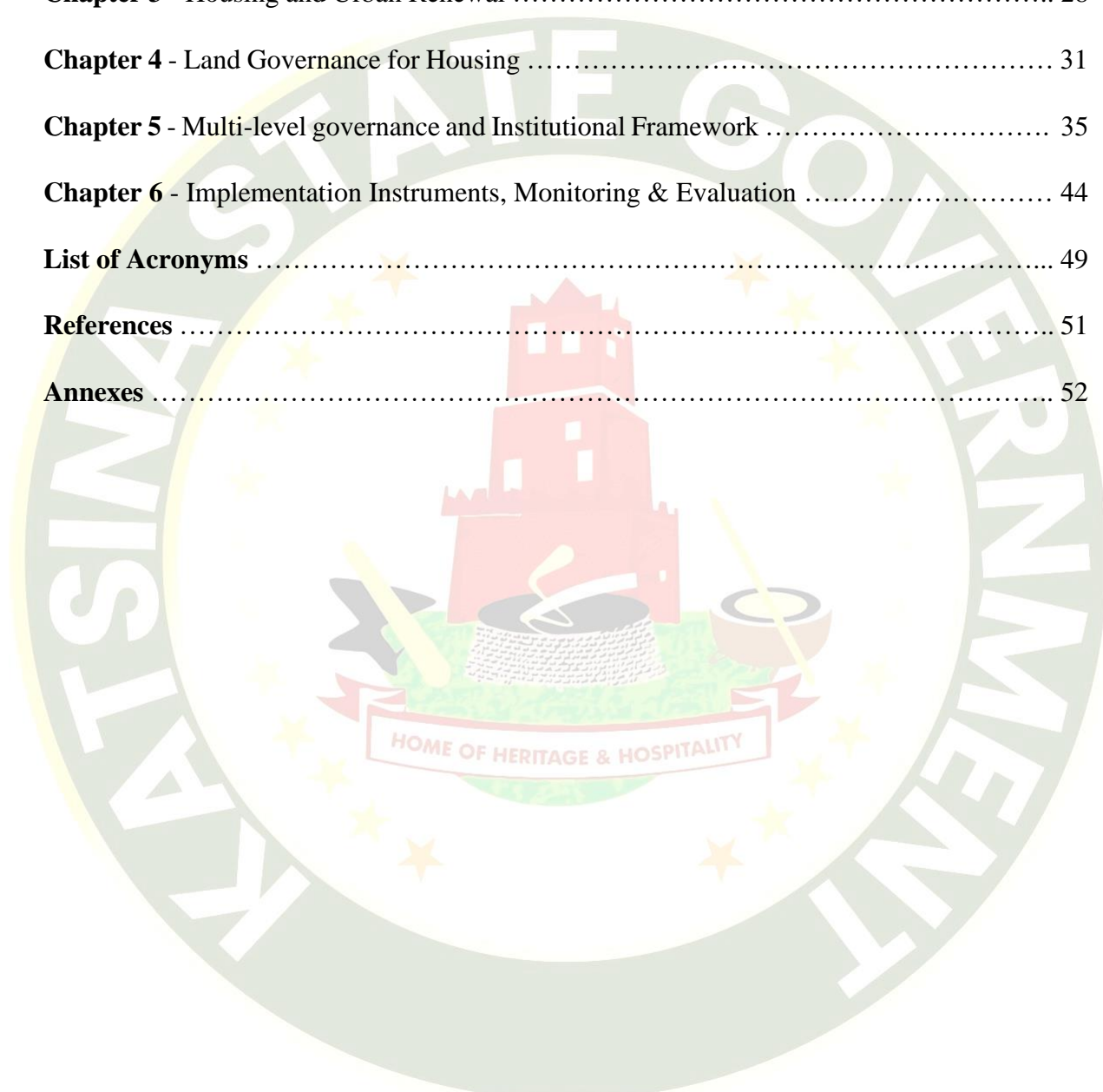
2024 DRAFT

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CHAPTER ONE

INTRODUCTION

1.1   BACKGROUND

Nigeria stands as one of Africa's most urbanized nations, with a rich history of traditional urbanization extending back to preindustrial eras. Currently, boasting a population of 206 million, Nigeria holds the title of the most populous country in Africa and the seventh worldwide. Projections indicate that by 2050, when the population is anticipated do reach 403 million, Nigeria will claim the position of the third most populous country globally. In contrast to the 1960s, where over 80 percent of the population resided in rural areas, recent trends have seen Nigeria become over 50.34 percent urbanized since 2018.

The proportion of the urban population living in slums in Nigeria reduced from 74.1% in 2000 to 49.0% in 2020, The population on is now dispersed across rapidly growing cites, with expectations that over 70 percent will be dwelling in urban areas by 2050. Despite this urban expansion, Nigeria has yet to harness the transformative potential of urbanization. Many urban centers have burgeoned without formal planning, resulting in informal settlements lacking adequate infrastructure and services, detrimentally affecting their livability, competitiveness, and appeal to foreign investors. In a bid to reposition on urban centers and ensure urbanization contributes to national growth, the Federal Government of Nigeria revised the National Urban Development Policy in December 2022.

To address the challenges of rapid urbanization and align policies for sustainable development, countries worldwide are adopting National Urban Policies (NUPs). UN Habitat defines NUP as a cohesive set of decisions led by the government, coordinating various actors toward a shared vision for transformative, inclusive, and resilient urban development. Well-designed NUPs can facilitate economic growth, environmental sustainability, and social inclusion by aligning sectoral policies and ensuring coherence in supporting cities and residents. They connect national, regional, and local policies, strengthening rural-urban linkages and balanced territorial development. At the sub-national level, Katsina State's Housing and Urban Development policy aligns with UN Habitat's definition of a sub-national urban policy, aiming to contribute to sustainable territorial development, multi-level governance, and territorial decentralization. It involves guidelines, strategies, and actions to address challenges and leverage opportunities for urbanization, enhance planning, governance, and finance service provision, considering the unique attributes and identity of the regional territory. While national policies cover global intentions, sub-national policies focus on making territorial administration more effective and efficient, emphasizing multi-level governance, citizen participation, and capacity building for Sustainable Urban Development, according to UN Habitat (UN Habitat, 2022)

Katsina State was created out of the erstwhile Kaduna State on 23rd September, 1987 and comprises Katsina and Daura Emirates. It shares borders with Kaduna State to the South, Jigawa and

Kano States to the East, Zamfara State to the West and an International border with Niger Republic of Niger to the North, and has 34 Local Government Areas. It occupies an area of about 24,192KM2 with a projected population of about 10 million people as at 21st March, 2022. Katsina State is a mono-ethnic and mono-linguistic state with people generally Hausa/Fulani.

The major cash crops of the State are millet, guinea corn, groundnut, cotton, maize, beans, rice and wheat. It's the largest producer of cotton in Nigeria and another major preoccupation of its people is livestock production. The agricultural products of the State provide a raw materials base for various industries such as oil, flour mill and dairy, therefore agriculture is the fundamental pillar of the state's economy.

Agriculture as a fundamental pillar of the State, the sector encountered stagnantion as a result of increasing insecurity in some local government areas which hinder investment. However, since the inception of the present administration of Mallam Dikko Radda (PhD) the government has embarked on strategic policies to improve the security situation as well as enabling an environment for investors and investment.

1.2 Overview

Several reforms consisting of policies, strategies and plans were promulgated to enable the government achieve its stated objectives. Under its programme of improving competitiveness, the government introduced measures to improve access to land. It established the Katsina State Geographical Information Service (KATGIS) to strengthen citizens' property rights and the execution of Land Reforms for systematic land titling and automation schemes which will enable the State to be mapped using GIS. The deficit in housing could put many citizens in a precarious situation of either paying so much for an accommodation or not having any decent accommodation at all. Hence, the need for the government's policy on housing is inescapable.

The State Government's housing policy is therefore premised on the goal of providing affordable housing for the populace. Housing policy is the government's actions or interventions including legislations, programme delivery and subsidies which have a direct or indirect impact on its people's housing objectives, housing supply and availability as well as housing standards. Government has recognized that the majority in need of housing are low-income earners. Thus, the two major components of the government's framework with regards to shelter address the fundamental issues of availability and affordability.

Housing deficit is a global phenomenon with a wide gap in demand and supply in the sector resulting to homelessness, rise in slums and squatter settlements (Shanties) which usually creates problems of

poor health due to poor living conditions and lack of basic amenities. Other problems associated with these include: -

● Rapid urbanization

● Long term housing finance

● Bureaucracies in land Acquisition

● Weak institutional frameworks

● High construction cost

● Periodic rental payment

● Limited access to affordable mortgage., etc.

Addressing these issues will require a coordinated, collaborative and cohesive approach amongst key stakeholders.

A policy is a statement on paper by the government or an establishment as regards the way and manner in which identified problems are to be solved. The housing policy will therefore be a tool that is used in town planning for solving housing problems and consequently for the achievements of sustainable Housing. Housing is a basic need and right of every human being, this means that every citizen should have access to a decent and affordable house as enshrined in the United Nations Declaration of Human Rights. Access to a decent and affordable house is essential not just to the overall health and well-being of citizens but also supports a well- functioning society and generates sustainable economic prosperity for Nations.

Housing is an integral element of a nations' economy; its backward and forward linkages with other parts of the economy closely bond people's needs, demands and social process with the supply of land infrastructure, building material, technology, labor and housing finance. The above linkages allow housing to act as an important engine for sustainable development and poverty reduction in both society and economy.

In conclusion, the goal of this housing policy is to provide a framework that will be a path to adequate housing and ensure availability of housing for all citizens in the State, while complementing and strengthening existing policies, programmes and plans by ensuring that the supportive dimensions of the economic, social and environmental policies are coordinated, harmonized and integrated for better result.

1.3   EXISTING INSTITUTIONAL ARRANGEMENTS FOR HOUSING IN KATSINA STATE

MINISTRY OF LANDS AND PHYSICAL PLANNING

The Ministry of Lands and Physical Planning is a Ministry of Government that deals with securing of land for various organs of Government together with private developers and is responsible for advising Government on all matters relating to land and Physical Planning.

