

Baidoa City Strategy



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Baidoa City Strategy

2023

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List of Acronyms

ATMIS	African Union Transition Mission in Somalia
CGI	Corrugates Galvanized Iron
DAC	Displaced Affected Communities
CCCM	Camp Coordination and Camp Management
FAO	Food and Agriculture Organization
FGS	Federal Government of Somalia
FMS	Federal Member State
FSNAU	Food Security and Nutrition Analysis Unit
GIS	Geographical Information System
GDP	Gross Domestic Product
IDP	Internal Displaced Person
IOM	International Organization for Migration
IPC	Integrated food security Phase Classification
JPLG	Joint Programme for Local Governance and Decentralized Service Delivery
NRC	Norwegian Refugee Council
PESS	Population Estimation Survey of Somalia
SDG	Sustainable Development Goal
SWALIM	Somalia Water and Land Information Management Project
SWM	Solid Waste Management
SWS	South West State
ULML	Urban Land Management Law
UN	United Nations
UN-Habitat	United Nations Human Settlement Programme
UNDP	United Nations Development Programme
UNFPA	United Nations Population Fund
UNICEF	United Nations Children's Fund
UNHCR	United Nations High Commission for Refugees
UNSOM	United Nations Assistance Mission in Somalia
UNSOS	United Nations Support Office for ATMIS
URF	Urban Regulatory Framework
USD	United States Dollar
WASH	Water Sanitation and Hygiene

INTRODUCTION





Fig. 1. Aerial image of the central mosque of Baidoa © Abdishukur Ihaybe 2022

Framing Durable Solutions to Displacement in an Urban Context

As Somalia accelerates its path towards urbanization, displacement caused by climate change, conflict and natural disasters intersect with the growth of poorly planned and poorly built urban settlements, compounded by poverty, vulnerability, and the chronic stresses that rapid urbanization implies in many parts of the world. With this urbanisation of displacement, humanitarian and development professionals have been increasingly involved in operations within urban areas. As a result, there is the need for a fundamental shift beyond an approach to displacement bound by short, post-crisis timeframes, which does not consider, and often disregards, historical and future needs of an city.

The lack of appropriate responses becomes even more apparent in a situation of protracted displacement. Interventions cannot be based on a standardized set of responses that do not consider the dynamic nature of protracted crises or the specificities that define them. While life-saving action, protection, and livelihoods still remain at the core of any intervention in crises, it becomes equally important to address in a sustainable manner the complex root causes of these crises.

Especially in an urban context, targeting one specific group for assistance might also raise issues, as various groups (such as the host community) have similar needs, experience similar difficulties, and also need to be supported and protected over years given the volatile situations.

Recent displacement emergencies in urban areas – Bangladesh, Tigray, Ukraine – have shown how a displacement response needs to adapt its approach to specific urban areas.¹ The debate on the evolution of the

policy framework for response in cities has also been informed by the unprecedented increase in displaced population and their massive influx into towns and cities.²

As a result, the approach of the international community in recent years has been to closely link humanitarian relief to recovery and development. This is exemplified in the Sustainable Development Goals, and in particular SDG 11 “make cities inclusive, safe, resilient and sustainable”. Its formulation highlights the “opportunity embedded in cities” to promote economic development along with peace, security, and protection from shocks and disruptions.³

The New Urban Agenda adopted by all UN member States in 2016 further emphasizes the need to pay “special attention” to cities undergoing post-conflict transitions and affected by natural and human-made disasters.

How these policies and statements of intent are translated to ensure humanitarian interventions in urban areas fully harness the potential of cities and their inhabitants is yet to be clearly understood in practice.

This is part of a bigger thinking among international and governmental organizations. As UN’s urban agency, UN-Habitat is fully engaged into this endeavor, and many actual experiences and collaborations in the field are feeding the debate on how to develop common ground for its approach.

1 Sanderson, D. and Knox Clarke, P. with Campbell, L. (2012) Responding to urban disasters: Learning from previous relief and recovery operations. ALNAP lessons paper. London: ALNAP/O

2 IDMC (2015) Global Overview 2015: People Internally Displaced by Conflict and Violence, Geneva, 2015

3 de Boer, J. (2015) Resilience and the Fragile City, Stability: International Journal of Security and Development, Vol. 4, No. 1

Changing Vocabulary for a Systematic Approach to Displacement and Urbanisation

As per the international community's most used definition, durable solutions to displacement have been achieved when displaced persons 'no longer have specific assistance and protection needs that are linked to their displacement and such persons can enjoy their human rights without discrimination resulting from their displacement'.⁴

The achievement of a durable solution thus comprises a number of criteria such as long-term safety, security, and freedom of movement; adequate standard of living, including at a minimum access to adequate food, water, housing, health care and basic education; access to employment and livelihoods; and access to housing, land and property (HLP) rights.¹

Beyond technical definition, a necessary step in understanding what a durable solution would look like is understanding where displacement actually takes place. For many countries in the world, including Somalia, this means looking at cities and urban areas.

A systemic approach to displacement and urbanisation cannot be achieved without a step-change in thinking, that reconciles multiple ways of conceiving, engaging with and understanding displacement beyond a humanitarian emergency. In this sense, UN-Habitat proposes to conceptualise displacement as part of a wider trend of migration to cities. There is a need to support local governments in planning for migratory inflows and internal displacement and capturing the labour, social networks, knowledge, and entrepreneurship abilities brought in by displacement affected communities (DACs) as an opportunity

for economic growth and increased local government revenues while addressing their urban challenges.

This reconceptualization opens-up several opportunities:

- Focus on improved living conditions of displaced affected communities, including refugees, returnees, IDPs, other migrants, and hosting/receiving communities.
- Enable participatory processes by engaging vulnerable and displaced communities and ensuring the choice of solutions to displacement and migration is informed and voluntarily.
- Increase the capacity of the Governments and Local Administrations to develop policies and plans for the spatial development and delivery of housing and basic services leaving no one and no space behind.
- Deploy a range of urban planning and legal tools that can meet both IDP needs and urban development challenges.

This shift of framing displacement through urbanization allows us to switch from the terms and concept typical of a short-term emergency to a new vocabulary describing a more systematic and sustainable approach.

From HLP to Urban Policy, Legislation and Land Governance

Effective and coherent policy, legal, institutional and governance frameworks are essential to ensure a solid context for planning. Urban legislation defines the conditions for access to land, infrastructure, housing, and basic services. It establishes rules for planning and decision-making and guides the improvement of livelihoods and

⁴ Inter-agency Standing Committee (IASC) (2010) IASC Framework on durable solutions for Internally Displaced Persons. Washington, DC: The Brookings Institution

living conditions by setting requirements for urban development initiatives. It creates the context within which urban authorities, local governments and communities are expected to fulfil their mandate and react to emerging challenges. Governance in urban contexts provides the framework that defines the needs, interests, rights, and responsibilities of displaced persons, while identifying institutions responsible for the coordination and management of resources.

Interventions in this thematic area could include:

- Training and academic curricula
- Legislative frameworks and policy
- Land dispute resolution mechanism and outreach
- Tenure and housing security through lease and rental agreements
- Increase Gender representation

From Shelter to Adequate Housing

Shelter is a basic human need. It provides security, personal safety, and protection from the weather, and prevents ill health and disease.

Adequate housing provides people with dignity and the opportunity to lead a normal life. Adequate housing plays an essential role in reducing vulnerability and building resilience.

Interventions in this thematic area could include:

- Housing delivery and management, also looking at improving tenure security through rental solutions and group ownership
- Strengthening Coordination and integration of Urban Planning and Housing Actors, including value capture mechanisms and private sector participation in land and housing development
- Development of the Local Construction Sector, Supporting and incubating necessary construction skills and knowledge, assure construction quality for structural resilience, support Local Building Culture and resilient prototype designs

From Site Planning to Urban Planning

The idea of “site planning” focuses on safe physical spaces. Urban planning is a broader process, focusing on development and design of land-use and of the built environment, and includes social and economic activities. It implies the provision of well-defined development strategies and frameworks for preparing cities for their urban future, accommodating rapid urban growth, investment, increased housing, land and property rights and gradually building a city’s resilience:

- Capacity building for state and municipality to strengthening urban governance and planning, in order to manage urban growth and reduce disaster risk
- Improve the quality of the built and natural environment
- Provide resilient infrastructure and inclusive basic services for all
- Integrate communities and prevent conflict over land and resources

From Quick Impact Projects to Catalytic Investments Facilitating Development and Durable Solutions

Most humanitarian actions are planned and implemented within a short timeframe. As a result of their urgency, they are implemented to achieve immediate impact. Slightly shifting this perspective through careful planning, a conscious strategic view in coordinating with longer-term development projects, investments would contribute to sustainable value chains and urban and regional economic goals. Linking single interventions to a plan and other overarching development documents facilitate coordination, maximise value and support communities.

- Engage communities and local government to take part in identification, selection, implementation, and monitoring and evaluation
- Transferable skills instilled into the local communities through their involvement
- Allow urban solutions to be locally driven, adapted, improved, and sustained in the long term



Fig. 2. An IDP camp in Baidoa ©UNDP/Said Fadheye

From Care and Assistance to Self-Reliance and Refugee Economies

A key factor in determining the survival and wellbeing of displaced people in urban contexts is their access to viable livelihoods.

This requires policies that provide displaced people with access to the labour market (the right to work), as well as adjacent enabling rights, such as freedom of movement, property rights, recognized identification, and recognition of qualifications.

It is also important to understand the supply and demand of the labour market itself, to identify sectors and sub-sectors in the local economy where newly arrived persons may leverage their existing skills, qualifications and interests, and integrate without displacing local workers.

- 'refugee economies' as potential levers for self-sufficiency of displaced populations and as positively affecting the economic situation of the surrounding communities
- humanitarian and/or development aid acknowledged as a trigger of

- economic growth
- positive feedback loop of socio-economic integration

Durable Solutions in Somalia

Somalia has been experiencing recurrent severe drought over the more than two decades. In 2022 the cumulative effect of several failed rainy seasons has brought the country on the brink of famine. These conditions have contributed to the displacement of more than a million people across Somalia, bringing the total internally displaced population in the country to 2.6 million, and displacement have been intersecting with the impacts of climate change and conflict for thirty years. This displacement is typically protracted, sometimes over decades, and characterized by few improvements of living circumstances and vulnerabilities, even though a majority of these groups continue to survive in the absence of any lasting solutions—or resolution to the circumstances that characterise their displacement in the first place.

Finding durable solutions to large-scale and protracted displacement in Somalia has become a priority for national and international stakeholders since 2016. In recognition of the complex challenges posed by mass displacement, the Federal Government of Somalia (FGS) and the Deputy Special Representative of the Secretary General, Resident and Humanitarian Coordinator (DSRSG/RC/HC) launched the Durable Solutions Initiative (DSI).

Under the leadership of the DSRSG/RC/HC, the UN system has stepped up its efforts to support durable solutions and progress has been achieved towards making the search for durable solutions a priority for Somalia as reflected in the inclusion of durable solutions in the National Development Plan 2017- 2020, in the Recovery and Resilience Framework for Somalia, and by signature projects such as Midnimo and Dhulka Nabaada (Land of peace). These projects in particular are aimed at changing the paradigm of displacement interventions by supporting consultative processes of district level planning, open to Displaced Affected Communities (DACs). More recently, the 2020-2024 National Development Plan (NDP) and the National Durable Solutions Policy on IDPs and Refugee Returnees further stress

and articulate durable solutions as one of the key cross cutting imperatives for Somalia.

National and International partners have made the topic a primary concern and have been investing in strategic activities to support sustainable solutions. In this context, the National Durable Solution Strategy (2020-2024) points out five strategic objectives:

- i. To increase the resilience of displacement affected communities by ensuring equitable access to public services, housing with security of tenure, and social safety nets through a human-rights and needs based approach.
- ii. To increase accountability of authorities towards displacement affected communities by ensuring participation in peace and state building processes through guaranteeing their safe and security and access to legal identity.
- iii. To increase access to sustainable livelihoods and employment opportunities by displacement affected communities by creating conditions conducive to the achievement of their self-reliance.
- iv. To increase access to justice and rule of law by displacement affected communities by strengthening formal and informal justice structures.
- v. To invest in early and long-term solutions to prevent displacement caused by natural disasters.

It is at the intersection of these key objectives that it is located the Saameynta Programme.

Saameynta Programme

Saameynta (Impact in Somali) Programme is a multi-year project aimed at promoting the sustainable integration of displaced communities in urban areas by empowering governments to leverage value generated by urbanization.

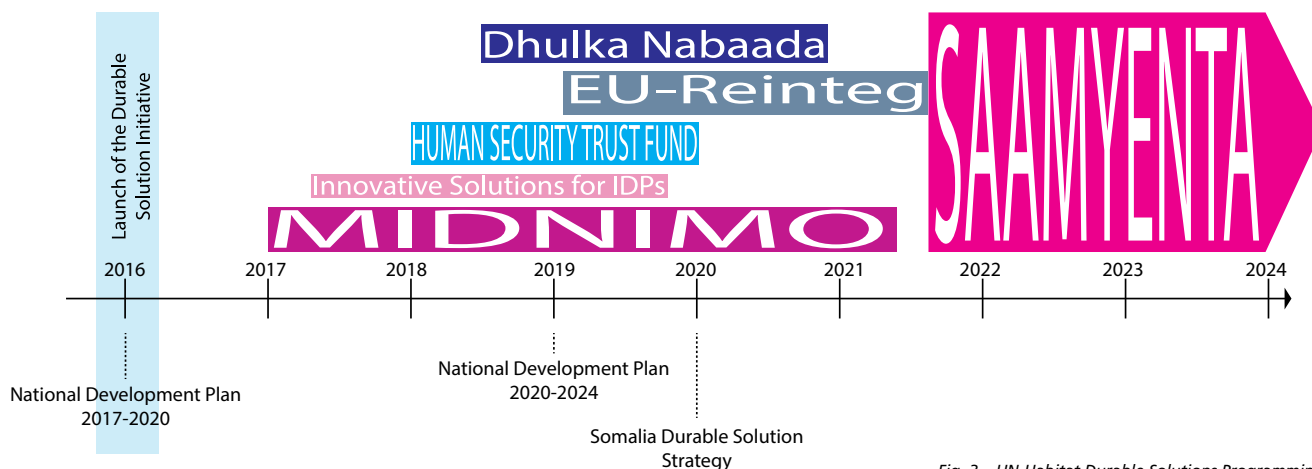


Fig. 3. UN-Habitat Durable Solutions Programming

More specifically, the project seeks to encourage and identify major investments from private, government, multilateral sources in mixed-use land development packages and urban public works, and link these with durable solutions at scale through the resulting land value increments. The programme aims at harnessing the latter to build the infrastructure benefitting IDPs and other vulnerable DAC members to create more sustainable and inclusive cities. That includes investments in functioning land administration and application of tools to improve tenure security and other areas of sustainable land governance.

Although ambitious, the achievement of this outcome, based on strengthened systems, capacities and more inclusive DACs with development packages already prepared for investors, can bring durable solutions initiatives in Somalia to another, higher scale. It will move the approach to displacement from the current and predominately humanitarian responses to managing nexus interventions to finance and improve the situation for a much larger number of IDPs and vulnerable DACs. This will provide an example of how internal displacement can be addressed through strengthened government systems at local, state and federal level.

Saameynta is a partnership of IOM, UNDP, UN-Habitat, supported and coordinated by the Integrated Office of the UN DSRSG/RC/HC and endorsed by the Ministry of Planning, Investment and Economic Development of the Federal Republic of Somalia. The DSRSG has been committed to Saameynta as the first flagship project of the UN Somalia Cooperation Framework (2021-

2025) managed through the Somalia Joint Fund (SJF). The three UN agencies have come together across institutional boundaries to tackle mass displacement in urban areas in line with UN reform, the One UN approach and the New Way of Working.

The partnership is an example of an integrated response to complex challenges in a context characterized by economic, social, institutional deficits accumulated over decades of crises and continued insecurity. It contributes to the national and international community's effort to prevent, protect, and resolve forced displacement and pursuing new, innovative forms of financing urban solutions to leave no one behind.

IOM, as lead agency, and emerging as one of the most engaged agencies in the durable solutions space in Somalia, focuses on community participation and integration of displaced communities, including for the delivery of key projects identified in community action plans, for job creation and improved basic service delivery.

UNDP brings its ability to identify sustainable development solutions for marginalized groups in conjunction with its expertise in governance structures and systems and private sector engagement. It builds on the existing rule of law and conflict prevention programmes to improve access of displaced populations and host communities to justice, safety and security and human rights protection systems. By developing specific platforms and engagement tools for the private sector, UNDP substantially contributes to mobilizes resources for Saameynta area based planning interventions.

Overall Strategic Objective

Promote the sustainable integration of displaced communities in urban areas by empowering governments to leverage value generated by urbanization and urban infrastructure investment and to increase DACs' self-reliance and access to sustainable basic services in three Somali cities

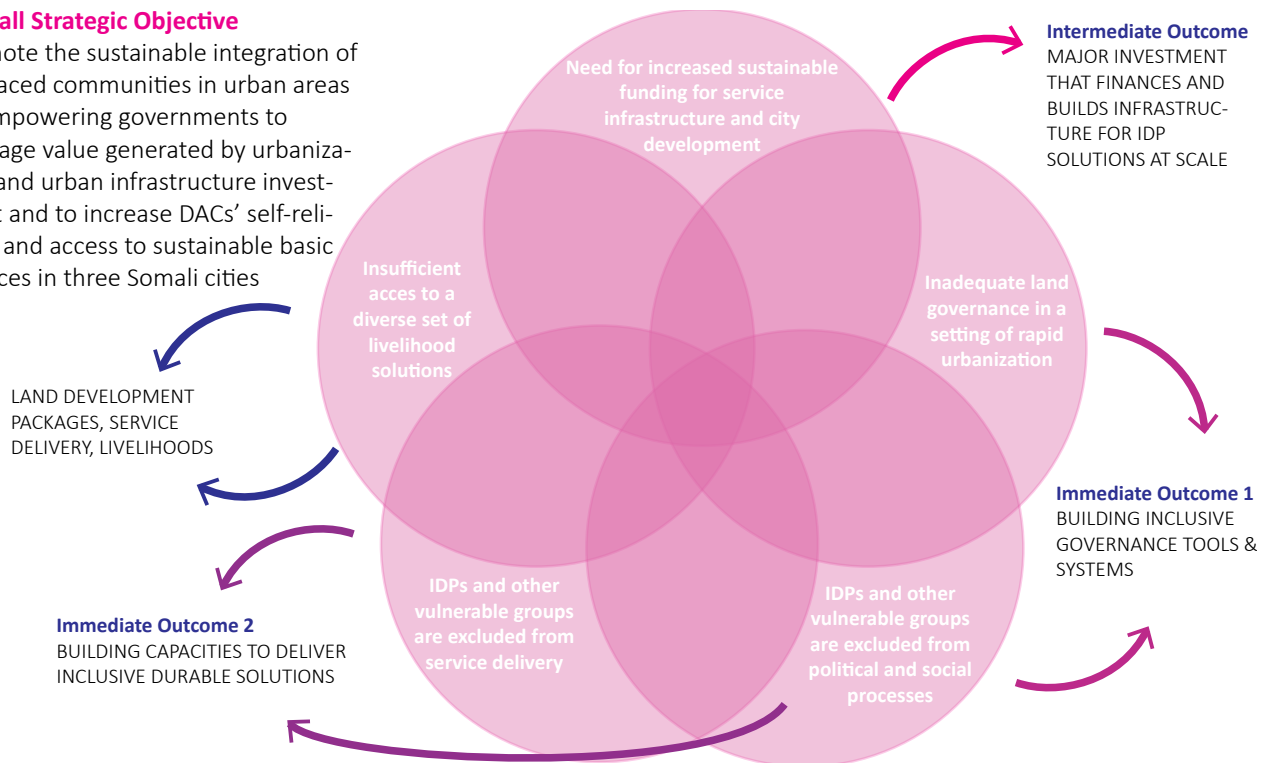


Fig. 4. Saamyenta Programme's Objectives

UN-Habitat has been working directly and in collaboration with agencies involved in crisis to respond to the urgent needs of the affected communities for more than five years. In a Durable Solutions and Humanitarian-Development-Peacebuilding Nexus (HDPN) context, UN-Habitat takes a position of leveraging humanitarian interventions and funding towards HDPN in order to ensure better recovery by 'building back better'. In Saameynta, UN-Habitat takes the lead on three key areas which are at the core of the project approach:

- Urban integrated planning and basic service delivery through a participatory, inclusive process linked to principles of sustainability and resilience, and grounded to the evolving Somali legal and policy framework;
- Increased access to justice, remedial and adjudication on land issues through an integrated framework of the various legal mechanisms guided by clear policy and legislation, to ensure coherence in resolution of disputes
- Improved delivery of land administration and land rights services through institutionalization

of appropriate infrastructure and information management systems, thus rebuilding the community's confidence in local and state authorities

The project will work in a phased approach in three Somali cities.

The selection of the three locations wanted to identify three locations indicative of different development levels within Somalia: **Bosasso, Beletweyne, and Baidoa.**

Baidoa due to the many challenges that it is facing has been at the center of international aid for the past five years, but has managed to transform this into an encouraging path towards a functioning local administration and socio-economic improvement. For this reason, it was chosen as the starting location for the programme.



Fig. 5. Baidoa District Commissioner and Mayor Abdullahi Ali Watiin during a consultation © UN-Habitat 2018

Baidoa Background

Plan Initiation

Baidoa, the interim capital of the federal South West State, is one of the main nodes in central Somalia, and at the centre of what is, in normal times, the breadbasket of the country. As of today, it has the highest record of drought related displacement: the number of IDPs in town is now estimated at 600,000 people.

The cumulative urban population has increased five to six times in the last five years, if consideration is taken of the entire community including the host population. These numbers need to be added to an already large amount of IDPs settled in town, and an urban population in a dire condition, with an already high pressure on resources, settlements and livelihood options.

To face this situation, the Municipality of Baidoa and the South West State Government, have launched several programmes to improve urban services and to involve displaced affected communities

in the development of the city. UN-Habitat among several agencies, international donors and the Somali diaspora supported these efforts. While these activities have undoubtedly improved the quality of life, the unprecedented urbanisation challenges that the city is facing the city leadership and the international community realise the need for elaborating long-term strategies and implementing projects to coordinate, control and guide developments in the interest of all parts of the urban society. At the same time, given the urgency of the situation, it was necessary to develop concrete solutions which could guide implementation at a smaller scale.

The present document was developed to bring together these two goals. It provides a **City-Wide Strategy** for Baidoa that defines a clear direction and provides a holistic vision of sustainable urban growth for the upcoming years.

The Strategic Plan will serve as an entry point for other relevant development actors, such as International Cooperation Offices, NGOs, and other UN Agencies

Furthermore, the **City Extension Plan for Baidoa North** defines a clear spatial development framework for the most critical area of the city, and proposes demonstration projects and fast-track infrastructure project to prioritize the urgent interventions within Baidoa.

To support these processes, it was essential to map out the city's social, political, and economic conditions as well as to grasp the complex dynamics of migration from IDPs that arrive in the city, and quantify the population's access to public facilities and basic infrastructure. The document thus provides a comprehensive **situational analysis** of Baidoa.

The document is fully aligned with the Saameynta project objectives. Both the City-Wide Strategy and the City Extension Plan were identified and their objectives laid out by Saameynta's implementing agencies in conjunction with the City of Baidoa, the Government of South West State and the Federal Government of Somalia.

This Strategy arrives at a major milestone in the South West State's path steps towards a balanced urban development and the formalisation of planning processes. The recent enactment of the **Urban Land Management Law** now outlines the required activities for the development and approval of an Urban Master Plan and any planning process, their content and the principles and objectives. The City-Wide Strategy and City Extension Plan for Baidoa, contained in this document, assumes a testing and piloting phase, which will support numerous other planning exercise in the state and in Somalia.

Objectives of the Strategy and Scope of Work

Spatial Strategic Plans are used by cities as a tool for guiding long-term city development. Cities such as Istanbul, Dar es Saalam, Johannesburg, Mombasa, Athens, Helsinki have developed strategic plans. The plan in itself is not important, but the plan together with solid urban legislation, a good planning design and a municipal finance and economic strategy, along with proper consultation and public participation yields results.

The main objective of a City-Wide Strategy is to support the local governments to clearly understand the main constraints and strengths of their city's context. Establish a prioritization of these challenges and opportunities to facilitate the decision-making process regarding potential urban development interventions and capital investments.

To support this task, a set of multi-scalar and multi-dimensional maps are elaborated to build the narrative and establish a comprehensive vision of the city's current situation in a larger frame. The process is rooted in an evidence-based approach, building upon both primary and secondary data collection and analysis. The evidence is then combined with reviews of existing planning documents at national and regional levels, international reports, as well as socioeconomic data.

The report provides a framework for crucial strategic scenarios and demonstration projects in line with National and State priorities. Furthermore, the document serves as an entry point for other relevant actors, such as the humanitarian and development agencies, International NGO's, local and national governments, as well as other stakeholders. This ensures that the scenarios and recommendations for Baidoa do not operate in isolation from other ongoing projects and interventions. On the contrary, the document aims to sum-up and orient the different efforts and strategies in the same direction.

However, the approach cannot be applied without considering the specific environment of Baidoa. In general, rather than trying to create a “perfect” Master Plan, the Strategy highlights development potentials and opportunities, and summarizes ecological, social and other spatial constraints and address growth directions (city-extension areas) and Local Economic Development priority areas.

The methodology employed an evidence-based planning approach to create a deeper understanding of the spatial dynamics of the urban area, by combining and comparing spatial characteristic of the built environment with an analysis of the legal and policy framework, the financial environment of the city government, and the local urban economy.¹

The evidence is reflected in the form of indicators that can be compared with best practice standards and benchmarks for sustainable urban development. Not only does this provide a clear perspective on the main developmental issues, but it also quantifies the projected effect of future development proposals on the indicators applied in the analysis.

Data collected comprised of primary and secondary sources, while building upon the knowledge accumulated by UN-Habitat and its partners in continued presence and field work in Baidoa and Somalia. Extensive field visits, alongside key interviews, and consultations with local and national government actors as well as planning workshop were carried out between June and November 2022.

A desktop review of grey and academic literature was undertaken to triangulate information from the primary data collection methods. Practice based toolkits, reports, guidance notes and case studies comprised the majority of the literature reviewed.

This was then supported by detailed GIS analysis at various scales to synthesise information into graphics and maps with a supporting narrative. The information is finally reviewed and validated by specialist UN-Habitat’s field teams and the Participatory Slum Upgrading Programme (PSUP), as well

as by the Saameynta partner agencies, UNDP and IOM, and other international agencies. The document was also reviewed by experts within the Baidoa Municipality and the SWS Ministry of Public Works.

About the Participatory Slum Upgrading Programme (PSUP)

The United Nations Human Settlements Programme (UN-Habitat), together with the European Commission (EC) and the Organization of African, Caribbean and Pacific States (OACPS), entered a tripartite partnership to address the challenge of slums. In 2008, they launched the Participatory Slum Upgrading Programme (PSUP).

The PSUP has implemented upgrading programs, policies, and strategies for over a decade to address chronic urban poverty in unplanned settlements.

The Programme’s strategic objectives are to strengthen global partnerships and policy dialogue and improve knowledge and capacities for participatory upgrading in ACP countries, improve living conditions in unplanned settlements, in contribution to the Sustainable Development Goal 11 for Cities, Target 1 “By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums”.

The PSUP’s primary focus is to integrate urban poor communities into the urban fabric by addressing access to affordable housing with tenure security, increasing land and essential services access, improving infrastructure and mobility, and strengthening economic links.

¹ The Chapter “Local Urban Economy” was developed by Nick Maddock as part as UNDP’s contribution to Saameynta Project

SITUATIONAL ANALYSIS





Fig. 6. IDP settlement © IOM/Foresight Films 2020

Legal Analysis

Administrative and Governance System

Four different tiers of territorial government comprise Somalia's administrative-territorial division:

- The Federal Government of Somalia
- The Federal Member States
- Regions
- Districts

Each state is divided in regions. Each region is composed of several Districts, and districts are divided into Villages.

There is no administrative entity specific for towns, and the function of the Municipality are embedded into the District.

Baidoa is a District located in Bay Region, within South West State.

issues among the FGS and the FMS. Only a few cross-cutting key areas are allocated to the FGS— including foreign affairs, defence, citizenship and immigration, and monetary policy (Article 58). In all other matters, the allocation of power and resources must be negotiated between the FGS and the FMS (Article 54).

According to the principle outlined in Article 50, power is given to the level of government where it is likely to be most effectively exercised.

Despite negotiations for several years, as yet there have been no concrete agreements and tensions between the FGS and some FMS persist.

The FGS is a strategic stakeholder for urban planning matters, especially when it comes to regional and national level infrastructure provision.

FGS is responsible for national policy making and strategic directives, for example national policies on land, urbanization and housing. A national Housing Policy is in draft stage.

However, from a legal point of view, it doesn't not have a role on the approval of urban planning plans and strategy.

3

Regions in
SWS

4

Districts in Bay
Region

10

Urban
Villages in
Baidoa City

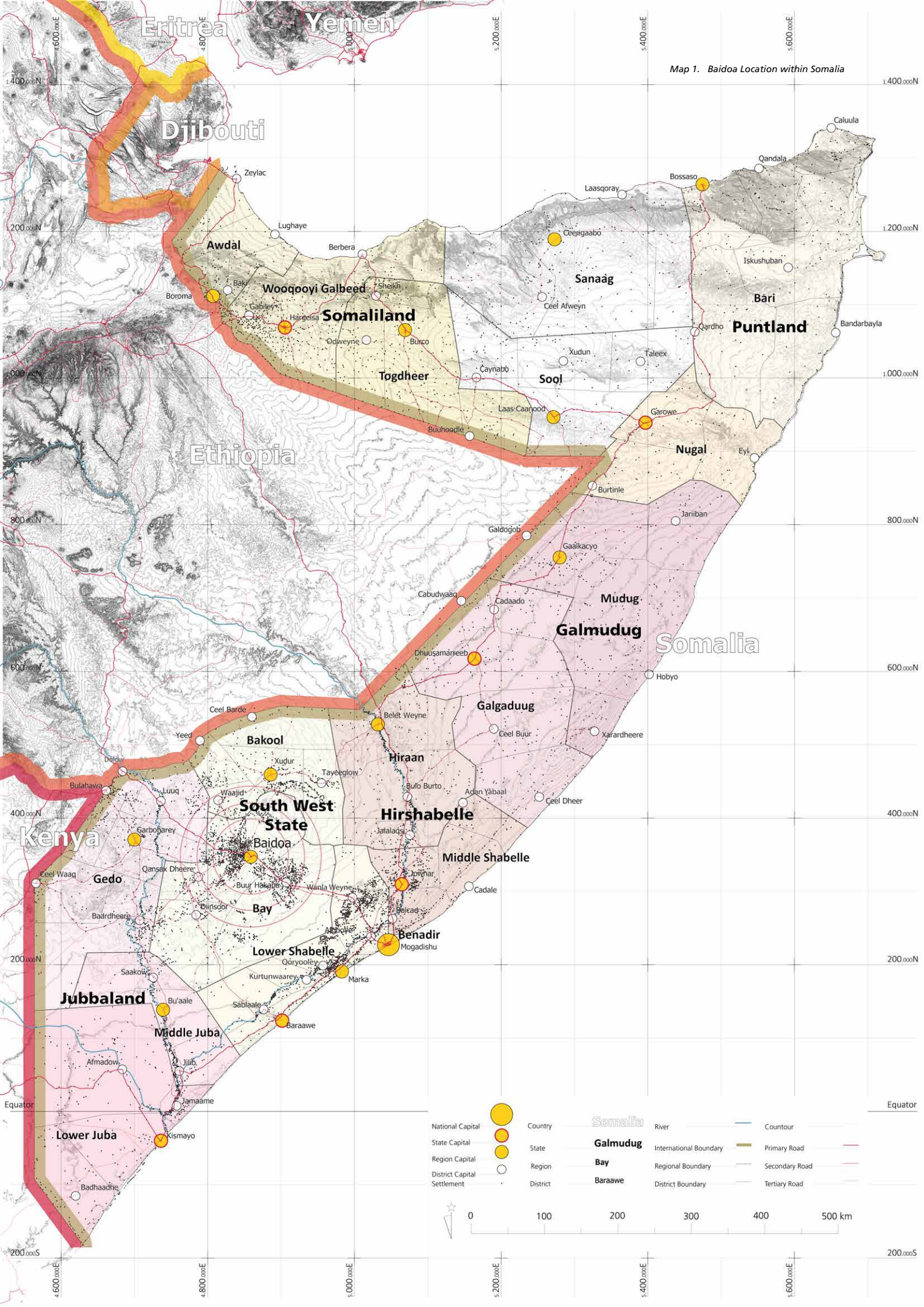
Federal Government of Somalia (FGS)

The Provisional Constitution of Somalia built the foundations for a federal model, including the establishment of the five Federal Member States (FMS):

- Jubbaland
- South West State
- Hirshabelle
- Galmudug
- Puntland

The Constitution of Somalia does not assign clear responsibilities to the FGS or FMS, particularly in areas that typically account for a large part of the public sector (health, education) and in other key areas, such as security. Article 52 of the Constitution speaks of the need to co-ordinate relevant

Map 1. Baidoa Location within Somalia



South West State (SWS)

The South West State administration is the key responsible, through its ministries, for sectors such as Health, Secondary Education, natural resource management, and town planning.

The designated state capital is Barawe, located on the coast in Lower Shabelle Region, half way between Mogadishu and Kismayo. However, the South West State Administration is located ad interim in Baidoa.

The South West State Law No. 10 of 3rd July 2017 "Local Government Law of Southwest State of Somalia" defined the administrative structure of SWS.

The state is divided in three regions

- Bakol
- Bay
- Lower Shabelle

Each region is composed of several Districts, and districts are divided into villages. There is no administrative entity specific for towns, and the function of the Municipality are embedded into the District.

Key ministries with mandates related to the implementation of urban planning and land management provision are:

Ministry	Function
Ministry of Public Works, Reconstruction and Housing (MoPW)	<ul style="list-style-type: none"> • State infrastructure, • flood control, • town planning • standards in the construction and housing
Ministry for Humanitarian Affairs and Disaster Management	<ul style="list-style-type: none"> • emergency response
Ministry of Interior and Federal Affairs (MOI)	<ul style="list-style-type: none"> • security, • Local government • Federal affairs
Ministry of Planning & Investment and Economic Development (MOPIED)	<ul style="list-style-type: none"> • International cooperation • socioeconomic planning • statistics management

Bay Region

Bay region comprises of 4 districts:

- Baidoa (administrative regional capital)
- Buur Hakaba
- Qansax Dheere
- Dinsoor

The region shares its borders with four Somali regions; Gedo, Middle Juba (Jubaland State) and Bakool and Lower Shabelle.

As per Law No. 10 of 3rd July 2017 the Regional Governor, nominated by the SWS president, has mainly coordination responsibility between the Districts and the State Administration.

It also directly and supervises the Police and the Security Agencies.

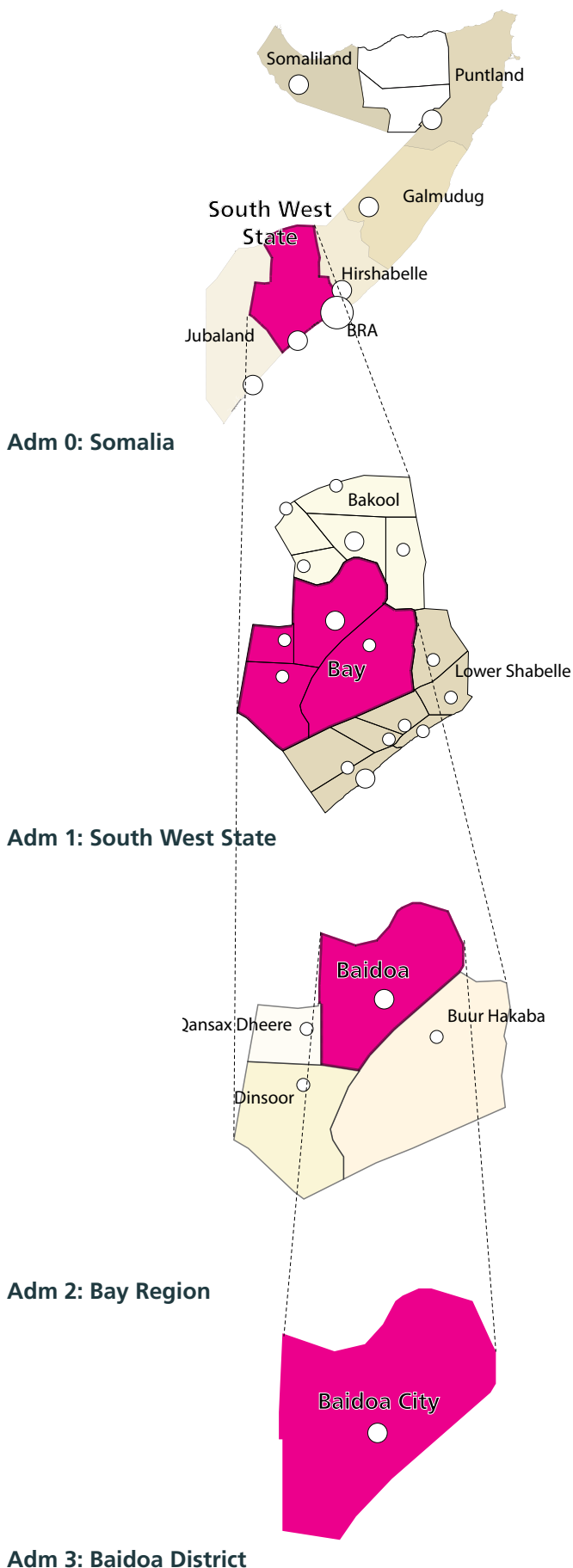
Baidoa District

Baidoa (also known as Baydahba) District is classified as an A-level district and it is supposed to have an elected council of 27 members. However, while some districts in SWS have an elected district council, Baidoa's one is still in formation.

The District Commissioner and Mayor, currently Abdullahi Ali Watiin, is nominated by the president of SWS. The DC's responsibilities include both the implementation of the National Constitution, national and local government policies, and programs and projects to improve quality of citizen life. Local governments resolve issues within their competence directly or through their representatives.

As per Law No. 10 of 3rd July 2017 "Local Government Law of Southwest State of Somalia" responsibilities of the District Administration are:

- provision, maintenance and operation of basic urban services (water, electricity, transport, etc);
- provision, maintenance and operation of road network and public spaces including public illumination;
- provision and administration of



- public facilities and housing;
- Public health and sanitation;
- Primary health clinics and Mother-Children Hospitals;
- Koranic, pre-primary and primary education;
- promotion and regulation of local markets, business licencing;
- Environmental protection and disaster prevention;
- Town planning, land ownership and building permits (see planning process below)
- Local tax collections

However, the Municipality of Baidoa generally suffer of several structural weakness:

- lack of technical personnel
- limited planning capacity,
- limited managerial and oversight capacity

As a result of these capacity constraints, several key services are not fully provided. At the same time, some functions are still covered by line ministries and not the local governments. This adds to the unclarities in the devolution of functions and act as a disincentive for the recruitment of skilled personnel, triggering a negative feedback look.

Villages

Administratively, Baidoa Town is divided into ten urban villages:

- Isha
- Darusalam
- Horseed
- Berdale
- Howl Wadaag
- Wadajir
- Weberi
- Salamey
- Towfiiq
- Adaado

Law No. 10 of 3rd July 2017 does not define roles and responsibilities of the village committees. However, they do maintain a central function in the lower level of administration and politics of Baidoa.

Each village elects a village Committee of maximum seven member, with a Chairman,



Fig. 7. Baidoa City Center ©Abdiraxiin Ukaash 2022

a Secretary and a Treasurer. Villages are divided in other sub-villages, locally called “Laan”. The number of laan in each sub-district is different based on the size and geographical location.

While boundaries of the villages were delineated in the context of a property registration exercise in 2019/2020 with an official map produced and acknowledged by Baidoa District, they are not officially recognised by any legal document, nor they are commonly acknowledged by citizens.