Objectives of the Ministry

The Objectives of the Ministry are:

- Facilitate access to lands so that Government, its agencies and private developers may own parcels of land for socio-economic development of Katsina State through the implementation of the Land Use

- Act; Assess the value of Land Acquired or rented by Government;

- Formulate General Housing Policy for Governments;

- Develop strategies for settlement patterns with a view to integrating physical plans with economic programme;

- Prepare Master Plans for the major cities of the State;

- Implement Urban Renewal Programme / Policies in the State;

KATSINA STATE URPB

The Katsina State Urban & Regional Planning Board (URPB) formerly known as the Katsina Urban Planning & Development Authority (KUPDA) was established on the 27th of January, 2011, via the Katsina State Urban & Regional Planning Law Cap. No. 2 of 2011. The Board is mandated with the responsibility of the initiation, preparation and implementation of Katsina State Urban & Regional Planning policies.

The core functions of the Board are:

- Formulation of state policies for urban & regional planning.

- Institution and preparation of regional and sub-regional urban master plans.

- Development control of state land.

- Conducting research in urban and regional planning.

- Provision of technical assistance to the local governments of the state.

- Consultation and coordination with the federal and local governments in the preparation of physical development plans.

- Preparation of state physical plans.

- Review of annual reports

OFFICE OF THE SURVEYOR-GENERAL

The office of the Surveyor-General process survey records, including the examination, approval and safe- keeping of all survey records relating to all diagrams, general plans and draw sectional plans for registration purposes, relating to the provinces under their jurisdiction. In addition, general plans depicting thousands of events surveyed for the former Department of Development Aid are being upgraded so that they may be registered in deeds registries when required.

The fact that the Surveyor-General's office holds complete records of all cadastral surveys ensures that there is virtually no possibility of properties overlapping and, once registered, little chance of conflicting claims to ownership.

The Surveyor-General's offices enable the above processes by performing the following functions:

1. Examination of Diagrams and General Plans with a turnaround time not exceeding 15 working days.

2. Examination of Sectional Title Plans with a turnaround time not exceeding 15 working days.

3. Approval of Diagrams, General Plans & Sectional Plans which comply with all relevant statutory requirements so that such documents can be registered in a Deeds Office.

4. Perform Cadastral Data Processing to check the consistency of the numeric data on newly submitted documents and to capture alphanumeric information from approved documents into the database of the Cadastral Information System.

5. Scan into electronic format all approved documents so as to protect the only legal copies from damage and manual use, and to provide an efficient on-line service to the Deeds Office and a quick and efficient service to our clients at the public counter.

6. Maintain a spatial database of Surveyed Real Rights that provides a powerful tool for Macro Planning environments.

7. Provide a cadastral mapping service when there is need for cadastral maps or when the historical

cadaster has to be recreated, for e.g. restitution claims, mineral rights, etc.

8. Provide a service to local authorities and the Department of Justice, in checking the descriptions of changes to magisterial districts or local authority boundaries prior to publication in a Government or Provincial Gazette.

9. Achieve and maintain all original diagrams, general plans, sectional plans, survey records and beacon agreements.

10. Maintain a current and dynamic cadaster by updating the various documents in respect of registration in a Deeds Office and other changes such as street closures, street name changes, cancellations or withdrawal of documents.

11. Maintain a set of boundaries of local authorities, magisterial districts and other cadastral related proclaimed areas.

12. Provide access to existing spatial data that can be used to improve public service delivery, by eliminating costly duplication in the capture and maintenance of spatial data.

KATSINA STATE HOUSING AUTHORITY

The law provides the housing authority with various powers, including the power to;

- Undertake the development, construction and management of housing estates.
- Construct and maintain dwelling houses and other buildings that are necessary or desirable for the performance of the functions of the authority.
- Provide and maintain roads, pathways such as, bridges, drains, sewers and water courses for or on connection with any housing estate or building owned or constructed by the authority.
- Acquire, construct, maintain or repair any works, plants or apparatus necessary or desirable for the provision of electrical, water or sanitary services for or in connection with any housing estate or building owned, constructed or managed by the authority.

KATSINA STATE INVESTMENT AND PROPERTY DEVELOPMENT COMPANY

The Katsina State Investment and Property Development Company Ltd. (KIPDECO) is the State Government's investment and property development arm that was incorporated initially in 1988 first as the development company then subsequently as an investment and development company in 1997 that is mandated to undertake commercial property development business.

MINISTRY OF WORKS, HOUSING AND TRANSPORT

The Mandate of the Ministry is primarily to formulate and implement the policies, programmes and projects of the State Government with respect to Road Transport, Road's construction and rehabilitation; Road's planning and design; monitoring and maintenance of State roads, bridges and Provision of infrastructure.

MINISTRY OF ENVIRONMENT

Established at the inception of the civilian administration in June 1999, to protect the environment and to ensure effective coordination of all environmental matters.

The main functions of the Ministry revolve around the following key environmental issues, especially in the area of policy awareness, enforcement and intervention:

- Desertification and Afforestation;

- Pollution and Waste Management;

- Climate change and clean Energy;

- Flood and Erosion

- Environmental Standards & Regulations

STATE ENVIRONMENTAL PROTECTION AGENCY

The State Environmental Protection Agency (SEPA) deals with the different types of waste materials produced by human activities (residential, institutional, commercial, agricultural, health care, household hazardous wastes and sewage sludge) and the process generally used to reduce their effect on health and the environment or aesthetics.

KATSINA GEOGRAPHIC INFORMATION SYSTEM

The main aim is to assess the advance of Remote Sensing (RS) and Geographic Information System (GIS) to quantify land degradation risk. It is a software used for digitalization of its land and significant stride towards modernizing land.

1.4 LINKAGES WITH EXISTING LEGAL AND POLICY FRAMEWORKS/INSTRUMENTS IN THE STATE, NIGERIA AND INTERNATIONAL CONVENTIONS AND INSTRUMENTS RELATING TO HOUSING.

1.4.1 KATSINA STATE DEVELOPMENT PLAN 2024-2064

The current focus of the Katsina State Government involves the formulation of the state's development plan spanning the period from 2024 to 2050.

The administration of Katsina State has seamlessly incorporated and embedded the Sustainable Development Goals (SDGs) into its developmental frameworks. As a result, the SDGs are systematically put into practice by the various ministries, departments, and agencies operating within the state. Additionally, the State's SDG Project Support Unit has crafted a comprehensive SDG Strategic Policy Document for the period 2024-2030. This strategic policy underscores the significance of a holistic perspective, acknowledging the intricate interdependence of diverse sectors.

With a commitment to inclusivity and ensuring that no one is left behind, the policy places special emphasis on addressing poverty, improving health, advancing education, fostering environmental sustainability, and promoting economic growth. The robustness of the policy lies in its adaptability, featuring strategies that are responsive to the evolving needs and specific nuances of Katsina State.

1.4.2   STATE LEGAL FRAMEWORKS

The State's legal frameworks for housing delivery include the following;

- Katsina State Geographical Information Law
- The Katsina State Housing Authority Board (Amendment) Edict.

National Policies and Frameworks

National Urban Development Policy (2022)

Diverse efforts over the years to adopt a strategic approach to guide the growth and management of cities in Nigeria by promoting sustainable human settlement planning, design and management culminated in drafting the country's first National Urban Development Policy (NUDP) in 1992. Thereafter, it was formally reviewed and adopted in 2012. The review exercise carried out in 2022 was to provide a more comprehensive framework, including aligning the policy with global treaties and best practices, especially following Nigeria's adoption of both the Sustainable Development Goals (SDG) with its Agenda 2030 and the Paris Agreement on Climate Change in 2015; the New Urban Agenda (NUA) in 2016; and the continental Agenda 2063 agreements respectively.

The new NUDP promotes sustainable, inclusive, resilient, safe and secure urban development as a critical step to achieving Nigeria's overall development priorities and goals. It has as its overall objective that "Nigeria's urban Management System applies the principles of the New Urban Agenda and sustainable urbanism to produce cities and Settlements that are well-functioning, prosperous, climate-responsive, resilient, healthy, livable and secure places for all Nigerians, that in turn deliver on the Sustainable Development Goals."

The revised NUDP is founded on seven Pillars, each comprising a set of Expected Outcomes, Priority Policies, and accompanying Implementation Strategies and plans. The Pillars and their objectives are given in Table 1:

Table 1: The Pillars of the National Urban Development Policy

Number	Pillar	Objective
1	Strategic Management of NUDP Implementation	to establish and successfully operates a NUDP leadership Unit that supports strategic, coordinated, inclusive, efficient and effective NUDP implementation at the Federal, State, Urban and Local levels
2	Efficient and Effective means of Implementation:	to create the capacity and tools for collaborative, evidence-based and efficient implementation of successful urbanisation by all actors and stakeholders
3	Effective Urbanisation institutions and governance	To develop an effective urban governance and institutional system that will result in sustainably planned and well-managed urbanisation
4	Sustainable Urban Planning and Land Management	to develop coordinated and reliable land management systems across all scales and through the urban-rural continuum that effectively, transparently and inclusively delivers sustainable cities and settlements in Nigeria
5	Dynamic Urban- Rural Continuum Economy and Shared Prosperity	To use sustainable urban/territorial development and effective management to stimulate inclusive and equitable economic growth and prosperity for all Nigerians;
6	Thriving Ecosystems, Green Cities and	To promote climate-responsive, resilient and ecologically healthy urban areas that

	Healthy People	also contribute to public health, well-being and circular economy;
7	Development of Accessible, Sustainable Urban Neighborhood	To create competent, efficient and simplified capacity at the local scale to develop equitable access to livable, accessible and secure neighborhood that deliver economic, social and healthy well-being to all Nigerians.

While Pillars 1 and 2 are classified as "Enablers of Change," Pillars 3 and 4 are the "Drivers of Change," and Pillars 5, 6 and 7 are the "Domains of Change. "

Three key emerging issues underpin the implementation of the revised NUDP. These are:

a. The critical role of credible data on Population Growth as a major factor required to achieve sustainable urbanisation in Nigeria.

b. The need to urgently address rising National and Regional Insecurity; Health and Food Insecurity; as well as tensions connected to spatial changes arising from Systems of violent conflicts and climate stresses, which have prompted extensive urban and suburban expansion into rural areas and have been compounded by underinvestment in urban areas and growing inequality, all combining to exacerbate poverty;

c. The need to evolve strong, strategic Leadership with a Strong Vision, Action and Systems Orientation by ensuring horizontal and vertical integration across all sectors and scales at National, State and Local Government levels.