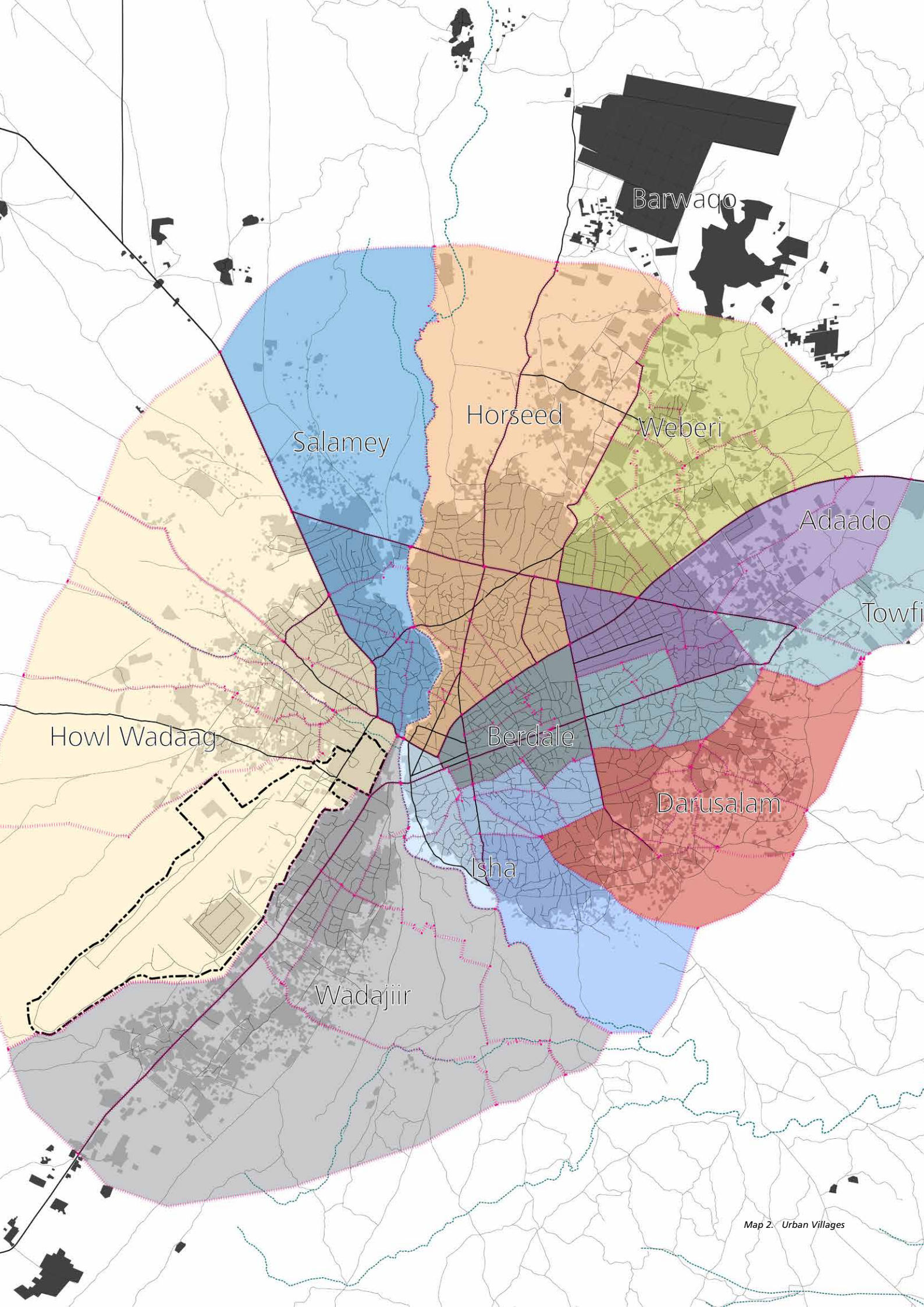
Additionally, the city already exceeds those boundaries. Agreement should be reached on whether to extend the existing villages or create new ones, especially for the “Barwaqo” resettlement area which constitute already an urban area with distinguished features.

The village leaders were consulted during the property registration exercise, and during the planning consultations for the city-wide strategy and on the city extension plan.

Legend

- Urban Villages
 - Berdale
 - Isha
 - Durasalam
 - Towfiq
 - Adaado
 - Weberi
 - Horseed
 - Salamey
 - Howl Wadaag
 - Wadajiir
- Sub Village Boundary
- Built-up area
- Road network
 - Primary Road
 - Secondary Road
 - Tertiary Road
 - Access Road
 - Track
 - ATMIS protected area (airport)





Barwaqo

Salamey

Horseed

Weberi

Adaado

Towfi

Howl Wadaag

Berdale

Darusalam

Isha

Wadajiir

Map 2. Urban Villages

Planning Instruments and Procedures

Urban Land Management Law

The South West State Law No. 5 of 2nd February 2022 “Urban Land Management Law” (ULML), developed with the support of UN-Habitat is aimed at ensuring a systematic approach to urban land management and integrate urban land planning, sustainable land use, and land rights.

The law harmonizes duties and powers of government institutions, private owners, communities, citizens, and other stakeholder with respect to land management and urban planning and sets up government mechanism and customary method to resolve land disputes.

Additionally, it provides mechanism to protect displaced communities and urban poor from unruly evictions, and allocate suitable land for voluntary relocation.

Members & Functions of the State Urban Land & Planning Committee

The ULML provides regulations for the State Urban Land and Planning Committee with the following functions:

- To approve all plans and legalization of urban land that are proposed to them after they review the complaints and appeals;
- To advise the cabinet and the president in general on policies and standards regarding urban planning, urban land, the positive and negative consequences and economic benefits of planning or re-planning in urban land;

- To commission further study and give guidance and recommendations on issues relating to urban planning which transcend more than one local government for purposes of coordination and integration of the State development;
- To ensure compliance of local governments in the implementation of the urban plan;
- To enforce land governance procedures and administrative practices and ensure standardization throughout all cities and local governments of the State.
- To listen and decide on any appeal from a person or government institution that complains about an urban plan proposed by the planning office of the State, which has been requested by the local government or the community;

The committee is chaired by the Ministry of Public Works, Reconstruction and Housing (MoPW), and composed of the following entities:

- Minister for Agriculture;
- Minister for Justice;
- Minister for Environment;
- Minister for Planning;
- Minister of Interior Affairs;
- Civil society Human Rights Advocate
- Director of the Ministry’s Land and Planning Office who shall be the Secretary

Beside chairing the committee, the MoPW is mandated to (i) coordinate and monitor operation of the decisions of State committee, (ii) formulate state land policies

“SWS Urban Land Management Law is aimed at ensuring a systematic approach to urban land management and integrate urban land planning, sustainable land use, and land rights”

and standards for urban issues, and (iii) maintain state registry for all transactions related to both public and private lands. The Committee's inaugural meeting was held in January 2023.

- lands, and carry out land and housing registration
- Supports update of the land registry by MoPW

Functions of the Office of Urban Land and Planning

The ULML institutes the Office of Urban Land and Planning under the MoPW.

The office shall:

- Contribute to the development of district plans in accordance with the urban procedures of the State Committee;
- Conduct and direct, occasionally, studies and research on issues related to urban land planning;
- Advise the State Committee and the Cabinet on issues related to land, the path to be followed and the plan to work to deal with issues related to urban land;
- Advise the local government and local council on the most appropriate way to use the land, including the land allocation process, urban planning, allocation of public land, control of urban expansion as well as spatial planning;
- Monitor compliance with the approved urban plans and how they are implemented by the local governments, and ensure the smooth implementation of growth and conservation directives and reporting to the State Committee.

Functions of the Local Government

The Local Government has a central role in the urban planning and land management. In particular:

- Initiates the Urban Planning process with a request to the State Committee
- Allocates and distributes land according to the town plan approved by the State committee;
- Registers and maintains all private land ownership transactions
- Systematically stores information related to urban land and real estate, including private and public

Responsibility of Plot Owners, Communities, Citizens, and other stakeholder

The ULML established various procedures for land allocation and plot development for private land owners.

In particular, private owners should (i) obtain permission for development from local government, (ii) conform to the plan of the area where the plot is located, and (iii) pay all payable taxes, fees and other charges established by government authorities.

The law also recognize participation and inclusiveness as fundamental for Urban plan development. In this sense, all communities directly affected by a plan should be "meaningfully involved and informed", and a town plan should be publicized before and after approval.

Process for Urban Plan Development and Approval

Figure 8 summarize the process for the development and approval of an Urban Plan as indicated in the ULML.

It is composed of the following steps:

1. the Local Government requests an urban / area plan to the State Urban Land and Planning Committee
2. The State committee forwards the requests to the MoPW's Urban Land and Planning Offices
3. The Urban Land and Planning Offices technically develops the plan under the supervision of the Local Government
4. Input is provided by line ministries, private owners interested by the plan, citizens and communities and other stakeholders
5. The plan is submitted to the Local Government for approval
6. The Local Government submits the plan to the State Committee for the final approval.

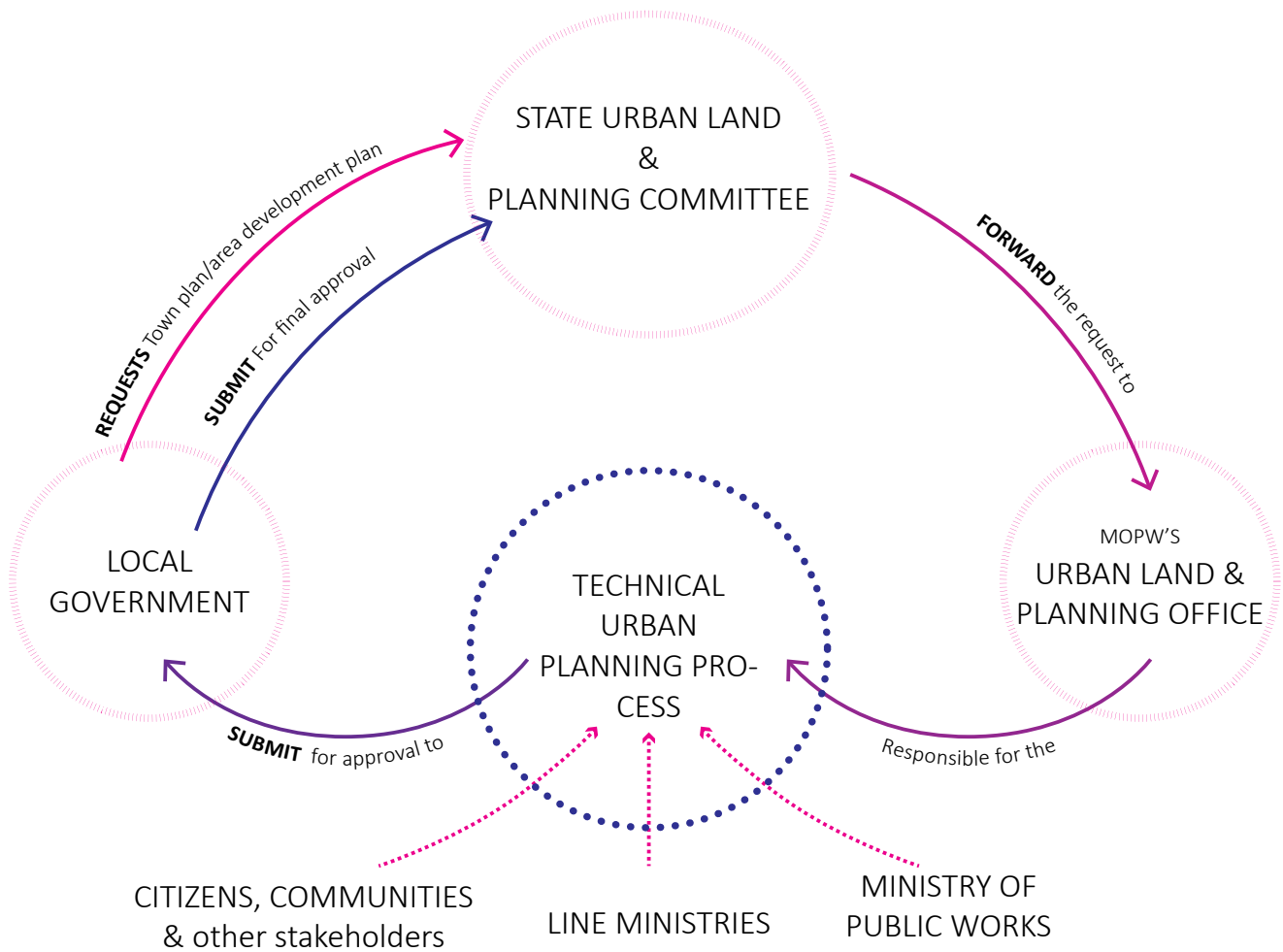


Fig. 8. Process for Urban Plan Development and Approval

30%
allocated
land for
public uses

Formal requirements for an Urban Development Plan as per law

As mentioned earlier, due to the recent enactment of the Law, various institutions and offices have just been formed (e.g. State Committee) or have not been established (e.g. Urban Land and Planning Office). In this sense, the Baidoa City Extension Plan assumes a testing and piloting role, and complements the mandated institutions with external support as part of a capacity building exercise.

Article 37 of the ULML establishes some formal requirement for the development of the a Master Plan.

- **Extension:** Urban Master Plans can cover the entire area of a town or parts of it
- **Planning horizon:** long-term: 5 years and more

- **Components:** (i) Analytical part or Background Study Report; (ii) Development Proposals including maps, guiding principles and justification; (iii) Implementation strategy including phasing, financing strategies and plan monitoring and evaluation.

As per the **content**, a master plan shall contain land use development strategies and policies aligned with national, state and district development planning tools, growth management principles, capital investment budgeting and regulatory and other implementation tools.

Urban Master plans shall show the envisaged types and forms of land use as well as the main characteristics of urban form such as roads, built-up areas, open and public space and environmental sensitive areas, new areas for housing and economic and

social activities; and also, areas that are foreseen for upgrading, transformation and redevelopment.

According to the ULML, 30% of all land converted to urban use (“not being built-up and are designated for residential purposes”) should become public property and reserved by MoPW for public interest and service.

The MoPW could consult private land owners and cooperate with other government institutions to obtain additional land for public services, when required. It is important to note that this is at the same time a fundamental step for ensuring the viability of the plan and the balanced development of the town, and the most difficult to implement.

Experiences from Somaliland and Puntland, that have similar legal provisions, have had alternate results.

In Somaliland and urban law has been in place since 2021, and there is widespread public awareness of its provision, but its application has prove difficult. The reserve of the 30% of public land is ignored in most cases. District have experienced a mushrooming of “master plans” which are in most case just produced for the short-term revenue of the municipality, the direct profit of municipal surveyors laying out the grid of plots (directly paid by the land owner) and in some cases the alleged direct benefit of municipal officials.

In Puntland the urban land management law is far more recent, having been enacted in 2020. However, In Garowe the Municipality has engaged In a participatory inclusive land readjustment in an area defined for a city extension, where 30% of the newly urbanised area is effectively being acquired into public property – to be later allocated for public space and facilities.

Current Limitations of the Process

The ULML affirms that “all towns and districts shall have a land management plan, and plan the urban in accordance with the principles and policies of land use”. However, no explicit limitation in land allocation, development and issuance of building

permits are introduced for the districts with no planning instruments, thus making a plan a spontaneous initiative of the district.

Additionally, its current form the law does not contain any indication of a financial plan, that is a rough forecast report of the expenses required for the acquisition of the areas and for the general arrangements necessary for the implementation of the urban plan. At the same time, no time limit for the validity of the plan is set.

The building permit process, which is the base for a building to be considered “legal”, is not yet normed under the current legislation, and no district in SWS, including Baidoa, currently issue permits.

Urban Regulatory Framework

The ULML states that “The Minister, after consultation with the State Committee may release more detailed instructions and guidelines unless State Urban Planning Standards and Guidelines will come into force.”

A national or state policy will have to define mandatory limits of building density, height, distance between buildings, as well as maximum ratios between spaces intended for residential and productive settlements and public spaces or spaces reserved for collective activities, public parks or car parks.

UN-Habitat supported the development of an Urban Regulatory Framework (URF) in Somaliland and Puntland, and is currently assisting the MoPW of South West State to do the same based on lessons learnt from its implementation in the other two States.

The URF will be both a policy document and a practical guidebook on administrative and technical aspects of spatial planning, master plan development; land use plans and land management tools, providing principles of sustainable development and management of all land.

Existing Planning Tools and Projects

Existing Planning Tools and Projects for Baidoa

Baidoa Integrated Community Action Plan

The Integrated Baidoa District Community Action Plan (CAP) is envisaged to help translate the NDP and SWS Strategic Plan priorities (see 9.4) into actionable interventions, complementing the traditional humanitarian focus on the affected individuals with a broader lens that considers the whole population of an existing urban system and tries to meet both short-term humanitarian and longer-term development needs of urban populations and their environments.

To CAP consolidates the different action plans which were developed for the cities over the course of the last years under the initiative of several durable solutions stakeholders. The purpose is a joint framework to implement rights and needs based programming that addresses

- physical safety (safety and security)
- material safety (an adequate standard of living and access to livelihoods)
- legal safety (access to documentation, family reunification, participation in public affairs, and access to effective remedies and justice)

of communities in protracted displacement and the communities which are hosting them.

In doing so, it facilitates joint planning, synergies and commitment amongst Government, United Nations and Non-Governmental Organizations towards implementation of durable solutions.

The Baidoa Consolidated CAP synthesizes the various projects aimed at advancing the achievement of durable solutions according to the eight criteria for durable solutions to displacement set out in the Inter Agency Standing Committee (IASC) Framework on Durable Solutions for Internally Displaced Persons:

- i. Long-term safety, security and freedom of movement;
- ii. Adequate standard of living, including at a minimum access to adequate food, water, housing, health care and basic education;
- iii. Access to employment and livelihood opportunities;
- iv. Access to mechanisms to restore housing, land and property or provide compensation;
- v. Access to and replacement of personal and other documentation;
- vi. Voluntary reunification with family members separated during displacement;
- vii. Participation in public affairs, at all levels, on an equal basis with the resident population;
- viii. Effective remedies for displacement-related rights violations, including access to justice, reparations, and information on root causes.

Map 3 show the projects in the CAP which have a clearly identifiable spatial component.

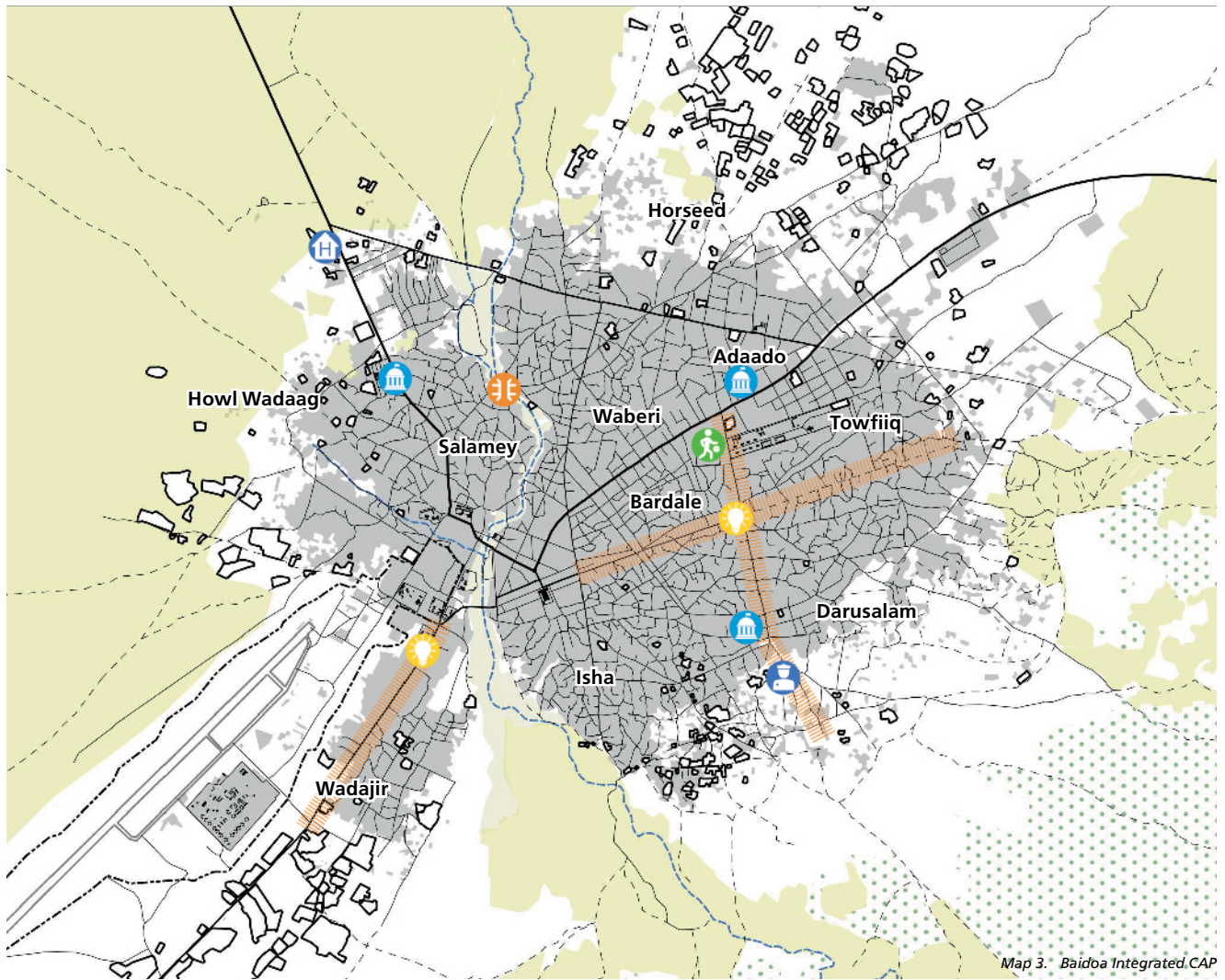


Fig. 9. Hoolwadaag community consultation exercise

Barwaaqo Township

With IDP population constantly rising, SWS government looked at solutions to avoid mass evictions and contribute to durable solutions for displacement in Baidoa. Various sites were assessed for a permanent relocation project, taking into account several factors to assure long-term sustainability: (a) land tenure; (b) natural hazard (c) security (d) accessibility. Finally a large publicly owned area North of Baidoa was identified, approximately 3km from the consolidated urban area.

A task force was formed by SWS government and Baidoa Municipality, grouping UN humanitarian and development agencies and various local and international NGO, to establish Key Principles and pre-conditions for the voluntary resettlement of IDP households, and incorporate medium and long term considerations into the planning of site.

The Camp Coordination and Camp Management (CCCM) Cluster, lead by IOM, worked together with UN-Habitat for developing the settlement plan according to solid principles of good urban planning. Large allocation of space was reserved for facilities, public spaces, community spaces, and infrastructure.

The Danwadaag Durable Solutions Consortium oversaw the construction of Barwaaqo central road, water supply systems, streetlights and other infrastructure. Other partners such as Save the Children, brought in a school, two police stations, a primary health care clinic, a nutrition centre and a community centre.

Relocated families received cash assistance and a plot of land on which to build new shelters. Title deeds are meant to be assigned after two years after resettlement, which reduces the threat of relocated families moving again and risking further evictions. Given its tenure status, the CCCM cluster is not identifying Barwaaqo within the IDP settlements anymore.

The Barwaaqo Township constitutes a cornerstone towards Durable Solutions for displacement for Baidoa and beyond. The municipality is already looking for replicating this approach in other areas of the town,



Fig. 10. Panoramic sight of Barwaaqo 2, one year after the relocation. © IOM/Foresight Films 2020



Fig. 11. Aerial view of Barwaaqo © IOM/Foresight Films 2020

300_{ha}
allocated
public land

2.009
households
resettled
since 2018

1.150
households
to be
resettled in
2022/2023

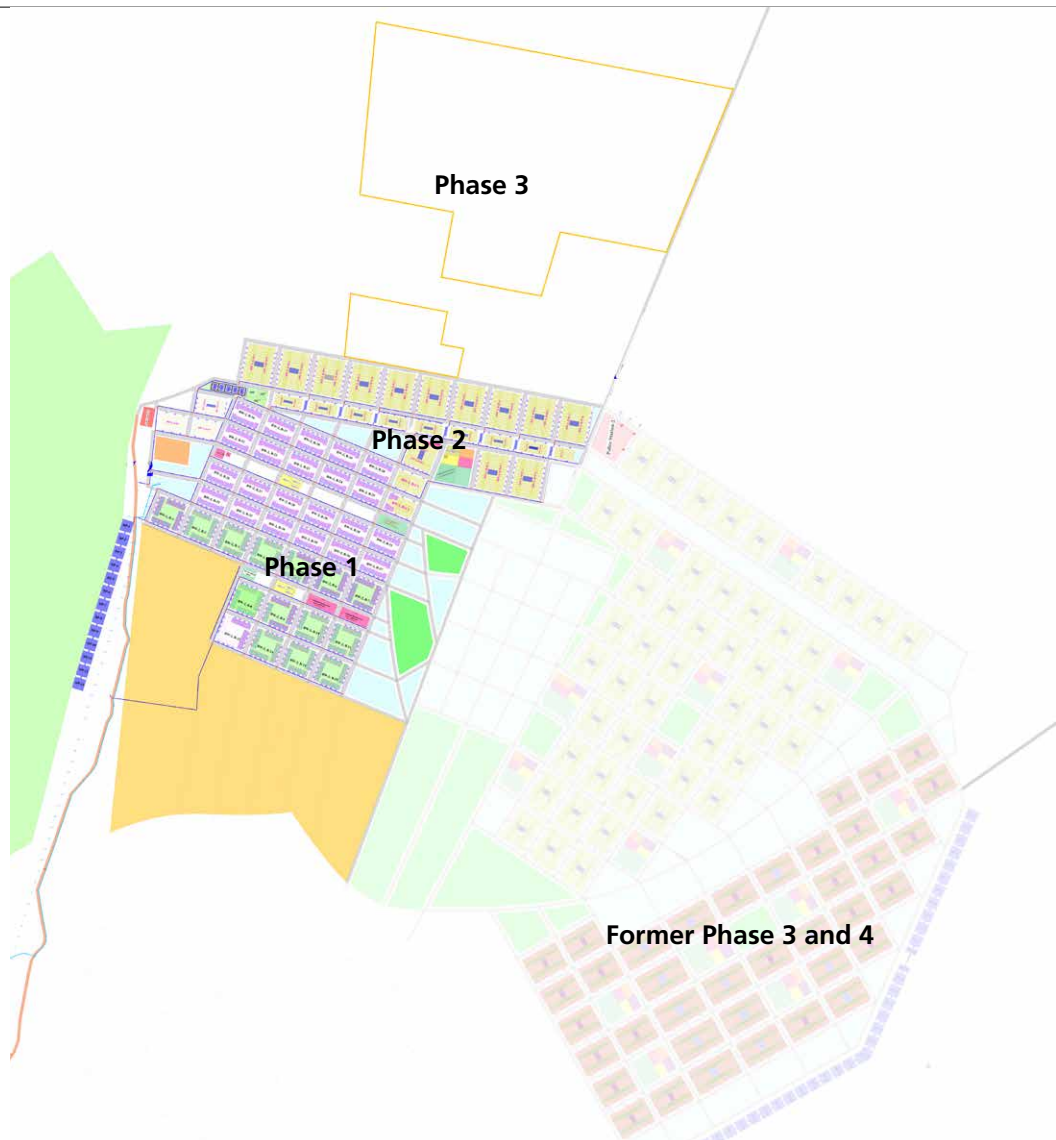


Fig. 12. Barwaqo Master Plan by IOM

while several other cities in Somalia, such as Kismayo and Garowe, have been inspired by Baidoa and have allocated public land for the resettlement of IDPs.

However, there are a number of criticalities that need to be remarked about the project, that point at the need to rethink the current spatial responses to IDP resettlements.

First, almost four years from the launch of the plan, implementation has been slow, and yielded only limited results. 2,009 households have been resettled in the first two phases of the project, and 1,150 additional ones are expected to be relocated with the third extension. These are high numbers, but far from the target (forecast for the new Township was to reach 8,000 households/40,000 people over 5 years) and very limited compared to the dimension of displacement in the city.

Second, the plan is very generous in terms

of space allocated for infrastructure, facilities and residential plots. This results in extremely low densities, and replicating this model for the entire IDP population would require a vast amount of land and an overwhelming cost for infrastructure provision. Additionally, there could be tension arising between IDPs resettled in generous plots with access to facilities and the urban poor from the host community, not targeted by these interventions.

Third, the expected investment in the resettlement has attracted a lot of interest towards the land in and around the allocated area. On one side, it is possible to see an increase in plot demarcation in the zone between the consolidated urban area and Barwawo. On the other side, the area allocated for the next phases of the resettlement, towards the east, have been occupied by new spontaneous IDP settlements, so that the plan had to be revised to expand further north.

Financial Analysis

Municipal Finance

It was impossible to access budgeting data for the Baidoa Municipality. Therefore, this section limits its scope in briefly reviewing the current municipal finance mechanisms within Baidoa Municipality.

It is worth mentioning that, in terms of financial management systems, South West State and Baidoa suffer several weaknesses. While Law No. 10 of 3rd July 2017 “Local Government Law of Southwest State of Somalia” contains some general provisions related to accountability and transparency, there is no established systems for planning and budgeting, procurement, accounting and reporting. No clear guidelines are provided for the determination of targets or budget figures, as well as lack of effective mechanisms to publish budget on a regular basis.

Baidoa has no detailed income or expenditure figure as no proper budget is formulated. It is thus not possible to link tax revenue, municipal budget and service delivery.

The base for a standard budgeting system, entailing a detailed revenue and expenditure forecast, based on a predetermined code, and with a set of monitoring mechanisms, is introduced within the South West State Local Government Finance Policy, developed with the support of UN-Habitat and JPLG. The system should improve transparency, showing how taxes are connected to investment and service delivery, but implementation is still ongoing.

Systems in place to ensure accountability of district governments in their management and use of public resources seems still weak,

too. A local government should advertise tenders and publish the list of those awarded contracts, but this process is not fully enforced.

Revenue

Baidoa can, according to SWS Local Government Law districts, rely on a varied number of taxes and fees for their revenue. Although not included in the law, a number of transfer from the State Government do also exist, but are not reliable and unclearly distributed among municipalities. No transfer from FGS is reported.

Although not explicitly prohibited by the SWS Local Government Law, as opposed to other FMS, borrowing is not considered a viable option for Baidoa Municipality.

Baidoa should work to improve credit worthiness. This would imply, on one hand, improve predictability of fiscal transfers, continuing the reinforcement of local revenue collection. On the other hand, increase in reliability, with improved financial reporting, internal and external audit. Once the finance municipal infrastructure will ensure the creditworthiness of Baidoa, borrowing could become an opportunity for the local government to access long term funds to finance capital investments.

Inter-Governmental Transfers

There are no transfers formalized in the State government policy and legal framework.

Transfers are mainly ad hoc and have neither

standard criteria or formula, but come through negotiation with local governments based on the services and other emergencies that arises. This means the unpredictability, delays and inconsistencies in funds transfer, leading to budget shortfalls.

International NGOs and Other Development Partners

Baidoa and South West State are beneficiaries of aid from various sources, providing finance to different sectors and regions.

An overview of the volume of aid and its distribution by sector is beyond the scope of this report. However, several social sectors within the mandate of the local government, namely education; health and nutrition; and water, sanitation and hygiene, are funded by humanitarian organisations and development partners including UN organisations, International NGOs and other donors.

Aid rarely goes into the Municipal budget, but when it does so, there is no specific line item in the budget and accounting system to represent funds received from development partners.

Locally Generated Revenues

Article 47 of the SWS Local Government Law provides a long list of taxes and fees that a local government can levy. They include:

- Property taxes (land value tax, land registration tax, buildings and

dwelling value tax, transfer tax, building or renovation fees);

- Commercial/Business taxes (trade and business licencing fees, signs taxes, goods and khat tax, projects tax, entertainment tax);
- Livestock taxes (livestock sales taxes, abattoir and butchery tax, skin and hides tax);
- Agricultural tax;
- Other taxes and fees (water, electricity and other public services, birth, death and identity registration fees, public transport fees)

Tariffs are set by the local council (in the case of Baidoa, by the District Commissioner), and approved by the Ministry of Internal Affairs. While there has been some effort by the central government to coordinate municipal taxation, Baidoa has been fairly autonomous in the introduction of taxes. As is characteristic of young government with low capacities, the district's revenue system is characterized by a large number of taxes and fees which, however, levy very little revenue.

Under JPLG, the Municipality is being supported in prioritize own-sources revenue by prioritizing two main taxes: property tax and business licences. These are renown to potentially constitute the larger own-source of local government, being fairly easy to map, collect and manage, and easy to predict. They also can support other function of the municipality. Property tax, in particular, can be foundational to urban planning and land management, being connected with property registration, housing numbering, and building permits.

“the district's revenue system is characterized by a large number of taxes and fees which, however, levy very little revenue”

“There is a diverse land tenure system in Somalia that is guided by the formal, Sharia and customary Xeer laws”

Land Based Revenue

Land Tenure System and Land Investment Trends

There is a diverse land tenure system in Somalia that is guided by the formal, Sharia and customary Xeer laws.

The Sharia law is purely based on Islamic laws and teachings and is administered by the religious leaders.

The Xeer law is based on Islamic sharia law and some memorized customary precedents and is administered by elders.

In most instances, the formal and Sharia laws are put aside and instead the customary Xeer law is applied. This is due to its pragmatic and robust approach which large part of the communities find convenient. The Sharia and Xeer institutions operate on ad-hoc and mobile basis in the rural settings. The

traditional and religious leaders play a key role in dispute resolution and peacebuilding in specific communities.

However, the formal legal system has substantially increased its relevance especially in urban areas, where local government is more present and recognized. This system, together with formal tenure regimes allowing private land ownership and some sort of entitlements for residential and commercial use, were introduced during the colonial period (governed by Italian law). Since then, the new constitution have been promulgated together with the enactment of numerous laws relating to land governance. Whereas the legal pluralism provides a flexible avenue for crafting suitable solutions, it also opens a loophole within which conflicts emanate, as multiple systems result often in overlapping claims.

One of the most striking development in the sector is the shift from communal and

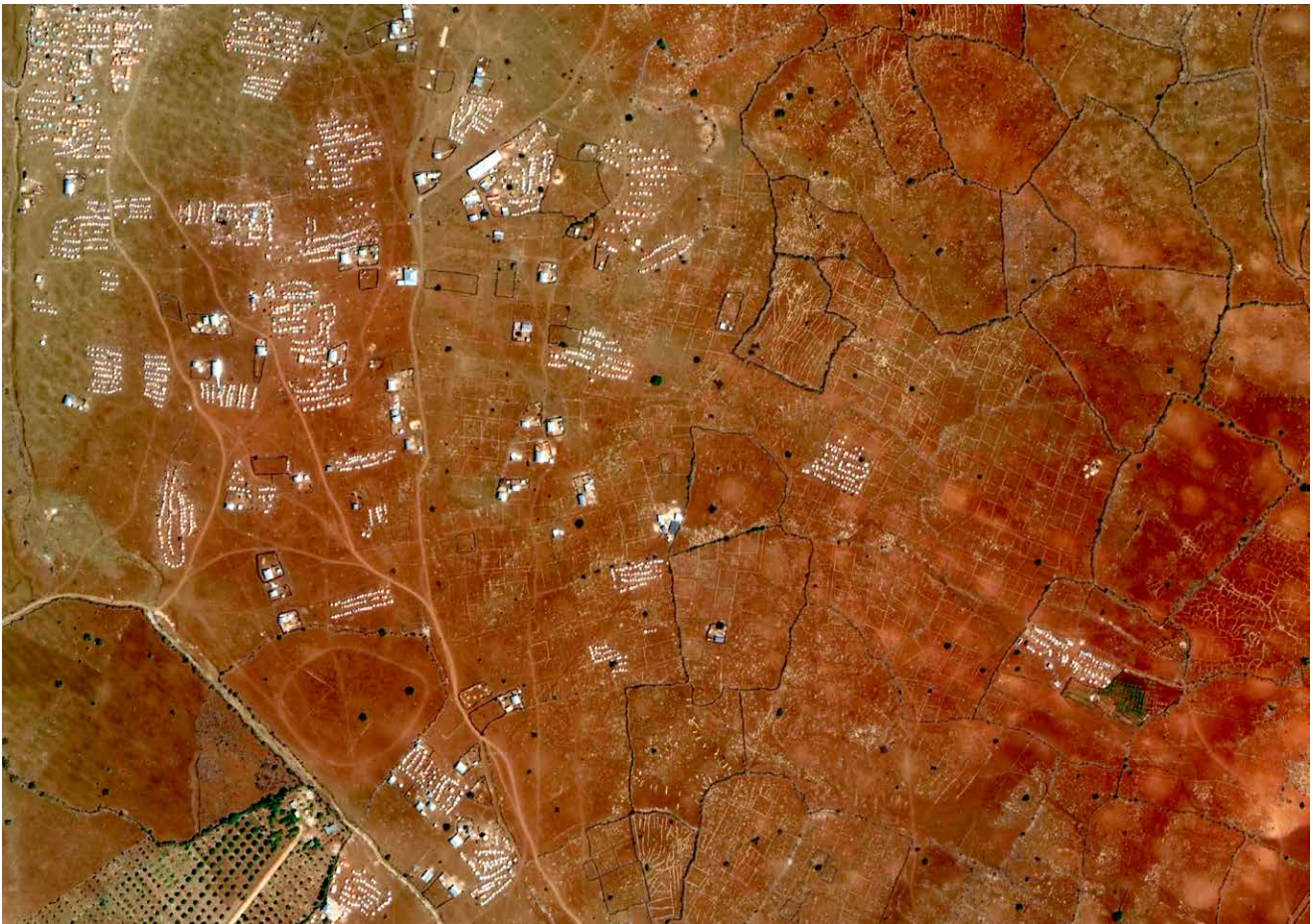


Fig. 13. Land subdivisions of privatized plots in the North of Baidoa

public tenure arrangements to individual and exclusive land ownership, with private land holding which have been rapidly increasing since 1991 and booming with the Diaspora investments of the last decade. Land is perceived as a safe-haven asset, and investments from locals and diaspora have diverted from traditional areas, like livestock, to land purchases.

While Baidoa has been “preserved” from land speculation given its perceived insecurity, the increasing presence of humanitarian and development partners in the last year has also attracted land investment.

This can be seen, in general, as an indicator of the confidence of investors in the stability of the market, and therefore on the progress in peace and stability as well as governance and tenure security.

Almost all the areas in the periphery of the city show, from the analysis of urban growth patterns as well as satellite imagery of the last years, dynamics of privatization of land and plot demarcation. Identical-sized plots are laid out from a large portion of land, irrespective of terrain, and with no function or land-use if not the purpose of selling them.

These areas are being covered by corner markers or foundations of compound walls, to one course of masonry above ground level, to mark the relatively new, but not yet developed, landholdings. Since these trends are happening outside of the formal procedure of urban planning, it will be very difficult to reclaim the 30% of land prescribe by law, and therefore to allocate land to basic services.



Fig. 14. Demarcated properties

Property Records

A property registration exercise has been conducted by the Ministry of Finance and Baidoa Municipality during the course of 2020. A total of 21,482 properties were surveyed and registered with the provision of a house number plate.

The property registration is supposed to put the base for the formation of a basic cadaster, using satellite data and on-field survey to collect data on physical characteristic of properties within urban areas, together with information on owners and occupants, in an homogeneous way across districts. However, it only covered part of the city, and did not reach the periphery where most IDP sites are located. The registration should therefore be extended to cover all areas of the city.

Village	Property registered
Isha	3,146
Horseed	3,797
Berdale	1,989
Weberi	1,706
Darusalam	1,767
Towfiiq	1,523
Howl Wadaag	2,443
Adaado	1,266
Salamey	1,664
Wadajir	2,181
Total	21,482

21,482
Registered
properties

400,000 USD
Expected 2022
revenue from
property tax



Fig. 15. Samples of house number plate © UN-Habitat/Hoori

An additional challenge for the land administration is the formation of a land registry, that is a public register – that should be held by the MoPW according to the ULML - where the data on the legal property status of legal merit transactions are recorded. In Baidoa, as in most cases in Somalia, land is bought and sold without recording transaction if not for titles issued by official notaries, which are considered sufficient to make ownership secure. With this situation, it is difficult to group urban properties in formal and informal in the way it is usually described in literature. Many registered properties end up having different owners than the formally recorded ones, but nonetheless actual ownership is considered secure as protected by the other tenure systems (sharia and xeer). At the same time, the actual owner may pay taxes levied on his property, even though the formal deed is not under its name.

Property Tax

The property registration has put the base for an annual tax collected on the registered properties.

The tax is only area-based with no rates based on location, use or property value. There are no official exemptions from property taxes. However, the municipality excludes certain type of property or specific owners from payment. For example religious properties, temporary/slum areas and IDP camps, and in some occasions vacant land are usually exempted.

In the first year of introducing the new tax, Baidoa municipality reported the collection of USD 184,810.00 of property taxes between February and September 2022, and it is expecting to reach USD 400,000 by the end of the financial year.

However, no official data on compliance is available. Since the registration was done only two years ago, it is also impossible to appreciate trends. It is anecdotally noted that revenue has increased substantially since the Ministry of Finance handed over responsibility of collection to the Municipality at the beginning of the year.

In the coming years it will also be important to check compliance against trends of service delivery at a local level.

Expenditure

Baidoa does not yet implements balanced budgets, where expenditure is limited by the amount of revenue/income available to the local governments during a fiscal year - a basic principle of balancing the budget and a measure to avoid arrears. The system of planning and budgeting is also challenged by lack of transparency with regard to inter-governmental fiscal transfers, planning figures and publication of budgets.

While no official budget figures are available, the spending items can be roughly classified into four categories:

- Staff and administration (including salaries)
- Operation, maintenance and service delivery
- Subsidies (for vulnerable groups, religious entities etc)
- Investment (including infrastructure construction, and renovation, beautification and expansion of public facilities)

As with most local government in Somalia, the largest cut of the municipal revenue is spent in salaries and for security.

It is worth noting, though, that capital investment has started to be a prominent expenditure, which is usually considered a positive thing ensuring sustainable development in the future. However, it is mostly concentrated on road development, which in the long run can feed the trends in urban sprawl and unregulated land allocation described earlier.

The practice is that spending is done mainly at the source with no properly followed approval procedures. There is limited or no budget control, there were reported frequent diversion of resources to meet emergencies and other expenditure. As an example, salaries can be put on hold for months because of these diversions, which is one of the causes of the high human resources turnover despite the large budget allocation for staff.

Spatial Analysis

Urban form

Urban Growth

Baidoa was never subject to planning, and the only areas formally developed were along the main axes, where the majority of the public buildings were located.

In the absence of a stable central authority and an overarching urban development planning system, the built environment has been shaped by vernacular and informal forces. The area surrounding the town has been occupied by dispersed constructions that have slowly consolidated and densified. In the last fifteen years the growth has instead steadily sprawled around the town with a remarked trend to follow displacement-related infrastructure provided by the government and international organisation mainly towards Hanaano and Wadajjir (respectively North and South-West). The resulting pattern is characterized by a low-density development without a clear hierarchy nor a regular street pattern, with poor access.

This growth mode is also creating issues such as urban fragmentation, illegal occupation, land disputes and lack of basic services and infrastructure.

Although accurate populations data are missing, projections demonstrate that, contrary to most urban areas in Somalia, Baidoa is expanding at a slower rate than their populations. Between 2016 and 2020, Ratio of land consumption rate to population growth rate was 0.21.¹ That means that

areas occupied by the city grew on average 5 times slower than its populations. In practical terms, that means that the overall density of city has substantially increased.

Higher densities are usually seen as the positive result of good urban planning practices, but this is not the case. The overall density of the city has increased mostly due to the compact nature of the IDP settlements, which suffer from overcrowding and poor living conditions. This creates profound repercussions for sustainable urbanisation and deep social, economic and environmental repercussions at the local, regional and global scale. Better management of urban growth will be crucial in order to guarantee sustainable urbanization.

Urban Form

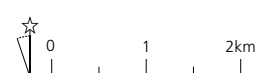
Baidoa mainly follows vernacular and informal patterns, only exceptions being the areas around the main road and some IDP settlement, which follow a more regular grid. The urban form adapts to the topography, leaving the flooding plane mostly unbuilt – beside a few structures.

Density is declining from the centre to outskirts, where it spikes again in correspondence to the IDP settlements.

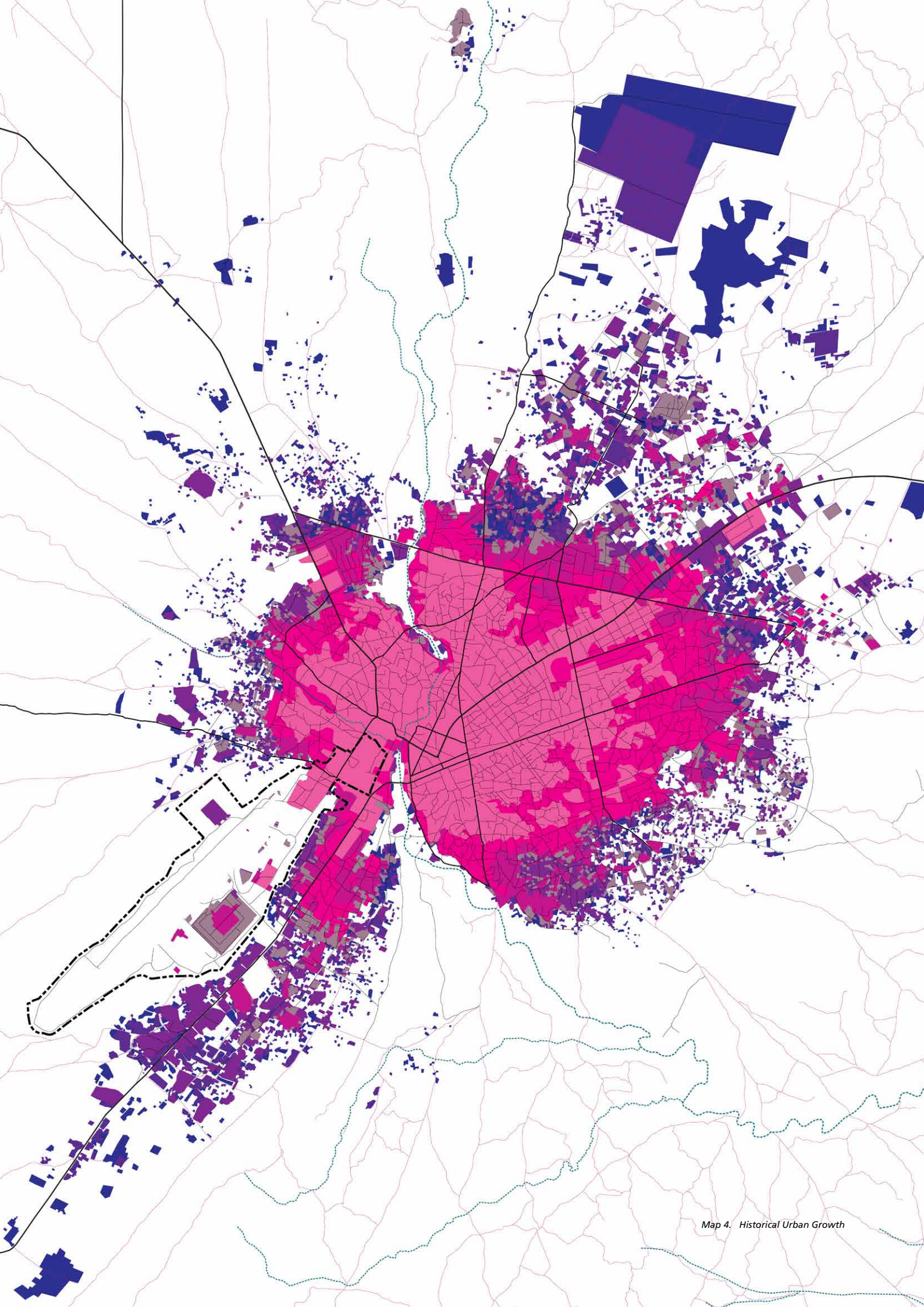
To further explore the settlement structure of the city, a characterization method was applied handling a Visual interpretation of urban form (architectural typologies and open space morphology) together with land uses.

0,21
Ratio of Land Consumption Rate to Population Growth Rate (SDG 11.3.1)

Legend

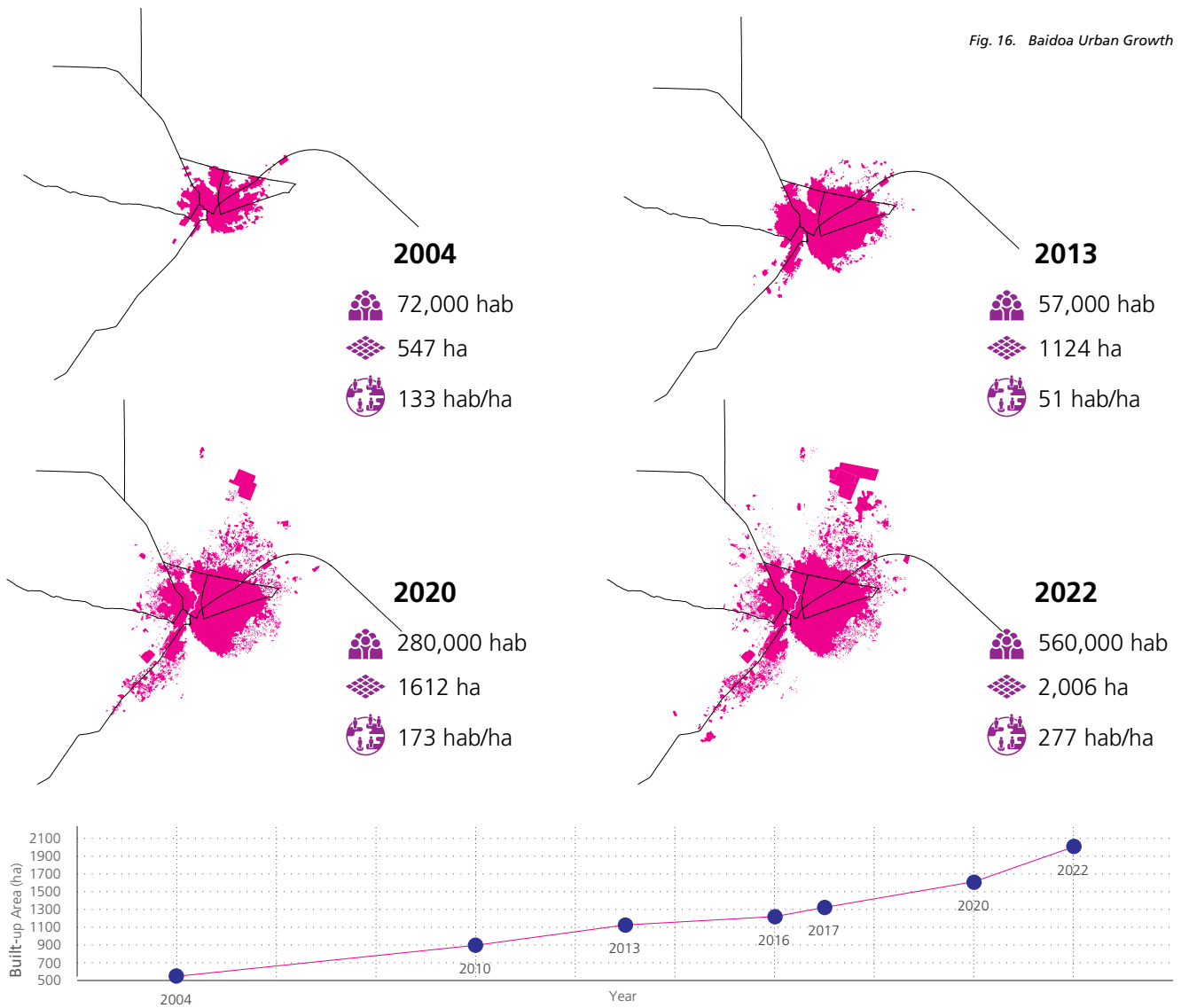


¹ Ratio of land consumption rate to population growth rate is Indicator 11.3.1 of the Sustainable Development Goal



Map 4. Historical Urban Growth

Fig. 16. Baidoa Urban Growth



The analysis takes into account population density, street connectivity, plot and block dimension as parameters.

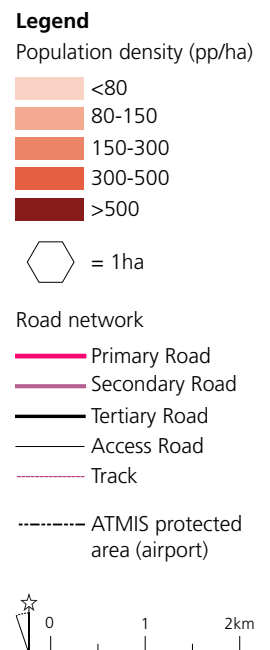
Population density, if well designed, can support cities in accommodating population growth and ensure land is used in accordance with demand. Furthermore, density can minimize the cost of providing key urban services such as urban infrastructure. For example, the cost for providing water supply and disposal facilities, sewerage network in high-density area is lower than in a sprawling area because of proximity and integration.

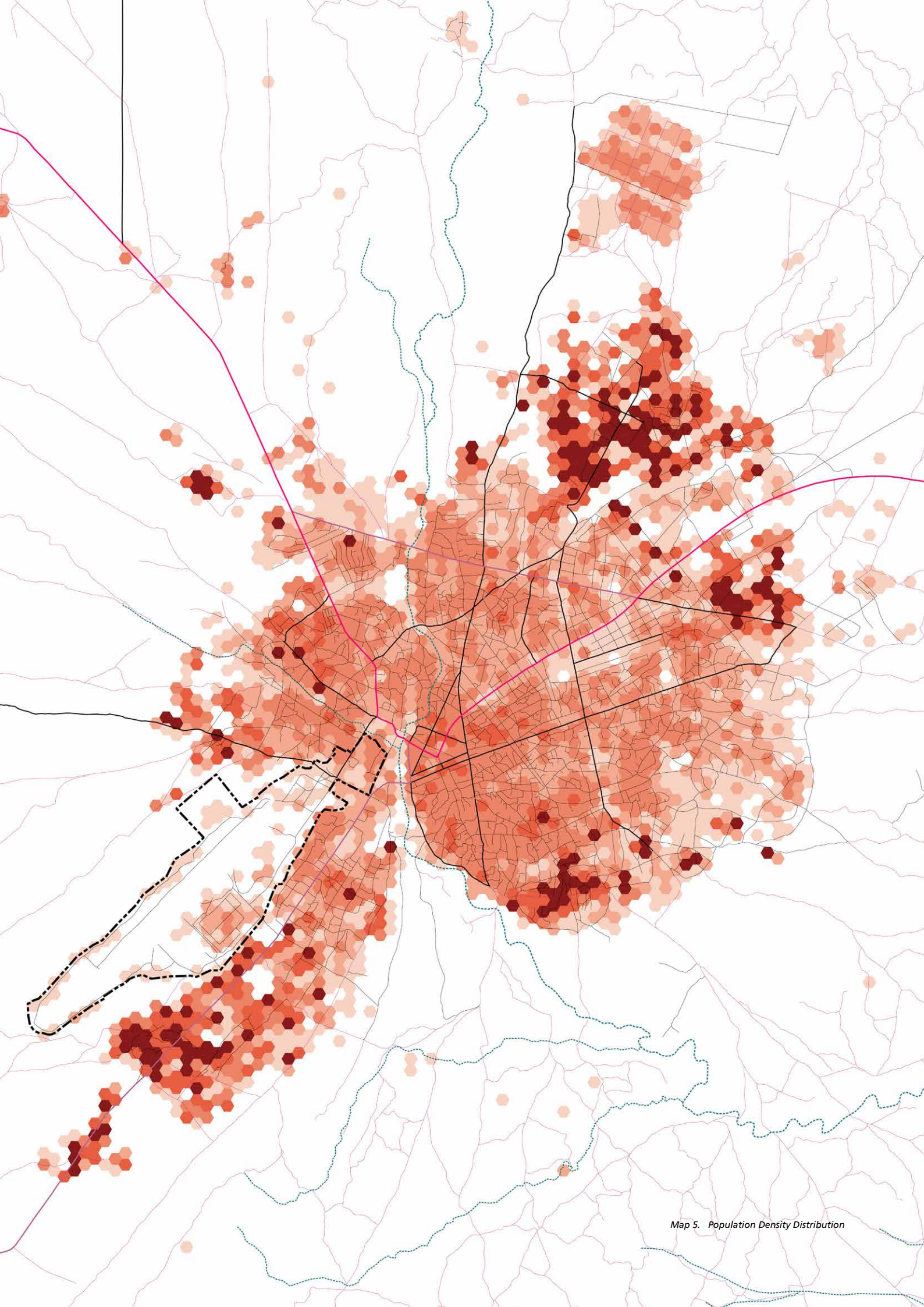
UN-Habitat identifies a density of around 150 people/ha (15,000 people/km²) for a balanced urbanisation. Lower densities mostly result in inefficiencies, while higher ones need to be matched with well managed services to avoid the problems related to overcrowding. It is important to point out that this is an indication which need to be contextualised. In the Somali context it is utterly traditional to have large provisions of land, and the

tendency for several parts of Baidoa to have very low densities is a reflection of this habit. Looking forward, the city will have to explore densification strategies to maintain sustainability of its urban environment.

Street connectivity looks at density of streets (km of roads over a certain surface) and density of intersections (number of nodes over a certain surface). It refers to the directness of the links within different parts of a settlement. In mixed used neighbourhoods, these parameters correlate positively with increased efficiency of flows and access to jobs and services. As connectivity increases, route options increase, allowing more direct travel between destinations and therefore decreasing travel distances. In terms of traffic flows – both vehicular and pedestrian – this means more accessible and resilient system.

UN-Habitat defines space for streets as adequate for a mixed used neighbourhood if 30-35% of the total space is allocated to them, with at least 18km of street / km²





Map 5. Population Density Distribution

and at least 100 intersections / km². This is, again, an indication. While inefficient street patterns are very often the result of an informal, unplanned development, they also have a very deep correlation with cultural behaviours. In historic towns within the Islamic world it not uncommon to find neighbourhoods whose boundaries and spatial organisation match a well-defined social structure, a distinct cultural identity, and shared responsibilities including local security. This is reflected in areas with clear access points or gates, dead-end alleys, where efficiency in connectivity and mix of uses is not the primary concern, but rather the arrangement of activities matches the privacy levels they need.

Baidoa is a young city and it is therefore difficult to recognize within its fabric the local specificities and cultural heritage to protect, advance and integrate it into the plan. Street connectivity is a very straightforward parameter in most of its urban fabric, which follows a grid-like street network. This can be seen as a positive aspect, but the development of a less rigid grid which take into consideration a more sophisticated hierarchy of arterial and secondary roads, passageways, alleys, public and semi-public squares, would leave room for adaptation to residents needs and the creation of different and distinct characters of the city.

Plots and block sizes are directly linked to street connectivity but few more recommendations are outlined by UN-Habitat. In urban settings, small plots and different plot sizes are preferable to large plots with single use. Rectangular plots with the short side to the road are preferable to square plots because this fits more plots along a road, and reduces the costs of utilities.

In general, small plot sizes enables higher densities and make them more affordable. Within one block, different plot sizes should be provided. As large plots are more expensive than small plots, different plot sizes allow a mix of different income groups.

Apart from very few exceptions, Baidoa has note developed following a grid pattern. This depends from the fact, noted before, that the city was never subject to planning. The resulting pattern is characterized by a low-density development without a clear

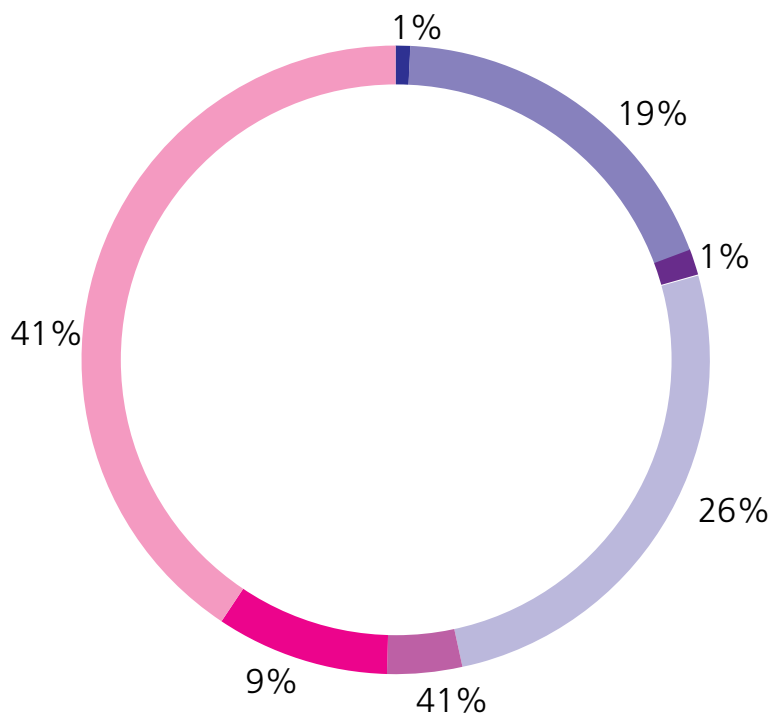


Fig. 17. Urbanization patterns distribution

hierarchy nor a regular street pattern, and poor accessibility for many plots.

High Density Urban Centre

The centre of Baidoa is also its central business district, characterized by compact mixed-use buildings.

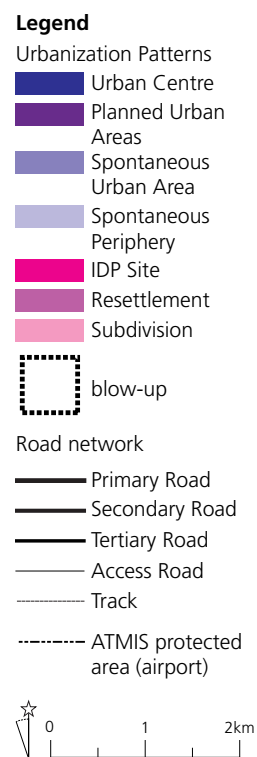
Blocks do not follow a strict grid but rather adapt to the morphology of the area, but the resulting street network is quite dense, with several intersections.

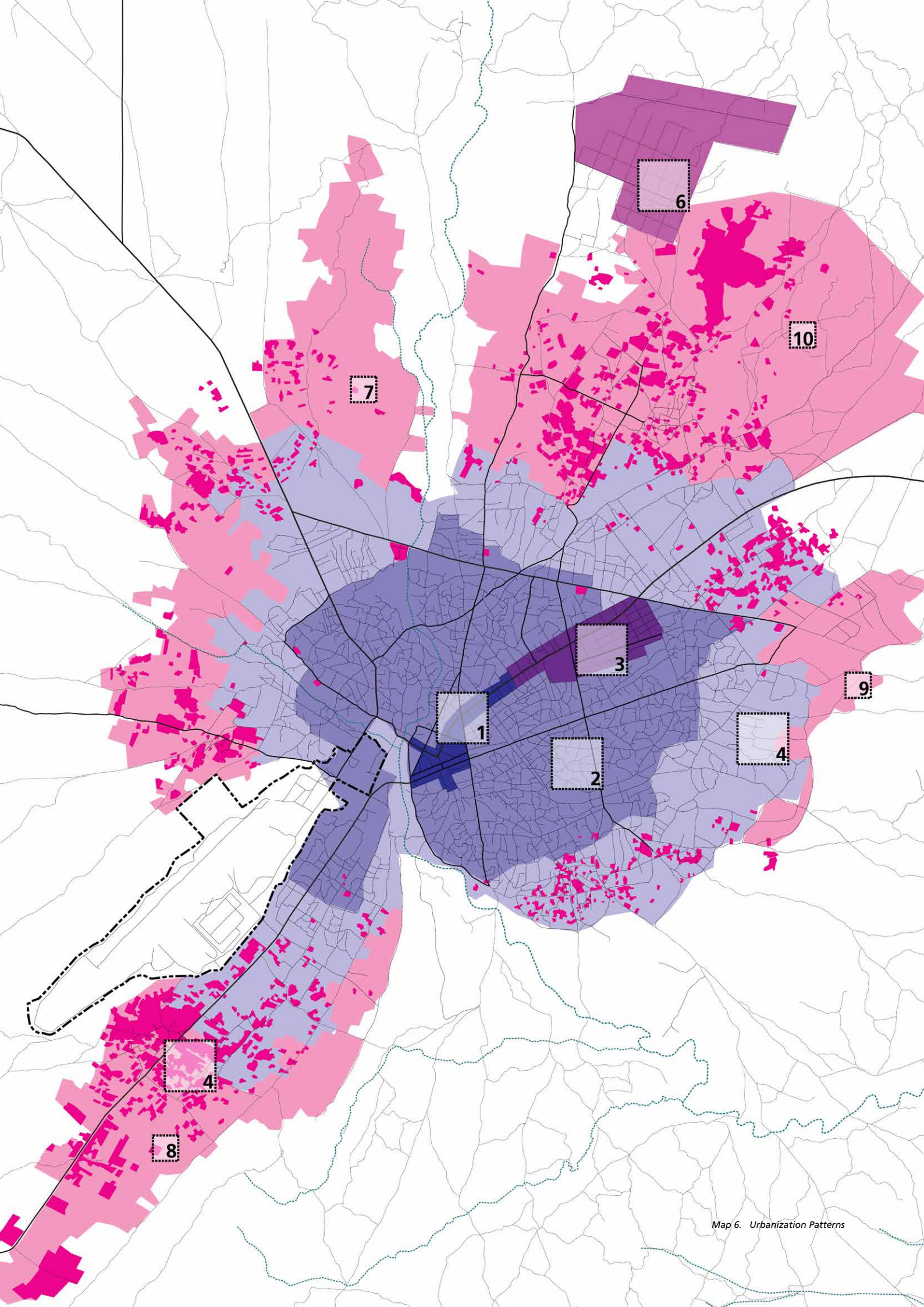
Plots size vary greatly but are generally smaller than in the rest of the city (<15x15m).

Buildings have no setback and are attached to one another. This is also the only area with buildings higher than one floor.

Low Density Planned Urban Areas

Other areas along the main Mogadishu Road present a grid-like road network, as they were planned for hosting some public and institutional building, such as the University and the Stadium. Plots and block are regular. Given the primary public use of the area, the density is very low.

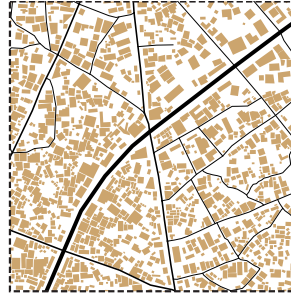
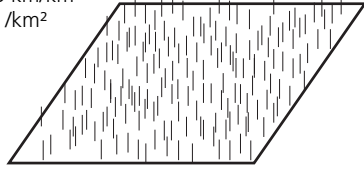




Map 6. Urbanization Patterns

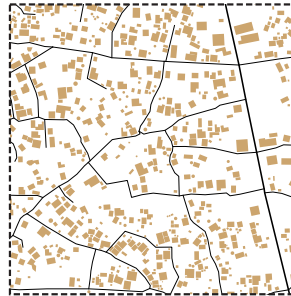
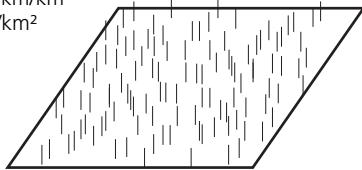
1 High Density Urban Centre

Population density 150-300 hab/ha
 Road density 21.5 km/km²
 Road intersections 180 /km²



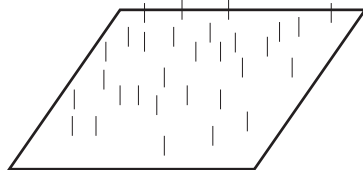
2 Medium Density Sponeaneous Urban Areas

Population density 80-150 hab/ha
 Road density 19.2 km/km²
 Road intersections 132 /km²



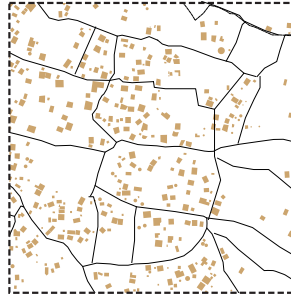
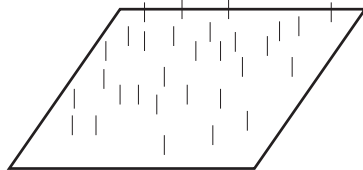
3 Low Density Planned Urban Areas

Population density <80 hab/ha
 Road density 15.0 km/km²
 Road intersections 100 /km²



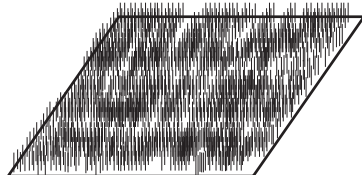
4 Low Density Sponeaneous Urban Periphery

Population density >80 hab/ha
 Road density 17.0 km/km²
 Road intersections 95 /km²



5 IDP Settlements

Population density <1200 hab/ha
 Road density 10.6 km/km²
 Road intersections 43 /km²



6 Planned Resettlement Areas

Population density <80 hab/ha
 Road density 14.7 km/km²
 Road intersections 50 /km²

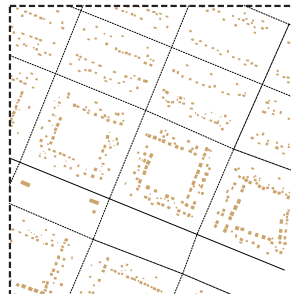
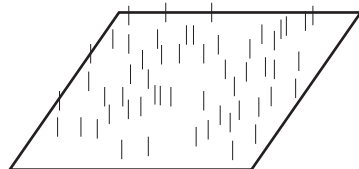




Fig. 18. Isha's outskirts ©Salah Qeys

Medium Density Consolidated Urban Areas

This area is defined by an irregular urban fabric, following a pattern that, with some variation has become the dominant one in Baidoa. Plots are larger, 20x20m or more, but it is not unusual to see plots subdivided in multiple parts or more often an aggregation of two plots for a single unit.

The larger size of the plots allows for setbacks and larger areas of the plots left unbuilt.

Plots are pulled together in an unplanned manner, so the resulting blocks differ in size and shape but are quite large, with limited road reserve, creating landlock plots and a much less ordered structure. Roads often terminate in a dead-end. This area is predominantly residential, with some activities in the key nodes.

Low Density Urban periphery

The first periphery of Hargeisa follows the same irregular spontaneous pattern with heterogeneous plots and blocks. In this area, however, only 50 percent or less of the plots have been developed, and there is lack of proper streets and basic urbanization.

Further outside the city construction becomes even more rare. Roads are defined only by the property boundaries with no further urbanization.

IDP Settlements

IDP mostly occupy small to mid-size unplanned settlement on private land.

There is no clear plot subdivisions, and the majority of the settlers reside in buuls or Corrugated Galvanized Iron (CGI) shelters.

These areas are not properly accessible by demarcated roads. Yet, the majority of the current population of Baidoa resides in one of these settlements, that present unbearable densities.

Planned Relocation Areas

Resettlement sites are the only planned areas in Baidoa in the last decades. They present a very rational grid, with two different block and plot sizes:

- 110x110 block x 32 plots, 10x20m plot, 80x80m central communal space - generally assigned to vulnerable households
- 158x73 block x 32 plots (10x20m x16 + 8x25m x16), 32x150m central communal space

Plots are divided by a 1m trench which should work as tertiary drainage.

The resulting pattern is not efficient, with an extremely low density. Although generous, it would be impossible to think of large scale resettlement following this kind of plan.

“planned relocation areas are not efficient, with extremely low density. It would be impossible to think of large scale resettlement following this kind of plan”

Urban Expansion and Plot Demarcation

Almost all the areas in the periphery of the city show dynamics of privatization of land and plot demarcation. This is typical of Somalia cities where the land market drive is stronger, and investments from locals and diaspora have diverted from traditional areas, like livestock, to land purchases: for example, Mogadishu or Hargeisa are completely surrounded by an area of demarcated plots even bigger than the already urbanized one.

Until few year ago, Baidoa had limited land demarcation, but with a spontaneous pattern, and mostly following international humanitarian and development investment that has targeted the city as a response to the displacement crises. The most privatized areas are the villages of Hanano and Weberi in the North and Wadajjir in the South-West, and to a lower extent Howl-Wadaag in the West and Darusalam, South-East (see map 6). However, the trend has accelerated, and now a surface almost equivalent to the urbanised one appears to be already subdivided into block and plots.

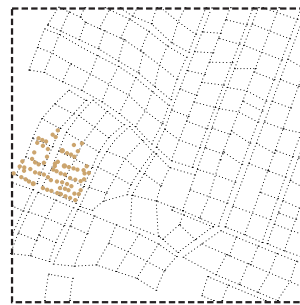
Everywhere in the residential periphery of the city land is being covered by corner markers or foundations of compound walls, to one course of masonry above ground level, to mark the relatively new, but not yet developed, landholdings. Plots tend to be identical in size (20x20m) irrespective of terrain or function. Blocks strictly reserve area for a network of roads, even if formal road construction has not yet reached the area. This can be seen as positive as it sets in place the space for basic service infrastructure – such as roads, water piping, sewage, electricity, ect - to be developed incrementally as the city grows and limits the need for costly and complex land-readjustment. However, beside road reserves, everything else appears to be privatized and subdivided in the same way. This is indicative of the lack of a spatial plan which distributes uses in a more balance way, reserving land for the future provision of key services such as mosques, schools, health centres, market places, and playing fields.

The emergence of this new type of land subdivision, more similar to larger urban centers, can be seen as an indicator of the confidence of investors in the stability of the market, and therefore on the progress in

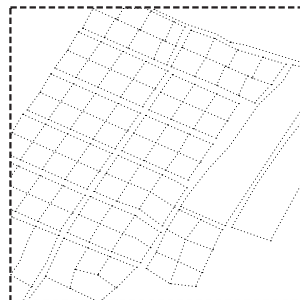
peace and stability as well as governance and tenure security.

On the long run these phenomena could cause many problems to the city and its surrounding. First, a continuous sprawl of low-density residential areas with no physical space for any provision of service and no land for additional uses. Second, encroachment on agricultural areas (at is already the case in the West of the city) and environmental sentives zones, harming the long term sustainability of Baidoa as a settlement.

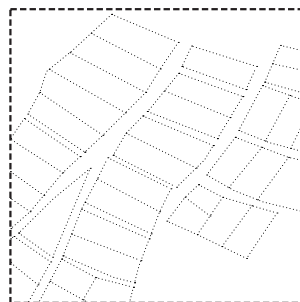
“a surface almost equivalent to the urbanised one appears to be already subdivided into block and plots”



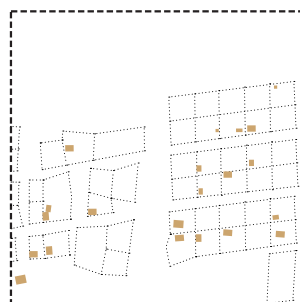
7 Salamey Land Subdivision



8 Wadajjir Land Subdivision



9 Darusalam Land Subdivision



10 Weberi/Horseed Land Subdivision



Dimension of Displacement

Severe drought conditions triggered large-scale displacement since the end of 2016, with displaced affected communities coming to Baidoa to seek for refuge and support.

Many people have continued to come to the city, mainly from Bakool and Bay regions, augmenting the IDP site in and around the urban area. Movement is caused mainly by insecurity and shortage of food, with the situation showing a negative outlook throughout several failed rainy seasons.

Even in a relatively “normal” year such as 2019 the recorded net inward migration figure was 21,000 people according to the Movement Trend Tracking by IOM/CCCM Somalia. Between 2021 and 2022, with the threat of a famine becoming more and more concrete, IDP population has reached a new high.

In July 2022 the CCCM cluster mapped and assessed 498 IDP sites, hosting 89,476 households and 596,931 individuals.

Spatially, IDP camps have constantly increased their presence, particularly South of the airport - the so called ADC area - and in Horseed, North of Baidoa.

Some camps are implemented by international agencies and NGOs and provide transitional shelters - either tents or CGI shelters - articulated in ordered structures.

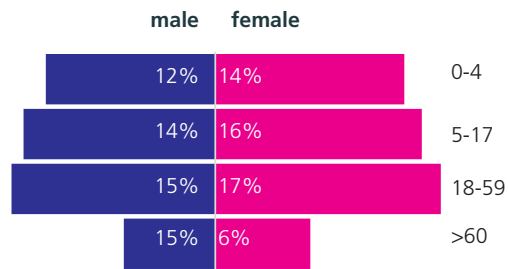
Spontaneous sites, constituted of traditional buul structures, are still widely diffused. Some sites are provided with basic facilities such as shared latrines and water access.

Relocation

Approximately 3km from the consolidated urban area, the Baidoa Municipality has allocated a large site for resettlement purposes, in the area known as Barwaqo.

The area is considered of public ownership, therefore the resettled families will be able to obtain a title deed. However, to avoid relocated families selling plots and risk further evictions, residents were made aware that they will receive title deeds only after two years after resettlement.

Currently, 2,009 households have been relocated, with plans for additional 1,150 in the next months.



498
Verified IDP Sites
89,476
Households
596,931
Individuals



Fig. 20. CGI shelters built by NRC in ADC area © UN-Habitat 2018



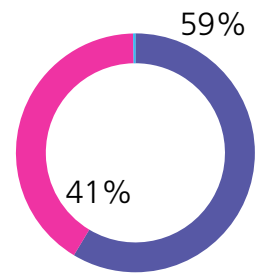
Fig. 19. New arrivals constructing a bull in an IDP settlement in ADC area © UN-Habitat 2018



Fig. 21. Displaced communities before relocation in Baidoa, Somalia. © IOM/Foresight Films 2019

8%
of sites with
extreme risk
of eviction

6%
of sites with
high risk of
eviction



The municipality is considering the allocation of other three areas for the safe relocation of IDPs, respectively in ADC area, in Isha Village, and in Salamey Village. The land allocated should be public, or obtained from private owners.

Land tenure

IDP sites are classified as such if, among other factors, displaced people do not have access to permanent tenure security. This is also the reason why Barwawo has not been included in the latest assessment.

In most cases, the sites have landowner authorized occupancy type of tenure - 59% of individuals live in these type of settlement. This is the most common tenure type especially in ADC and in Adaado (as seen in map 7).

The rest of the of the IDP communities claim communal or permanent ownership of the land where they settled. This is most common in Howl Wadaag, North of the airport, and in Horseed.

The infrastructure investment from international and local organization related to the IDP response can often result in increase land value, which can in turn push the land owner to reclaim its property - or others to claim ownership.

This, among other reasons, have caused increased forced evictions. In 2018 only, 2,400 HH have been evicted from 22 settlements

According to the last CCCM Cluster's assessment, 8% of the sites do not have agreement in place, and 6% have only verbal agreements, which put them at extreme and high risk of eviction.

At the same time, some citizens from the host community have expressed the lack of confidence in investing in land in certain areas, due to the possible expropriation by the Municipality for the purpose of IDP relocation of other projects.

Legend

IDP site tenure type

- Communal/Permanent ownership
- Landowner authorized occupancy
- Other tenure types

Number of Individuals

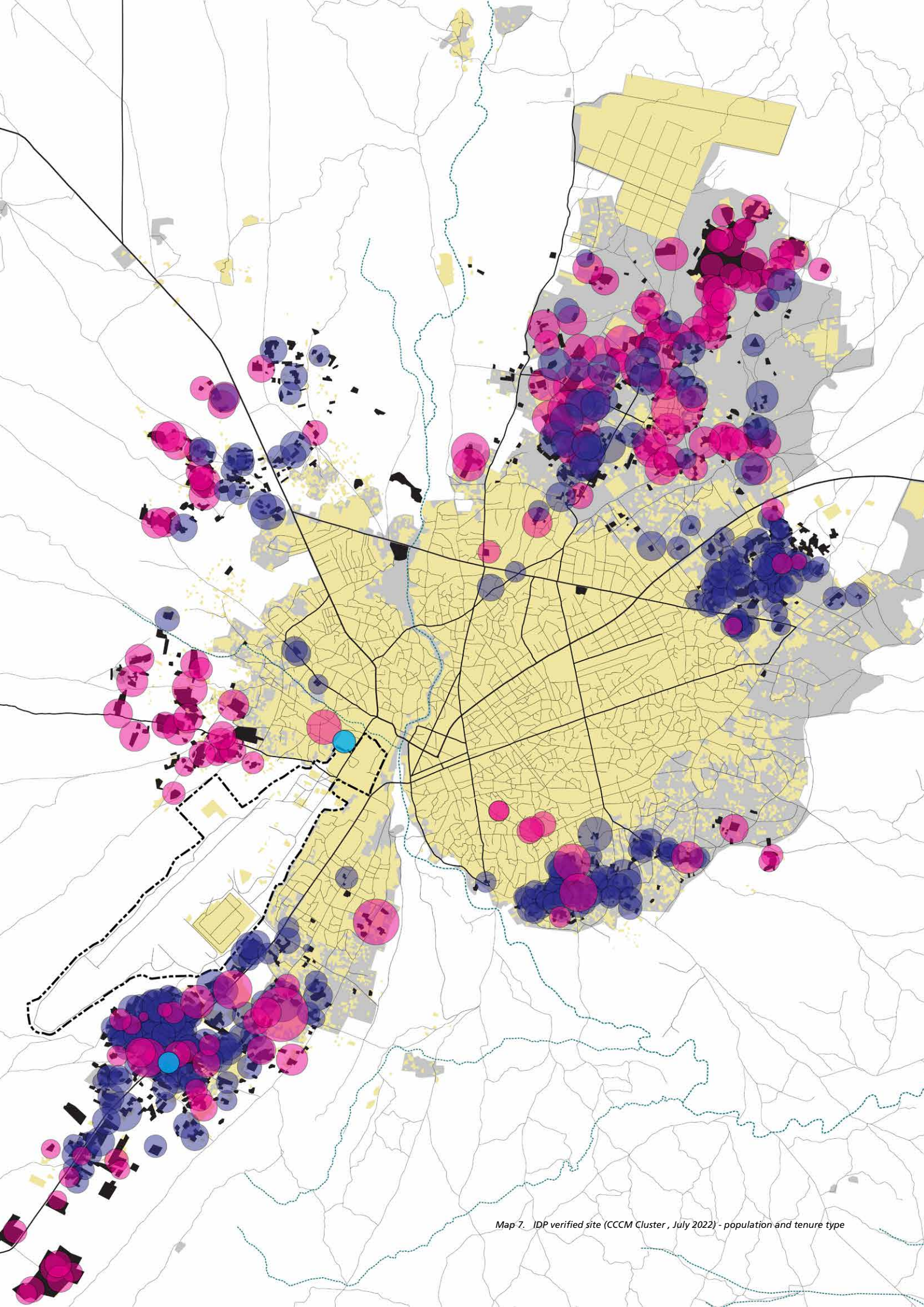
- 5,000
- 1,000

Built-up area
 Urban footprint
 IDP settlement

Road network

- Primary Road
- Secondary Road
- Tertiary Road
- Access Road
- Track
- ATMIS protected area (airport)

0 1 2km



Map 7. IDP verified site (CCCM Cluster, July 2022) - population and tenure type

Natural and Climate Risk

General context

Topography and Environment

The town is located at an altitude of approximately 390 – 490m above sea level on the edge of the Shebelle River Basin to the east and the Juba River Basin to the west. Baidoa itself drains into the Shebelle River Basin, while the western hinterland belongs to the Juba River basin.