Also central to the implementation of the revised NUDP is the Reform of strategic Institutions, the failure of which is considered a significant constraint to successful urban management.

As a Sub-National government, Katsina State has many things to gain by promulgating the sub-national Housing and Urban Development Policy based on its priorities and peculiarities. These benefits among others, include:

i. Both horizontal harmonisation and vertical integration of relevant Ministries and the adoption of State Urban Development Policies (SUDPs).

ii. Establishment of a "Planning Law Assessment Framework," which will include a review of the National Urban and Regional Planning Law (NURPL) and the Land Use Act (LUA);

iii. Adoption of an Urban Classification methodology using the Degree of Urbanisation (DEGURBA), a method for classification that indicates the character of an area.

iv. Reform of State urban management through the establishment of City/Metropolitan urban management agencies.

v. Establishment of frameworks to formalise Civic Engagement and Inclusion.

vi. Implementation of evidence-based Planning that is based on long-term population projections, promotion of Green and Grey Systems which promote efficient transportation and facilitate Transit-Oriented Development.

vii. Establishment of dedicated Units to oversee the implementation of Strategic programmes ranging from enhanced land management, Banking and re-adjustment schemes, systemic Land.

viii. Titling and Registration (SLTR) schemes to the integration of Urban Innovation Units in the urban planning ecosystem.

National Housing Policy

The Federal Government of Nigeria prepares national policy on housing to address the difficulties of the time. Nigeria prepared three National Housing Policies in 1991, 2006 and 2012. The 2012 National Housing Policy introduced mass housing that will provide houses for Nigerians of all financial levels. The concept of social housing was also introduced, stating that the Government hoped to provide housing for people experiencing poverty by making houses that are not luxury but that will ensure every Nigerian gets a home.

The 2012 National Housing Policy aims "to ensure that all Nigerians own or have access to decent, safe and sanitary housing accommodation at affordable cost with secured tenure through private sector initiative with government encouragement and involvement" (Federal Ministry of Housing and Urban Development, 2012). Therefore, the Federal Government intended to mobilise all key stakeholders and provide investment opportunities for private real estate developers to partner with the government to provide housing.

Nigerian Urban and Regional Planning Law, Cap. 138 LFN of 2004.

In 1992 the Federal Government of Nigeria promulgated Decree 88 of 1992, or the Nigerian Urban and Regional Planning Law. The law spells out the responsibilities of each of the three tiers of government, namely Federal, State and Local Governments, and the types of plans to be prepared at each level. It also clearly spelt development control measures to enforce plan implementation.

After a landmark court process, the Supreme Court finally declared urban and regional planning a residual matter that is the responsibility of state and local governments. However, the

Federal Government can also apply to the Federal Government jurisdictions such as the Federal Capital Territory.

International Policies and Conventions.

The United Nations 2030 Agenda and the SDGs

The UN recognises that eradicating poverty in all its forms and dimensions, including extreme poverty, is the greatest global challenge and an indispensable requirement for sustainable development. The 2030 Agenda for Sustainable Development, adopted by the United Nations in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future.

There are 17 Sustainable Development Goals and 169 targets that demonstrate the scale and ambition of this new universal Agenda. They seek to build on the Millennium Development Goals and complete what these still need to achieve. They are integrated, indivisible and balance the three dimensions of sustainable development: the economic, social and environmental. Although almost all the goals of the SDG are essential in urban areas, Goal 11, to make cities and human settlements inclusive, safe, resilient and sustainable, is the most relevant to urban development policy.

The New Urban Agenda

The New Urban Agenda was adopted by member countries of the United Nations (UN) in October 2016 in Quito, Ecuador. The agenda contains commitments by member countries to address rapid urbanisation and sustainable urban development, including housing issues, in their respective countries. Paragraph 105 of the agenda states, "We will foster the progressive realisation of the right to adequate housing as a component of the right to an adequate standard of living. We will develop and implement housing policies at all levels, incorporating participatory planning and applying the principle of subsidiarity, as appropriate, to ensure coherence among national, subnational and local development strategies, land policies and housing supply" (United Nations 2016, Page 27). The agenda also made adequate provisions for housing finance, data collection and management of housing development, among others.

Africa Union Agenda 2063: The Africa We Want.

Agenda 2063 is a 50-year blueprint/plan (from 2013 to 2063) of the African Union for transforming Africa into the global powerhouse of the future. It aims to reposition Africa to promote inclusive social, economic and sustainable development, continental and regional integration, democratic governance and peace and security, amongst other issues aimed to become a dominant player in the global arena. The need to envision a long 50-year development trajectory for Africa to adapt its development agenda due to ongoing structural transformations, increased peace and reduction in the number of conflicts; renewed economic growth and social progress; the need for people-centered development, gender equality and youth empowerment; changing global contexts such as increased globalisation and the Information and Communication Technology (ICT) revolution; the increased unity of Africa which makes it a global power to be reckoned with and capable of rallying support

around its common agenda; and emerging development and investment opportunities in areas such as agri-business, infrastructure development, health and education as well as the value addition in African commodities.

Agenda 2063 also identifies key Flagship Programmes which can boost Africa's economic growth and development and lead to the rapid transformation of the continent. It specified vital activities in its ten-year Implementation Plans, ensuring that Agenda 2063 delivers quantitative and qualitative Transformational Outcomes for Africa's people.

Sendai Framework for Disaster Risk Reduction.

The Sendai Framework for Disaster Risk Reduction 2015-2030 provides Member States of the UN with concrete actions to protect development gains from disaster risk. The Sendai Framework advocates for substantially reducing disaster risk and losses in lives, livelihoods and health and the economic, physical, social, cultural and environmental assets of persons, businesses, communities and countries. The Framework works hand in hand with the other 2030 Agenda agreements, including The Paris Agreement on Climate Change, The Addis Ababa Action Agenda on Financing for Development, the New Urban Agenda and the Sustainable Development Goals.

Why has the State Government Given Issues of Significant Urbanisation Consideration?

In the pursuit of fostering a synchronized and unified strategy for the creation of competitive cities, the Katsina State Government has taken a decisive step by establishing the State Development Plan for 2024-2050, which includes the formulation of a State Housing Policy. This policy is intended to align with and fortify the current state plans and initiatives related to urban renewal. The primary aim of this policy is to complement and reinforce existing policies, programs, and plans aforementioned by ensuring the cohesive coordination, harmonization, and integration of the spatial aspects of economic, social, and environmental policies for optimal outcomes. The strategic concentration of economic activities and stakeholders within specific spatial dimensions is essential for heightened productivity and growth, necessitating effective measures to harness these advantages.

CHAPTER TWO

GOALS AND OBJECTIVES OF THE POLICY

2.1 GOAL

The Goal of Katsina State Housing Policy is "to ensure that citizens of Katsina State own or have access to safe, sanitary, and decent housing accommodations at an affordable cost in a healthy environment accompanied by infrastructural services with secured tenure through both public and private sector initiatives."

2.2 OBJECTIVES:

The objectives are derived from the stated goal and based on the challenges, needs, priorities, and vision of the State Government and its citizens. These are to:

i. Develop schemes and initiatives for the provision of social and affordable housing with essential infrastructure and services to improve economic activities and productivity.

ii. Develop an efficient land administration system to make land ownership available, accessible, secure and easily transferable at an affordable price

iii. Establish an efficient administrative, legal and regulatory framework to enforce the control and monitoring of housing delivery.

iv. Provide an enabling environment for private sector participation and competitiveness in delivering quality and affordable housing and associated infrastructure.

v. Reduce the cost of production of houses by developing and promoting appropriate designs, use of materials and production technologies in the value chain.

vi. Maximize job creation through try and re-try of artisans and crafts men in the construction and allied sectors through mass housing delivery as a catalyst for rapid and sustained social economic development;

vii. Encourage and promote best environmentally friendly practices in housing delivery;

viii. Improve the quantity and quality of urban, rural housing, cooperative housing and housing for special need groups;

ix. Improve the quality of rural infrastructure and its environment;

x. Establish Housing institutions that will improve access to housing finance for home acquisition with flexible payment options.

xi. Active participation of all professionals in the building environment based on each unique role and responsibility in accordance with the provision of National building code e.g in design stage, managing the construction process and production of the building.

2.3 EXPECTED POLICY OUTCOMES

The policy outcomes are:

i. Housing, Services and Mobility: Improved access to safe, affordable, decent housing, services, and mobility is assured.

ii. Inclusivity: Equity and inclusion is assured concerning gender, disabled and marginalized groups within urban areas.

iii. Economic development and Prosperity: More vibrant urban economic growth with shared prosperity is fostered for all.

iv. Liveability: Health, safety and citizens' well-being are assured through improved and effective service delivery.

v. Climate change Adaptation: Urban areas foster more resilient and low-carbon development in line with climate adaptation strategies.

vi. Innovation: Smart and innovative strategies and technologies are incorporated into planning and governance at all levels.

2.4 GUIDING PRINCIPLES:

The guiding principles of the policy are:

1. Effective Housing Planning and governance – Well-planned and governed, functional, vibrant and efficient housing settlements with decent and essential urban services, good mobility and connectivity, and attractive to local and foreign investors.

2. Integration: Leaving no place behind and facilitating and strengthening rural-urban housing linkages for better territorial planning, growth and development.

3. Inclusion: promoting inclusion, social equity and justice in access to affordable, safe and sanitary housing that serve all population segments.

4. Resilience: mainstreaming into the development process, the issues of climate change, natural disasters and socio-economic shocks and stresses, greening, low carbon development and construction of resilient housing infrastructure.

5. Sustainability: Promoting human well-being, economic growth, environmental preservation and protection.

6. Coordination: working across all levels of government and with the private sector and civil society organizations to develop participatory programmes that provide tangible improvements to the citizens of the State and facilitate coherence at institutional, Policy and project delivery levels;

7. Innovation: Promoting smart, compact, mixed-use and connected urban development, including mainstreaming the use of digital technology in urban-rural housing planning and

8. Efficiency: Well-managed and financed housing development to involve cost-effective infrastructure and social services delivery.