Its landform is clearly distinguished between the alluvial plain in the west, and the floodplain in the east, which is mainly semi-arid, with shrub and little vegetation. This also corresponds to two different land use systems. On the east, agropastoralism (semi-sedentary grazing - Bay Bakool Low Potential Agroastoral Livelihood Zone) is concentrated along the riparian areas of the seasonal rivers, while the remaining shrub land is used for animal breeding. In the west agricultural uses prevail (Sorghum High Potential Agropastoral Livelihood Zone).¹

Present Climate

According to the FAO Eco-Climate Classification, climate in Bay Region is between sub-humid and semi-arid. This means that irrigation is usually indispensable for good harvests, but drought resistant crops such as sorghum may give reasonable yields. In year of good rains, irrigation may not be necessary. However, there is still a risk of unreliable rainfall and subsequent crop failure

Baidoa, as most parts of Somalia, experience

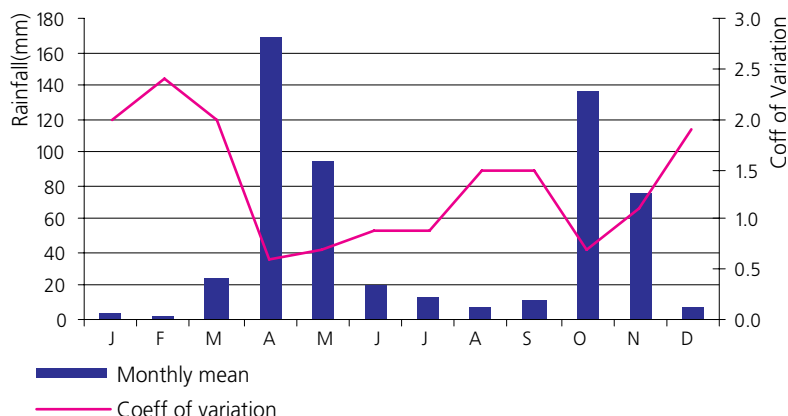


Fig. 22. Baidoa monthly mean rainfall 1963-1990 ©SWALIM

a bimodal annual rainfall pattern. The year, therefore, is divided into four seasons as follows:

- Jilaal: a warm, sunny and dry season from December to mid-March.
- Gu: the main rainy season starting in mid-March and running to June.
- Haggai: a cool, dry and rather cloudy season starting in July and lasting until mid-September; some weather stations along the southern coast and in the northwestern regions receive significant amounts of rainfall.
- Deyr: the secondary rain season, from mid-September to November.

Mean annual rainfall is historically between 500 and 600mm. However, rainfall has always been a very variable parameter. The amount of rainfall received can vary dramatically from year to year, from dry periods that can persist for years, to periods of intense downpours and flooding. Figure 22 shows the variability of rainfall with the year, during the period 1963-1990.²

Furthermore, over the past two decades, degradation of natural resources and deforestation, particularly driven by charcoal production, fencing and vegetation clearing by overgrazing, have rapidly increased Somalia's and Bay's vulnerability to drought and desertification.³

**1.4 -
3.4°C**
projected
temperature
rise by 2080
in Somalia

² SWALIM, Climate of Somalia, 2007

³ UNDP & Government of Somalia, Somalia drought impacts and needs assessment and recovery and resilience framework, 2021

¹ FSNAU, Somalia Livelihood Profile, 2016

Projected Climatic Changes

Climate change is showing already dramatic effects in Somalia, with an increased frequency of failed rains, raising temperatures and degrading ecosystems.

A recent climate risk profile for Somalia, developed by Potsdam Institute for Climate Impact research (PIK), has attempted to project climate parameters and related impacts on different sectors in Somalia until 2080 under different climate change scenarios provided by the Intergovernmental Panel on Climate Change (IPCC).⁴

These scenarios, called Representative Concentration Pathways (RCPs) represent low emission in line with the Paris Agreement (RCP2.6), and medium to high emissions scenario (RCP6.0).

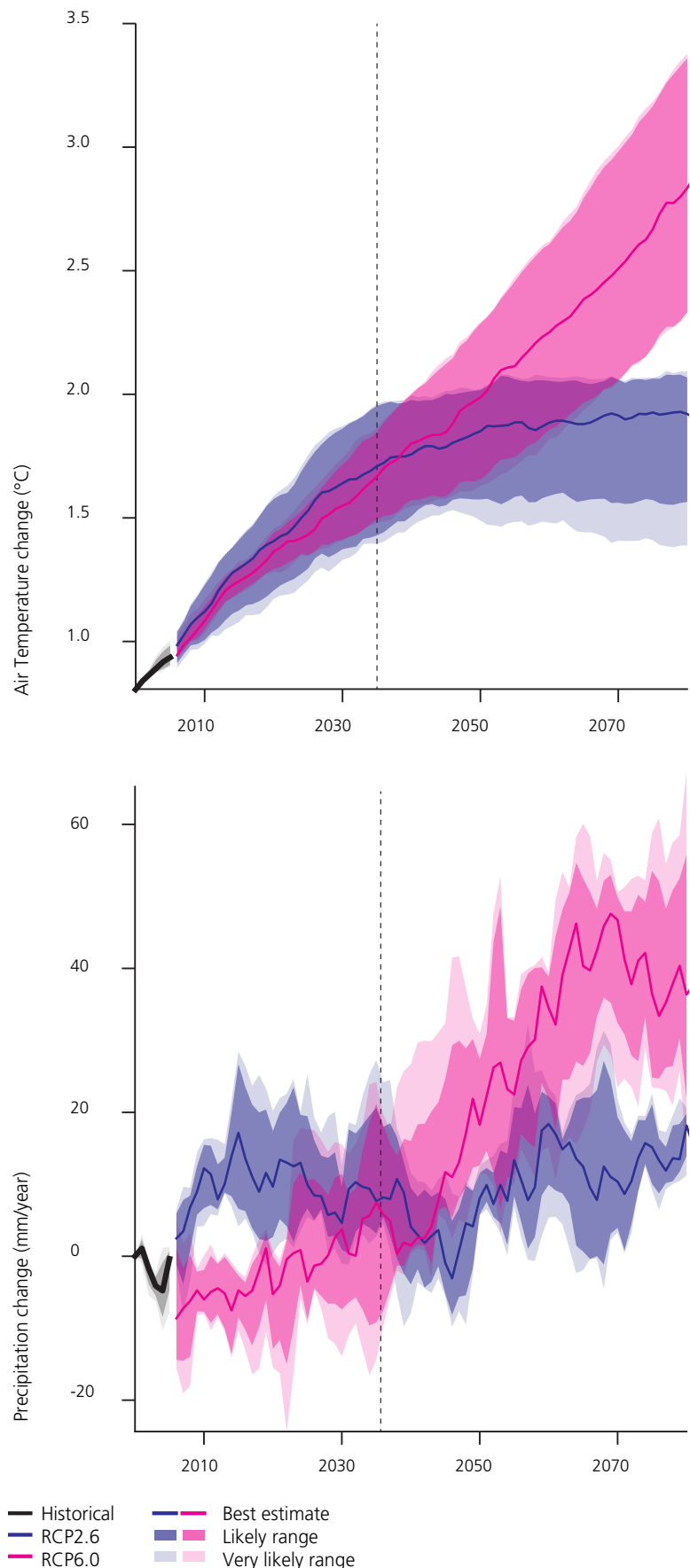
Temperature and Very Hot Days

Temperature rise is the parameter that can be estimated with the highest certainty. Somalia is already among the countries with the highest mean annual temperature in the world, but by 2080 this is projected to rise between 1.4 and 3.4°C. Taking into account the planning horizon of this report, temperature could the median climate model temperature shows an increase of approximately 1.7°C by 2035 in both low and medium to high emission scenarios.

In line with rising mean annual temperatures, the annual number of very hot days (where the daily maximum temperature is above 35° C) will likely increase. The region of Bay has already a significant number of hot days – more than half of the year – but this amount could increase of more than 70 days by 2050.

Rainfall and Heavy Precipitation Events

Predictions for rainfall are less decisive. If consideration is given to the whole Somalia, precipitation is likely to increase. However, this increase will be most likely concentrated in the North, whereas the south-central region of Somalia will probably not experience drastic changes in the yearly amount of rain. However, the high variation between years suggests that rains will become less regular. This might be accompanied by more frequent and more intense heavy precipitation events



4 Potsdam Institute for Climate Impact Research, and Adelphi 2022), Climate Risk Profile Somalia

Fig. 23. Projected climatic changes in Somalia ©PIK

Climate Change Risk in Baidoa

Water resources

Increased variability in yearly rainfall and increased and more intense heavy rains might translate into less water availability, even in the case of a higher overall rainfall, as water from precipitation will not infiltrate the soil but rather run off, increasing soil erosion and augmenting floods.

Water sources are reported steadily decreasing as a combination of the several failed rains and the constantly growing population and therefore demand. At the same time, the population increase, not matched by proper measures such as improved hygiene, sanitation and waste collection, will increase the pollution of the shrinking water resources.

Future water availability is highly uncertain under both scenarios, and require a prudent planning as a matter of survival for the whole city.

Agriculture

Fewer water resource, higher temperature, recurrent floods and droughts, will affect agricultural production negatively. Higher temperature are also associated with pest disease, as seen in 2020 with the outbreak of desert locust swarms that destroyed thousands of hectares of crops.

For sorghum, the most diffused crop in Bay, climate models struggle to identify a trend, with projected yield changes ranging from -5.2 to 3.4 % and 3.8 to 19.7% under RCP2.6 and RCP6.0 respectively. This suggest a high uncertainty in future harvests, and therefore a high uncertainty for the livelihood of the rural population around Baidoa. This could mean that the migratory rural-to-urban trends might continue and even increase in the future.

Pastoralists are usually more resilient to climatic shocks, as they can move from a region to another seeking for better resources. However, increasing temperatures and inter-annual precipitation variability, translating in water scarcity and recurrent droughts, are already reducing potential grazing land and water points. In the future, this will exacerbate competition and conflict among herders, and between herders and farmers.

Infrastructure

High temperatures will accelerate the depletion of an already aging and poorly maintained infrastructure which mostly uses reinforced concrete and asphalt, such as roads, bridges, fords, culverts etc. Extreme weather events, both heatwaves and floods, can create potholes or wash away entire section of roads.

Degraded and cracked concrete exposes reinforcement bars, that then can rust at the presence of water.

Ecosystem

Reduced agricultural productivity and population growth might lead to further agricultural and urban expansion, increasing deforestation, land degradation, thus affecting adversely biodiversity

According to the prediction, the south-central region of Somalia where Baidoa is located will be the most exposed to the loss of animal species, in both emission scenarios, with a decrease by up to

17 % by 2080, compared to the year 2010. Taking into account land use changes, animal species and tree cover is also likely to continue their negative trends.

Human health

Climate change threatens the health of Somalis in various ways.

First of all, the rising frequency of weather incidences - floods, heatwaves, droughts, storms – are resulting in an increased number of direct mortality. For example, floods continue to displace thousands of people. Baidoa doesn't have big river, and therefore the impact of floods is not as disruptive as in other urban centers along the Shabelle and Juba, as Beletweyne and Jowhar. Nonetheless, flash floods cause are becoming more frequent and more acute, affecting many areas of the city and in particular IDP settlements, where no drainage system is in place and the type of structure in place cannot cope with weather events. Urbanization, with the increase in impervious surfaces which impede water for permeating the ground, is like to aggravate the risk of floods.

Higher heat stress poses a risk to the population's ability to work and live, and more and more often expose the population

Legend

IDP site flood risk

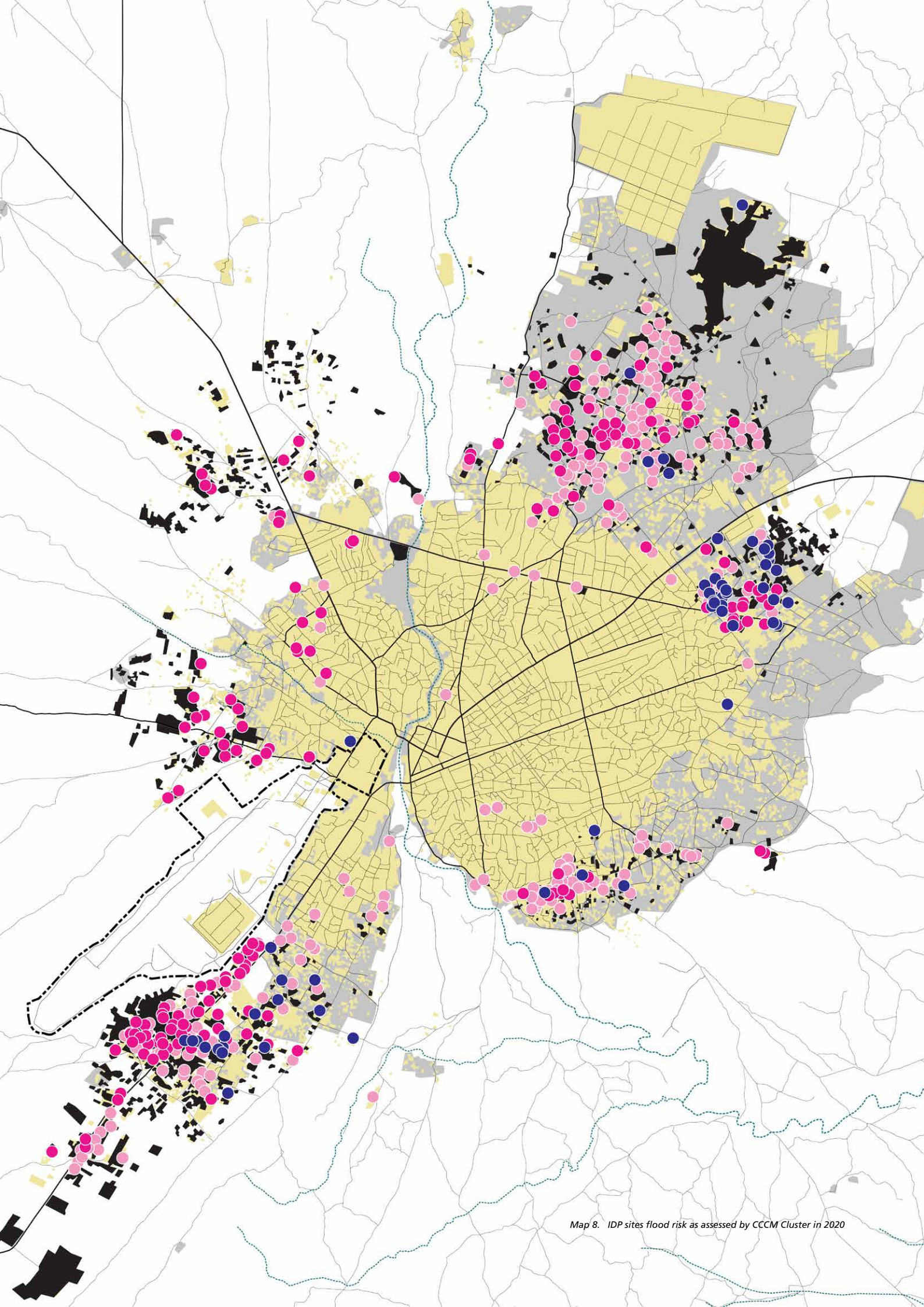
- High
- Medium
- Low

- Built-up area
- Urban footprint
- IDP settlement

Road network

- Primary Road
- Secondary Road
- Tertiary Road
- Access Road
- Track
- ATMS protected area (airport)





Map 8. IDP sites flood risk as assessed by CCCM Cluster in 2020



Fig. 24. Flooded area in the outskirts of Baidoa © Christina-Goldbaum/IRIN

to heat-related mortalities. Urbanization in Baidoa is replacing natural land cover with dense concentrations of pavement, buildings, and other surfaces that absorb and retain heat – causing what is called urban heat island effect. This effect will only increase heat-related illness and mortality, as well as energy costs – at least for the ones who have an electric connection and can afford air conditioning. For low-income households, urban poor and IDPs, often living in housing that range from poor quality to makeshift, and that employ materials with extremely low thermal mass such as CGI, the effects of the heat will be even higher.

Copying Capacity

Institutional

Government – both at state and federal level - and development agencies are recognising that resilience programming is an essential necessity to guarantee the future for Somali communities.

Climate security is also acknowledge as a fundamental element peacebuilding and a key to address migration and displacement in Somalia.

As such, environment figures as one of the three cross-cutting priorities in the ninth National Development Plan 2020-2024, along with durable solutions to long-term displacement, and the nexus between

humanitarian and development work. The plan informed the UN Sustainable Development Cooperation Framework for Somalia 2021–2025, which fully incorporates climate security, climate change and environmental protection into its outputs.

Despite these commitments, institutional capacity to address climate risks remains low. The challenge is not only to develop Disaster Risk Reduction mechanism and streamline them in the urban and rural development. Climate change at local level is accelerate by conflict, competition and by the improper exploitation of limited and depleting resources. One major problem is the lack of land administration. The Urban Land Management Law poses the base for defining the responsible authorities and the basic processes to manage land issues within SWS cities, but more clarity is needed for the management of rural lands as well. The issues are also spanning beyond the state boundaries, therefore the development at federal level of land-reform laws and policy are greatly needed. This should be accompanied by a general reinforcement of national and state environmental policies, and capacity building activities at local level for environmental protection, limiting uncontrolled urbanization and privatization of land.



Fig. 25. Carcasses of animals that died from hunger ©Sally Hayden/SOPA/Zuma

Infrastructure

Early-warning systems are important preventive tools that could help SWS and Baidoa to anticipate and minimize the effects of rapid-onset disasters on local communities. At the moment, no such system is in place. Swalim has set up an early-warning system along the main rivers in Somalia, controlling water levels, forecasts, and river breakages. Control over flash floods – that are more frequent in Baidoa - are more difficult to predict. However, collecting local observations and community knowledge on flood characteristics can be a short-term and easily implementable solution to improve forecasting and nature-based solutions.

Baidoa is also lagging behind in terms of physical infrastructure. When thinking of the improvement of the drainage and sanitation network, as described in the following pages, local administration should support the use of both “pure” and “hybrid” nature-based solutions – where “grey” construction materials are combined with “green” measures such as revegetation and reforestation. Hybrid nature-based solutions – being relatively low-cost and low tech – can be combined with green elements for

additional protection and resilience. Many of these hybrid solutions are also rooted in traditional knowledge, and use locally available materials, hence can be upscaled. These systems are also supported at national level, and a recent study of the Ministry of Energy and Water Resources provides a catalogue of such solutions.

Urban infrastructure and Basic Services

Road Network and Public Transport

Road infrastructure in Baidoa is generally insufficient, and most roads are in very poor condition. Although Baidoa is located along an international transport corridor, current volume of traffic is low, not only due to the poor road conditions, but also due to the poor security levels with a high number of road blockades that hamper road traffic and lead to increased costs for goods and services. The volume of transit travel in Baidoa it is likely to grow with increased security levels, government's control over rural areas and economic recovery.

Two primary roads provide the basic shape the city's road network:

- South East to North-west, the Mogadishu road is the main artery of South West State. It cuts through the city centre, which could mean problems of traffic and congestion should the freight transport increase in the future. The road corridor is very wide in the outskirts of the city (>20m) but shrinks in the the city center (some parts have less than 12m, with pedestrians, unregulated parking and commercial activities along both sides of the road.
- South-west to Dinsoor. The road sufficiently wide (15m) but the bridge on the riverbes is about 9m wide.

Parts of the primary road to Mogadishu and some other secondary roads are paved, but road surface quality is very poor, with no clear separation between vehicles and pedestrians

– this makes passage slow for vehicles and increases the accident risk for all road users. There are few road-side surface water drains; and those that do exist are usually not functional, due to blocked outlet drains.

The secondary roads are constructed from either gravel or earth, and without effective drainage. Road corridors are about 9m wide, sufficient for two-way vehicular traffic, non-motorised traffic and pedestrians.

There is limited street lighting on the network. No formal junction controls are implemented, and there are no enforceable traffic management measures such as speed limits, speed bumps, road signs or road markings.

The tertiary or local distributor road network comprises a fine mesh of un-surfaced tracks and paths that provide access to individual residential and commercial premises. Some of these tracks are sufficiently wide to accommodate small motorised vehicles and carts; but most are unsuitable for large vehicles, and cannot be accessed by emergency services vehicles. The lack of prepared surface or formal drainage makes these roads vulnerable to flooding, and thus difficult to use at times of heavy rain.

Lack of funding and ongoing security issues have meant that there has been minimal investment in recent decades to improve existing road infrastructure. However, different infrastructure projects are improving the situation. Additionally, several smaller scale projects are advancing the condition of the inner roads, with streets lighting and paving.

Legend

Road Surface

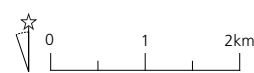
- Paved Road
- Murram Road
- Unpaved Road

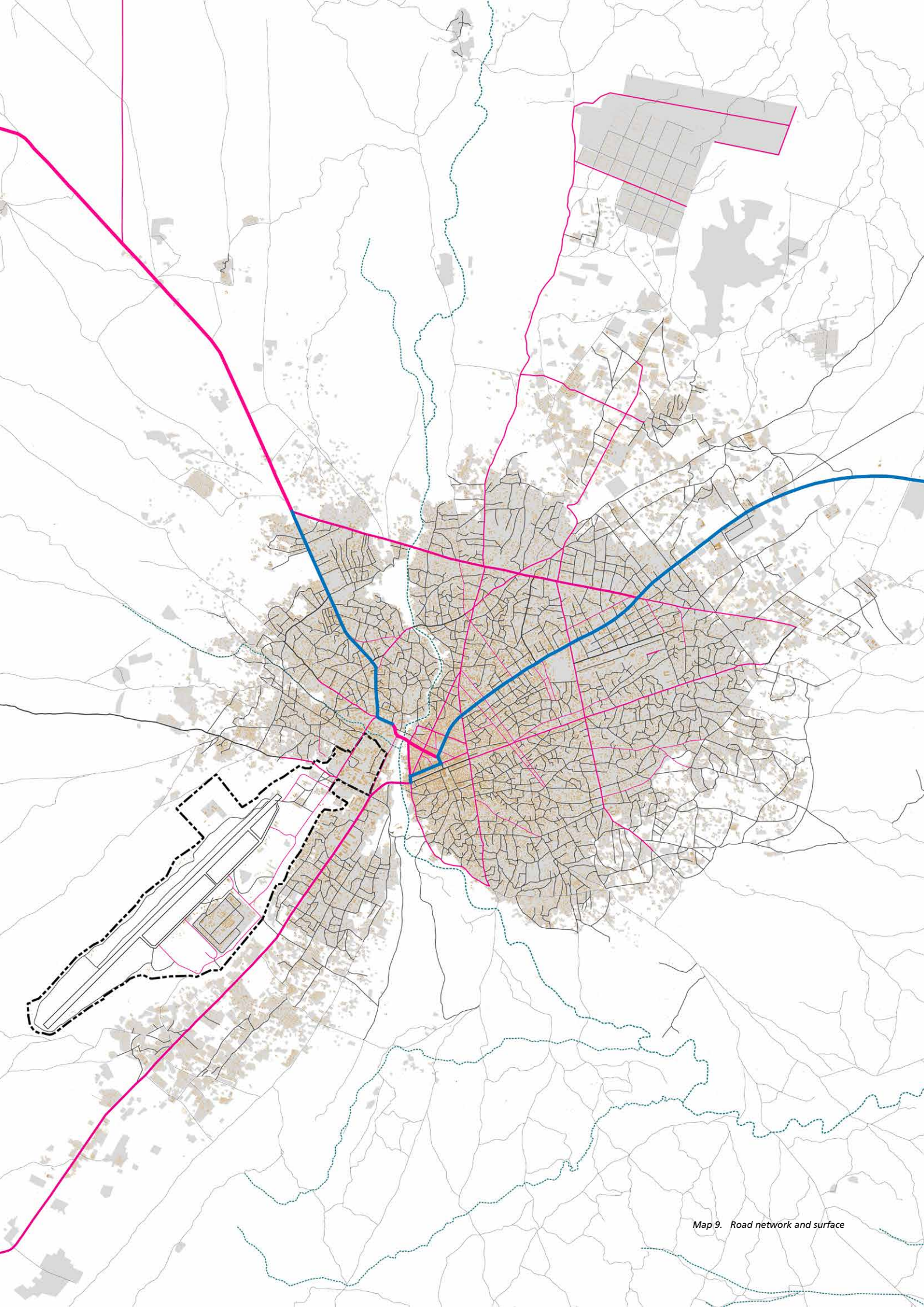
Road Hierarchy

- Primary Road
- Secondary Road
- Tertiary Road
- Access Road
- Track

Built-up area

- ATMIS protected area (airport)





Map 9. Road network and surface

One important achievement was the completion of the Construction of Kerowfogi bridge in Salamey Village, that Baidoa Municipality and the Ministry of Public Works and the support of IOM. Together with the rehabilitation of Sodonka bridge, this will improve greatly the movement within the city.

The most frequently used public vehicles in the central part of Baidoa are 3-wheeled auto rickshaws, with estimated 700 units operating within the urban area. Auto rickshaws represent a lower cost alternative to taxis and minibuses especially for short commutes, typically charging half the price for the same distance, with flexible rates. Due

to their affordability, ability to negotiate lanes and low fuel consumption, the three-wheeled vehicles are often an appealing investment opportunity for small-scale entrepreneurs. However, the condition of many of these vehicles suggests that investment is minimal. There is no formal inspection of public transport vehicles, or licencing of drivers and operators.

The technical resources of the local administration for transport management are limited - they do not have skilled staff, or the funding resources necessary for adequate development or maintenance of the road network.



Fig. 27. A central road in Baidoa © UN-Habitat 2020



Fig. 26. Auto rickshaw in the city centre © UN-Habitat 2020

Water

The Isha spring has traditionally been the main water source for Baidoa, located at centre of the town near the small bridge locally known as Bundadha. The spring used to have plenty of water flowing into the local channel and was the only permanent source with safe drinking water for the entire town and its suburban population.

The impact of the conflict, the economic growth that came after the security improvement, and the rapid increase in population have had a great impact on the environment of the city. The Isha springs have been heavily polluted with dumping of solid waste, household waste water and liquid waste from workshops and other economic activities.

Furthermore, lack of watershed protection during the civil war period led to massive deforestation and impoundments which have resulted in reduced spring output since the recharge capacity is low compared to supply.

Before 2005 water distribution was very limited, largely relying on private trucks, donkey cart and public kiosks, while water pipelines were only present along two of the main axes of the city, serving mostly higher income groups. There were also 500-600 shallow wells reported, mostly unprotected and untreated.

UNICEF undertook a series of interventions between 2005 and 2009, but lack of maintenance and the recent drought has made the water supply precarious, and with increasing numbers of people moving into town the situation is worsening. private trucks, donkey cart and public kiosks are still covering for a large part of the water supply within Baidoa.

Map 10 shows the main community water sources within the urban area of the town as assessed by the WASH cluster in the end of 2021. From the analysis, it is possible to see that the biggest part of the population is within the proximity of a watersource. However, It is important to point out that some of those points were already not functioning at the time of the assessment, and the current drought has further depleted



Fig. 28. Isha Spring, 1945 © IWM (K 8532)



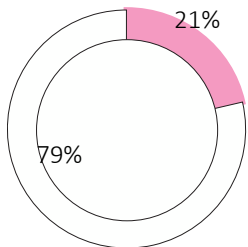
Fig. 29. Isha Spring, 2018 © UN-Habitat



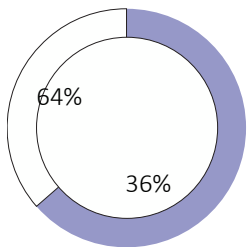
Fig. 30. Donkey cart outside Isha Spring

Legend

- Community Water Points
- Borehole
 - Dam
 - Protected shallow well - hand pump
 - Protected shallow well - solar/diesel system
 - Unprotected shallow well - hand pump
 - Spring
 - Other



People with access to a community water point within 5 minutes



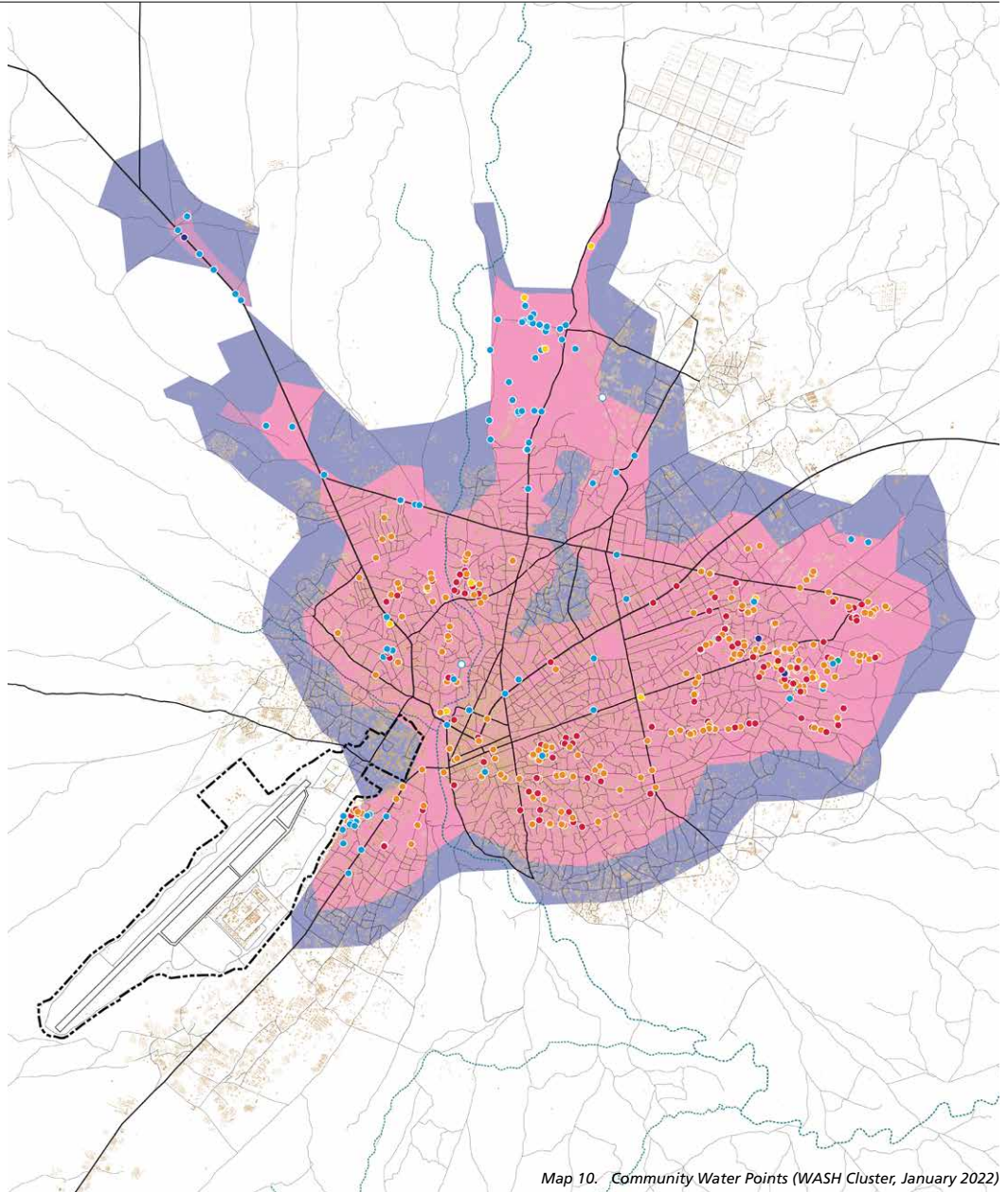
People with access to a community water point within 10 minutes

- 5 minutes walk
- 10 minutes walk

Road network

- Primary Road
- Secondary Road
- Tertiary Road
- Access Road
- Track

----- ATMIS protected area (airport)



Map 10. Community Water Points (WASH Cluster, January 2022)

the aquifer. Additionally, uncontrolled and informal exploitation of the aquifer threatens sustainability, safety and access to water supplies in the city. The mushrooming of boreholes in the north of the city - Bonkai area - is not entirely regulated and could pose a major threat in the long run. New water sources and water-harvesting methods will have to be studied as a matter of emergency. As an example, NRC through the Building Resilient Communities in Somalia (BRCS) Consortium, constructed an earthfill dam - also in Bonkai - reminiscent of a berkad - a water reservoir traditional of the Somali region.

IDP settlements rely almost entirely on emergency supplies, such as water tanks filled on a regular base, that are unsustainable in the long term.

Currently, the larger part of the water supply is provided by large underground wells situated 5km out of the town, managed by the private company Warjinay Water Company.

Further studies are needed on ground water resources, especially in the northern part of the city.

UNICEF and Terre Solidali have prepared a Water Master Plan for Baidoa which indicates the main areas for water extraction around the urban areas. The latest borehole fields are following this plan. However, the plan does not look into water provision in the city and to individual households.



Fig. 31. Earthfill dam in Bonkai (Salamay Village) with a capacity of 25M litres ©NRC/Abdulkadir Mohamed



Fig. 32. The same dam in 2022, after three failed rainy seasons (Salamay Village) ©NRC/Will Seal

Sanitation

The term ‘sanitation’ in this report refers to provisions for the collection, transportation, treatment and disposal of faecal or human waste, sometimes called sewage. Issues of sanitation intersect with water supply, surface water drainage, solid waste (or refuse) disposal to create a broad concern for public health issues in the city.

The very basic and limited sanitation facilities available to most households in the city, combined with limited access to safe water supply, the proliferation of shallow wells, poor drainage and inadequate solid waste disposal have very serious implications for public health, with resulting high risk of disease and debilitating illnesses.

These conditions and attendant risks will be greatly exacerbated by the significant population growth projected across the plan period to 2035. Poor or lack of sanitation facilities, poor management of faecal sludge, and improper disposal of the waste is a serious health risk for the people of Baidoa. Occasional flooding, poor drainage and lack of proper waste management has in the past led to faecal contamination of water sources, leading in turn to health crises with acute diarrhoeal diseases, cholera and other water-borne disease reported throughout the city. The main conditions that increase the vulnerability of the urban population to hygiene-related ailments are:

- Inadequate access to hygienic sanitation facilities (improved latrines or toilets);
- Inadequate access to safe water supply;
- inappropriate handling of faecal waste at household level
- poor personal hygiene practice;
- open defecation;
- overflowing of septic tanks during floods;
- contamination of water supply

These all combine to contribute significantly to a wide range of health risks for all urban households. There are serious public health implications resulting from poorly managed human waste disposal, especially when combined with poor surface water drainage, shallow wells, and inadequate solid waste

management. These conditions heighten the risk of water-borne disease and epidemics; and they also have the potential to cause pollution of water sources, especially for shallow wells and boreholes.

There is currently no formal sanitation provision or sewerage network in the city – all sanitation is provided by on-site facilities:

- Septic tanks for commercial premises and larger, higher cost residential properties.
- Many of the older tanks – especially in the commercial centre – may be single-chamber cess pits.
- Self-built pit latrines in low-cost housing areas and informal settlements.
- Pour-flush latrines in schools, other learning institutions and mosques – these are culturally appropriate because water is used for anal and urinary cleansing; but it presupposes sufficient water supply.
- Contractor-built pit latrines in IDP/refugee camps developed by NGOs – the majority of the sites have at least one a pit latrine for every 5 households as per SPHERE standards.

In addition, a significant number of households have no access to an individual toilet, and use defecation on open ground. There are very few – if any – formally provided public communal toilet/wash blocks. At least half of the public buildings report that they have inadequate latrine facilities, and in some schools open defecation is practiced.

Sludge needs to be removed at regular intervals to ensure continued efficient operation. There are few facilities for hygienic removal of sludge in Baidoa, and no facilities for efficient, sanitary disposal and treatment of the sludge.

- Pit latrines: faecal sludge is managed on-site – when the pit is full, it is abandoned and another pit is dug within the compound.
- Septic tanks: the sanitation company has equipment for removing sludge when tanks are full. Details of the service are not known: charge for the service;

“There is currently no formal sanitation provision or sewerage network in the city – all sanitation is provided by on-site facilities”



Fig. 33. New latrines for IDPs ©AICS

method of exhaustion (mechanical or manual; number & capacity of exhaustion trucks; geographical coverage etc.).

There is no officially designated site for sanitary disposal and treatment of sludge; so the faecal matter is deposited in open ground on the outskirts of the town, with little regard to environmental or health risks. It is also possible that some households empty pit latrines or septic tanks into dug drainage channels.

Solid Waste Management

There is no systematic formal (i.e. public and authorized commercial) or informal (i.e. commercial or community-based) system for solid waste management (SWM) covering collection, transport and treatment or disposal of solid waste in the city. The result is the widespread disposal of litter and rubbish throughout the city; along the streets, footpaths and open ground, causing severe blockages on the already inadequate drainage network. There is also no sanitary landfill in place, and no designated location for dumping the collected waste.

A preliminary assessment indicates:

- Most private households and commercial enterprises practice open dumping of waste.
- Some institutions and commercial businesses burn their solid waste.
- There is some report of community groups collecting and disposing of their waste in open ground outside the town or by burying it.

- Garbage pits are reported to exist in several public facilities such as schools.
- No system for medical waste and hazardous solid waste disposal from clinics and health facilities is in place.

The unmanaged disposal of solid waste have a serious impact on the quality of life of urban residents. Poor and unregulated handling of solid waste creates health hazards and a range of conditions that significantly diminish the urban environment for all residents: polluted water bodies, blocked drains, vector and pests breeding grounds, bad odours from rotting waste, all combine to create an unsightly urban environment and unattractive living conditions.

The Baidoa administration is looking for solutions to collect household waste and dump it at locations outside the town. However, The solution to the solid waste problem lies in implementing a chain that carries waste from the source to a landfill site, and involves a series of steps: collection > transfer> transport > disposal.

Experience from other towns in Somalia, for example in Bosaso and Berbera, show that there is scope for the participation of private sector operators under public-private partnerships with a SWM agency: e.g. managing bulk transport of waste from transfer station to disposal site; operation of sanitary landfill site; management of entire SWM with a designated zone of the city.

A sensibilization and awareness raising campaign would also be instrumental for triggering a behavioral change in Baidoa's citizens.

Drainage

The relatively flat topography combined with local climatic conditions and the almost total absence of durable drainage infrastructure produce problematic conditions for effective surface water drainage. There is a limited network of surface drains along some central streets and in the newly built roads leading to Barwaqo, but low maintenance and lack

“Poor and unregulated handling of solid waste creates health hazards and a range of conditions that significantly diminish the urban environment for all residents”

37%
of sites with
high risk of
flood

of solid waste management are heavily degrading and blocking them.

Baidoa region is experiencing increasingly long dry period. However, this only makes more severe the flashfloods which repeatedly happen when it rains, with several areas of the city and in particular IDP settlements experiencing severe flooding.

CCCM partner in Baidoa conducted an assessment in May 2020 to identify the risk of flooding in IDP sites. Out of the 483 IDP sites in Baidoa, 177 IDP sites (37%) were categorized as high risk, 250 IDP sites (52%) as medium risk and 56 IDP sites (12%) as low risk. The high risk IDP sites host about 19,368 IDP Households (35% of all IDPs in Baidoa). In April 2020, 13,582 households in 111 IDP sites were directly affected by flash floods.

Whenever there is flooding, there are reports of destruction of residential properties (especially those of poor quality construction belonging to low-income and marginalised groups) and disruption of commercial and business activities. In addition, the resulting stagnant water increases the risk of spreading water-borne diseases, and encourages mosquito breeding areas. Flooding also washes faecal matter from pit latrines, septic tanks and garbage, and leads to contamination of shallow wells, boreholes and open waters, thus jeopardising potable water quality and exacerbating the risk of disease.

Given the expected impact of climate change, extreme climatic events e.g. heavy rainfall will be increasingly likely in coming years – this suggests that there will be increased incidence of flooding in the city unless major drainage infrastructure works are undertaken.

Energy

Electricity supply in Baidoa has suffered from over two decades of neglect, through absence of investment due to widespread political and economic instability, the lack of public resources and the lack of public oversight. The result has been a huge deterioration and considerable lack in access to affordable power supply for the population.

The power supply and distribution infrastructure in Baidoa is fragmented. There is no centralised generation and distribution network and the institutional structures in place to regulate the provision of electricity supply is still struggling to get a hold of the situation.

The current power suppliers are private independent companies which manage, operate and maintain the power generation and distribution facilities. The reach is however limited. The primary fuel source of power generation at these facilities is imported light diesel, which is expensive and results in high tariffs for the end consumer. One solar plant with 1.5MW capacity has been set in the South of Baidoa, along the road to Dinsoor, while another is planned within the airport area. The combined capacity of the plants won't reach 7MW.

Individual households not served by the private independent companies depend on their own stand-alone supply systems, typically either solar photovoltaics (PV) or diesel generators. No updated figures are available for the total installed and operational generating capacity in the whole of Baidoa, as well as on estimated customer connections.

The present challenges in electricity supply include:

- Limited access and small-scale diesel generation.
- Substandard grid network
- Technical and non-technical (commercial) losses between generation and customers

“The primary fuel source of power generation at these facilities is imported light diesel, which is expensive and results in high tariffs for the end consumer.”



Fig. 34. Flooded IDP settlement ©NRC/Adam Nur Omar

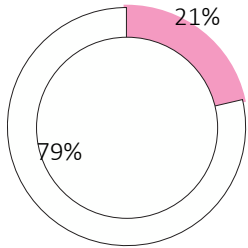


Fig. 35. Flooding damages ©NRC/Muktar Nuur

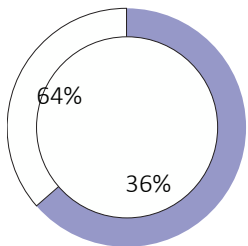
Legend

Health facilities

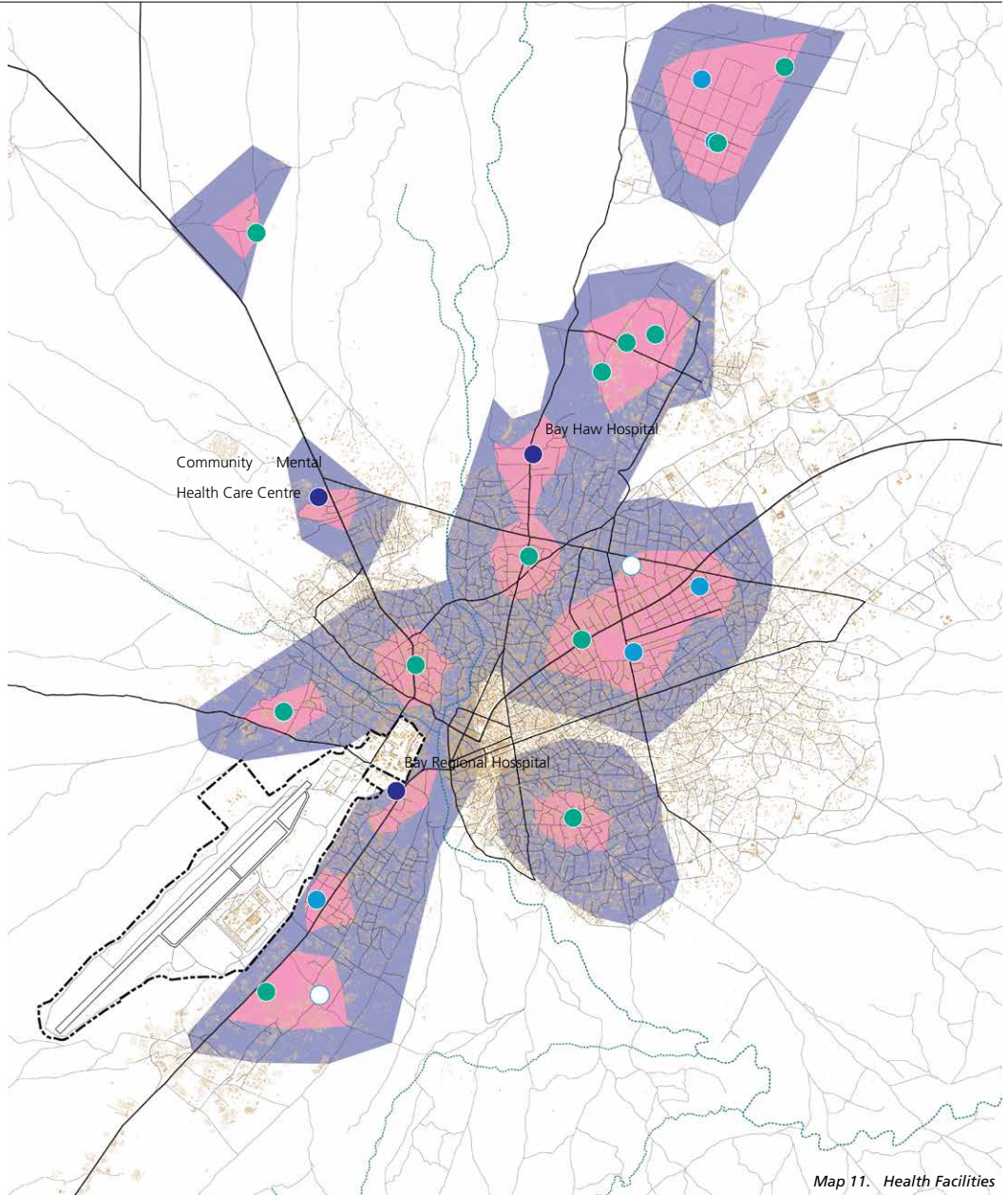
- Health Center
- Hospital
- MCH
- Primary Health Care Unit



People with access to a health facility within 5 minutes



People with access to a health facility within 10 minutes



Map 11. Health Facilities

- 5 minutes walk
- 10 minutes walk

Road network

- Primary Road
- Secondary Road
- Tertiary Road
- Access Road
- Track
- ATMIS protected area (airport)



Health

Baidoa has two main health facilities, the Bay Regional Hospital, next to the AMISOM compound, and Bay Haw Hospital, in the northern part of town, providing both general and emergency services to the residents of Baidoa. Other facilities include health centres and MCH, managed by the Government, International and local organizations such as the MoH, World Vision, WHO and UNICEF.

Baidoa also include a Community Mental Health Care Centre, the only one in the region, that has been renovated and equipped by UN-Habitat under the Midnimo Project. Within the IDP settlements there are 7 primary health care units, mostly for pediatric and nutrition services, and 3 pharmacies. However, none of them have access to electricity or water, or have specialized personnel available.

Baidoa also has a Community Mental Health Care Centre, the only one in the region, that have been renovated and equipped by UN-HABITAT under the Midnimo Project.

From a preliminary assessment it appears that, while almost 64% of the population has access to some sort of health facility within 10 minutes, large parts of the city outskirts are undercovered.

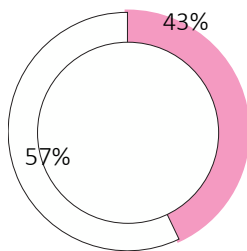
Within the IDP settlements there are mainly primary health care units, mostly for pediatric and nutrition services.

However, a thorough city-wide assessment should survey new facilities, and look in detail conditions and operations. This would mean assess the state of the building - including access to electricity or water, and of the equipment, and the presence and capacity of specialized personnel available.

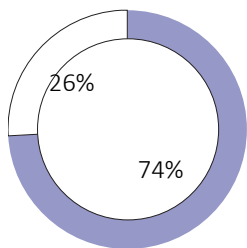
Legend

Educational facilities

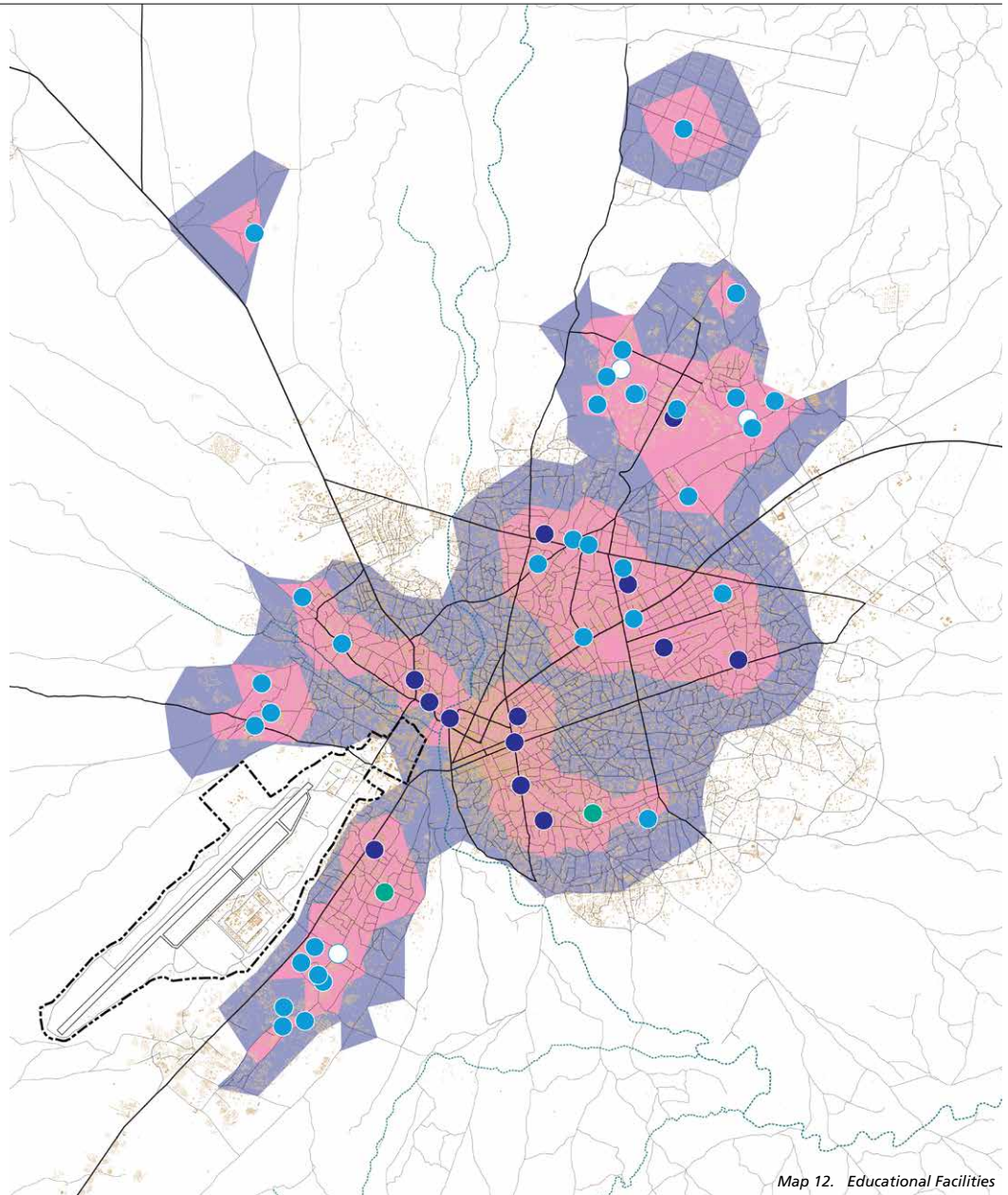
- Primary
- Secondary
- Qu'ranic
- Other



People with access to an educational facility within 5 minutes



People with access to an educational facility within 10 minutes



Map 12. Educational Facilities

Education

Considering the demographic composition of Baidoa, education is one of the biggest challenges to be faced, in order to access free, quality education in a safe and supportive environment.

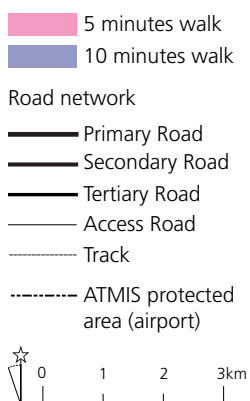
62 educational facilities are reported within Baidoa, including primary, secondary and Quranic schools, both public and private, as shown in Map 12.

From a preliminary assessment, 74% of the city population resides in close proximity from an educational facility - if attention is given to any type of facility without distinguishing between levels. However, large part of the city are uncovered, especially in the periphery and in IDP settlement. There is a particular lack of early childhood development centres,

primary and Quranic schools. While the dataset on which the analysis was based is probably outdated and more schools may be present especially for IDPs, coverage is not a sufficient indicator to assess the level of educational facilities within the city.






More data is needed on the conditions of the schools:

- state of the building, including access to electricity, water, and presence of functioning latrines divided by gender
- state of the equipment, including desks and teaching material
- presence and capacity of qualified personell
- enrolment and attendance of children, segregated by age and gender.









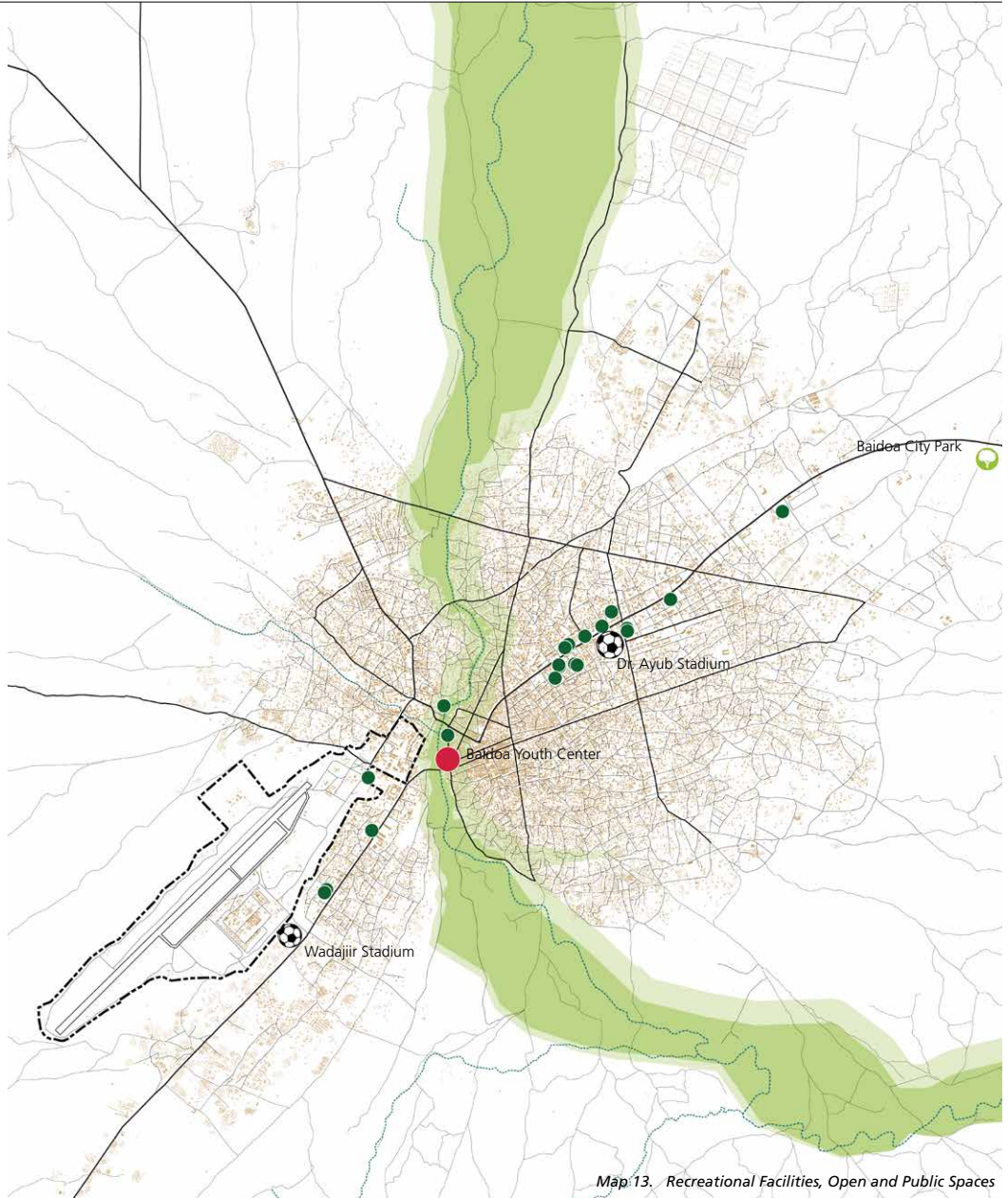
Legend

Open and public space

-  Park
-  Stadium
-  Football pitch
-  Youth center
-  Natural Area

Road network

-  Primary Road
-  Secondary Road
-  Tertiary Road
-  Access Road
-  Track
-  ATMIS protected area (airport)



Map 13. Recreational Facilities, Open and Public Spaces

1\$
/person/hour
the price for
entering the
Baidoa City
Park

10\$
/hour
the average
price for a
football pitch
in town

Open and Public Space, Sport and Recreational Facilities

Baidoa does not have a rich provision of public and open spaces.

The natural area crossing town offers a free and easy to access recreational space to the inhabitants of the city, but its value as a public space is not yet understood.

In 2022 the city opened the “Baidoa City Park”, thanks to a private initiative. However, to access it the public has to pay a fee, which to date is 1 USD, a very high price for the average citizen.

Mosques and religious centres serve, beside their main function of worshipping, as public facilities where families can spend their free

time. Masjid Jama is one of the biggest and oldest mosques known in the town. There are also various madrasa and Quranic schools available in the town which serve as a gathering space for the youth.

Additionally, the Baidoa Youth Center, located in the core of the city, will undertake a major renovation design by UN-Habitat under the YOURS project.

The Dr. Ayub football stadium, the main sport facility in town, was recently rehabilitated, with funding from UN-PBF through Midnimo programme. There are many other private football pitches with synthetic grass, with an average price of 1USD/person/hour.



Fig. 36. Baidoa City Park © Buule Boqorre 2022



Fig. 37. Baidoa Youth Center to be developed by YOURS Project © UN-Habitat/Ambra Migliorisi 2022

“No building code, providing regulations on materials, typologies and construction technologies and techniques exists in Baidoa and SWS”

Housing

Land Allocation Process

Land allocation for residential use and construction in Baidoa doesn't follow any standards, which are actually missing both at local, state and national level.

For at least the last thirty years, construction has been spontaneous within the city, with no plan and no attention to safety standards. Residential units tend to avoid the areas more obviously exposed to natural hazards, as suitable land for construction is not limited in the city. However, given the privatization processes described earlier, the number of construction on natural areas, or in proximity to flooding planes, is increasing.

Construction Processes, Materials and Typologies

No building code, providing regulations on materials, typologies and construction technologies and techniques exists in Baidoa and SWS. House construction is often undertaken by residents, or to a smaller percentage by construction companies. Materials can vary from cheap ones such as corrugated iron sheet (CGI) or stones, to concrete structures with brick filling. Roofs are usually in CGI, with false ceilings in higher-income houses.

The predominant existing housing typologies are detached, single-unit, single-storey.

IDPs reside mostly in Buuls (traditional tents made from sticks, cartons, plastic, or cloth), or tents and Corrugated iron sheet (CGI) shelters provided by humanitarian organisations.

Housing Market

There is a lack of data on the housing market in Baidoa. However, some general characteristics of Somalia apply also there. As the financial system in Somalia is not particularly developed, it is difficult to have access to credit, and most private housing is self-help.

Rental housing is widespread across Somalia's urban areas, including Baidoa; around 25% of the housing stock is estimated to be rented in urban areas.¹ One third of those households in urban areas have two or more families living in the same house, with more than half of them sharing a single roomed house.²

Most of the housing market in Baidoa targets middle to low income residents, which does not yield returns sufficient enough to attract private sector. While the diaspora community is building large scale luxury housing development in Mogadishu and Hargeisa, there is no evidence of such investments in Baidoa.

25%
of the housing
stock is rented

1 out of **3**
households
have more
families living
in together

1 Affordable Housing Finance in Africa (2020). 2020 Yearbook: Housing Finance in Africa. Johannesburg, South Africa

2 Affordable Housing Finance in Africa (2018). 2018 Yearbook: Housing Finance in Africa. Johannesburg, South Africa.



Fig. 38. A woman builds her buul. © IOM/Claudia Rosel



Fig. 39. A middle-class house © UN-Habitat

Local Urban Economy

Structure of the Local Economy

No information is available on the composition of Baidoa's, or SWS's Gross Domestic Product (GDP) and it is assumed that it is like that for Somalia (62% of GDP contributed by agriculture and fisheries; 35% services and 3% industry). This represents the highest contribution of agriculture to GDP in the world.¹

Nationally, about 80% of employment is in agriculture, 17% in services, and 2% in industry. Some 84% of female employment is in agriculture. Labour force participation (48%) is low compared with Kenya (72%) and Ethiopia (76%) and female labour force participation (22%) very low (Kenya 72%) and Ethiopia (73%).²

Earlier analysis of the structure of livelihoods in Baidoa town show that trade, marketing, and services dominate. Salaried employment is limited and is mainly with international aid agencies and non-government organisations. Casual labour was the norm. The livelihoods of those classed as poor and very poor were concentrated in firewood and charcoal, water supply, and meat, fruit and vegetable marketing and sales. The better-off worked in milk, transport, and finance and banking.

Cash-for-work remains an important part of employment. Almost all firms are micro and family-owned, although there are a handful of small companies (defined in Somalia as 1-49 employees), with turnover in the range \$1,000-\$5,000 monthly. The few medium companies (defined as 50-100 employees)

Sector	Number of employed	
Other trade and services	15.310	64%
Construction	3.010	13 %
Transport	1.360	6 %
Fruit and vegetable marketing and sales	1.040	4 %
Telecommunications	900	4 %
Firewood and charcoal	710	3 %
Livestock marketing	390	2 %
Banking and finance	380	2 %
Water supply	360	2 %
Milk marketing and sales	330	1 %
Meat marketing and sales	200	1 %
	23.990	

have turnover of around \$5,000-\$20,000 monthly.

The category 'other trade and services' (table above) is not disaggregated and may hide other important sources of livelihoods, with import of food and other goods likely to be prominent. The age of the data may also mean that this does not reflect the composition of livelihoods now. Other assessments find that women in Baidoa provide 20% of unskilled labour in the construction sector and 70% in petty trade.

Many livelihoods are found in agricultural trade. Brokers play a central role in livestock trading, facilitating the transactions that are concluded both in and outside marketplaces in Baidoa. The sector also employs trekkers (hired by producers to move animals to market); feedlot operators (who fatten animals for sale); loaders (who operate at major marketplaces and load animals onto trucks); lorry drivers; and workers in market sale yards (who brand or mark animals after sale to prove new ownership).

Studies of sources of livelihoods for IDPs show that just over 40% have a small business or are selfemployed, although the nature of the business is not defined. Some 7% worked as teachers and 3% as drivers or for government, with the remainder unemployed.³ Most IDPs depends on humanitarian assistance cash vouchers, conditional cash, and unconditional cash support.

¹ Some estimates suggest a much higher contribution of agriculture to GDP: perhaps as much as 75%

² All data from <https://data.worldbank.org/>

³ <http://documents1.worldbank.org/curated/en/281391597941619907/pdf/Resettlement-Plan-Somalia-Urban-Resilience-Project-IIP170922.pdf>



Fig. 40. Farmers in Ismooley village outside Baidoa ©FAO/Aretellsmail Taxta

Agriculture

Most cereal and cash crop production in the area is rainfed. Irrigation is rare and while there were irrigation systems in the past, many have fallen into disrepair because of lack of maintenance or were destroyed in conflict.

Cereals

Cereals dominate crop production and Baidoa's economy reflecting its location in Somalia's sorghum zone. The Lower Shabelle and Bay regions account for 70% of maize and sorghum production in Southern Somalia, with Baidoa acting as Somalia's main sorghum-trading hub. Production is almost entirely by small farmers on plots of between 0.2ha and 3ha, although medium (5-10ha) and larger commercial farms are found, sometimes formed out of land rented by the season. Before the civil war, the Agricultural Development Corporation, a public agency under the Ministry of Agriculture, maintained storage silos in Mogadishu and Baidoa, but these no longer function.

Fruit and Vegetable

This production is also found in SWS involving both dryland production and limited irrigation. Irrigation is found along the banks of the Juba and Shabelle rivers as well as using boreholes which are pumped manually or using diesel generators. There are signs of diversification to vegetables in the Baidoa hinterland in the form of market gardening. This supplies the growing urban market and reduces the distance to market, thereby lessening post-harvest losses (which can reach 10-20% of the crop) and informal transit taxes. Perennial fruit is also grown, including bananas, guava, and citrus.

Fruit and vegetable supply chains in Baidoa and elsewhere are through traders who sell to hotels and restaurants and to retailers at the city markets. Transportation, packing, and storage are rudimentary and city markets cartelised, with the likelihood that losses from these sources are passed on to producers in the form of lower prices. There is price differentiation by quality, with higher grade produce attracting a higher price.

Livestock

Livestock is important in the area, as it is nationwide, and Baidoa is a centre for livestock trading.⁴ In addition to pastoralism and agropastoralism, livestock rearing systems have emerged in settled mixed farming in urban and peri-urban areas, including parts of the Baidoa hinterland. Animals graze and browse trees and shrubs and/or are partially confined in stalls, where they are fed fodder and concentrates. Water supply is also available on-site. Some farms have integrated dairy camels and cattle. These farms target local fresh milk markets in the main urban areas, including Baidoa. They market only fresh milk with no processing.

Animals reared in the area are inspected in Baidoa before healthy animals are sent for export. Most cattle raised in the southern agropastoral livelihood zones are trekked to Garissa in Kenya but may also be trucked to the quarantine stations near Berbera and Bossaso ports. Livestock services are provided by the South-West Livestock Professional Association. This is a non-government organisation staffed by veterinarians, backed by laboratory support. Some companies exporting livestock employ veterinarians from outside Somalia.

The meat trade is for the local market, where there is a preference for fresh meat with sales in markets and at the roadside, often in unhygienic conditions. Meat is supplied by slaughterhouses located in the outskirts of the town, which are owned and managed by local government, although there are some private facilities. There is a new slaughterhouse in Baidoa and rules for inspection before slaughter have been introduced. The Ministry of Agriculture has laboratory facilities for testing.⁵ There are



Fig. 41. Camels on sale at Baidoa livestock market ©AMISOM

no meat packing factories in Baidoa though these have emerged in Mogadishu, with supplies to the domestic market and to export.⁶

Dairying

Milk marketing systems consist of an informal regional network of producers, collectors, transporters, and vendors selling raw milk.⁷ Women, who are responsible for more than 80% of milk production and almost all primary milk collection, dominate the chain. Household production dominates and most milk is transported from farm to market in jerry cans using pickups. There is no cool chain and spoilage rates from farm to market are high: the only form of chilling is standing containers in cold water. Producers typically transport their own milk to market or pool milk with others for delivery to transporters.

In more isolated areas, women act as agents for fresh milk collection. Thereafter, the milk is transported by men to retailers.⁸

In Baidoa, 85% of fresh milk traders are women, with women also making and trading ghee.⁹ There are some 30 milk wholesalers and 300 market retailers, with roadside sales outside the markets also common.

4 Livestock dominates agriculture and exports. Thanks to livestock, total agricultural exports climbed every year since the late 2000s, to a peak in 2015 of \$634 million. Agriculture represents about 93 percent of total exports. Livestock exports remain by the far the largest category, having risen by a factor of almost 10 between the late 1980s and the mid-2010s, although falling back in 2016 and 2017 because of drought and a renewed import ban by Saudi Arabia. <http://documents1.worldbank.org/curated/en/781281522164647812/pdf/124651-REVISED-Somalia-CEM-Agriculture-Report-Main-Report-Revised-July-2018.pdf>.

5 ooha.org/en/2019/04/11/new-rules-to-ensure-safe-meat-are-enforced-in-south-west-state/

6 <http://www.someatco.com/>

7 Milk processing is found elsewhere in Somalia, see <https://www.shuraako.org/portfolio/dayibat>

8 <http://www.kaalo.org/wp-content/uploads/2019/04/KAALO-MILK-CHAIN-VALUE-ANALYSIS-10.pdf>

9 <https://reliefweb.int/report/somalia/somalia-technical-series-report-no-vi-19-livelihood-baseline-analysis-baidoa-urban>

Some traders have organised groups to increase volumes. Sales are informal with traders sitting on the ground alongside their produce.

Other Animal Keeping Activities

Poultry production is concentrated in agropastoral livelihood zones and peri-urban areas and is widespread amongst poor households. There are also small poultry farms on the outskirts of Baidoa reflecting national trends showing that commercial poultry production is on the rise, mainly to supply eggs to towns. Expansion is constrained by shortages and the high costs of inputs (poultry feed and concentrates) and lack of veterinary services.

Beekeeping is also found in the area.

Agricultural Inputs

Agricultural inputs are mainly imported and sold through small shops. Purchases are for cash with lending for working capital unknown, although in some cases payment may be made after harvest. The input suppliers also provide extension support, sometimes backed by demonstration farms. In future, public extension services may also be provided by an Extension Centre being established near Baidoa. There is contract farming of seeds in the area around Baidoa⁴⁷, with seed producers also distributing other agricultural inputs. There is evidence of limited mechanisation in the production areas around Baidoa, with some 10-15 farmers owning 4-wheel tractors, with additional tractors being bought by cooperatives.

There are also some production cooperatives. These appear to have been formed spontaneously by producers rather than at the instigation of international partners. There is a long history of agricultural cooperation in Somalia, including those instigated by government and private cooperatives.¹⁰

Non-farm Economy

Unpublished analysis of the sectoral distribution of enterprises in Baidoa provides a rough indication of the composition of the Baidoa economy. This suggests that nearly half the enterprises were in trading, 19% in other services, 17% in crop and livestock production, and 14% in construction.

The Baidoa Chambers of Commerce reports that members are all agricultural trading companies.

Hotel and Hospitality Sector

This was growing before the COVID-19 pandemic but has been badly hit by falling demand. Despite this, there are thought to be around 20 hotels in Baidoa, thereby suggesting strong demand. Hotels in Baidoa city mainly cater for Somali nationals and sometimes business travellers from other African countries. There is also a hotel located within Baidoa airport which provides greater security.¹¹ High room prices for hotels suggests limited supply with new hotels recently developed.

There are restaurants in Baidoa, but no systematic analysis of the hospitality sector exists.

Construction

There is no analysis available of the construction sector in Baidoa, although reports that 14% of the Baidoa's companies work in this area mean this is an important part of the local economy. Some are companies based in Mogadishu with offices in Baidoa suggesting the emergence of larger nationwide construction companies.¹²

There are also numerous small construction companies (estimated at more than 100 such companies in Baidoa), with their main business concentrated on domestic properties, some of which are for the returning diaspora.¹³

¹⁰ <https://satg.org/role-and-revival-of-agricultural-cooperatives-in-somalia/>

¹¹ <https://puntlandpost.net/2021/02/14/south-west-state-president-inaugurates-a-new-hotel-in-baidoa/>

¹² <https://www.somaliengineeringservices.com/back-ground/>

¹³ <https://www.theguardian.com/global-development/2013/jan/11/mogadishu-manhattan-somalis-return-progress>



Fig. 42. Central commercial street in Baidoa ©UN-Habitat

They also work as contractors for municipal infrastructure development.

There are reports of skill shortages in the construction industry, particularly in graduate engineering professions. Casual employment in construction is the norm. Some of the investment in the construction sector in Baidoa is funded by the diaspora, including stone crushing machinery and brickmaking.

Manufacturing

There is little or no manufacturing in Baidoa. Evidence from other towns and cities suggests that water bottling, small furniture industries¹⁴, and detergent and soaps may be found (given the use of by-products from the livestock industry).¹⁵ As in other parts of Somalia, initial processing of hides and skins for export for manufacture outside the country is also likely. Manufactured goods retailed in Baidoa (and elsewhere) are mainly imported.

14 <https://www.shuraako.org/project-sector/manufacturing>

15 <https://sodevbank.so/industrial/#:~:text=Live-stock%2C%20hides%2C%20fish%2C%20charcoal,machinery%20sold%20as%20scrap%20metal>

Banking and Finance

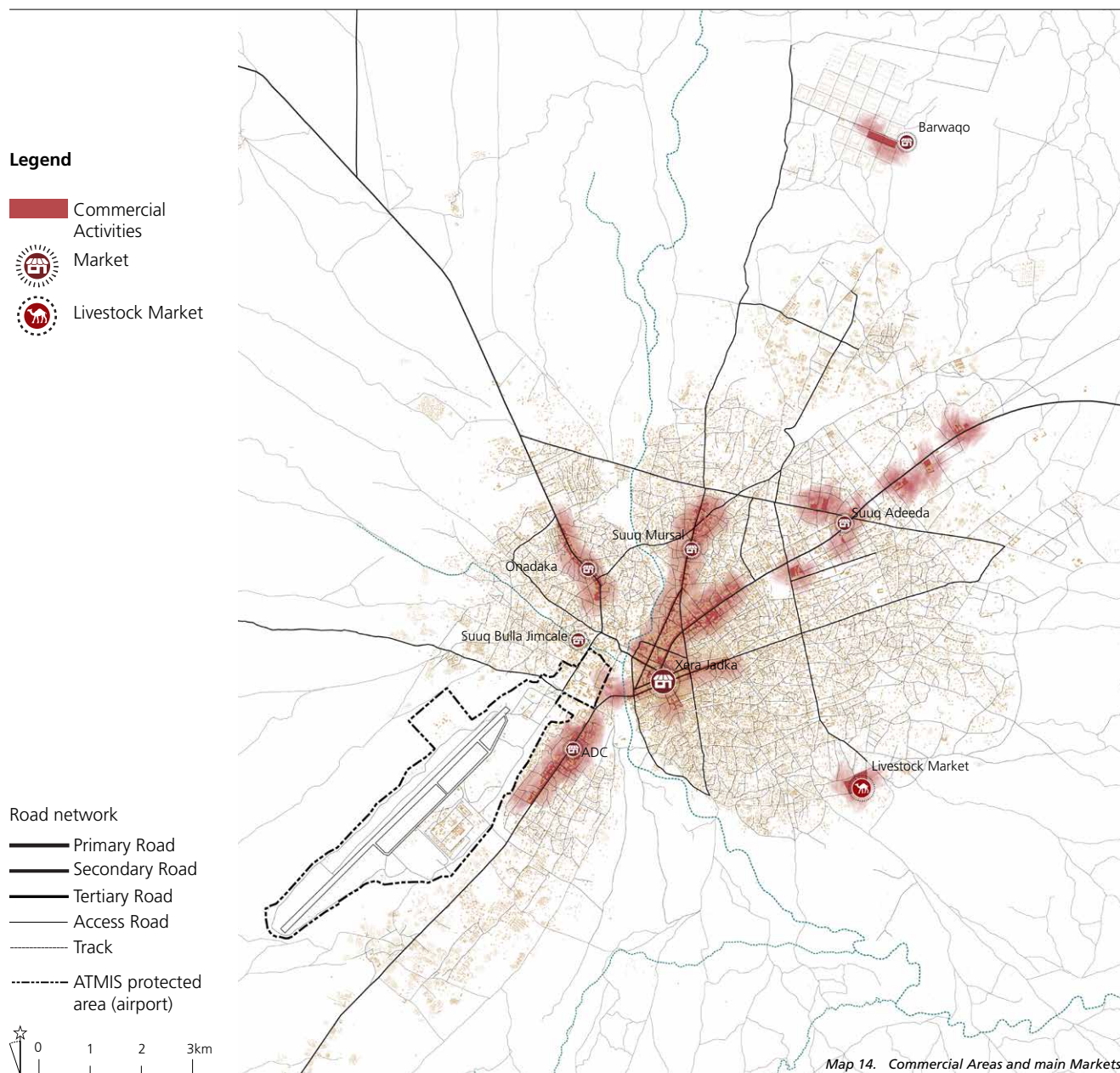
Three of the five commercial banks licensed in Somalia have offices in Baidoa (Salaam Bank, Dahabshiil Bank, and International Bank of Somalia).

In addition to savings and current accounts, services are oriented to trade finance, including bank guarantees, performance bonds, shipping and payment guarantees, and opening letters of credit).

There is limited lending to enterprises for investment and banks do not lend to start-ups but rather to companies which have already traded for several years. Recent analyses nationally show a 30% annual growth of deposits and 12% increase in credit to the private sector, which suggests growing confidence in the banking system in Somalia.¹⁶

Nationally, short-term trade finance makes up about 85% of banks' portfolio and, given the importance of agriculture trade in Baidoa's economy, it is likely to be representative. Banks also offer consumer credit (including

16 International Monetary Fund. Country Report No. 19/343. November 2019



car purchase) and land and real estate financing, though long-term finance is rare (maturity is usually for a maximum of three years). Lending products are on Islamic finance principles. Mark-ups are high at 25-30% over a 3-year period (the mark-up is a charge by the bank since interest payments are not possible under Islamic finance). Urban land with title can be taken as collateral.

There is a shortage of credit, with many loans instead provided informally by friends and family rather than the banks. This is partly because having a bank account is still quite rare, with only about one third of the population having a commercial bank account, although this marks a substantial increase in recent years.¹⁷

¹⁷ https://open.unido.org/api/documents/21185699/download/1_UNIDO_MoCI%20Report%20Financial%20Sector_final.pdf

Many people rely instead on mobile money services. Although unregulated, there is also microfinance provided by six local microfinance organisations across the country¹⁸ (some of which are affiliated to the commercial banks¹⁹) and international NGOs. Loans average around \$1,000 and are mainly to women for both business and consumption.

There are microfinance organisations with offices in Baidoa²⁰. Insurance is provided by several companies in Somalia, some with offices in Baidoa offering insurance

¹⁸ See for example <http://mmic.so/contact.html>, <http://www.salmastarinsurance.com/who-we-are/>

¹⁹ <https://www.garoweonline.com/index.php/en/news/salaam-somali-bank-provides-free-microfinance-to-traders-in-baidoa>

²⁰ https://www.dnb.com/business-directory/company-profiles.ileys_microfinance_investment_group.d12301c5347f8934641c98b09ef55fcc.html

for domestic property, health, cars, and goods-in-transit. Other insurance companies operate in the area although without offices in Baidoa.²¹

Telecommunications

Hormuud Telecom and SOMTEL Telecom are the two main telecommunications companies in Somalia and operate throughout the country. Little is known about the petty services sector in Baidoa, although anecdotal evidence suggests that it is a major employer.

This includes many subsectors and is almost entirely informal. 'Necessity' entrepreneurship dominates in that people are self-employed or operate small informal businesses to survive.

This will involve variously retailing, house cleaning and laundry, firewood collection, kiosks, car and motorbike repair and maintenance, and household goods repair.

Petty Services

Little is known about the petty services sector in Baidoa, although anecdotal evidence suggests that it is a major employer (see table in the earlier pages). This includes many subsectors and is almost entirely informal. 'Necessity' entrepreneurship dominates in that people are self-employed or operate small informal businesses to survive. This will involve variously retailing, house cleaning and laundry, firewood collection, kiosks, car and motorbike repair and maintenance, and household goods repair.

Utilities

Electricity for Baidoa and surrounding villages is generated and distributed by the Baidoa Electric Company. This is currently from diesel generation but with solar production planned.²² The company is reportedly able to establish rapid connections to mains supply for both houses and enterprises. Domestic consumers dominate but there is increasing

demand from commercial premises. Reliability is reported to be sufficient to run refrigerators. There is also some local neighbourhood supply using diesel generators. Tariffs may be reduced by increased use of solar generation which will lower generation costs, in part by avoiding the informal taxation of diesel during transportation to Baidoa. This may be a factor in electricity costs being higher than in Mogadishu.