9. Horizontal and Vertical Linkages: alignment and coordination with Federal, State and its MDAs, Head of Civil Service, Local Governments, Private sector and Civil Society organizations.

2.5 KEY PILLARS OF THE POLICY

The housing policy rests on these key pillars:

1. Affordable - means that no Katsina State citizen should spend no more than a third of their annual disposable income on rental or mortgage payments. This ensures that the individual or household can afford to maintain a decent standard of living in other non-housing areas.

2. Standard - indicates that housing for all Katsina State citizens must meet the minimum design and construction requirements as established in the National Building Code. Also, housing must satisfy the living conditions as set out by the United Nation's Habitat.

3. Accessible - infers that the infrastructure such as good roads, facilities, and basic amenities required for quality housing is made available to all Katsina State citizens.

4. Fit for Population - housing supply in Katsina State should take into account the requirements of all its citizen's purchasing power, age group, locations and culture and ensure better living standards for all.

5. Sustainable.

6. Multi-level Governance and Institutions: Organizational framework (horizontal and vertical) and creative partnerships for the implementation of housing projects.

7. Finance: The financial instruments to deliver housing programmes and supply of essential urban services required to guarantee sanitation, waste management, water, energy, infrastructure, etc. and accessibility to services provided by the state (safety and security, education, health, public housing, etc.).

8. Laws and guidelines: rules and regulations to ensure efficient housing development and guide the planning process and framework.

9. Technology: Information and communication technology use to reinforce the key pillars.

2.5 RECOMMENDED ACTIONS (Short, Medium and Long Term)

The actions and timeline to which implementation is expected are provided in the table below

S/N	GOALS	TIMELINE		
		SHORT	MEDIUM	LONG TERM
2.0	**HOUSING AND URBAN RENEWAL**			
2.1	Allocate plots of land to individuals and private developers to build houses.		X	
2.2	Issue certificates of occupancy to facilitate access to housing loans by landowners and developers.	X		
2.3	Support residents with valid land titles to access housing mortgage loans to build homes.		X	
2.4	Build the capacity of residents and property owners to take advantage of finance facilities from FMBN and other financial institutions.			X
2.5	Provide social housing to low-income earners and civil servants.			X
2.6	Ensure the construction of at least 500 housing units annually by the government.		X	
2.7	Partner with private companies to build houses under PPP arrangement.		X	
2.8	Provide and encourage the supply of housing related infrastructure such as roads, water, electricity, etc.			X
2.9	Strengthen strategic land delivery and management capacity at KATGIS to ensure seamless housing delivery of all categories.			X
2.10	Prepare a state-wide urban renewal and rural renewal upgrading strategy.			X
2.11	Continue formalizing informal settlements (unapproved layouts) on land that is not encumbered and complies with the general		X	

	development framework.			
2.12	Prepare and implement urban renewal programmes for sustained infrastructure and social services delivery in the informal settlement areas.		X	
2.13	Integrate the informal settlements with the rest of the city for better connectivity and functional efficiency.		X	
2.14	Provide valid land titles to all landholders in the regularized informal settlements.	X		
2.15	Promote residents' associations to improve the upgrade and management of housing estates.	X		
2.16	Optimize land utilization in low-density housing areas through land redevelopment to accommodate high-density, low-income housing.			X
2.17	Promote the supply of long-term housing mortgages.	X		
2.18	Offer fiscal incentives to private developers able to supply affordable housing.	X		
2.19	Promote the use of PPP to expand housing delivery.		X	
2.20	Increase public budget allocations for the delivery of housing infrastructure.			X
2.21	Promote pro-poor pricing of infrastructure and services in housing delivery.	X		

2.22	Strengthen the technical capacity of state government officials to manage the housing process efficiently and effectively.		X	
2.23	Establish a central housing database at the state level to monitor progress in housing conditions and provisioning.		X	
2.24	Conduct a study and produce the state housing profile to serve as the base material for monitoring the housing situation in the state.	X		
2.25	Introduce an early home ownership support scheme for young adults to promote home ownership and wealth creation.		X	
2.26	Establish affordable housing schemes or housing loans for middle-class civil servants, artisans, and trade unions to improve access to safe and decent housing.	X		
2.27	Creation of Katsina State Mortgages and Foreclosure Authority to regulate mortgages, foreclosure and enforcement of real property and connected purposes.	X		
3.0	**LAND GOVERNANCE**			
3.1	Open up new development areas in major cities and towns to make developable land available.		X	
3.2	Strictly enforce laws and regulations on land sub-division, survey, allocation, titling and sale or transfer to ensure conformity with planning requirements.		X	
3.3	Prepare an inventory of land within urban areas through digitisation.	X		

3.4	Register all Government acquisitions for protection from speculation.	X		
3.5	Promote land banking to meet current and future demand for land for housing and infrastructure.		X	
3.6	Establish efficient land information systems in all urban areas.		X	
3.7	Produce plots of different density categories to accommodate all income groups.	X		
3.8	Government to acquire land before development and promptly pay adequate compensation to the landowners.	X		
3.9	Government to encourage land readjustment and land pooling schemes to make land available for urban development.	X		
3.10	Ensure the continuous issuance of certificates of occupancy to all landowners in the state.	X		
3.11	Continue to fast-track the issuance of the governor's consent for other land transactions.		X	
3.12	Issue title documents to all property owners in regularised informal settlements.	X		
3.13	Collaborate with all land management agencies to ensure consolidation of existing land reforms.		X	
3.14	Acquire adequate land for urban expansion in advance of development.	X		

3.15	Organise training courses and capacity- building programmes for all public officials.		X	
3.16	Procure and provide all land administration and management agencies with computers, vehicles and equipment.	X		
3.17	Acquire high-resolution and up-to-date imageries to support effective land administration.	X		
4.0	**MULTI-LEVEL GOVERNANCE AND INSTITUTIONAL FRAMEWORK**			
4.1	Provide incentives for the officials of government to work together.		X	
4.2	Establish a platform for presenting and discussing issues of common interest, particularly in policy implementation and monitoring amongst the three tiers of government.	X		
4.3	Identify, consult and commit all national, state and local agencies to be active stakeholders in housing affairs.	X		
4.4	Establish and make effective use of the Infrastructure Policy Council to coordinate, collaborate and address housing, urban, and territorial issues in the state.		X	
4.5	Establish a steering committee to implement the policy at the Local Government level.		X	
4.6	Establish a forum to disseminate information about the activities of all government institutions and agencies.	X		

4.7	Assign roles and responsibilities to all public institutions, the private sector, civil society and other key stakeholders.	X		
4.8	Establish a stakeholder forum (the Katsina State Housing Forum) to promote the Housing Policy and address issues of common interest in the housing sectors.		X	
4.9	Encourage partnerships between the public and private sectors.	X		
5.0	Involve all categories of urban stakeholders, such as persons with disability, and the youth and women groups, in the decision-making process.	X		
5.1	Ensure the inclusion of the representatives of all key stakeholders in the Katsina State Urban Forum.	X		
6.0	**IMPLEMENTATION INSTRUMENTS – FINANCE, LAWS AND GUIDELINES**			
6.1	Review governance framework to eliminate overlap of functions between institutions.	X		
6.2	Review existing processes for decision making and implementation of policies to ensure effective vertical and horizontal coordination between institutions and private sector stakeholders.	X		
6.3	Review and improve on laws aimed at streamlining activities of institutions towards eliminating redundancies and duplications in the implementation of policies and programmes.	X		
6.4	Establish a coordinating unit for operational oversight on policy implementation.		X	

6.5	Establish an online observatory to support evidence-based, data-driven and digitized implementation of the Policy.	X		
6.6	Conduct Policy advocacy to eliminate constraints to sustainable implementation of the policy guidelines.	X		
6.7	Improve staff capacity through training and re-training to ensure effective and seamless implementation of policy provisions and programmes.	X		
6.8	Develop the capacity of staff to deploy contemporary urban planning and management tools and resources.		X	
6.9	Build the capacity of relevant institutions by providing relevant funding and equipment.	X		
6.10	Build and harness the capacity of citizens and relevant institutions/Industries to contribute to the implementation of the Policy document.	X		
6.11	Employ competent staff with requisite qualifications in housing and urban management.	X		
6.12	Legislate on own-revenue sources and develop revenue collection systems that will increase the efficiency of the governance system.			X
6.13	Promote revenue mobilisation by pegging financial transfers to the efficiency of local revenue collection by city management entities.	X		
6.14	Adopt an incentive scheme to reward good financial performance amongst agencies.		X	

6.15	Develop innovative and effective sources of finance to fund urban development and delivery of essential services.		X	
6.16	Undertake public education on the need to pay taxes.	X		
6.17	Bring all properties within the urban jurisdiction and continuously update databases to enhance accuracy and tax. compliance.		X	
6.18	Adopt cost recovery strategies to ensure the sustainability of service provision.			X
6.19	Utilise cross-subsidies to fund infrastructure and service delivery to poor areas.			X
6.20	Promote the establishment of an urban development fund to finance infrastructure and services delivery.			X
6.21	Legislate for the issuance of urban bonds as a source for accessing capital.		X	
6.22	Take deliberate steps to direct at least 40% of tax collections to neighbourhoods making such contributions.		X	
6.23	Provide incentives to private partners in the form of guarantees and direct inputs such as land towards financing urban development.		X	
6.24	Customise PPP regulations to the financing needs of urban development.		X	
6.25	Formulate and implement communication strategies to enhance engagement with civil society groups, the private sector, youth, women		X	

	and marginalised groups in the planning and implementation of policies and programmes.			
6.26	Mainstream human rights in policies and programmes to improve citizen engagement.		X	
6.27	Establish independent mechanisms for the monitoring and evaluating public policies by citizens and communities to improve the accountability of public institutions.		X	
6.28	Promote civic education and provide a framework for citizen obligation in the development of urban areas.	X		
6.29	Reform and strengthen land use regulations to remove constraints to implementing the Katsina State Housing Policy.			X

CHAPTER THREE

HOUSING AND URBAN RENEWAL

3.1 BACKGROUND

According to UN Habitat, housing is more than just a roof over one's head. It's the opportunity for better lives and a better future. Access to housing is a precondition for access to employment, education, health, and social services. Therefore, all levels of government should put housing at the centre of urban policies by placing people and human rights at the forefront of sustainable urban development.