Water is supplied by the Warjinay Water Company. This is a public private partnership formed by the Ministry of Energy and Water Resources representing public interest and private investors.²³ It provides piped household and commercial connections and some communal water kiosks, with houses making up 90% of customers. Connections to domestic and commercial properties are reported to be quick. There are water shortages during the dry seasons, although interruptions are claimed not to be acute. Water supply outside the town is from wells or boreholes and is not piped. There are untapped water resources in the areas outside Baidoa which could be used to increase provision and reliability of supply. These could be provided through construction of a water pan to provide domestic water and irrigation.²⁴ Funding the investments needed for expansion of provision from company revenues is infeasible and public investment is likely to be required.

21 See for example <http://amaanahinsurance.com/about-us/>

22 <https://unsos.unmissions.org/baidoa-set-boost-renewable-energy-production>

23 https://www.academia.edu/43924961/Public_Private_Partnership_PPP_in_Urban_Water_Supply_System_A_Review_Study_of_Somalia

24 Danish Refugee Council (2020). Feasibility study and preliminary design for a water pan in Baidoa-South West State, Somalia.

Drivers of Growth, Employment, and Livelihoods

The way Baidoa - an economy which is strongly affected by displacement - can provide jobs and livelihoods to the population in total - the host community and IDPs - is affected by the state of local economy, with jobs linked to growth. Growth does not always lead to jobs, but growth is nevertheless a condition of job creation.²⁵ As a result, looking for ways in which the economy might grow and what can be done to help is central to the question of how jobs and livelihoods will increase. This report accordingly seeks to identify possible sources of growth and the publicly funded interventions that would enable this. As the draft programme document for Saameynta emphasises, local circumstances determine opportunities and hence this report comprises a synoptic analysis of the economy of Baidoa and surrounding areas, together with identification of the parts of the economy which offer potential for growth.

Baidoa's economy is severely influenced by the insurgency. This affects access to farmland, water resources, movement of

people, transit of goods, and infrastructure development. Travel in and out of Baidoa town is for many people only possible by air, with road access now curtailed for more than 10 years. Traders and others can go by road but pay informal taxes levied by insurgents and other groups, which drives up costs which are then passed onto consumers and/or reduce returns. Baidoa faces three levels of tax for imports - on arrival in the country, during transit (as levied by Al Shabab and other groups) and payable to SWS.

The government controls an area around Baidoa town, with this extending for several kilometres most prominently to the north, west and east of the city. These areas in the hinterland are accessible, with farming and other types of business possible without interference from insurgents. Beyond this, insecurity is widespread with farming and other business activities constrained or prevented and the population sometimes subject to forced displacement.

Insurgency in the surrounding areas and the partial blockade of the city are major constraints on the Baidoa economy and curtail investment. Investment decisions are affected by the extra costs of inputs and in sending products to markets in other parts of the country. It would be unsurprising if

25 <https://blogs.imf.org/2016/11/09/the-evidence-that-growth-creates-jobs-a-new-look-at-an-old-relationship/#:~:text=Economists%20track%20the%20relationship%20between,growth%20leads%20to%20lower%20unemployment.&text=A%20pick%20up%20in%20growth,will%20result%20in%20more%20jobs>

investors preferred other parts of the country which did not suffer these disadvantages.

Major investments in Baidoa in recent years (in hotels, brickmaking, and stone crushing) have been in areas where neither inputs nor outputs are traded across Baidoa's borders or where (in the case of hotels) arrival by air is possible. In these cases, product prices are unaffected by taxation levied by the insurgents. Business confidence is low with reports that there have recently been almost no new investors or entrepreneurs in the area. This is partly because of the COVID-19 pandemic but also reflects the poor security situation and high costs and risks involved in moving goods along the road from Baidoa to Mogadishu. There is ensuing dependence on local markets, with the Baidoa market inevitably much thinner than an open national market. There are reports of businesses relocating from Baidoa to Somaliland and Puntland, in part to benefit from a more open trading environment

The dominance of the local economy is not unique to Baidoa. Africa's cities generally are trapped into low economic growth producing locally consumed or non-tradable goods and services.²⁶ Producing for local markets limits returns to scale. Specializing in non-tradable goods for local consumption also leads to diminishing returns (both for technological reasons, and because prices are set locally and decline as supply increases).

Market development is also disrupted by dependence on cash transfers and food distribution to the displaced which, while essential for welfare, reduces incentives to local producers and affects incentives to work. In other words, even without insurgency, Baidoa would struggle to grow, to attract investment, or increase employment.

The importance of the local economy and the barriers to investment mean that the prospects for employment growth remain poor. Manufacturing is unlikely to attract investment while barriers to trade outside Baidoa remain. Any production will be constrained by market size given orientation to the local market in Baidoa. Employment growth will therefore be mostly in services

²⁶ <https://documents1.worldbank.org/curated/en/854221490781543956/pdf/113851-PUB-PUB-LIC-PUBDATE-2-9-2017.pdf>

and agriculture. On the other hand, Baidoa benefits from political attention as the de facto capital of SWS, with this leading to substantial funding from international partners. This in turn creates demand, most notably in construction (for housing, infrastructure, and utilities) and for general supplies and services.

Despite being enclaved by insurgency, Baidoa's integration with the agricultural economy of the area is strong. Sorghum and other cereals are traded in Baidoa, as is livestock for export and for the domestic market.

As such, Baidoa is effectively a dry port for agricultural trading and other goods. Wealth, livelihoods, and employment in Baidoa substantially reflect the health of the agricultural sector in SWS and more widely.

Nationally, agriculture contributes a very high proportion of GDP²⁷ (at 62% of GDP the highest percentage in the world²⁸). Agriculture will inevitably remain a driver of growth and a source of livelihoods and employment in Baidoa, SWS generally, and elsewhere in Somalia in the short and medium term.

This dependence on agriculture is reflected in high levels of agricultural employment (80% nationally), the second highest level in the world²⁹. Yet, at the same time, Somalia has high levels of urbanisation relative to neighbouring countries. Somalia's urbanisation rate (the proportion of the population which lives in urban areas) is 46%, compared to 28% in Kenya and 21% in Ethiopia.³⁰

Of the 22 low-income countries in Africa, only two (the Gambia and Liberia) have higher urbanisation rates. In other words, despite Somalia being one of the poorest countries in the world with the world's heaviest dependence on agriculture, it has one of the highest urbanisation rates amongst the African low-income countries.

²⁷ The next highest contributions of agriculture to GDP are in Guinea-Bissau (52%) and Chad (42%)

²⁸ <https://data.worldbank.org/indicator/NV.AGR.TOTL.ZS>

²⁹ <https://data.worldbank.org/indicator/SL.AGR.EMPL.ZS>

³⁰ <https://data.worldbank.org/indicator/SP.URB.TOTL.IN.ZS>

As a city whose population has grown rapidly because of displacement, Baidoa is therefore part of an abnormal rural-urban transition. The rural population has been forced to leave their homes because of conflict or lack of food, water, and livelihoods³¹ rather than because of the greater attraction of an urban life. People have left rural areas not because better urban earnings and living conditions have induced them to move to the cities but because they had to. In other words, the push to Baidoa and other cities has been stronger than the pull. It is nonetheless sometimes suggested that the availability of humanitarian payments even at low levels can provide an incentive to move into town and leave behind uncertain rural livelihoods.

This is different from the normal rural-urban transition and has implications for jobs and livelihoods in the future in Baidoa. Under the normal rural-urban transition, men typically start work in the town or city (either by migrating or commuting) with family staying behind in rural areas until conditions (jobs, housing, and access to services) allow them to move too. Older generations stay on to work the farm, with the young moving to the towns and cities. In contrast, displacement means that the whole family moves in one go.

Forced migrants also do not choose their first destination based on labour market opportunities, and tend to move together in large groups, suddenly increasing labour supply. The normal pattern of rural-urban migration usually leads to falling female labour force participation. Men move to the town and get a job which provides enough money to support the family. The family then follows, but women with skill sets mainly from agriculture work can find it hard to get an urban job. Male and female labour force participation rates are both low in Somalia, suggesting that men leaving rural areas also find it hard to get a job (or that humanitarian payments reduce incentives to work).

Neither men nor women will have a found a job in town before displacement and so arrive in urban areas as labour market entrants without skills in an already

congested labour market. This means the dynamic adjustment to urban labour market needs which characterises the rural-urban transition is muted and that skill gaps need to be addressed after the displaced arrive in their place of refuge.

Agriculture

Given that Baidoa's location in Somalia's main sorghum and maize growing area is key to employment and livelihoods in Baidoa town, it follows that agricultural growth should be a target of actions. In other words, agricultural growth in SWS will be a major contributor to Baidoa's growth and to employment and livelihoods in the city.

It is accordingly notable that national policy on private sector development focuses on agriculture. As in the rest of Somalia, growth prospects for livestock in Baidoa and SWS are limited by domestic factors rather than demand in foreign markets. In addition to improving rangeland management, animal health and increased forage availability, there are opportunities to improve animal welfare along transit routes and at market centres and ports.

Animal quality is expected to improve as the ports in Mogadishu and Kismayo expand their activities, reducing transport distance and feeding demand for livestock exports from southern regions. Better road infrastructure from small rural towns to primary inland markets and to ports of exit would ease the movement of livestock along the supply chain.

Actions on milk supply would bring gains to milk producers and vendors. Improvements in cooling and hygiene would mean that wholesalers and retailers have a greater proportion of fresh milk to sell. Depending on the effects on milk price, this should increase the unit value and gross revenue from sales. If more fresh milk is available, wholesalers will have a greater incentive to maintain milk quality at the point of sale.

With fresh milk commanding a higher price than sour and fermented milk and with evidence that an increasing proportion of milk can reach market fresh, wholesalers and retailers will increasingly demand fresh

³¹ https://www.humanitarianresponse.info/sites/www.humanitarianresponse.info/files/assessments/reach_som_situation-overview_baidoamarket-feasibility-study_sep2019-1.pdf

and hygienic milk from producers. This will increase incentives for producers to supply better quality milk, with the price gains from fresh milk transmitted to producers and wholesalers and retailers competing for good quality milk.

The margin between fresh and sour milk may also increase with consumer preference for fresh milk. Assured feed supplies to poultry units close to Baidoa would enable growth and potentially allow supply to a wider market. Increased availability of refrigeration would improve meat quality and shelf life in domestic markets, while better slaughterhouse practices would protect quality and hygiene. Cereals would benefit from agricultural extension services and better input availability and use. An extension centre close to Baidoa is being created, while contract farming of seeds should improve supply and seed quality. Irrigated cereal production is unlikely to have satisfactory economic rates of return and hence continued rainfed production is expected.

There are signs of fruit and vegetable production responding to growing urban demand. This involves diversification from cereals into rainfed fruit and vegetable production and, in a few cases, irrigated production. Growing fruit and vegetables increases returns to land, is labour intensive, and ensures a supply of fresh vegetables to the urban market. If grown close to town and within areas within government control, post-harvest losses are reduced, and produce sent to market may escape taxes levied by insurgents. The extent of diversification to fruit and vegetables in the areas around Baidoa is demonstrated by greater supply of locally produced crops. Some 10-15 years ago there were shortages of vegetables in Baidoa, with most supplies brought from elsewhere in Somalia. While to some extent the shift to local production has been enabled by irrigation from boreholes, rainfed production dominates and cultivation is mainly limited to the two rainy seasons.

There have been major investments in cereal fruit production in the area around Baidoa. Investors have bought unused land, installed fencing, and dug boreholes for irrigation. Farming on such land is partly mechanised, but also demands substantial seasonal labour.

Despite the unusually fast urbanisation, there is demand for agricultural labour on farms owned by IDPs. Many will return to their farms temporarily at planting and harvesting, with hired labour also needed during these periods. Labour shortages and/or the reluctance to travel back to insecure areas may have been one of the stimuli to mechanisation.

Agro processing seems unlikely to emerge and, except for South Africa, has not been part of the growth paths of sub-Saharan African countries. There might nonetheless be some limited processing in milk, hides and skins, and meat. The upper stages of agricultural value chains tend to be in urban areas and so livelihood and employment gains from this could be felt in Baidoa city.

The Non-Farm Economy

The non-farm economy in Baidoa is, as elsewhere in Somalia, held back by incomplete legislation on business registration and lack of harmonisation in licensing. Licenses issued by one State are not applicable in other parts of the country and Somalia is not a single economic space.

To trade nationally, multiple licences are required, sometimes at high cost. This means that there is likely to be a minimum turnover necessary to become a formal company and that, for many companies, formalisation is too expensive.

As noted, problems of access to finance remain, given banks' focus on trade finance and reluctance to provide long-term loans. Prospects for growth in Baidoa's non-farm economy vary. It seems unlikely that manufacturing will grow while insurgency enclaves Baidoa. Informal taxation of goods entering and leaving Baidoa pushes up cost and means that goods made in Baidoa may not compete elsewhere in Somalia.

Industry and construction's contribution to GDP in Somalia (4%) is anyway not far below that in neighbouring countries.³² This

³² In Ethiopia, industry and construction contribute 6% of GDP, Eritrea 5%, Kenya 8%. Somalia 4%, Tanzania 8% and Malawi 9%. Uganda is an outlier at 16%. <https://data.worldbank.org/indicator/NV.IND.TOTL.ZS>

notwithstanding, recent enterprise surveys suggest investments in manufacturing in Somalia as a whole.³³

Construction is a bellwether of the local economy with growing prosperity driving up demand for construction of houses and commercial premises. The sector is constrained by skills shortages and hence there is a need for vocational training for the construction industry.

Hospitality is also a bellwether, with demand for hotel rooms in Baidoa city (as opposed to the secure rooms at the airport) mainly from business travellers. The diversification of lending portfolios to include business financing outside trade will lead to growth in banking and finance and, prospectively, employment in the sector (which is predominantly salaried).

Petty services scale to the local economy and have mainly neighbourhood markets. They are likely to remain informal since turnover is too low to justify formalisation. Petty services will form the core of necessity entrepreneurship that provides basic livelihoods for many. Interventions in support are unlikely to be required since this is mainly low skilled work, without investment needs, and with working capital from retained revenues.

Questions arise as to the extent that tax revenues from rising land values can be obtained in Baidoa as envisaged under Saameynta. This depends variously on the structure of the local economy, future economic trends, and the ensuing impacts on land values.

Land value increases would be expected to result from increased demand for land, regulations on the use of land (including availability for commercial purposes based on zoning), and any infrastructure development which made land more attractive to commercial and private buyers.

The dominance of agriculture in Baidoa's economy, with production almost entirely outside urban areas appears to limit prospects for urban land value increase. Improved productivity could be reflected in

agricultural land prices but is unlikely to have direct impacts on urban land values. There could nonetheless be secondary effects with the rising rural wealth leading to demand for urban property with ensuing land value increases.

Cereals and livestock trading is through city markets, and there is probably no need for additional premises which would raise demand for urban land. The exception is growth in milk production which might be expected to lead to demand for urban land for premises for dairies. This could contribute to rising land values. Low business confidence is also limiting.

Major investments seem unlikely while competitiveness is constrained by the high costs that insecurity imposes on materials brought into Baidoa and products sent to other parts of Somalia.

This hinders manufacturing development in Baidoa, whereas growth in the sector would be expected to increase demand for land on which to locate factories. There is nonetheless growth in the hospitality sector in Baidoa, particularly in hotel development. Raising land value tax revenue in Baidoa will also depend on there being a national land value tax system.

This is essential in reducing incentives for businesses to relocate to avoid paying taxes. This is particularly pertinent in Baidoa where many businesses are reported to have relocated to Puntland and elsewhere away from Baidoa's difficult business environment. Without similar taxation throughout Somalia there would be a further incentive for businesses to move from Baidoa and from surrounding areas covered by land value taxation). There might accordingly be a perverse impact, with measures to increase local budgetary revenues in Baidoa leading to disinvestment.

³³ <https://openknowledge.worldbank.org/handle/10986/35059>

Boosting Employment and Livelihoods in Baidoa

Further analysis will be required before actions for growth in employment and livelihoods can be designed. This means that quantification of the employment and livelihood gains, and full description of possible measures is not possible at this stage. Lifting the partial blockade of Baidoa would make a major difference to prospects for growth, investment, employment, and livelihoods but is nonetheless outside the remit of this strategy.

This analysis accordingly assumes that the blockade continues with the ensuing impact on movement of people and goods and on the urban and rural economy. If Baidoa were reopened to uninhibited trade, particularly along the road to Mogadishu, the prospects for the local economy would be better (although the low growth trap characteristic of African cities may still be hard to address).

If this is not possible, Baidoa's economy will probably continue to be dominated by agricultural trading and small-scale necessity entrepreneurship mainly in the service sector, with self-employment or micro-enterprises a means of survival. Major investments are unlikely except if the product is for the local market and/or uses locally available inputs.

This has obvious implications for livelihoods

and employment. If as noted agriculture remains the primary driver of growth in Baidoa city, then actions will partly be in the production areas for cereals and livestock for trading through Baidoa's markets. This will often be in areas which are not controlled by the government.

This means that the public goods that would normally be provided to agricultural development with the aim of increasing production efficiency and returns to farmers (extension, veterinary services for disease control, phytosanitary services for plant health and primary and secondary canals for irrigation) cannot readily be delivered. They will either not be delivered or there will be private provision, with little scope for public intervention.

There is greater scope for support to fruit and vegetable production and to milk marketing. Irrigated fruit and vegetable growing would allow year-round production, thereby increasing returns to land and raising employment. This can be provided rapidly from shallow wells or boreholes, which could use diesel or manual pumps or, if available and financially feasible, solar pumps. Limits on groundwater and hence on abstraction will obviously apply, meaning that regulation will be important.

A feasibility study of irrigated fruit and vegetable production in the areas controlled by the government around the perimeter of Baidoa is proposed. This would examine water resources, annual abstraction limits, and pump technology. It would also review the financial feasibility of farmers themselves funding borehole development and pumps. The study would also prospectively include ways of reducing post-harvest losses during harvesting, transport, and marketing.

Milk marketing also require feasibility analysis in determining actions. This will address the cold chain for milk, testing, extension, and containers.

Little is known about the scope for intervention in meat marketing. Given consumer preference for fresh meat, the prevalence of daily shopping and lack of refrigeration it is likely that slaughter levels are matched with demand. In addition, with animals brought to slaughterhouses on the outskirts of town, there is a short time gap between slaughter and sale. It is accordingly not obvious that refrigeration, improved slaughter practices, or other food safety measures would improve returns to livestock producers or lead to better food hygiene. An initial analysis would however aim to assess scope for intervention.

Development of the non-farm economy is likely to focus on enterprises with growth potential. While there may also be support to start-ups, these involve high levels of risk given the rates of enterprise mortality amongst start-ups. Internationally, small enterprises (often defined as those with 10-49 employees) are the job creators.³⁴

In contrast, microenterprises are largely not job creators – they start small and end small, creating very little employment. Start-ups are risky with high rates of failure internationally,³⁵ up to 90%.³⁶ Assistance could leave beneficiaries worse-off if a start-up fails, particularly if there was borrowing.

³⁴ <https://www.oecd.org/cfe/smes/2090740.pdf>

³⁵ <https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/bulletins/business-demography/2017#which-industrieshave-the-highest-business-births-and-deaths>

³⁶ Start-up failure rates are also high in Israel. www.forbes.com/sites/startupnationcentral/2018/05/14/israeli-techs-identity-crisis-startup-nation-or-scale-up-nation/

Enterprise growth may be a better option, even if the enterprise is small and informal.

An entrepreneur who is already in business has found a way to survive, knows available technology and processes (even if rudimentary), and has found financing. In these contexts, small improvements can bring income gains at low risk. Such enterprises can be beneficiaries of accelerators and improved entrepreneurial skills, with this already an element of the sustainability plan.

Enterprise development in Baidoa will be supported by an Enterprise Development Unit created by Somalia's Ministry of Commerce and Industry and the Somali Chamber of Commerce and Industry. The Enterprise Development Unit is hosted by the Chambers in Baidoa and will focus on agrotechnology development, providing support to both start-ups and grow ups. Further, it will assist enterprises in preparing applications for loans from banks, which could then be financed through the Gargaara SME Financing Facility. Support may also be given to the banks in loan appraisal given that their experience to date has been mainly in trade finance.

The demand for borrowing in Baidoa is not yet known and it is yet to be determined whether funding under Gargaara will be sufficient. If there was unmet demand in Baidoa for a pipeline of good quality loan applications, additional earmarked funding for enterprise in Baidoa could be justified (whether through Gargaara or other instruments). The bulk of the demand may nonetheless still be for shortterm trade finance.

There are skills shortages in Baidoa, particularly in the construction industry. This suggests demand for vocational training in selected areas although, in the absence of a labour market needs analysis, it is difficult to determine the extent and sectoral distribution of these needs. A labour market needs analysis should therefore be conducted to identify the skills shortages before designing ways in which these gaps can be filled.

Demography

Population Projections

“There is no official and definitive current population data for the entire city”

Analysis of population change is the basic foundation for a development plan that seeks to identify and calibrate interventions designed to rectify observed deficiencies in the existing urban structure, and to cater for increased demand for land, services and infrastructure arising from urban growth.

However, population figures are imprecise, conflicting and inaccurate, even when coming from authoritative sources. The plan, therefore, tries to provide on a likely estimation focusing on Big Number.

It is important to get an idea of the scale of likely change over time, and to have targets so as to be able to plan the scale of development and investment required, e.g. the area of land required for housing; the future demand for water and electricity etc.

But it is equally important to understand that these numbers are not precise estimates or forecasts of what will happen – they are used as guidelines that will allow a likely formulation and evaluation of development needs.

At this stage it is not possible to be over-concerned with detail. Subsequent studies and the planned Somalia Population and Household Census through the FGS will progressively refine the various projections and data outlined in this report. It is very likely that the city will grow in population and in size over the plan period – but exactly how much and at what rate remains uncertain. It is possible that a given population total will be achieved either sooner or later than the short, medium and long-term planning horizons used in the projections.

An important task for the continuing urban planning process will be to monitor changes in population on a regular basis, to compare actual change against the spatial framework projections, and to adapt or modify the plan accordingly.

This study aims to build on Baidoa significant political and social progress and assist in the long-term underpinning of the peace and stability, directed towards building a positive and increasingly prosperous future.

It is therefore assumed that peace and stability will flourish in Baidoa and the surrounding districts throughout the plan period to 2035 and beyond, and will create conditions that stimulate social, political and economic development in a secure environment.

It is important to assume these conditions will persist, so as to provide a stable platform for formulating a credible and progressive development plan that will support the transition from stabilisation initiatives to longer-term development activities.

The planning horizons used for projections of urban growth are those used throughout this study:

- Short-term 2024
- Medium term 2024-30
- Long term 2030-35



Fig. 43. Girls in School © Chris Minihane

556,000 population figure used as a baseline for projections

Baseline Population 2022

There is no official and definitive current population data for the entire city.

The IDP site assessment from July 2022 indicates a displaced population of 596,931. These are up-to-date and official figures, although the CCCM cluster is cautious in stating their reliability, due to a methodology which relies mostly on key informant interviews.

For the host community, no established figure is available as there is no updated population data for Baidoa. Calculations based on the officially recognized sources, including the United Nations Population Fund (UNFPA) population data from 2005, and the Population Estimation Survey of Somalia (PESS) from 2014, appear to be completely outdated, given the amplitude of the displacement trends of the last decades. More recently UN-Habitat's Baidoa Urban Profile 2020 estimates the host community population to be 73,022 in the same year,

a figure that is recognized to be extremely conservative given snap-shot settlement block analyses from satellite imagery.

Given the scattered and contrasting data, for planning purposes the Food Security and Nutrition Analysis Unit Somalia (FSNAU) Post-Gu IPC Population Projection has been considered, which indicates the cumulative urban population for Baidoa as 555,836. Further in this report, the rounded number of 556,000 is used as a baseline for projections.

However, it is important to note that FSNAU, while it distinguishes between IDP and other urban population, it does not specify what "urban" means. Traditionally, in the context of Somalia, district headquarters have been defined as "urban" leaving the rest of the settlements under the "rural" label. In this case, urban population of Baidoa district would reasonably correspond to the one of Baidoa City. However, other settlements in the district, such as Berdaale, show characteristics of an urban settlement and are sometimes referred to as town too.

Migration

Migration is the critical variable that determines the actual scale of population increase. It comprises two components:

Inward migration:

- IDPs/rural-urban migration: This is the major component and has been the main driver of population growth for Baidoa in the past years. It is due mainly by the combined push factor of conflict, rural deprivation, climate change factors, and the pull factor of access to aid, economic & social opportunities provided by Baidoa.
- Returning refugees: for example, Baidoa has been one of the main destinations of the UNHCR programme for the Voluntary Repatriation of Somali Refugees from Kenya. However, numbers have been very limited.
- Returning diaspora: no official figures are available, but it appears that a considerable number of people are returning to given the progress in peace and stability as well as governance and economic opportunities.

Outward migration:

- Somali diaspora.
- IDP return: statistics show that, at times of favorable weather, a certain number of IDP tend to return to their area of origin.

Population projections for urban areas like Baidoa – growing rapidly while emerging from a prolonged period of civil conflict – necessarily include a large measure of uncertainty about the rate at which refugees and IDPs will return. To reflect this uncertainty, it is standard practice to use different migration assumptions to generate low and high population projections, using the assumption that actual population growth will lie somewhere within this range. Combined effect of inward migration plus/minus outward migration.

The recorded net inward migration figure in a relatively “normal” year such as 2019 was

21,000 people according to the Movement Trend Tracking by IOM/CCCM Somalia. This figure is used as the base for future projections.

Although the net flows have been constantly inwards for the past years, it is possible to think that migration could reduce, if not for an improved situation, for being redirected to other urban centers in the State, such as Xudur, Dinsoor or Afgoye, so all projection consider a decline in numbers in the longer period.

- High growth: migration peaks in the period 2023-2029, and then decreases back to 2035.
- Medium growth: migration remains constant in the period 2023-2029, and then decreases back to 2035.
- Low migration: migration tapers off gradually to 2035.

Natural Increase

In absence of reliable and updated census reports and other statistical publications from national statistical offices, rates are derived from UN World Population Prospects country-specific estimates of average annual urban growth rates. This rate - which varies from 3.07% in 2023 to 2.66% in 2035 - is applied to the cumulative population of the specific year.

Population Projections

Figure 44 summarises the projected growth in population and households, rounded to the nearest 1,000, broken down into the three planning horizons under low, medium and high growth assumptions. Working in scenarios is a proper tool for planning purposes indicating that there are a lot of factors (external, internal) that have impact upon the long-term trend as the frequency of natural disasters, the overall security development and the impact of economic recovery.

Figure 44 also shows in graph format the population growth under the three scenarios. Detailed calculations for population, household and land requirement projections are presented in Annex 1.

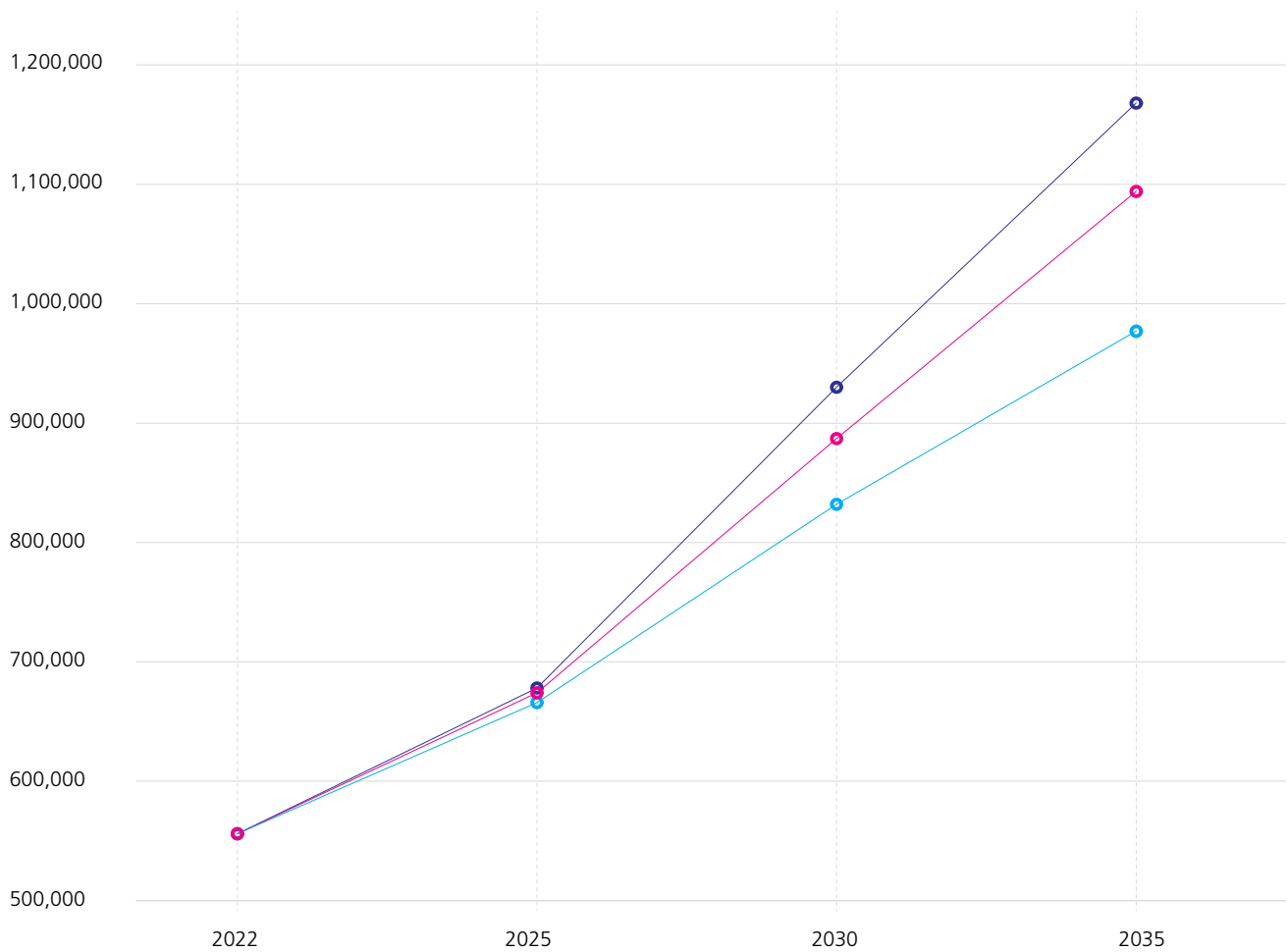


Fig. 44. Population Projections

These projections indicate that the city's population may double by the year 2035, with a population between 977,000 under the low growth scenario to almost 1,200,000 under the high growth scenario, with the medium growth scenario giving a total of about 1,100,000.

These projections are clearly speculative. However, they provide a working data hypothesis on which to base the calculation of demand for land, services and infrastructure. It will be important to monitor population change closely over the coming years, improving the baseline and amending the framework to reflect the

evolving situation.

The medium growth scenario, is used as the basis for the technical work covered in subsequent chapters of this report.

Figure 46 shows the breakdown for the medium growth scenario of population increase planning periods (2019-21, 2021-25 and 2025-35).

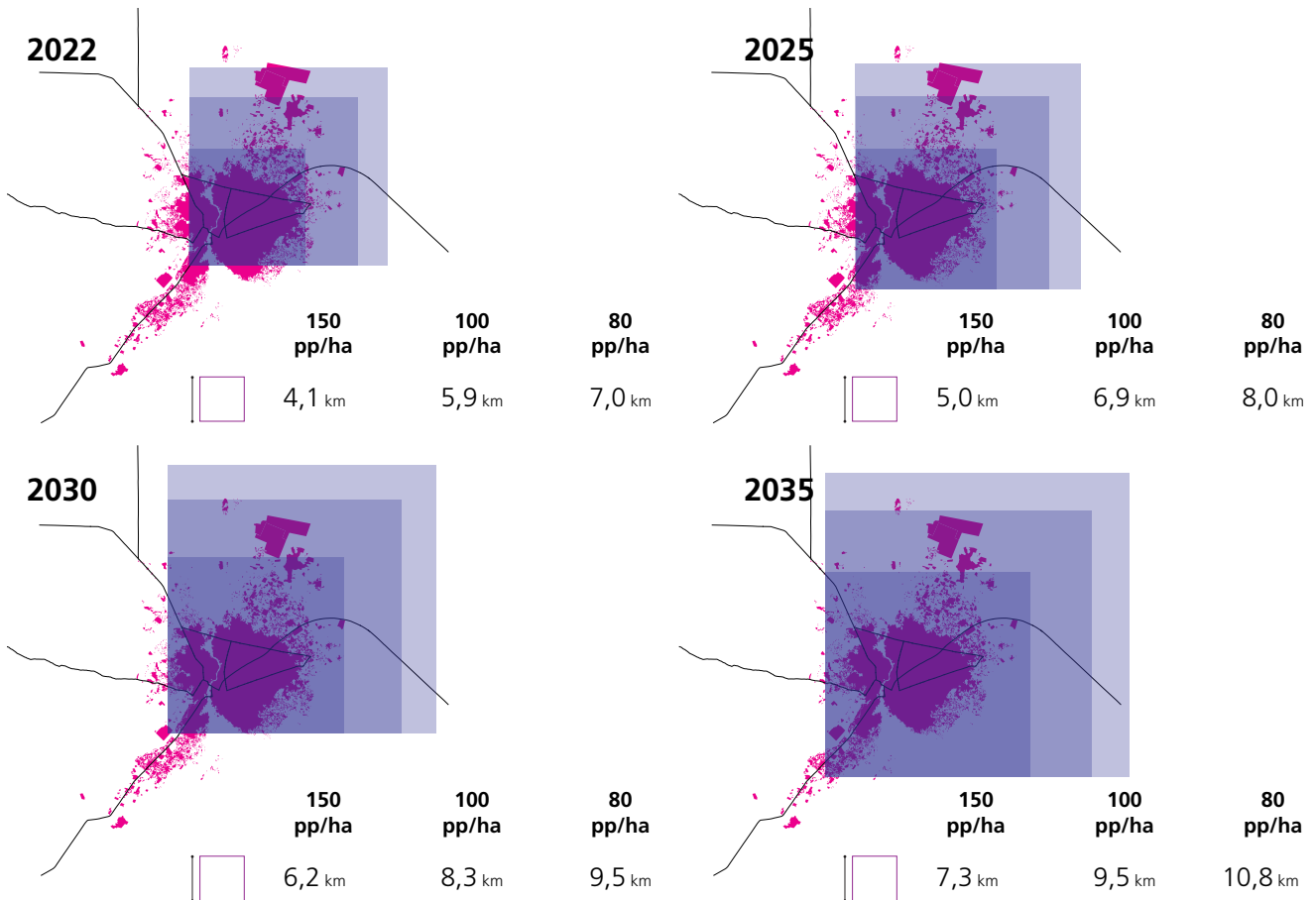


Fig. 45. Population projections and the require additional land for different densities

Implications for Urban Expansion

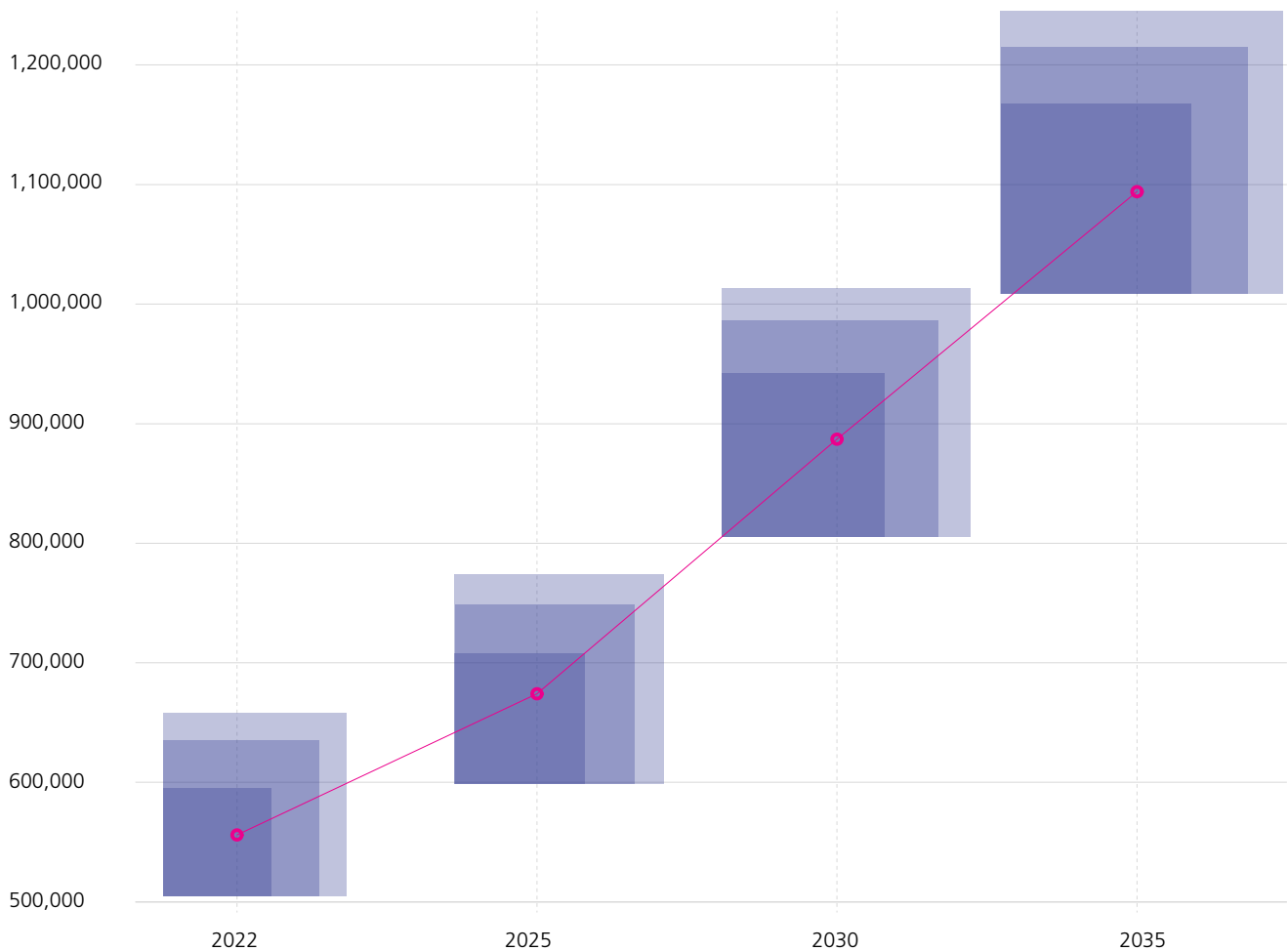
Projected population growth is the major factor which determines the scale and pace of urban expansion, and the need for critical interventions to support orderly development. More specifically, it determines the increased demand for land, basic services and infrastructure on which individual households will depend for secure and healthy livelihoods, and on which commercial and industrial activities will depend for healthy and vibrant economic operation.

However, it is also important to note that a large percentage of the population currently resides in overcrowded camps. If the city core has a density of about 160 people/ha, camps can reach figures ten times higher. The average density of the city is 280 people/ha, which is extremely high and particularly for the Somalia context, considering in particular that almost the totality of the buildings are one-storey buildings.

This means that before catering for the population growth, about 1,700 ha are already needed to accommodate the current population within a more appropriate urban form (using UN-Habitat's recommended density of 150 people/ha). This is equivalent to a square of about 4,1 x 4,1 km. With lower densities, which is likely to occur when no regulations are put into place, the required land size would be even larger (see figure 45), but costs for infrastructure provision would increase too .

Figure 46 show the required land for the corresponding density according to the planning periods. This also takes into account densification strategies for the currently occupied land.

80 people/ha is a rather low density. It is roughly the one used for the resettlement area of Barwaqo, but would be unsustainable for the whole city as it would require an enormous amount of land, and therefore multiply exponentially the cost of primary infrastructure. The city would sprawl,



	Land requirement (km ²)			
	2022	2025	2030	2035
High density (150pp/ha)	1,699	2,485	3,905	5,285
Medium density (100pp/ha)	3,552	4,732	6,862	8,932
Low density (80pp/ha)	4,942	6,417	9,079	11,667

Fig. 46. Medium migration scenario and implication for urban expansion

occupying an area five times bigger than now, and thus amplifying additional threats to the environment, secured water provision and for social cohesion.

100 people/ha is a medium density which can be found in the consolidated area of Baidoa, and could be considered a relatively good density for a secondary Somali city. However, it still implies a large investment in terms of land and infrastructure, as well as making it challenging for citizens to access services. With Baidoa projected to reach and surpass the million population within ten years, it is probably necessary to be more ambitious and push towards compact city scenarios for housing and more vertical developments (e.g. differentiated housing forms in three and more storey buildings).

150 people/ha is UN-Habitat's recommended density, and can be found in the central core of the city. Still, it can be considered a very high density for a center such as Baidoa, especially considering the current urban fabric of Baidoa. A density of this magnitude would need, for it to be sustainable, large investment in basic urban services such as drainage, sewage, roads, but also increasing the capacity of the building sector to be able to provide multi-story buildings.

Figure 46 graphically represents the population projections and the required additional land for different densities.

Figure 45 graphically represents the required additional land for different densities, compared to the current size of the city.

Strategic Diagnosis

An in-depth analysis of the existing conditions of Baidoa and its surroundings resulted in a set of strategic issues that were identified and analysed. These issues represent the strategic framing of a complex diagnosis, synthesized through different conceptual lenses. The data gathering process for the plan used the following elements:

- Desk research gathered with national and international stakeholders, which included plans, maps, surveys and reports at national, regional, state and city levels.
- Participatory workshop with the participation of representatives of the municipality, SWS ministries, village leaders, and other relevant stakeholders
- Liaison with municipality and MoPW technical team which provided clarifications, recommendation, insights and data only the public administration could have
- Liaison with international Agencies
- Georeferenced data modelling using data from satellites and previous on the field survey, GIS models provided insights regarding the vegetation, natural hazards, population dynamics, infrastructure, city development, among others.

Moreover, the analysis and diagnosis of this plan followed the UN Habitat Strategic Plan 2020-2023, which sets the organization priorities which should be considered in its projects, such as this plan. It is the social inclusion dimension (human rights; gender;

children, youth and older persons; and persons with disabilities) plus two cross-cutting thematic areas: safety and resilience.

Safety, as a key part of the 2030 Agenda, is related to Baidoa both in the pursuit of peace and improving living conditions, such as inequality and urban exclusion patterns.

Urban resilience, as per UN-Habitat's understanding, is the capacity of an urban system to maintain its continuity throughout shocks and stresses. The most examples showcased in the Strategic Plan have been part of Baidoa's context: natural stresses caused by environmental hazards and climate change, and human-made, such as rapid population flows due to an armed conflict.

Uncontrolled Growth and Development Patterns

Baidoa expansion accelerated dramatically since 2016. In 2035, it could reach and surpass 1 million inhabitants.

Baidoa has continued to attract vast numbers of people due to its stability, the large availability of aid, and the commitment of the government to provide for the displaced population. The IDPs have been included in participatory processes to decide about their own future and the one of the city, and this has contributed to lower their vulnerabilities. However, the city is unprepared to absorb large numbers of IDPs and migrants, in terms of housing, basic services and long term livelihood opportunities. IDP settlement are overcrowded, and have higher densities than the rest of city.

Planned resettlement driven by international humanitarian organisation has only been able to cater for a fraction of the caseload, and has used urban typologies which cannot be sustainable for the durable development of the overall city.

This has to be added to an urban population in dire constraints. The majority of the city suffer from high pressure on resources, settlements and livelihood options.

The city lacks a framework to order its growth, which is an important reason why the city's expansion is mainly unmanaged and unplanned. The city has been shaped by two main patterns: on one side, very low density neighbourhoods, both in terms of population and built-up areas, occupying most of the city periphery.

On the other, overcrowded IDP settlements. Private land has been available in many areas for IDPs- and investment in infrastructure is leading to increased land value, which could cause both the emergency of claims and evictions.

The only planned areas have been the resettlement sites, driven by the National DS Initiative and international humanitarian organisations. However, while being only able to cater for only a fraction of the caseload, they also have used urban typologies and low densities which cannot be sustainable for the durable development of the overall city. Additionally, in search for public land free from claims, land has been allocated more and more far from the consolidated town. Consequently, there is uncontrolled horizontal expansion toward the city's peripheral areas.

Sprawled development aggravates the lack

essential services access and social integration of both IDPs and host community. It would increase problems in terms accessibility to essential services and infrastructures to jobs and education.

The progressive land subdivisions occurring in most of the surroundings of Baidoa as a result of the land speculation are also a major threat to the agriculture land and the environmental resources vital for the city.

On the other hand, Baidoa could house a much higher population within its fabric. Many empty plots within the first periphery and the outskirts make it easy to have infill developments and increase current densities.

Insufficient Land management and Lack of Tenure Security

Most of these problems call for a stronger land governance system. The low level of institutional capacities in land governance has to be tackled. Municipal authorities need have the authority, the legitimacy and the technical capacity to negotiate with the land owners on land sharing arrangements or public acquisition, and to enforce planning provisions in terms of land uses.

Additionally, there is an urgent need to secure tenure for both the host community and new urban migrants including IDPs. In the absence of clear laws to regulate land transactions or policies to protect these informal settlers, the number of illegal and forced evictions are likely to continue to rise. Even if there are not at risk of eviction, residents are less likely to investing in the development of their own

land of improving housing, given the lack of tenure security. Tenure security does not necessarily mean residents need to legally own their plots. As long as residents lose the fear of eviction, they feel secure and are more likely to invest their savings and time and effort in their homes and neighborhoods.

Insufficient Housing Solutions

The most pressing needs of the IDPs, returnees and host community notably exceed the scope of predominantly humanitarian responses to displacement and need to be tackled with more integrated and holistic actions, for building durable solutions in the medium and long term.

Among these, the provision of adequate housing solutions in well planned, connected and well serviced settlements not only alleviates the vulnerabilities of the different communities, but determines the urban future of Baidoa.

In the past there has been inadequate human settlement planning which has resulted in haphazard development in urban areas, but also wasteful and inappropriate settlement systems and patterns. The biggest problem is that the provision of housing has focused on emergency response for vulnerable communities, while the rest of the housing provision within the city been left to market forces which do not have the capacity and resources for investment in affordable housing options. Policies in place are yet to adequately cater for the needs of the urban poor and respond to the deteriorating situation in most the city's areas or even remarkably stem the growth of unplanned settlements.

An integrated approach to shelter and settlement offers opportunities for people

in a way that goes beyond humanitarian assistance. It also helps that the most vulnerable groups in society benefit from the economic and social advantages of managed urbanization. This can pave the way towards social integration, stimulate additional economic growth and ease dependencies on international aid

Inadequate Infrastructure and Basic Services

Baidoa is facing a series of challenges that can perpetuate constraints in the sustainable development for the future city. Infrastructure and service provisions are failing to keep pace with the expanding town. Many residents live in settlements that can be considered informal, without access to basic services such clean water, electricity, and adequate sanitation systems, not to mention the lack of a proper water management systems and of a landfill.

Even within the city's central areas, most of the services are only partially available. The existing structures are primarily located in the city centre, and are under high pressure, while in the peripheral areas are almost absent.

The lack of sewerage system and the presence of latrines in poor condition is a direct threat of contamination of the water sources.

Provision of health and education facilities is not sufficient for the current population, and most of the inhabitants of the city live too far away from the closest school and health clinic. The public spaces and open green areas are almost non-existing.

Additionally, the progressive privatization of the land leave very little space for new public infrastructure and facilities. It is important that the administration allocates land in



Fig. 47. New IDP arrivals © IOM/Claudia Rosel

advance especially in urban expansion while looking for option to acquire lands within the built-up area.

Environmental Imbalance & Climate Change Risk

During the last years, Baidoa has been undergoing a radical transformation in urban expansion and population growth. Due to these several changes, the territorial ecology and environmental systems have been affected with a negative impact on their natural dynamics. Urban encroachment over natural resources such as the seasonal waterbeds crossing the city, and the agricultural areas areas in the west, are already causing flash floods and other disasters, and in the long run may provoke a socio-ecological imbalance. This is exacerbated by deforestation and soil degradation on the outskirts.

Climate change is showing all its devastating consequences with increased the instability of the rains and droughts periods in Somalia, making extreme events more frequent in the country.

The city of Baidoa needs to strengthen its resilience to climate change while sustainably managing its natural resources and densifying the urban fabric. The first step would be reconciling its relationship with the Isha Spring and the different water sources that are polluted by human waste, garbage, and other forms of contamination. Due to droughts, Baidoa and Bay Region are affected by severe agricultural and water stress, and they very survival in terms of water and food security relies on a careful but immediate environmental action. It is urgent to establish a comprehensive environmental strategy to address the climate change risk in Baidoa.

CITY-WIDE STRATEGY





Fig. 48. Aerial image of Qaydar-adde camp © NRC/Abdulkadir Mohamed

A future vision for Baidoa

Principles

The main objective of a city strategy is to support the local governments to clearly understand the main constraints and strengths of Baidoa's context, and steer its urban development in a more coordinated and complementary way.

The overall aim is the physical, social, juridical and economic integration of all part of Baidoa into the official planning and urban systems that govern the city. By knitting IDP settlement into its surrounding urban fabric in an integrated manner, the dwellers become - physically, legally and socially - part of the city.

To do so, the strategy proposes a combination of different ongoing programs and interventions in addition of introducing key changes in regulatory and institutional frameworks, capacity development and stakeholder engagement. It also establishes a prioritization of these programmes and interventions, to facilitate the decision-making process regarding potential urban development interventions and capital investments.

This is supported by a set of multi-scalar and multi-dimensional maps, that spatially set the various programmes and establish a comprehensive vision of the city's future sustainable development. Once defined in their conceptual nature, they are developed into a more detailed description, spatially interpreted and contextualized in Baidoa at various scales.

Setting of the Development Vision

The Baidoa Integrated Community Action Plan already contains a Vision for the future of the city, elaborated as part of the community action planning participatory process.

By the year 2024, Baidoa district in the Bay Region of South West State of Somalia will have diversified livelihood options and adequate infrastructural facilities that improve access to basic social services, peaceful coexistence and social cohesion for IDPs, returnees and host communities.

This Vision gives a clear direction to the development of the city. However, it clearly fails to set a realistic time horizon. At the same time, it focuses on short terms needs aiming at solving the most pressing issues, but lacks an overarching long term view of the socio-economic development of Baidoa.

The Baidoa and South West State leadership, during the planning workshop conducted in Baidoa the 19th of Septemebr 2022 facilitated by UN-Habitat, complemented vision of the CAP with a larger territorial scope, looking ad the economical potential of Baidoa as an emergent urban center in Somalia:

Baidoa as an urban center of national strategic importance and regional hub for service delivery

During the workshop, participants discussed gathered primary and secondary data on the main issues at city scale, the strategic diagnosis, and considered several themes to detail the future vision for the Baidoa.

"an urban center of national strategic importance and regional hub for service delivery"



Fig. 49. Urban Planning workshop in Baidoa © UN-Habitat

The key elements of discussion where:

- Land tenure
- Housing market
- Migration and population growth
- Social and spatial conditions of IDP Settlements and urban periphery
- Status and future interventions for urban basic services and infrastructure

These themes helped in articulating the vision statements with the identification and prioritization of strategic actions that cover the intervention areas of the Strategic Diagnosis.

The vision was also specified with territorial projects as well as generic measures valid for the entire planning area.

The prioritization was based on the desired projects and actions suggested already included in the CAP, the necessary modifications suggested during the workshop and through several other fora, and the integration of ongoing projects and programmes.

A great relevance was also given to developing the actions according to the available and foreseeable resources at the disposal of the government.

Development Framework

Principles

To develop the vision, a series of general planning principles were embraced and applied.

The aim is to encourage spatial development strategies that consider the need to guide urban extension, limiting urban sprawl and horizontal expansion, and prioritizing wellconnected infrastructure and services.

At the same time, sustainable urban development requires the active participation of all citizens and communities, not only in discussing and developing the vision but during every step including implementation. Their actual and meaningful involvement is assumed as a guiding principle, but will have to be a priority for the government and all stakeholders.

Inclusion & Social Diversity

The development plan must address the interest of all stakeholders in a fair or equitable manner, to ensure that the needs and aspirations of all are catered for.

Acknowledging Baidoa as a young city, engaging children and youth is crucial to develop the future city they will have to manage. Girls and women need to be empowered to ensure their fair share in the future Baidoa. In addition, all vulnerable groups in society including disabled, elderly and IDPs need to be heard and involved to ensure a people-centred urban development, with a commitment to enable equitable access to land, services and resources for all.

A Continuous and Iterative Process

Urban planning should be seen as a continuous process, rather than production of a single master plan (a map showing the future land use pattern of the city).

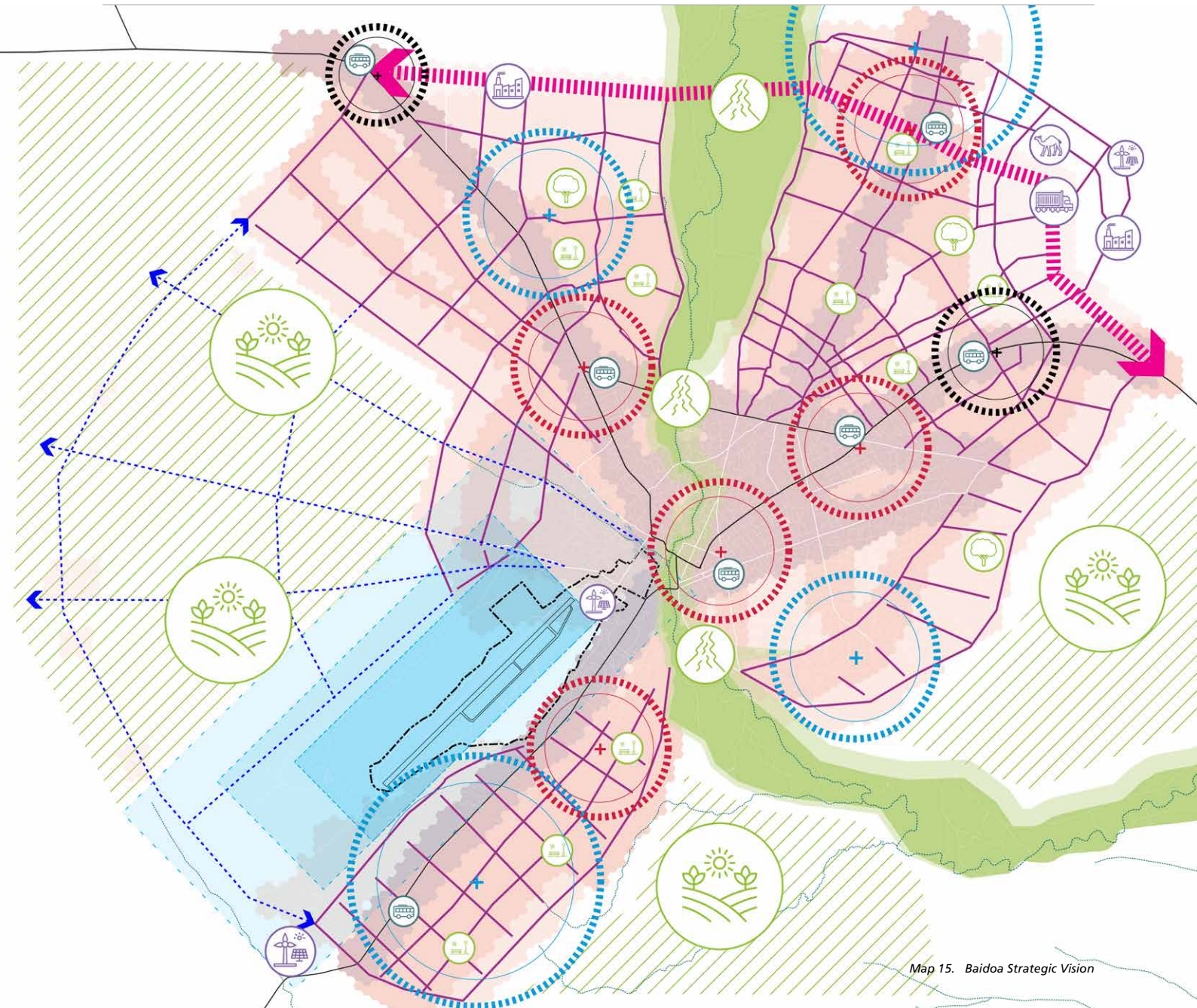
The city wide strategy is important to articulate the long-term vision; but is only becomes meaningful when the continuous planning activities are carried out that ensure realisation of the plan objectives, elements and recommendations.

In this prospective, it becomes of primary importance to accompany any project and programme with an adequate assessment of current human, material and financial resources, the projected needs and the gaps to be filled.

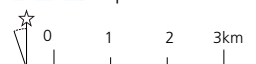
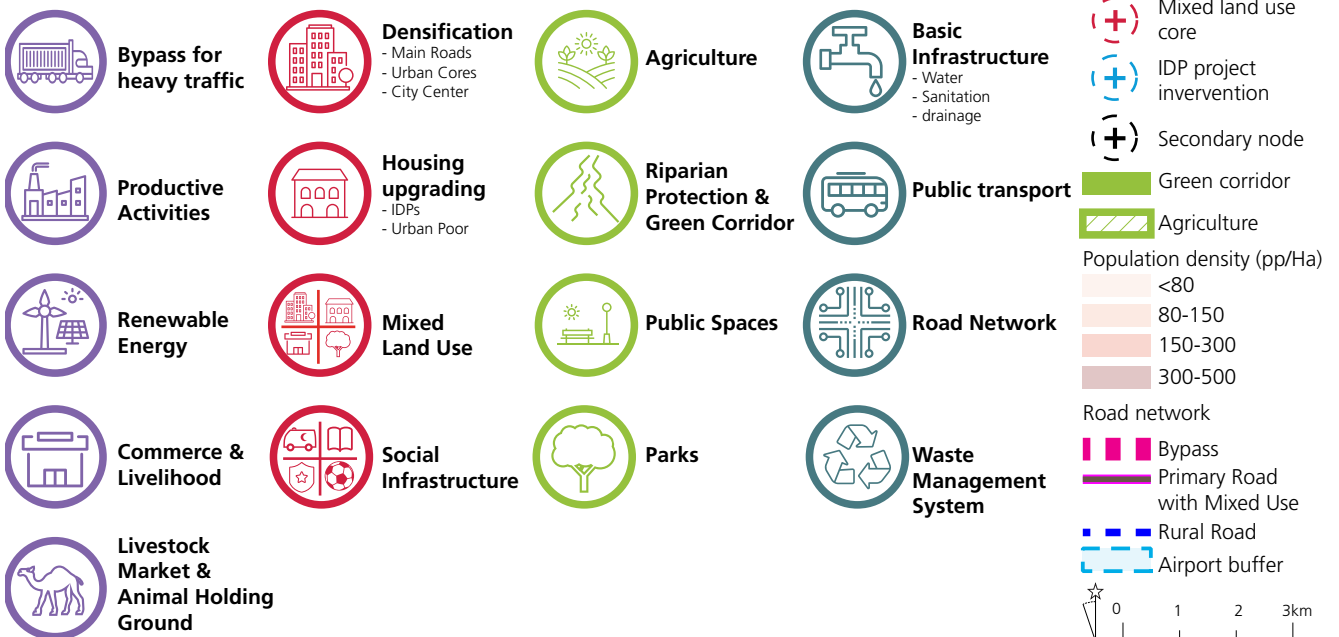
A Government-led Process

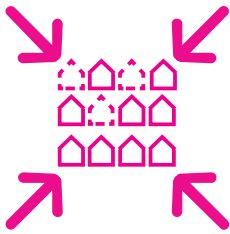
The strategy is meant to provide a platform for the Baidoa Municipality, South West State and the Federal Government of Somalia to to play a new and continuing role in the analysis, planning, prioritization and coordinated response to urban development.

By laying the foundations of a government-led initiative, inscribed in a new and forward looking legislative framework - such as the SWS Urban Land Management Law - and monitored by public entities - such as the State Urban Land & Planning Committee - the strategy helps restore citizens' trust in state institutions and contribute to Somalia's state-building efforts.



Map 15. Baidoa Strategic Vision





Compact City

The plan embraces the principle of the compact city, promoting relatively high density development with mixed land uses.

This concept facilitates efficient public transport, stimulates commercial activity, encourages productive social interaction, and promotes low energy consumption resulting in reduced pollution levels.

In contrast, low density urban development tends to create less vibrant social and economic urban centres, undermines public transport, and involves higher energy consumption thereby raising pollution levels.



Incremental Development

An important objective of the plan is to make Baidoa a better place; and this involves a vision of change and improvement.

However, this needs to build on what is there, concentrating on improving existing conditions rather than trying to create a completely new, idealised modern city.

Such improvement will be achieved most effectively through incremental development, implementing small yet significant interventions, which move in the general direction of the long-term vision, but which are based on current needs and aspirations, and on the availability of financial and institutional resources.

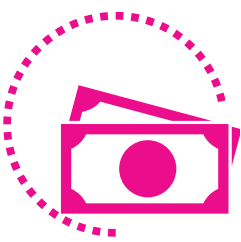


Minimising Land Conflict and Resettlement

The reorganisation of land use associated with urban development will inevitably result in the need to readjust land boundaries, redefine uses and displace people and activities in order to implement the plan's directive.

For example, the SWS ULML gives to the government the faculty to acquire land for the provision of public services and infrastructure. However, this will have to be done through processes that minimize land conflict, for example with participatory land readjustment schemes driven by public authorities and supported by community leaders.

Resettlement should be kept to an absolute minimum – the default position should be to leave uses where they are, unless there is a very strong case for displacement. It will be especially important to ensure that displacement-affected households living in Baidoa are adequately protected from secondary displacement through insensitive development actions. Resettlement should occur only where absolutely necessary, and it should be accompanied by fair compensation for both tenants and landowners, either financial or through provision of an alternative site, following the principles sets in the SWS ULML.



Cost-effective Development

It is important to develop land and infrastructure in a manner that is cost-effective. At present there is no systematic land tax mechanism that relates to the area of land occupied or services consumed. This will come in due course. In the interim the planning and design of infrastructure should adopt technical standards that deliver low-cost development consistent with basic needs.

Aligned to this approach, planning should be based on realistic standards that are appropriate to current needs and aspirations, and to the availability of resources and aiming to address basic needs. There is no value in aiming for ambitious technical standards or high-tech solutions – and striving for these may in practice frustrate achievement of more modest development objectives.



Environmental Concern

Baidoa is expected to be increasingly exposed to the impact of climate change over time, which will likely exacerbate factors such as water shortage, flooding, public health hazards, food insecurity and loss of biodiversity.

Interventions to enhance the natural environment will be needed to mitigate the impact of climate change, promote sustainability and improve the quality of the urban environment for the urban population.

Spatial Strategy

The main objective of the Strategic Strategy is to anticipate and guide the sustainable urban development for the future city's expansion over the next upcoming years.

The citywide approach reaffirms the spatial dimensions of urban development, that reinforces the essential links between settlement upgrading and wider processes of urban planning, land management and service and infrastructure provision in cities.

There are two main questions this strategy aims to address:

- In which directions will expansion and urban growth should be guided?
- What urban patterns, character, and density, will the new city's form should follow to secure equal access to public infrastructure and public facilities for everyone?

Making Provision for Projected Urban Growth

The strategy tries to accommodate the scale of projected urban growth described in the situational analysis. By the year 2035, if carefully sustained through the years, Baidoa should occupy between 5 and 8 km² (medium-high density).

Following the principle of the Compact City, the first strategy will be Densification. Far from applying the same density everywhere in the city, the proposal concentrate development along accessible and strategically important corridors to the city's connectivity. This will also, in the future, help in the development of an efficient public transport system.

Equally important will be to protect the areas identified for environmental protection, agriculture or just not defined for urban growth. An urban development protection boundary is a very difficult measure to implement given the current limited reach of local administration and the powerful land dynamics. Nonetheless, combatting urban sprawl and land grabbing will be a major endeavour for the Municipality and the State in order to ensure a sustainable future for the city.

The Densification is carried out throughout three different means:

Infill in Urban Voids and High-rise Dwellings

The density of Baidoa urban core, around the central mosque, is not low, but the central area around the core still offers opportunities for densification. This is set to be achieved mainly through infill, building highrise constructions in the commom empty and unused plots – mostly in the medium densification areas – and through a gradual replacements with high-rise buildings in strategic areas of the city center.

An analog strategy need to be applied along the main identified roads and in new mixed use urban cores. This must be adequate supported by appropriate infrastructure and social facilities, as detailed below.

Regeneration

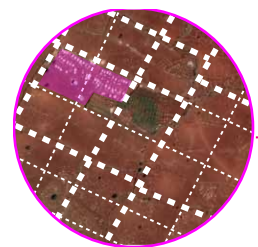
The peri-urban areas are partially developed with meandering streets forming irregular blocks. These zones have the potential to absorb a great amount of population, but higher density will require not only new



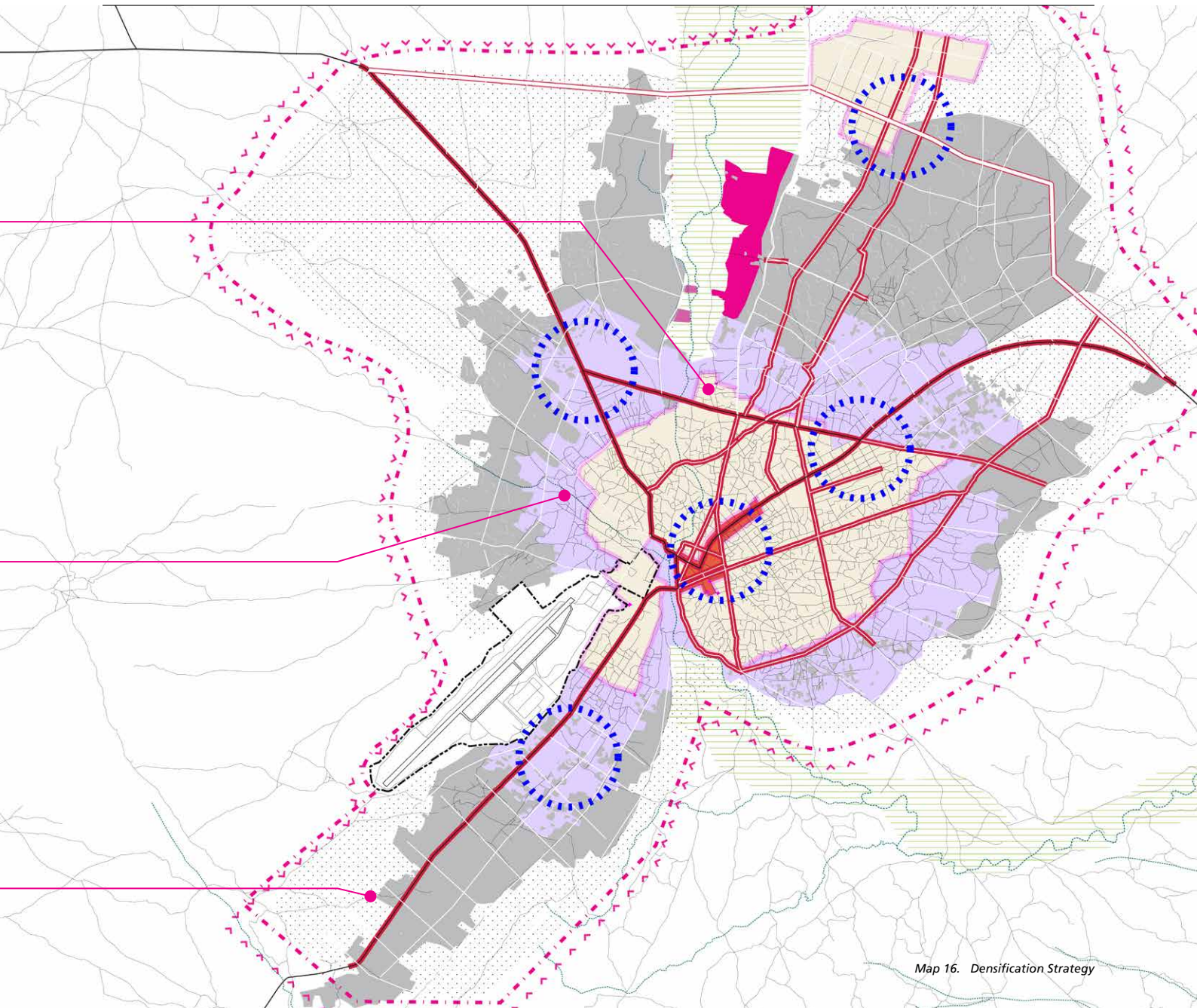
Increase buildings heights in selected existing buildings. Urban infill strategy in the existing vacant land



Participatory land readjustment and targeted demolitions



Clear urban structure with defined streets and sidewalks. Preservation of land for public facility provision. In-situ IDP settlement upgrading and targeted relocations



Map 16. Densification Strategy










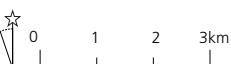
building typology but large land readjustment, improving the level, quantity and quality of infrastructure and providing services.

New Urbanization

New development areas are needed to accommodate the projected increase in population that cannot be accommodated within the existing urban area. There are already large areas around the city subdivided into block and plots of private land. These subdivisions already set apart some space for infrastructure, but will likely need some readjustment in order to reach an adequate provision of services, facilities and public spaces to sustain high densities. Many of these areas are also occupied by

overcrowded IDP settlement, which will need to be readjusted on-site or relocated to more adequate sites.

Housing developments implemented by UN agencies and NGOs to accommodate IDPs provide a mechanism for facilitating the resettlement of displaced households, and represent important additions to the city's housing stock. However, they are currently designed with extremely low density, which doesn't match the quite generous provision of infrastructure and facilities. There is, however, great potential for densification by varying the range of residential plot sizes and housing typologies.

-  Densification along main roads
 -  New Urban Cores
 -  Infill
 -  Regeneration
 -  Subdivided land to be urbanized
 -  Subdivided land within green corridor
 -  New Urbanization
 -  Green corridor
 -  Urban Boundary
-  0 1 2 3km

Providing a coherent urban structure

The strategy aims at integrating the peri-urban informal settlements and new development areas planned to accommodate returning refugees and IDPs with the existing formal urban centre, while preserving sufficient space for commercial and productive activities necessary for the economic development of Baidoa.

This goal will be reached following specific actions:

Improved Transport Network

Baidoa will leverage an highly permeable and efficient street network with walkable distances and a variety of route options, allowing convenient travel between designations and public transport services as intermediate stops, increasing the overall resilience of the transportation system.

Inner mobility within the city will be improved by the construction of a by-pass connecting the road to Mogadishu with the one to Hudur, with the diversion of freight transport around the city.

Furthermore, the road network has to be improved, enhancing the existing roads in terms of width, drainage system and paving, together with creation of a more capillary network of secondary and tertiary roads in underserved areas. This improved network will also branch out towards the newly urbanised areas.

Mixed-use and Productive Nodes

The strategic identification of new mixed-use urban cores with a particular focus would allow the decentralization of certain functions and alleviate the congestion in the city centre in terms of traffic, pollution and provision of services and infrastructures.

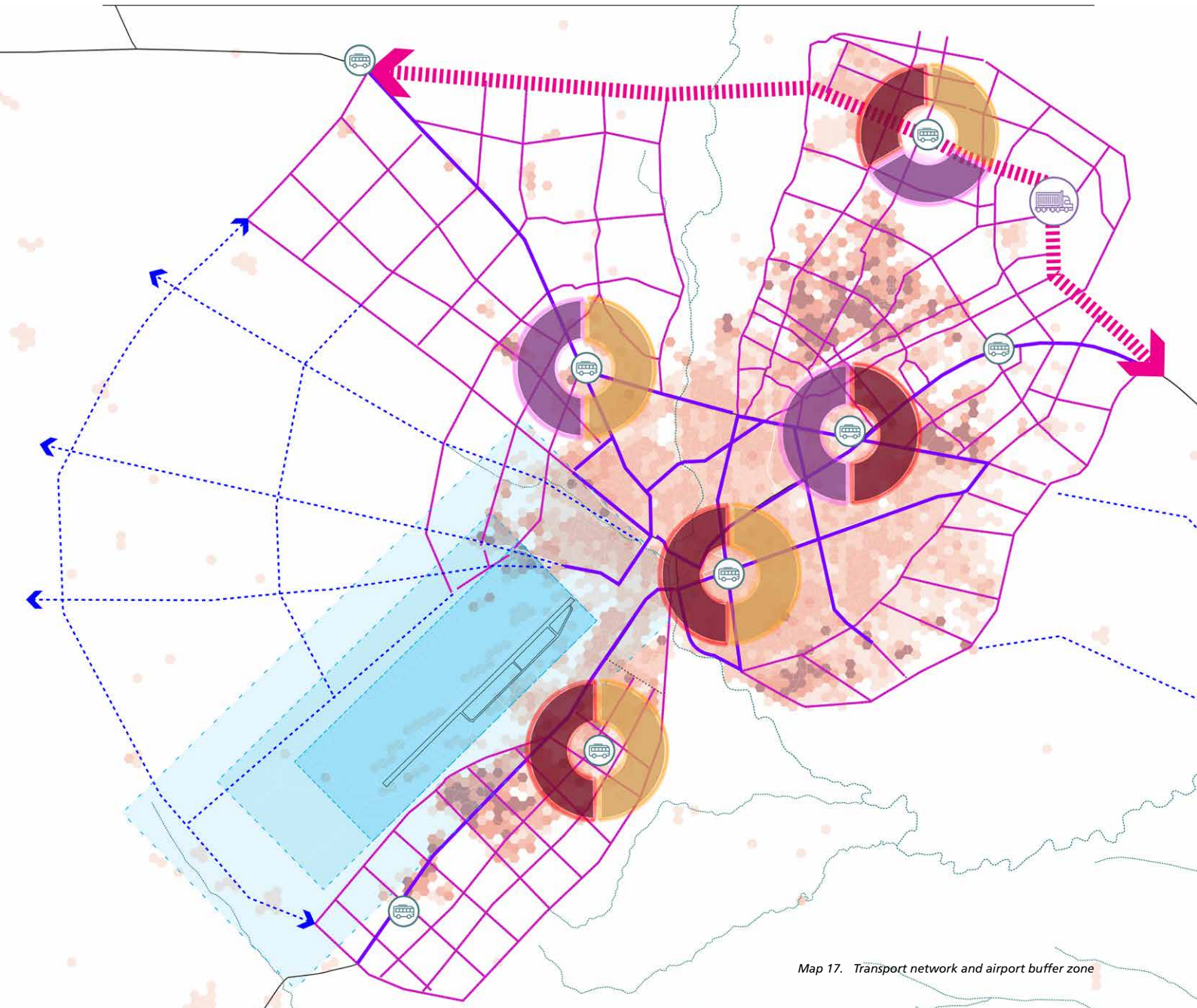
Thanks to the provision of more efficient infrastructures, mobility will increase the connection of the periphery to the city centre and the city's access throughout the city to basic services and infrastructures such as schools, hospitals, and essential services.

Light industrial and agro-productive activities should be supported along the By-pass. This will improve productivity and efficiency of commercial and industrial operations, and help reduce congestion in the city centre created by the projected freight-generated traffic.

Mobility Infrastructure

Walking is still the main mode of transport for the large majority of Baidoa's inhabitants, and therefore increasing pedestrian connectivity with appropriate sidewalks in well-lit streets will be key.

However, with the city expanding it will be important to improve the public transport network. Designating new structured public transport hubs - bus and rickshaw stations - in correspondance to the city access and the planned urban cores can enhance mobility within the city, consolidate the urban fabric, and induce urbanization and densification in strategic points.



Map 17. Transport network and airport buffer zone

Airport Buffer Zone

The airport of Baidoa is currently underused, but it is a key transport infrastructure and the main access point to the city. Moving forward, increasing operation will require additional space, for example a taxi lane and cargo terminal.

An airport buffer zone will have to define different areas: preserve space for the physical expansion of the airport, a building-free areas and an additional area where building heights is controlled, to make sure flights have no impediments and residential areas do not suffer for the noise pollution.

Urban Centre Regeneration

The area containing the well established formal development areas, excluding peripheral settlements, is in need for a general improvement. Planning activities will address the quality and efficiency of the environment, consistent with accepted urban planning practice and the availability of resources. Techniques will include:

- Rehabilitation/upgrading of utilities networks (water supply, sanitation, drainage, electricity etc.) to improve the quality of the environment and reduce the public health hazards resulting from inadequate public utilities.

Mixed-use nodes

- Residential
- Commercial
- Productive

Road network

- Bypass
- Road Upgrade
- New Primary Road
- Rural Road

Public transport hub

Airport buffer

0 1 2 3km

- Densification: through infill development of vacant land, multi-storey development, and sub-division of larger plots.
- Improvement of transport network (roads & footpaths) and associated traffic management, to include regulation of public transport providers.
- Identification and conservation/restoration of buildings of historical relevance to conserve the city's heritage.

Upgrading of Peri-urban Settlements and Integration of IDPs

The central area is ringed by numerous settlements which have weak tenure status, lack of access to basic services and have a spontaneous and inefficient morphology. These have proliferated due to the lack of adequate formal housing land and of urban planning provisions, coupled with land grabbing and speculation as described in our analysis. The inclusion of these areas into planned city extensions will contribute to address their challenges and make them integral components of the urban structure, providing essential housing and commercial facilities for lower income and marginalised households.

This will also help integrate these households into the functions of the city.

Techniques will include:

- Community participation in formulating area-based upgrading plans
- Formalised land tenure
- Planning of road & footpath networks to improve internal and external connectivity.
- Provision of utility networks (water supply, drainage, electricity, street lighting etc.) with delivery standards

- matched to affordability (the ability of local households to pay).
- Targeted resettlement of some households for improving road network and allocate land for services

Boosting Employment and Livelihoods

As agriculture remains the primary driver of growth in Baidoa city, then actions for livelihood will concentrate in the production areas for cereals and livestock for trading through Baidoa's markets.

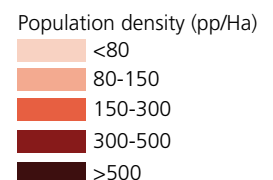
In this regard, Baidoa built-up area has valuable land that currently is being used for livestock trade activities, but is central and has decent provision of water, electricity, roads etc. They are also located within the residential developments, creating hygiene risks. Moving the livestock market and a large animal holding ground in the proximity of the bypass, to boost the potential of a key economic activity of the city.

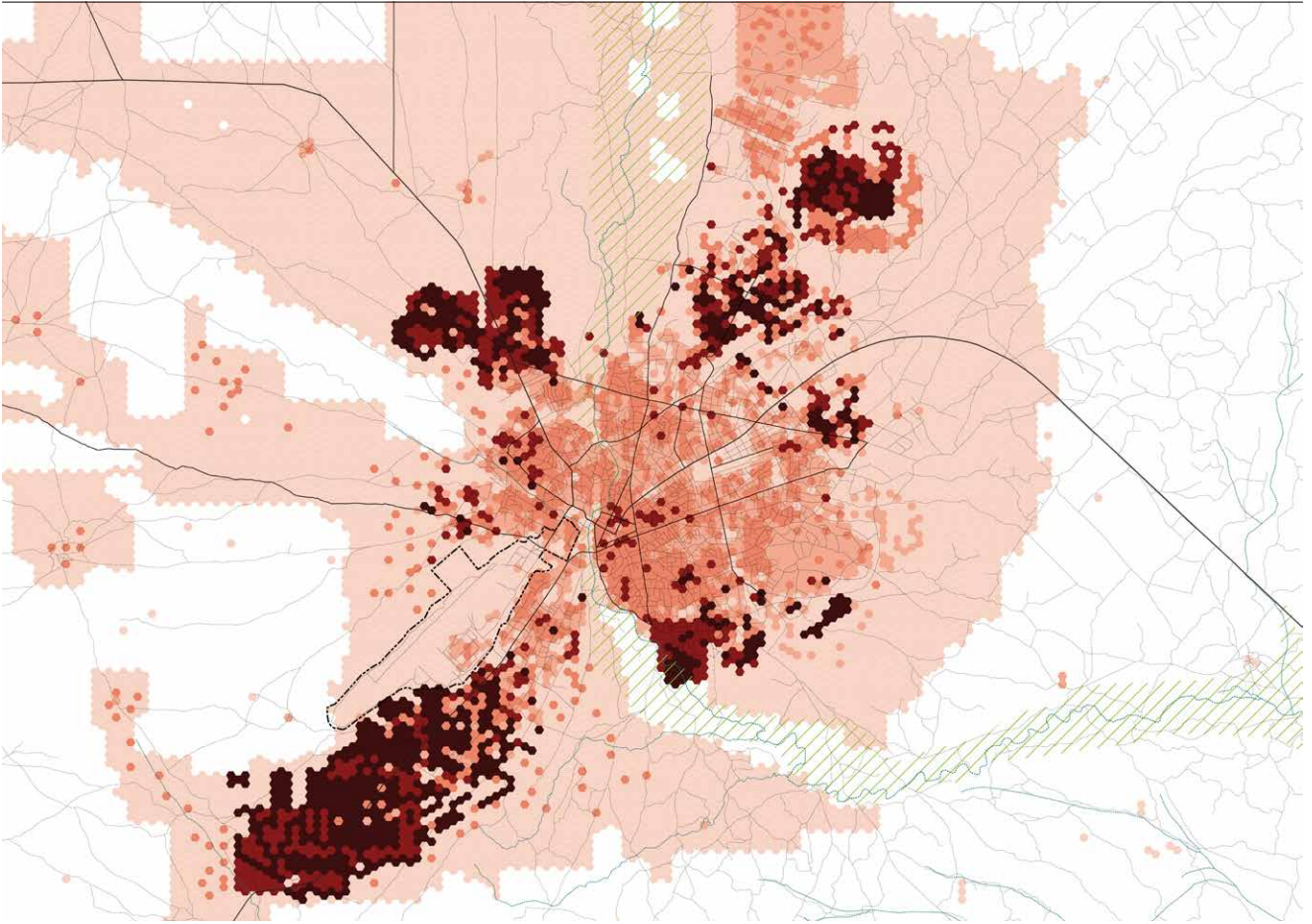
This would also allow the municipality to rethink the usage of the valuable inner-city areas currently occupied by the livestock market, repurposing them for housing and commercial activities.