The shortage of decent housing units and the rapid growth of slums, and poor sanitation are significant challenges to the sustainable management of major urban areas in the State. Rapidly sprawling and unplanned urbanization has made it hard to sustainably meet the needs of urban residents, many of whom live in slum-like conditions. The inadequate supply of decent housing and lack of adequate sanitation, water and open space amenities within neighborhoods has exacerbated, while the shortage of qualified and experienced tradesmen has affected the quality by which housing is delivered. There are also associated problems in acquiring land and the high cost of building materials. Urban renewal programmes and sustainable delivery of affordable housing are essential to improving livability and economic growth across the State.

3.2 SECTORAL GOAL

To ensure access to land and adequate housing for all eligible persons in decent, safe, inclusive, affordable, resilient and sustainable human settlements in Katsina State, Nigeria.

3.3 OBJECTIVES AND STRATEGIES

Policy Objective 1: To expand the housing stock and reduce the housing deficit in the state taking cognisance of various income groups across the State.

Strategies:

i. Opening new areas in the cities and towns to make developable land available.

ii. Allocate plots of land to individuals and private developers to build houses.

iii. To provide social housing to low-income earners and civil servants.

iv. Construction of 500 housing units annually by the government

v. Partner with private companies to build houses under the Public Private Partnership (PPP) arrangement.

vi. Provide and encourage housing related infrastructure such as roads, water, electricity, etc.

Policy Objective 2: To establish practical and strategic programs that will ensure easy and equitable access to land for citizens in line with the provisions of the Land Use Act.

Strategies:

i. Strengthen strategic land delivery and management capacity at KATGIS.

ii. Ensure an Accelerated Issuance of Certificate of Ownership (C/O) to landowners and developers.

iii. Strictly enforce laws and regulations on land sub-division, survey, allocation, titling and sale or transfer to ensure conformity with planning requirements.

iv. Prepare an inventory of land within urban areas through digitisation.

v. Register all Government acquisitions for protection from speculation.

vi. Promote land banking to meet current and future demand for land for housing and infrastructure.

vii. Establish efficient land information systems in all urban areas.

Policy Objective 3: To address informal settlement growth and implement strategic urban renewal and upgrading programmes.

Strategies:

i. Prepare a state-wide urban renewal/upgrading strategy.

ii. Continue formalising informal settlements (unapproved layouts) on land that is not encumbered and complies with the general development framework.

iii. Prepare and implement urban renewal programmes for sustained infrastructure and social services delivery in the informal settlement areas.

iv. Integrate the informal settlements with the rest of the city for better connectivity and functional efficiency.

v. Provide valid land titles to all landholders in the regularised informal settlements.

vi. Promote residents' associations to improve the management of housing estates.

vii. Optimize land utilization in low-density housing areas through land redevelopment to accommodate high-density, low-income housing.

Policy Objective 4: To institute strategies for delivering affordable housing of acceptable quality through innovative financing arrangements.

Strategies:

i. Promote the supply of long-term financing for mortgages.

ii. Offer fiscal incentives to private developers able to supply affordable housing to most households.

iii. Promote the use of PPP to expand housing delivery.

iv.   Encourage land pooling and land readjustment to improve land delivery.

v.   Increase public budget allocations for the delivery of housing infrastructure.

vi.   Provide appropriate incentives to encourage private sector involvement in the supply of housing infrastructure.

vii.   Promote pro-poor pricing of infrastructure and services in housing delivery.

viii.   Establish the Katsina State Mortgages and Foreclosure Authority.

ix.   Establish affordable housing schemes or housing loans for middle-class civil servants, artisans, and trade unions to improve access to safe and decent housing.

x.   Introduce an early home ownership support scheme for young adults to promote home ownership and wealth creation.

Policy Objective 5: Strengthen capacity on technical and project management processes.

Strategies

i.   Strengthen the technical capacity of the state government officials to manage the housing process efficiently and effectively.

ii.   Establish a central housing database at the state level to monitor progress in housing conditions and provisions.

iii.   Conduct a study and produce the state housing profile to serve as the base material for monitoring the housing situation in the state.

3.4   EXPECTED POLICY OUTCOMES

The measures are expected to improve the housing situation in the state with the following outcomes:

i.   Increase in targeted house ownership and improved access to land and housing.

ii.   Reduction in cost of house rent and the incidence of homelessness.

iii.   Ease of Doing Business (EoDB); providing enabling environment for investment to the housing sector.

iv.   Easy and equitable access to land and housing by all eligible state citizens (including access for women and vulnerable groups) is achieved.

v.   Increased access to mortgage facilities, housing finance, and affordable housing.

vi.   Improved housing conditions, quality of life, living environment and sanitation.

vii.   Rising investment profile and economic activities in the State due to easy access to housing and land-related development contribute to the IGR of the state.

CHAPTER FOUR
LAND GOVERNANCE

4.1   BACKGROUND

Land governance refers to the rules, processes, and structures through which land is managed and controlled. It encompasses issues related to land ownership, land use planning, land rights, land registration, land taxation, and land management. Effective land governance is essential for sustainable development as it ensures equitable access to land, promotes responsible land use practices, and safeguards against land-related conflicts and inequities. It is important to implement transparent and participatory land governance systems that prioritize social equity, environmental sustainability, and economic efficiency.

Katsina State Government land administration is operated under the provisions of the 1978 Land Use Act. The act vests all land in each State's territory to the State's Governor. The Governor holds such land in trust and administers it for all Nigerians' use and common benefit (Nigeria, 1978). The Act stipulates that all land in urban areas shall be under the control and management of the Governor of each State, while all other lands in rural areas are subjected to the control of the respective Local Governments for the issuance of customary rights of occupancy. While this law was enacted to improve access to land, its implementation is fraught with many contrary issues. Access to land through formal channels has become difficult, especially for low-income earners. This gave rise to the informal land market, where most transactions occur.

In line with above, the Katsina State Government enacted Katsina State Geographical Information Service Law of 2023, and established an agency to carry out the automation of land administration that involves the use of technology to streamline and improve the efficiency of processes related to land rights, management, and use. This can include the digitization of land records, the implementation of online registration systems, and the use of GIS mapping technology for land planning and management. Automation can help to reduce inefficiencies, increase transparency, and improve access to information for all stakeholders involved in land governance.

4.2   SECTORAL GOAL

The sector aims to ensure efficient, sustainable, and equitable management of land resources for the benefit of all the citizens while protecting environmentally sensitive areas.

4.3   OBJECTIVES AND STRATEGIES

Objective 1: To establish efficient systems for registering and recording land rights, property

transactions, and land-related data.

Strategies:

i. Equip the Katsina Geographic Information Services (KATGIS) with capable staff and equipment such as vehicles, computers, servers and images.

ii. Coding of all manually documented files into digitally base system

iii. Formalize and recertify all the existing land tenure.

iv. Simplify the access to Certificate of Occupancy (C of O)

v. Issue title documents to all the property owners in all the regularized informal settlements.

vi. Collaborate with all land management agencies in the state to ensure consolidation of existing land reforms.

vii. Encourage the use of media for publicity and sensitization

viii. Boost the morale of the staff through training and incentives.

Objective 2: Provide individuals and communities with secure rights to land.

Strategies:

i. Create new districts and layout schemes to generate plots of land for residential and other land uses.

ii. Produce plots of different density categories to accommodate all income groups.

iii. Provide the plots with site and services before allocation.

iv. Ease the processing of land for developers.

v. Government to acquire land before development and promptly pay adequate compensation to the landowners.

vi. Government to encourage land readjustment and land pooling schemes to make land available for urban development.

Objective 3: To foster responsible land investments.

Strategies:

i. Fast track the processing and issuance of C of O to developers.

ii. Support residents with valid land titles to access mortgage loans to build homes.

iii. Build the capacity of residents and property owners to take advantage of finance facilities from FMBN and other financial institutions.

iv. Attract and regulate responsible land investment by both domestic and foreign actors

v. Ensures that land deals align with national development priorities

vi. Respect local communities' rights.

Objective 4: To strengthen land rights for marginalized groups.

Strategies:

i. Review existing laws and policies to identify gaps and discriminatory provisions. Develop or reform legislation that recognizes and protects the land rights of marginalized groups.

ii. Address historical injustices and protect the rights of vulnerable populations, such as indigenous communities, women, and low-income earners of the society.

iii. Promote social inclusion, reduce inequalities, and support livelihoods while allocation, compensation and other entitlements of the land.

iv. Foster collaboration between government agencies, civil society organizations, and international partners to support the implementation of land rights for marginalized groups. This can involve sharing knowledge, resources, and expertise, and fostering partnerships to advocate for policy reforms and inclusive land governance practices.

v. Conduct capacity building programs and awareness campaigns to empower marginalized groups with knowledge about their land rights. This includes providing legal literacy and training on land-related laws, their rights to land and natural resources, and strategies for engaging in land governance processes.

Objective 5: Integrate environmental and social considerations into land governance.

Strategies:

i. Conduct a thorough environmental impact assessment to understand the potential effects of land governance activities on ecosystems, biodiversity, natural resources, and climate change. Identify measures to minimize negative impacts and enhance environmental sustainability.

ii. Prioritize the conservation and sustainable use of biodiversity and ecosystems when making land governance decisions.

iii. Develop land-use plans that balance economic development with environmental and social considerations. Ensure that land use is optimized, limiting encroachment on ecologically sensitive areas and protecting important landscapes, such as wetlands, and forests.

iv. Assess the potential social and cultural impacts of land governance strategies on local communities, indigenous peoples, and vulnerable groups.

v. When implementing land governance initiatives, especially those affecting indigenous peoples and local communities, adhere to the principle of Free, Prior, and Informed Consent (FPIC). This involves engaging communities in a participatory and respectful manner, seeking their consent, and ensuring that they have access to information and

opportunities for meaningful participation in decision-making processes.

vi.   Promote sustainable land management practices, including reforestation, soil conservation, agroforestry, and the restoration of degraded lands. This helps enhance ecosystem services, mitigate climate change effects, and improve livelihoods.

Objective 6: To Implement a robust monitoring and evaluation framework

Strategy:

i.   Clearly define the objectives of the land rights initiatives and develop Key Performance Indicators (KPIs) to measure progress and outcomes.

ii.   Develop a comprehensive framework that outlines the methodology, tools, and responsibilities for monitoring and evaluation. This includes identifying data sources, defining data collection methods, and establishing timelines and milestones.

iii.   Collect reliable and disaggregated data on key indicators identified in the monitoring framework. This can involve surveys, interviews, focus group discussions, and analysis of official records, among others.

iv.   Analyze the collected data to assess the progress and impact of the land rights initiatives. This can involve both quantitative and qualitative analysis to generate meaningful insights.

v.   Use the monitoring and evaluation findings to identify areas for improvement and inform adaptive management.

4.3   EXPECTED POLICY OUTCOMES

The expected policy outcomes are:

i.   Automation of land administrative systems enhances transparency, documentation, and efficiency and reduces land disputes.

ii.   The community would be carried along in decision making through Inclusiveness and equitable access to land.

iii.   The economic empowerment of landowners to use their title documents is enhanced.

iv.   The less privileged and vulnerable among the communities are considered.

v.   A more efficient and goal-oriented land administration and management would have been consolidated in the state.

vi.   Sustainable development, environmental protection, social equity, and the well-being of local communities.

CHAPTER FIVE
MULTI-LEVEL GOVERNANCE AND INSTITUTIONAL FRAMEWORK
5.1 BACKGROUND

Multi-level governance is an approach that influences how cities are governed in a sustainable, inclusive, and equitable manner, ensuring that local institutions respect the interests and wishes of the people they represent. It encourages cities to break away from compartmentalized (on a sectorial basis) approaches and to integrate formerly fragmented policy actions by considering urban development's spatial, economic, and social dimensions. Nigeria is a federation comprising federal, state and local governments. The Constitution has set forth the functions of each tier of government as exclusive, concurrent or residual. The coordination between the three tiers of government is vertical.

It is widespread in cities to find all three levels of government providing one service or the other. For example, the Federal Government has a strong presence in the education sector in Katsina State, providing university, polytechnic and other tertiary education, research and training institutions. To achieve its objectives of developing a Knowledge Economy, Katsina State must cooperate, collaborate, and coordinate its education policies, activities and institutions with the Federal Government. Multi-level governance, therefore, stresses the principles of coordination, cooperation, participation, integration and 'leave no one and no place behind', which can be easily connected through cross-cutting policy instruments.

The next level is the vertical coordination between the State and Local Governments. These tiers of government should coordinate and collaborate, bearing in mind that the local government is the lowest tier of government. The governance principles of subsidiarity require the local governments to carry out functions that are local and performed at the grassroots level. These functions are essential for the communities. The issue of solid waste collection, for example, is a local government function, if not properly carried out, will dilute development gains by polluting the environment and creating serious health hazards. Under this policy, the State Government would identify and establish areas for cooperation, collaboration and coordination with the local governments.

At the state level, multi-level governance demands horizontal coordination across all levels of government (MDAs) and multi-stakeholder engagement between governments and non-state actors (private sector, civil society, and community groups). It is essential to emphasize the importance of discouraging silos mentality and sector programming at this level. For example, achieving the SDGs requires coordination and working together because of the

linkages and crosscutting nature of many of the goals. UN Habitat noted that 90 per cent of the SDGs are urban. Therefore, each metropolitan area must coordinate sectoral policies and actions, such as economy, health, mobility, housing, biodiversity, energy, water and waste, within a comprehensive and coherent territorial framework.

Multi-level governance also involves non-state actors, especially the citizens, the private sector, traditional leaders and civil society organizations. All these groups are part of the city stakeholders. In any city, the stakeholders are diverse, representing different groups and interests. Multi-stakeholder engagement processes (MSEPs) are structured to develop stakeholder partnerships and networks. The inclusive and participatory nature of the processes promotes a greater sense of ownership over its outcomes and, consequently, strengthens its sustainability.

Similarly, the New Urban Agenda has a principle of "leave no one behind", emphasizing the rights of all people to the city's benefits. These rights include universal rights to adequate shelter, education and living standards. Social inclusion entails that all urban participants are not left out in the decision-making processes, equitable distribution of urban services, cultural expression, political participation and other relevant activities. The principle also ensures the inclusion of all marginalized and vulnerable groups like the physically challenged, elderly and the youth, gender equality, IDPs and refugees, among others. The design and provision of city infrastructure and basic services consider the access, safety and diverse needs of people with disability, women, and youths. In addition, women and other marginalized groups have access to housing, land, financial inclusion, and safe access to organized open spaces and places for social, health, and educational programs.

5.2   SECTORAL GOAL

i. The sector goal is to promote better understanding and actions to improve horizontal and vertical linkages, collaboration, cooperation and coordination among different levels of government and Non-State actors (private sector, civil society, community groups and the private sector).

ii. To make all cities and urban areas in the state inclusive, gender and youth friendly, incorporating the needs and voices of the low-income, people with disability and minority groups in decision-making, design, and provision of basic services and infrastructure.

5.3   OBJECTIVES AND STRATEGIES

Objective 1: promote collaboration and cooperation among the three tiers of government in

urban and territorial planning and management.

Strategies

i.   Establish a state intergovernmental committee to facilitate multi-level collaboration between the three levels of government.

ii.   Provide incentives for the officials of the government to work together.

iii.   Establish a platform for presenting and discussing issues of common interest, particularly in policy implementation and monitoring.

iv.   Identify, consult and commit all agencies at both national, state and local commanders to stakeholders in housing affairs.

Objective 2: ensure collaboration, coordination and integration of state policies and programmes.

Strategies

i.   Establish and make effective use of the Infrastructure Policy Council to coordinate and collaborate and address urban and territorial issues in the state.

ii.   Establish a state inter-ministerial steering committee to implement, monitor and evaluate the policy at the state level.

iii.   Establish a steering committee for the implementation of the policy at the local government level

iv.   Establish a forum to disseminate information about the activities of the institutions and agencies.

v.   establish a state policy on coordination of sector activities and encourage an integrated approach in handling the affairs of government policies and programmes.

vi.   Adopt accessible, disability-inclusive "universal design" to design buildings, urban infrastructure, and services.

vii.   Adopt measures that facilitate easy access to housing, public buildings, health facilities, transportation facilities and education for people living with disabilities.

viii.   Ensure the participation of disability stakeholders in the decision-making process.

Objective 3: establish mechanisms that will promote cooperation, collaboration and participation in the development of the state.

Strategies

i.   Assigning roles and responsibilities to all public institutions, the private sector civil society and other key stakeholders.

ii.   Establish a stakeholder forum, the Katsina State Housing Forum, to promote the policy

and address issues of common interest in the housing and urban sectors.

iii. Establish mechanisms for cooperation between MDAs in employment, housing, education and health to be integrated and implemented through inter-departmental programmes and projects.

iv. Arrange public consultations to discuss issues of concern.

v. Encourage partnerships between the public and private sectors.

Objective 4: Ensure all city stakeholders' active participation in matters that affect them.

Strategies

i. Identify, categorize and commit all stakeholders to participate in implementing the policy.

ii. Involve all categories of urban stakeholders, such as persons with disability, and the youth and women groups, in the decision-making process.

iii. Ensure the inclusion of the representatives of all key stakeholders in Katsina State.

5.4 EXPECTED POLICY OUTCOMES

i. Collaboration and cooperation, at the vertical level, among the three tiers of government in urban and territorial planning and management in the state are enhanced.

ii. Collaboration, coordination and integration of state policies and programmes are established, and the silo mentality is eliminated.

iii. Mechanisms that will promote cooperation, collaboration and participation in the development of the state are established and mainstreamed.

iv. Stakeholders' participation in matters that affect them in the state, metropolitan, cities and towns is promoted.

v. Equity and inclusion are assured concerning gender and marginalized groups within urban areas.

vi. Inclusion is established by offering equal opportunities to individuals regardless of their circumstances.

vii. Multi stakeholder partnerships for implementing urban development programmes are promoted.

viii. Urban renewal schemes are implemented in poor urban neighborhoods.

5.5 IMPLEMENTATION ARRANGEMENTS

One crucial issue in policymaking is the practical implementation, monitoring and evaluation of any policy. A policy needs to be on the ground and its performance monitored. To do this effectively, an excellent institutional arrangement is required.

5.6   INSTITUTIONAL ARRANGEMENTS FOR IMPLEMENTATION

Housing and Urban Development and management activities are both multi sectoral and multi stakeholder- based. The institutional responsibilities of the various MDAs in the state are summarized below:

Priority Issues	MDAs Involved
Sustainable Urban Planning and Design	- ML&PP - MoWH&T - KATGIS - URPB - OSG - KTDMB
Housing and Urban Renewal	- ML&PP - MoWH&T - KATGIS - URPB - HOUSING AUTHORITY - KIPDECO - KTDMB
Land Governance	- ML&PP - KATGIS - URPB - OSG - LGAs
Multi-Level Governance and Institutional Framework.	- MoWH&T - ML&PP - MLG&CA - OHOCSS - IGADP&LS - LGAs - KTDMB
Implementation Arrangements	- SPIME - MOWH&T

	• Housing Authority
	• MLG&CA
	• LGAs
	• KTDMB
Implementation Instruments – Finance, Laws and Guidelines.	• MOWH&T
	• MOJ
	• KATGIS
	• URPB
	• MLG&CA
	• LGAs
	• ML&PP
	• Office of Accountant General
	• KTDMB
Monitoring and Evaluation	• SPIME
	• MOWH&T
	• Housing Authority
	• MLG&CA
	• LGAs
	• Office of Auditor General

5.7   IMPLEMENTATION ORGANS

The following institutions are recommended for the Katsina State Housing and Urban Development Policy.

i.   Infrastructure Development Council

ii.   State Housing and Urban Policy Consultative Forum

iii.   Housing and Urban Policy Implementation Unit

iv.   Housing and Urban Policy Working Groups

State Infrastructure Development Council will be the highest policy body of all Commissioners and Special Advisers heading MDAs, whose work is related to housing and urban matters. The Honourable Commissioner Ministry of Works, Housing and Transport will chair the Policy Council. The Policy Council will report to the State Executive Council.

The second organ is the State Housing and Urban Policy Consultative Forum. This forum comprises representatives of all key public, private and civil society stakeholders involved in Urban Development and management. The Committee will address issues of concern regarding the implementation of the policy, mobilize support for the sector and build consensus among the stakeholders on issues as they arise.

The third organ is the Policy Implementation Unit, to be established shall be reporting to the Hon. Special Adviser SPIME. This unit will provide an overall direction in policy implementation and monitoring with a view to handover its activities with the policy Implementation Unit of the NUDP at FMWH.

The fourth organ is the Working Groups. These working groups will coordinate, collaborate, and share information on policy issues on a thematic basis. The details are given in the Table below:

No	Organ	Functions	Composition
1	State Infrastructure Development Council	▪ A high-level Forum made of Commissioners and Special Advisers: ▪ Provide policy direction and guidance on the implementation of the policy. ▪ Coordinate policy implementation at all levels of government. ▪ Address issues of concern as they arise. ▪ Ensure the coordination of the policy with the budgetary process.	● MOWH&T ● MB& EP ● ML&PP ● MOA&LD ● Ministry of Env. ● MOCIT. ● Reps of LGCs ● Reps of Private Sector ● Reps of CSOs ● KTDMB

2	State Housing and Urban Policy Consultative Forum	▪ Sensitisation and mobilization of all stakeholders in the Urban Development and human settlements. ▪ Discuss priority issues on Urban Development. ▪ Reach consensus on issues arising. ▪ Monitor the implementation of the policy. ▪ Ensure the inclusion of all stakeholders in the process.	● State MDAs ● Local Government Councils ● Organized Private Sector ● Residents' Associations ● Trade Unions ● Academic and Research Institutions. ● Youth and women groups Media
3	Housing and Urban Policy Implementation Unit	▪ A Unit to be established in MOWH&T responsible for Implementation of the provisions of the policy ▪ Monitoring and Evaluation of the policy ▪ Developing a Communication Strategy for the Implementation of the Policy. ▪ Liaising with the Federal NUDP Unit.	● MOWH&T ● URPB ● ML&PP ● SPIME ● KTDMB ● KIPDECO ● Trade Unions ● CSOs
4	Housing and Urban Policy Working Groups	● To ensure synergy and understanding, and collaboration between all stakeholders. ● Provide ways of working together and coordinating issues with and between sectors ● To reduce duplication of efforts ● Bridge misunderstanding between agencies of government and the private sector	● Relevant State MDAs ● Local government Councils. ● The private sector ● Residents' associations ● Youth and

| | | | women groups |
| | | | ● Research and Academic Institutions |

CHAPTER 6
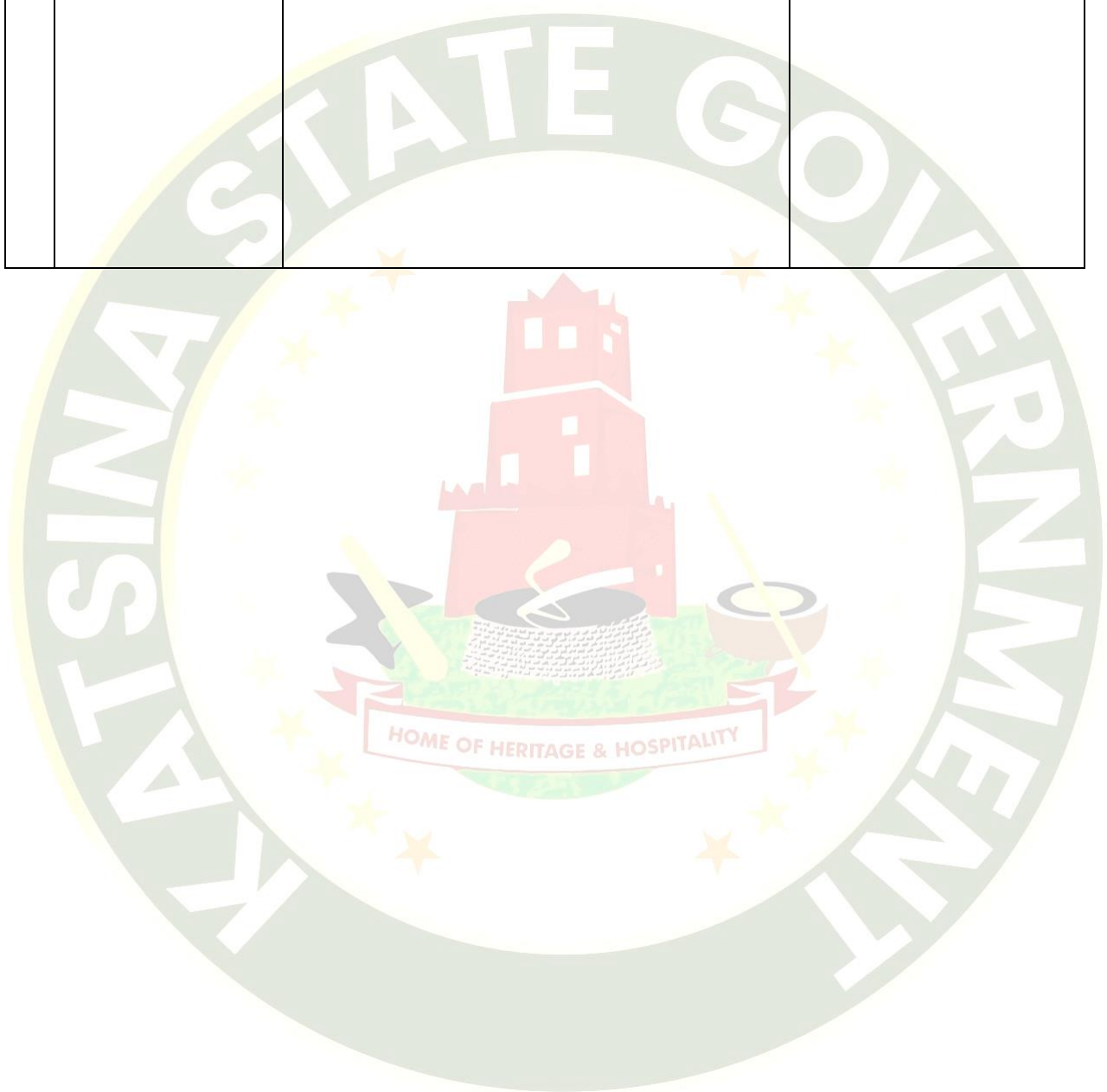
IMPLEMENTATION INSTRUMENTS, MONITORING AND EVALUATION

6.1   BACKGROUND

The quality of implementation of this policy will play a significant part in bringing about desired outcomes that include enhanced economic growth and equitable quality of life for all while protecting the environment. Effective implementation enables the attainment of targets but the SDGs with reference to the role of cities. The keys to effective implementation generally include the availability of finance, quality of human resources, enabling laws and regulations, and partnerships/coordination. Therefore, the Katsina State Housing Policy framework for implementation proposes the adoption of an adequate institutional framework that facilitates the harnessing of all required resources to ensure that its stated objectives are achieved.

6.2   SECTORAL GOAL: Mainstream the practice of inclusive, equitable and accountable governance across all major settlements.

6.3   OBJECTIVES AND STRATEGIES

Policy Objective 1: To establish a strong institutional framework that supports strategic, coordinated, inclusive, efficient, and effective policy implementation across MDAs and between the State and Local Governments.

Strategies

i.   Review governance framework to eliminate overlap of functions between institutions.

ii.   Review existing processes for decision making and implementation of policies to ensure effective vertical and horizontal coordination between institutions and private sector stakeholders.

iii.   Review and improve on laws aimed at streamlining activities of institutions towards eliminating redundancies and duplications in the implementation of policies and programmes.

iv.   Implement the URP law at the local level to enhance vertical coordination in the implementation of policies and programmes.

v.   Establish a coordinating unit for operational oversight on policy implementation.

vi.   Establish an online observatory to support evidence-based, data-driven, and digitised implementation of the Policy.

vii.   Conduct Policy advocacy to eliminate constraints to sustainable implementation of the policy guidelines.

Policy Objective 2: To upscale human capacity and provide the needed tools for collaborative, evidence-based, and efficient implementation of the Policy.

Strategies

i. Improve staff capacity through training and re-training to ensure effective and seamless implementation of policy provisions and programmes.

ii. Develop the capacity of staff to deploy contemporary urban planning and management tools and resources.

iii. Build the capacity of relevant institutions by the provision of relevant funding and equipment.

iv. Build and harness the capacity of citizens and relevant institutions/Industries to contribute to the implementation of the Policy document.

v. Employ competent staff with requisite qualifications in urban management.

vi. Build the capacity of staff to engage in urban management and development.

Policy Objective 3: To strengthen the financial assets and capacity of the government to effectively deliver urban governance dividends.

Strategies

i. Legislate on own-revenue sources and develop revenue collection systems that will increase efficiency.

ii. Ensure that urban areas are adequately funded to transform them into engines of growth.

iii. Promote revenue mobilization by pegging financial transfers to the efficiency of local revenue collection by city management entities.

iv. Adopt an incentive scheme to reward good financial performance amongst agencies.

v. Develop innovative and effective sources of finance to fund urban development and delivery of essential services.

vi. Undertake public education on the need to pay taxes.

vii. Reform the property tax regime to make it easier to implement.

viii. Bring all properties within the urban jurisdiction and continuously update databases to enhance accuracy and tax compliance.

ix. Adopt cost recovery strategies to ensure the sustainability of service provision.

x. Utilize cross-subsidies to fund infrastructure and service delivery to poor areas.

xi. Promote the establishment of an urban development fund to finance infrastructure and services delivery.

xii. Legislate for the issuance of urban bonds as a source for accessing capital.

xiii. Take deliberate steps to direct at least 40% of tax collections to neighbourhoods making such contributions.

xiv. Provide incentives to private partners in the form of guarantees and direct inputs such as land towards financing urban development.

xv. Customize PPP regulations to the financing needs of urban development.

xvi. Ensure separation of powers in financial management between the three tiers of government as provided for in the Constitution.

Policy Objective 4: Establish inclusive, participatory planning through collaboration and effective coordination to facilitate multi-level stakeholder engagement.

Strategies

i. Formulate and implement communication strategies to enhance engagement with civil society groups, the private sector, youth, women and marginalised groups in the planning and implementation of policies and programmes.

ii. Mainstream human rights in policies and programmes to improve citizen engagement.

iii. Establish independent mechanisms for the monitoring and evaluating public policies by citizens and communities to improve the accountability of public institutions

iv. Promote civic education and provide a framework for citizen obligation in the development of urban areas.

Policy Objective 5: Review and harmonize guidelines and legal frameworks to enable seamless implementation of development policies.

Strategies

i. Reform and strengthen land use regulations to remove constraints to implementing the KSHUP.

ii. Domesticate the National Building Code to deliver safe, affordable, technologically appropriate, climate-friendly, green construction.

iii. Develop legal frameworks to promote the use of the LED approach.

iv. Capacity building in the community to ensure effective community participation in urban development.

v. Design and adopt relevant ICT platforms to enhance information sharing, management, monitoring and public accountability.

6.4 EXPECTED POLICY OUTCOMES

The Policy Outcomes expected are:

i. Social equity and justice in access to opportunities and services are achieved.

ii. Participatory programmes that provide tangible improvements to the citizens of the State and facilitate coherence at institutional, Policy and project delivery levels are achieved.

iii. A financial plan for the supply of basic urban services required to guarantee sanitation, waste management, water, energy, infrastructure, public transportation, etc., and deliver the

complimentary services provided by the welfare state (safety and security, education, health, public housing, etc.) is established.

iv. Human capacity is upscaled, and provisions are made for the needed tools for collaborative, evidence-based, and efficient implementation of the KSHUDP.

v. Financial assets and the government's capacity to effectively deliver urban governance dividends are achieved.

vi. Inclusive, participatory planning is established through collaboration and effective coordination towards facilitating inclusive multi-level stakeholder engagement.

vii. Guidelines and legal frameworks to enable seamless implementation of development policies are harmonized

6.5   POLICY IMPLEMENTATION

The policy identified various actions to be taken to achieve the desired objectives and realise the state's vision for Urban Development. This implementation and monitoring framework are developed to ensure that these actions are taken and the results are achieved as envisaged by the policy. The framework consists of indicators which set out what should be monitored at each level of implementation (see Annex 1).

The indicators are:

i. **Impact**: this is what the policy will contribute to achieving in the long term – the effect of cumulative change in human and other development indicators. An example of this is a sustainable and livable environment.

ii. **Outcome**: the outcomes identify what will change regarding attitudes and behavior, quality of life, freedom and human rights, competitiveness, etc., who will benefit and how the policy will contribute to overall social and economic impact. For example, a Well-developed neighborhood.

iii. **Outputs**: Outputs are the specific and physical deliverables of the policy. Outputs are the 'irreducible minimums' requirements necessary to achieve the outcome and impact, such as development control guidelines. Well-defined outputs make clear what should be seen as a result of the policy implementation.

6.6   FRAMEWORK FOR MONITORING

i. **Strategic Activities:** These activities deliver the "output." The term is used here as it is appropriate given the wide range of policy-related initiatives that need to be addressed. Examples of strategic activities in implementing the housing and urban development policy include monitoring and enforcement, processing of applications, demolition work, etc.

ii. **Inputs:** An input of resources (funding, capacity, knowledge etc.) is required to deliver the outputs. Monitoring the information against the outputs and outcomes enables an

assessment of the value for money of implementing the policy.

iii. **Indicators:** these are performance measures that say what will be measured, not what is to be achieved. Indicators may be quantitative or qualitative, particularly for the latter (which may be collected through evaluation surveys). It is most helpful if there is appropriate baseline data. It is important, for example, to evaluate what changes have or are taking place in the health and well-being of the population and other indicators of quality of life because of urban renewal initiatives and the elimination of slums.

iv. **Baseline:** Baseline data, either commissioned or drawn from available sources, is needed for effective M&E of the Housing and Urban Development Policy. Good baseline data provides the foundation on which targets can be set. Output baseline data required may include the start number of slums, processed application, time to process application, etc. This provides data for comparison with end numbers used to judge performance. This requires strengthening the Department of Planning, Research and Statistics or another applicable department.

v. **Targets:** Targets should be Specific, Measurable, Achievable, Relevant and Time- bound (SMART). Targets are set for each result area (output, outcome and impact). This has been outlined in the Ministry's corporate plan (CP).

vi. **Assumptions:** Assumptions need to be explicit so that those critical to achieving outputs and outcomes can be monitored. These assumptions include the provision of security, timely release of funds, appropriate mechanisms to facilitate access to finance, ability to enforce rules and regulations, etc., as stated in the policy provisions.

vii. **Other considerations:** Milestones are needed at appropriate intervals; gender-based indicators are good practice; and risk analyses are undertaken to support the risk ratings.

This framework is concerned with monitoring the implementation of the various provisions outlined under each objective in the Housing Policy document. The purpose of monitoring is to determine whether the Strategic activities are stated under each provision and whether the required results (output and outcome) are achieved to achieve the overall policy objective. The table presents the monitoring framework for outputs and outcomes against the set policy objectives.

Monitoring of Inputs

As noted earlier, the input of resources (money, workforce and material) is required to deliver the outputs and outcomes identified in Annex 1. Monitoring the inputs against the outputs and outcomes enables an assessment of the value for money of implementing the Housing and Urban Development Policy. In this monitoring framework, it is assumed that existing monitoring initiatives on input as contained in civil service rules, regulations, and guidelines will be applied to monitor input provided in executing the Housing and Urban Development Policy.

LIST OF ACRONYMS

- **C of O** - Certificate of Ownership
- **CP** – Corporate Plan
- **CSOs** – Civil Society Organisations
- **DEGURBA** – Degree of Urbanization
- **EoDB** – Ease of Doing Business
- **FMWH** - Federal Ministry of Works & Housing
- **FPIC** - Free, Prior and Informed Consent
- **GIS** – Geographical Information System
- **ICT** - Information & Communication Technology
- **KATGIS** – Katsina State Geographical Information Services
- **KIPDECO** – Katsina State Investment & Development Company Ltd
- **KPIs** – Key Performance Indicators
- **KSHUP** – Katsina State Housing & Urban Development Policy
- **KTDMB** – Katsina State Development Management Board
- **KUPDA** – Katsina State Urban Planning & Development Authority
- **LGAs** – Local Government Areas
- **LUA** – Land Use Act
- **MB & EP** – Ministry of Budget and Economic Planning
- **MDAs** - Ministries Department and Agencies
- **ML & PP** – Ministry of Lands & Physical Planning
- **MLG&CA** – Ministry of Local Government & Chieftaincy Affairs
- **MOA & LD** - Ministry of Agriculture & Livestock Development
- **MOCIT** - Ministry of Commerce, Trade & Industry
- **MSEPs** - Multi – Stakeholder Engagement Processes
- **MWoHT** – Ministry of Works, Housing & Transport
- **NUA** - New Urban Agenda
- **NUDP** – National Urban Development Policy
- **NUPs** - National Urban Policies
- **NURPL** – National Urban & Regional Planning Law
- **OHOCSS** – Office of Head of Civil Service
- **OSG** – Office of The Surveyor General
- **PPP** – Public Private Partnership
- **RS** – Remote Sensing
- **SDGs** – Sustainable Development Goals

- **SEPA** – State Environmental Protection Agency
- **SLTR** - Titling and Registration
- **SMART** – Specific, Measurable, Achievable, Relevant and Time-bound
- **SPIME** - State Policy Implementation, Monitoring and Evaluation
- **SUDPS** – State Urban Development Policies
- **UN** – United Nation
- **URPB** - Urban & Regional Planning Board

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ANNEXES

ANNEX 1: Policy Implementation Framework

Issue: Housing and Urban Renewal							
Objectives	**Policy Provisions**	**Results/Key Performance Indicators (KPIs**			**Timeframe**	**Responsibility**	**Monitoring Data**
		Output	*Outcome*	*Impact*			
To ensure access to land and adequate housing for all eligible persons in the state.	● Expand existing housing stock and reduce the deficit. ● Ensure easy access to land. ● Address informal settlements growth. ● Strengthen capacity. ● Improve access to funds for housing	● Construction of housing. ● Design of state- wide urban renewal strategy ● Creation of Mortgage based funding mechanism.	● More houses to meet current demand. ● Improved informal settlements. ● Increased funds to access housing	● Better environment without slums. ● Improved productivity. ● Home-based enterprises	June 2024	MoWH&T , Housing Authority, KIPDECO KATGIS, URPB	● State housing profile ● Monitoring reports. ● No & population of people living in slums

Issue: Land Governance							
Objectives	**Policy Provisions**	**Results/Key Performance Indicators (KPIs**			**Timeframe**	**Responsibility**	**Monitoring Data**
		Output	*Outcome*	*Impact*			
Encourage the optimal use of urban land, protecting marginal areas and encouraging prosperity for all.	● Promote inclusive and equitable access to land. ● Consolidate current land reforms. ● Make economic benefits of land accessible to all. ● Make land available for future city	● Issuance of land title documents. ● Land allocated to all categories of city dwelling. ● Make land available for planned urban expansion.	● Inclusive and equitable access to land by all residents. ● Better land governance in the state. ● Economic empowerment of landowners	● Better and guarantee access to land ● Landowners can use their properties to raise loans. ● Create opportunities for planned urban development	October 2024	- MHUD - KATGIS - URPB - Local Govts .	● Number of title documents issued. ● Monitoring & evaluation data. ● Availability of land for urban development

Issue: Multi-level Governance							
Objectives	**Policy Provisions**	**Results/Key Performance Indicators (KPIs**			**Timeframe**	**Responsibility**	**Monitoring Data**
		Output	*Outcome*	*Impact*			
Promote better horizontal and vertical linkages, cooperation and coordination among different levels of govt fund stakeholders.	● Promote collaboration between the three tiers of government. ● Coordination of policies. ● Establish mechanisms to promote cooperation	● Establish coordinating bodies. ● Conduct regular consultations.	● Better collaboration & coordination ● Institutionally cooperation and collaborate	● Reduced duplicate of efforts. ● Better impact of development ● Reduced waste of resources	July 2024	- MB&P - MoWH&T - MLG - LGAs	● Monitoring Reports

KATSINA STATE GOVERNMENT

HOME OF HERITAGE & HOSPITALITY