A special economic zone for boosting the agriculture production is one of the options which has been considered. Light industry has a more narrow scope, but could be a possibility in the longer period.

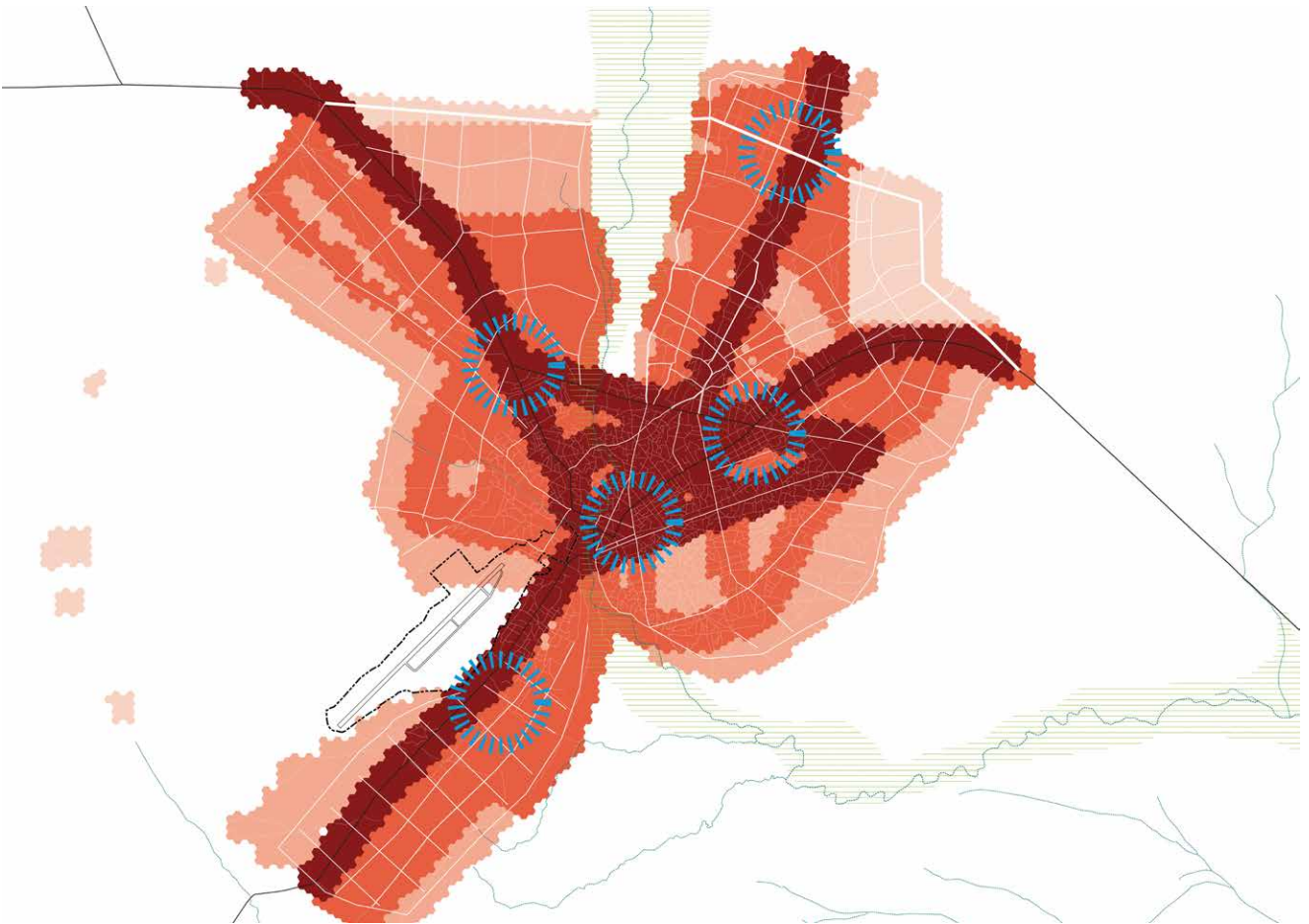
Rural Roads

Rural infrastructure is key to connect Baidoa with its interland, enabling daily migration between the city and rural centers and vice versa. Providing a few well positioned all-season road can help defining Baidoa's potential service area and define the scale of its urban-rural linkages.





Map 18. Density development scenario: Business as usual development scenario



Map 19. Density development scenario: Strategic densification along main roads and new urban cores



Fig. 50. IDP settlement in Baidoa © UNDP/Said Fadhey

Improved Housing, Vibrant Neighbourhood, Inclusive City

The strategic interventions propose to create a balance of the future investments in IDP settlements from the further international cooperation and development agencies.

Baidoa is experiencing a transition from humanitarian to development-oriented projects, with a long-term urban vision instead of temporary solutions. New projects should avoid targeting particular population sub-groups, such as IDPs, but aim at improving the livelihoods of the local population living around the settlements to demonstrate support for the needs of all the residents in Baidoa.

Housing Delivery and Management

Carrying out a cost-benefit analysis of different modes of land development and housing delivery. These analyses would also look at potential strategies for improving tenure security through rental solutions and group ownership as well as ways to involve beneficiaries in the planning, design and management of the projects

Strengthening Coordination and Integration of Urban Planning and Housing Actors

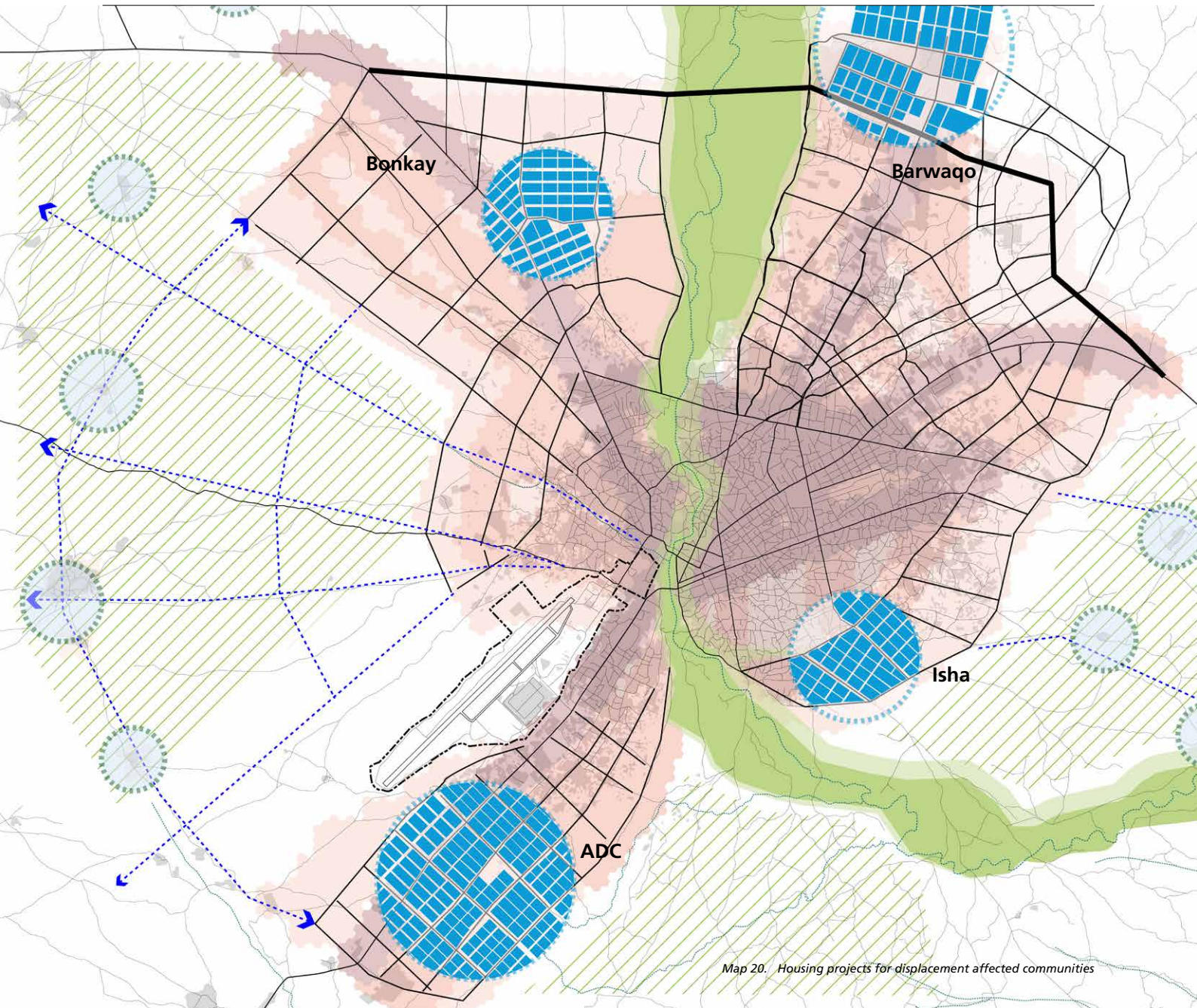
Coordination amongst public institutions NGOs, international agencies and other

actors that play a role in land supply, planning infrastructure and housing provision is key to more sustainability in urban development in Baidoa.

Issues that need to be taken into account include:

- basic site planning criteria for IDP settlements and housing projects for international agencies, public and private sectors;
- avoiding of systematically building on the cheapest land and far away from locations of employment opportunities;
- promotion of integration among IDPs, returnees and host community in the newly produced neighborhoods;
- equipping these neighborhoods with socio-economic facilities and to attract businesses;
- provision of satisfying public transportation.

Improvement of land management and urban planning practices such as value capture mechanisms for the project's investments and improving the setting for private sector participation in land and housing development will be a way to establish sustainable strategies to increase supply of serviced urban land for affordable housing.



Map 20. Housing projects for displacement affected communities

Local Construction Sector Development

Support to owner-driven construction will develop mechanism to self- and community-construction. Minimum quality standards will be ensured – including access to infrastructure through enhancing the capacity of local builders and artisans and proposing and testing business models (e.g. partnerships with lenders, certification of builders, beneficiaries’ training and protection).

Supporting and incubating necessary construction skills and knowledge to nurture a more mature construction sector, able to assure construction quality for structural resilience, support the use of appropriate building materials, and facilitate the introduction of resilient prototype designs, as well as, supporting supply chain and

localisation of the market. Technical options should consider Somali culture context and locally available materials and be validated by national actors of the construction sector.

Rural Centers Upgrading

Investment in the upgrading of rural villages in the functional service area of Baidoa, along with the construction of all-season roads, can expand the scope of durable solution to a territorial scale.

By looking at the seasonal dimensions of rural-urban linkages with regard to marketing, investment, and the provision of inputs and services to herders, it would be possible to leverage the positive contributions of Baidoa to rural productivity and development.

-  IDP project intervention
-  Rural center

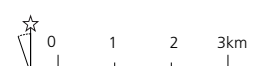




Fig. 51. Youth at the Isha Spring © MB Photography

Creating a Blue-green Network

The strategy aims at making Baidoa a livable, green and environmentally friendly city.

Currently, there are almost no green public spaces, and the few natural areas within the city are not maintained, are disconnected from each other and isolated from the existing water resources - the blue network.

In addition, the unregulated expansion of urban areas towards agriculture land, in hazardous prone areas and over the watershed recharging the city aquifer poses severe risks for the water access and increase the vulnerability to flooding.

If planned well, these natural resources can be not only preserved, but enhanced as key assets for the provision of public, open green space and recreational areas.

Isha Spring Regeneration

Isha Spring is one of the main natural resources of Baidoa, and currently actively used as a recreational areas by many segments of the population. However, it is not maintained as such, and it is undergoing a certain degradation.

Acknowledging it as the blue-green spine of the city would provide a challenging opportunity to mitigate the worsening climate and biodiversity crisis while offering

an high-quality public space right in the center of the city. This would also offer a way to overcome the problem of open space free from construction for new green spaces in a highly built environment such as the center of Baidoa.

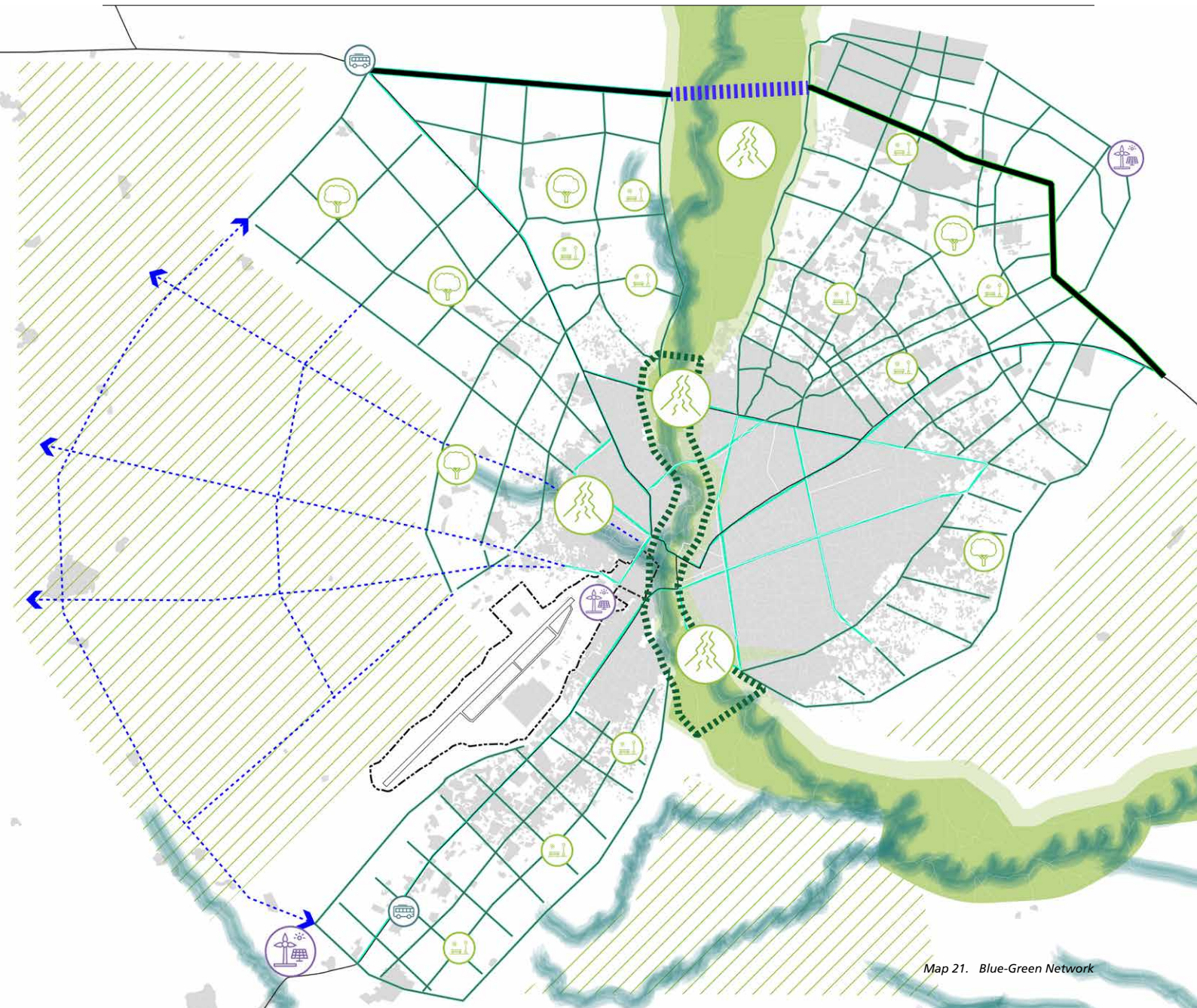
Agriculture Protection

Agricultural activities can be found all around Baidoa, but mostly on the East, South and West of the city.

To foster agriculture and help to improve food security and commercial activities, the existing agricultural areas are to be protected and preserved by the urban sprawl. At the same time, by selecting new adjacent potential areas suitable for agricultural development, agricultural activities can offer livelihood opportunities for many people in the city. For example, in Bonkay NRC is already supporting agricultural cooperatives with water-harvesting infrastructure and dedicated trainings. In the proximity to the Barwaqo site IOM is developing a micro-irrigation scheme. Agriculture can also act as a protection belt, partly matching the city limit for the planned growth.

Integrated Environmental Management

The harsh climate experienced in Baidoa makes it especially important to use environmental management tools to



Map 21. Blue-Green Network

improve the quality of the local environment and to ensure sustainability of the natural environment for the benefit of all residents.

This involves both making it attractive through the creation of green open space (for shade, visual enjoyment, recreational activities etc.) and also to mitigate the potential effect of extreme natural events (e.g. drought, flooding etc.) through effective water resource management.

This will include:

- Creation of network of planted open space and green corridors throughout the city – these will need to be safeguarded from unauthorised development.
- City-wide updatage/construction of a drainage system, and increase of permeable surfaces.
- Assessment of measures required to mitigate the potential impact of drought, flooding etc. within the city.
- Formulation of broader afforestation strategy for the Baidoa city region to stabilise top soils, improve groundwater absorption, prevent soil erosion from flooding, provide natural flood attenuation, encourage the return of wildlife etc
- Strengthening of renewable energy production plants
- Introduction of solid waste management activities

	Culvert
	New Drainage
	Drainage upgrade
	Isha Spring regeneration
	Green corridor
	Agriculture
	Wadi/gully protection
	Riparian Protection
	Public Space
	Green Park
	Renewable Energy

0 1 2 3km

Strategic Actions

Strategic Themes and Sectors

The following tables try to give a comprehensive outlook of several strategic actions which go beyond spatial interventions. These actions are organised in series of sectors and themes.

City Governance

This theme looks at the administrative, legal and financial aspects that are important to enable local and state government to plan and undertake practical actions to strengthen the their cities.

Sustainable Access to Urban Basic Services

Different programmes are proposed to strengthen key sectors such as water, sanitation, waste management, drainage and energy. Will different in several aspects, they all share the same phased approach:

- Understanding of the problem and data collection
- Institutional and value chain analysis
- Regulatory framework
- Development of the sectoral programme

Housing, Social Infrastructure and Facilities

The most pressing needs of the IDPs, returnees and host community notably exceed the scope of predominantly humanitarian responses to displacement and need to be tackled with more integrated and holistic actions, for building durable solutions in the medium and long term. Among these, the provision of adequate housing solutions in well planned, connected and well serviced settlements not only alleviates the vulnerabilities of the different communities, but determines the urban future of Baidoa.

The provision of durable housing for IDPs and host community should go along with the construction of key public facilities, most of

all schools, health and public hygiene facilities close to where people stay. An integrated approach to shelter and settlement offers opportunities for people in a way that goes beyond humanitarian assistance. It also helps that the most vulnerable groups in society benefit from e the economic and social advantages of managed urbanization. This can pave the way towards social integration, stimulate additional economic growth and ease dependencies on international aid.

Cross-cutting Themes

Gender, youth, and the environment need special attention to ensure that they are mainstreamed across the entire strategy, from planning to impact assessment. Any project, in whatever sector at whatever level, designed without taking gender and environmental implications into account is potentially a vehicle for gender marginalization and exacerbating risks to the environment.

In the context of Somalia, where youth are the majority and bear the brunt of the crisis as fighters, victims and the big-gest losers from economic, educational and employment collapse, treating youth as a cross-cutting issue is vital and is a deliberate strategy to ensure that they are not marginalized. This approach is applied to the environment for the same reasons.

Additionally, capacity and institutional building is spelled out in every component. It will require a systematic approach of knowledge and skills development to ensures that public institutions have the internal expertise to effectively implement change and improve performance.

Timeline and Prioritization

Priorities derive from the planning workshop as well as bilateral meeting held with different stakeholders. The timeline is only a broad evaluation of the time horizon and offer a possible sequencing of the different action within the same theme and across different ones.



Fig. 52. The Sustainable Development Goals (SDGs)

The scope of work and time for developing the different initiatives needs to adapt to the city and country's changing context and establish flexible implementation stages. This involves strong communication and governmental support to deliver accountability mechanisms (implementation, monitoring, evaluation and reporting); data management and a risk mitigation plan specifically for each action.

Responsibilities, Partners and Funding Streams

For each action, the direct responsible from the local or the state government is specified, along with a series of potential partners which can support the government action. This can have procedural roles, as well as offering technical expertise for implementation and funding opportunities.

Data limitations prevented elaborating on a detailed programme/action budget and implementation cost. Different partners and donors need to commit to funding, and UN-Habitat/Saamyenta Programme will achieve to mobilize the various resources efficiently to guarantee the successful delivery of the plan.





















The State and the Federal government will also play a key role in allocating resources and putting in place financial mechanisms to support the different actions aligned to accomplish the main goals of the national plans and objectives.

SDG Alignment

The tables also outline the potential impact of the interventions against the Sustainable Development Goals (SDGs) of the 2030 Agenda. Impact can arise from a complex interaction of context-specific factors, rather than as result of a single action, which makes it difficult to empirically quantify longer-run effects that go beyond the identification of program outputs. An empirical, comprehensive impact assessment is therefore not part of the scope of this report.

It is also important to highlight the fact that In order to make the 2030 Agenda a reality, broad ownership of the SDGs must translate into a strong commitment by all stakeholders to implement and localize the global goals.

Strategic actions	Description	Priority
City Governance		
Administration		
Revision of administration structure	<ul style="list-style-type: none"> •Formalise village boundaries •Expand village administrative structure to the most external areas of the city, including IDP settlement areas such as Barwaqo and IDC •Define roles and responsibilities of the village committees and village leaders 	1
Land Management		
Institutions Capacity Strengthening of land institutions and Urban Land Management Law Operationalization	<ul style="list-style-type: none"> •Defined clear processes and hierarchies for each institution involved in land management, including the State Urban Planning Committee, the local administration, the local land department, and line State ministries: Terms of Reference (ToR) and Standard Operating Procedures (SOP) •Recommendations for role, structure and staffing of Land Department, and provision of earmarked financing for Land Department staff withing municipal regular budget •Initiating and coordinating the formation of the State Urban Planning Committee •Communication and Awareness campaign Urban Land Management Law and the work of the State Urban Planning Committee through radio-programs and tailored information to land governance stakeholders and practitioners in form of flyers, booklets and social media •Tailored training sessions on the Urban Land Management Law hosted by the State Urban Planning Committee on technical aspects of the legislation and to increase the understanding of the Planning Committee, Ministry of Justice, Notaries and brokers, Police, Courts, land dispute tribunals, community elders and civil society 	1
Improve and expand property registration through fit for purpose land administration tools	<p>"Current property registration is limited in terms of geographical coverage and type of information recorded. The introduction and implementation of a fit for purpose (FFP) land administration that is city-wide and able to incrementally provide security of tenure to every person in Baidoa is a fundamental step for the inclusion and integration of the city's communities and for an equitable and functional management of land and urban dynamics.</p> <ul style="list-style-type: none"> •Document the reality of land occupation, land use, rights in or to land as it is on the ground through Social Tenure Domain Model - STDM •Expand registration of land parcels and formal rights, and extend when applicable to other to rights of insecure tenure •Improve the level and quality of spatial and non-spatial data on recorded properties: size and location, use, type and condition of buildings, surfaces, the legal status of the land, etc. •Co-production and community mapping is important for improved recordation, decrease land conflict, empowerment of the community and enhanced legitimacy of the municipality" 	2
Enhanced protections against forced evictions	<p>The Urban Land Management Law contains specifics for protecting displaced communities and urban poor from unlawful evictions, but the municipality and state authority will have to ensure interim security of tenure until the full implementation of the law, which will be included in the FFP land administration structure. Additional measures for avoiding evictions could include:</p> <ul style="list-style-type: none"> • rental assistance • home improvement grants for rental extensions • household grants or subsidies for incremental housing • communal leases 	2
Urban Planning		
Technical regulations and standards for urban development	<p>An Urban Regulatory Framework is both a policy document and a practical guidebook on administrative and technical aspects of spatial planning, master plan development; land use plans and land management tools, providing principles of sustainable development and management of all land. The MoPW has start its development, which will have to be finalised and implemented for the whole South West State with piloting in the Baidoa North City Extension Plan</p>	1
Strengthen the technical Capacity of urban planning and land management institutions	<p>The extreme urbanization dynamics, the continuous increase of population and the pressure over services and resources, combined widespread privatization in Baidoa, the municipality will have to utilize sophisticated tools for planning and implementing urban regeneration projects and city extensions. A key provision of the Urban Land management Law is the acquisition of 30% of newly urbanized land into public property, but this will require land re-adjustment, land pooling, or land swaps, capacity for compensation, and land sharing agreements. A technical capacity building programme will include:</p> <ul style="list-style-type: none"> •Review and assessment of the capability of current staff engaged in urban planning and land management activities – both state government and local administration. •Capacity needs assessment for the relevant Baidoa administration departments and MoPW, including development of training and capacity building plan. •Tailored training on urban planning standards, tools and mechanism, including land surveying equipment, GIS, and others. •Procure the required technical instruments and assets 	1

Timeframe													Responsible	Potential implementation partners	Related SDGs
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035+			
													Mol Baidoa Municipality	State Urban Planning and Land Committee Village leaders UN-Habitat, UNDP, IOM	 
													MoPW Baidoa Municipality	State Urban Planning and Land Committee FGS JPLG UN-Habitat, UNDP, NRC, WB	 
													MoPW Baidoa Municipality	State Urban Planning and Land Committee FGS JPLG UN-Habitat, UNDP, NRC, WB	   
													MoPW Baidoa Municipality	State Urban Planning and Land Committee FGS UN-Habitat, NRC, IOM, UNHCR, Shelter Cluster, CCCM Cluster	   
													MoPW Baidoa Municipality	Baidoa Municipality State Urban Planning and Land Committee FGS JPLG UN-Habitat, UNDP, ILO, UNIDO, NRC, WB	  
													MoPW Baidoa Municipality	State Urban Planning and Land Committee FGS JPLG UN-Habitat, UNDP, ILO, UNIDO, NRC, WB	    

Strategic actions	Description	Priority
Urban Planning (cont.)		
Resilience Action Planning	<p>This component aims to enable local governments to plan and undertake practical actions to strengthen the resilience of their cities through a step-by-step participatory planning methodology that includes a set of training exercises and activities targeting municipal authorities, communities and local stakeholders. This process includes four different phases:</p> <ul style="list-style-type: none"> •Understanding the Resilience, •data collection, •data analysis and prioritization and, finally, •development of a Resilience Framework for Action. <p>During this process the community will identify the resilience building priorities and transform them into bankable projects to mobilize funds for implementation</p>	1



The CityRAP tool developed by UN-Habitat and DiMSUR for training city managers and municipal technicians in small to intermediate sized cities in sub-Saharan Africa. It enables communities to understand and plan actions aimed at reducing risk and building resilience through the development of a Resilience Framework for Action.
























unhabitat.org/city-resilience-action-planning-tool-cityrap

Municipal finance		
Transparent, accountable budgeting and visible service delivery	<ul style="list-style-type: none"> •Introduce charts of accounts for increased visibility of local revenues •Develop standard format for reporting district revenue and expenditure data •Conduct and institutionalize Participatory budgeting and auditing sessions •Publish revenues, expenditures and services delivered through social media and online resources 	1
Enhanced land and property taxation management	<ul style="list-style-type: none"> •Regularization of existing practice of notarizing sales for maintenance of land registry records •Develop, publicize and implement building permit system to ensure cadastre maintenance •Introduce district By-Laws for taxation of vacant and undeveloped land to discourage uncontrolled and generalized land subdivisions •Design and implement a banded system for adjusting rates to the positional and other characteristic of the property, as proxy for the property value •Develop a taxation policy document, including clear policy on exemptions, vacant land, and tax relief, to minimize invalid •Assess fair payable property tax rates 	1
Enhanced property taxation billing and collection	<ul style="list-style-type: none"> •Simplify payments and increase compliance offering diverse payment including mobile phone payments •Improved data accuracy and functionality introducing financial management systems 	2
Community Building and Tax Morale	<ul style="list-style-type: none"> •Communication strategy for an improved awareness and perception of tax compliance 	3














Sustainable access to urban basic services

Water

Demand analysis and projecting water demand	<p>Accurate projections of water demand are crucial for the effective management of water supply by the Baidoa city administration and the water supply companies. The Baidoa Water Master Plan need probably to be reviewed in line with the new situation in terms of climate and population. Additional uses for increase economic activities should also be considered.</p>	1
Alternative sources of water supply	<p>The UNICEF water master plan already indicates the main potential watersources for expanding the city provision. However, demand is outpacing prediction. Hydrogeological studies taking into consideration a greater area could indicate new sources of water. At the same time, water harvesting strategies at large (hearthfill dams) and small scale (roof collection) could be studies to maximise water collection from meteoric events</p>	1

Timeframe													Responsible	Potential implementation partners	Related SDGs	
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035+				
														MoI Baidoa Municipality	State Urban Planning and Land Committee Village leaders UN-Habitat, UNDP, IOM	    
														MoPW Baidoa Municipality	MoI FGS JPLG UN-Habitat, UNICEF, ILO, UNDP, UNCDF, WB	  
														MoPW Baidoa Municipality	MoI FGS JPLG UN-Habitat, UNICEF, ILO, UNDP, UNCDF	    
														MoPW Baidoa Municipality	MoI FGS JPLG UN-Habitat, UNICEF, ILO, UNDP, UNCDF	  
														MoPW Baidoa Municipality	MoI FGS JPLG UN-Habitat, UNICEF, ILO, UNDP, UNCDF	 
														MoPW Baidoa Municipality	MoEnvironment Baidoa Municipality FAO, UNICEF, UNCDF, WB, UNEP, OCHA, WASH cluster, CCCM Cluster	 
														MoPW Baidoa Municipality	MoEnvironment Baidoa Municipality FAO, UNICEF, UNCDF, WB, UNEP, OCHA, WASH cluster	  

Strategic actions	Description	Priority
Water (cont.)		
Institutional strengthening for water sector	<p>Operational strategies for water sector capacity building must be tailor-made for Baidoa and the South West State context. Such strategies should be long term, having the main objectives of improving the quality of decision making, and sector efficiency of strengthening water resources management. Support for private initiatives in the sector should go along adequate controlling measures and well-established partnerships. The institutional assessment will address:</p> <ul style="list-style-type: none"> •Review and assessment of the capability of current staff engaged in water sector activities – both government and private sectors. •Capacity needs assessment for the relevant Baidoa administration departments and private sector operators, including development of training and capacity building plan. •Recommendations for role, structure and staffing of Water Sector Management agency, possibly to be incorporated in a single agency covering sanitation and solid waste management. •Formulation of comprehensive legislative framework to cover technical standards of facilities and regulations for enforcement of public health standards. •Formulation of appropriate courses in water management and development studies to be introduced in the local higher learning institutions •Public health and hygiene advocacy and education programmes to promote good practice in water usage and protection from disease. 	1
Sanitation		
Review of current sanitation practices	<p>A detailed analysis of the FSM system, from both demand and supply view point, will provide a graphic representation of how the system and players currently operate. This assessment should cover:</p> <ul style="list-style-type: none"> •Survey of current sanitation methods: septic tanks, cess pits, pit latrines, communal facilities, open defecation etc. •Analysis of faecal sludge flow diagram – collection > where waste goes > what proportion is managed > where unmanaged portion ends up. •Public health implications and potential hazards of current human waste disposal methods – with focus on vulnerable groups •Environmental implications and potential hazards of current human waste disposal methods - pollution of drainage, groundwater, water courses etc. •Review and evaluation of operations of key players in sanitation management. 	1
Institutional organisation for effective sanitation management	<p>The institutional assessment will involve:</p> <ul style="list-style-type: none"> •Review and assessment of the capability of current staff engaged in sanitation activities – both government and private sectors. •Capacity needs assessment for the relevant Baidoa administration departments – level of service provision and public health law enforcement. •Analysis of the operations of faecal sludge management providers (manual/mechanical). •Analysis of business potential of FSM, including current demand. •Recommendations for role, structure and staffing of sanitation Management agency, possibly to be incorporated in a single agency covering water provision and solid waste management. •Resources for public health education programmes to promote good practice in personal hygiene in relation to sanitation. 	2
Sanitation-specific regulatory framework	<p>The formulation of legislation will be framed to achieve public health objectives, and will cover on-site systems and FSM service, provisions for enforcement and regulation of service providers. It will also:</p> <ul style="list-style-type: none"> •Formulation of comprehensive legislative framework to cover technical standards of facilities •protocols for enforcement of good public health practice on individual households, commercial and industrial enterprises, and public institutions. •Establish incentives to increase disposal at recognised FS transfer and treatment sites •Provide guidance on standards for waste-to-value. •Consolidate regulation of pollution of receiving waters, with penalties for indiscriminate sludge dumping by service providers. 	2
Comprehensive sanitation management strategy	<p>A comprehensive sanitation strategy sets out operational actions and resources needed to achieve sustained sanitation services leading to improved public health, taking account of social, economic, financial and environmental realities. This will include:</p> <ul style="list-style-type: none"> •Technical specifications for individual household, using on-site disposal/treatment methods, i.e. septic tanks, cess pits, and self-built pit latrines. •Role for communal facilities combining toilet + shower + washing for households with no access to individual facilities - including management models (by local government, NGO, community or private entrepreneurs). •Limited network of piped sewerage and treatment for central commercial district. •Potential need for limited network of piped sewerage and treatment for productive districts/livestock market/slaughterhouse. •Comprehensive faecal sludge management system: containment-emptying-conveyance-treatment-end-use/disposal •Identification of suitable location and implementation of sludge treatment facility •Promotion of safe, environmentally sustainable sanitation options 	1

Timeframe													Responsible	Potential implementation partners	Related SDGs	
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035+				
														MoW Baidoa Municipality	MoEnvironment FAO, UNICEF, UNCDF, WB, UNEP, WASH cluster, CCCM Cluster, Health Cluster	  
														MoW	MoEnvironment Baidoa Municipality FAO, UNICEF, UNCDF, WB, UNEP, WASH cluster, CCCM Cluster	 
														MoW Baidoa Municipality	MoEnvironment Baidoa Municipality FAO, UNICEF, UNCDF, WB, UNEP, WASH cluster, CCCM Cluster	 
														MoW	MoEnvironment FAO, UNICEF, UNCDF, WB, UNEP, WASH cluster, CCCM Cluster	 
														MoW	MoEnvironment FAO, UNICEF, UNCDF, WB, UNEP, WASH cluster, CCCM Cluster	   

























Strategic actions	Description	Priority
Solid waste management		
Survey of waste characteristics and volumes	<p>Detailed information on the nature of wastes and volumes currently generated in the city are needed. Waste generation need to be connected to different geographical areas, land uses (residential, commercial, productive etc) and household income levels.</p> <p>This survey is the essential starting point for developing a comprehensive SWM planning framework for improvement of collection, transport/transfer, recycling, disposal and resource recovery types in all sections of the city.</p> <p>Characteristic (weight and density) and volume of the weight, as well as locations are essential for plan for the necessary equipment (compactor, trucks, smaller scale vehicles, handcarts). Composition will also indicate the need of the frequency of the service (e.g. more frequent collection for organic wastes).</p> <p>Bio-medical waste has also very specific treatment requirements which need to be carefully spelled out.</p> <p>This will support also projections for the waste generation over the planning period.</p>	1
Institutional strengthening of SWM	<p>The institutional assessment will involve:</p> <ul style="list-style-type: none"> •Assessment of capability of SWM personnel (in both government and private sectors) and identification of needs for managerial and technical level skills development, training etc. •Recommendations for role, structure and staffing of sanitation Management agency, possibly to be incorporated in a single agency covering sanitation and water provision •Identification of roles for community and private sector involvement in the SWM cycle. 	2
SWM-specific regulatory framework	<p>The formulation of legislation will be framed to achieve public health objectives, and will cover on-site systems and SWM service, provisions for enforcement and regulation of service providers. It will also:</p> <ul style="list-style-type: none"> • Review of existing practice, including policies, regulations and standards. • Identification of policy requirements, key areas of legislative requirements, and enforcement protocols. • Develop bylaws for waste management and biowaste management 	2
Integrated SWM plan	<p>A specific sectoral plan must be formulated to address the waste characteristics of all generators (individual households, institutions, business premises, commercial enterprises, industries and streets/public space) and to incorporate cost-effective and environmentally appropriate technology choices:</p> <ul style="list-style-type: none"> •Source collection: Method of collection designed to match source characteristics – individual waste collectors on foot will be appropriate in residential areas and dense commercial areas; whereas institutional and commercial premises may require more mechanised collection. •Transfer stations: A network of collection facilities for consolidation and preliminary separation of waste. •Transport: Planning an efficient, cost-effective system for transport of waste from source to disposal – from labour-intensive collection at source to mechanised transport of large volumes to disposal site. •Sanitary landfill: Planning and design of sanitary landfill site in accordance with accepted best practice, based on projected volumes of wastes. Location to be determined according to ground conditions with special attention to avoiding contamination of groundwater through leaching of toxic materials. •Feasibility for waste-to-energy options •Push for recycling and recovery of valuable materials 	2
Public awareness raising	<p>Effective SWM starts from individuals' responsiveness in avoiding, re-using, separation of wastes and reducing the amount of waste generated from the household, institution or business premise. Awareness raising among the public about sustainable consumption and SWM good practices, including the promotion of 5 R's: Refuse, Reduce, Reuse, Repurpose, Recycle concept, is key to promoting behaviour change and supporting implementation of broad objectives that underpin SWM. Public health education programmes can be held in schools, madrasas, public bazaars, and through local media. Community public health workers can run campaigns to reach out to all citizens to explain good practice and the health benefits of a cleaner city.</p>	1


























UN-Habitat developed Waste Wise Cities Tool: a Step by Step Guide to Assess City Municipal Solid Waste Management Performance

The tool helps cities and countries to better manage resources, mitigate and prevent environmental pollution, create business, employment and livelihood opportunities, and shift towards a circular economy. The methodology provides guidelines for ladders for MSW collection services and control level of waste management facilities, and aims to bring standardized definitions, nomenclature and techniques to MSW data collection












unhabitat.org/waste-wise-data

Timeframe												Responsible	Potential implementation partners	Related SDGs		
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034				2035+	
														Baidoa Municipality	MoEnvironment, JPLG UN-Habitat, UNICEF, ILO, UNDP, UNCDF, WB, UNEP,WASH cluster, CCCM Cluster	     
														Baidoa Municipality	MoEnvironment, JPLG UN-Habitat, UNICEF, ILO, UNDP, UNCDF, WB, UNEP,WASH cluster, CCCM Cluster	  
														MoEnvironment	Baidoa Municipality JPLG UN-Habitat, UNICEF, ILO, UNDP, UNCDF, WB, UNEP,WASH cluster, CCCM Cluster	  
														Baidoa Municipality	Baidoa Municipality JPLG UN-Habitat, UNICEF, ILO, UNDP, UNCDF, WB, UNEP,WASH cluster, CCCM Cluster	        
														Baidoa Municipality	Baidoa Municipality JPLG UN-Habitat, UNICEF, ILO, UNDP, UNCDF, WB, UNEP,WASH cluster, CCCM Cluster	  

Strategic actions	Description	Priority
Drainage		
Survey of current surface water drainage	<p>A detailed survey and analysis of current drainage patterns is needed for any future planning exercise, including a critical analysis of effectiveness of the current drainage network, frequency and causes of flooding occurrence and forecast volumes of flows expected. The survey will include:</p> <ul style="list-style-type: none"> • Topographical survey, Hydrologic and hydraulic analyses of the city and planned expansion areas • Update of rainfall records and flooding events, including adjustment to account for climate change • Detailed survey of the city-wide drainage network (natural & man-made channels) • Critical analysis of the effectiveness of the existing drainage network, with special focus on frequency, location and causes of flooding occurrence. 	2
Urban drainage planning and design	<p>Planning and designing a functional drainage system will involve:</p> <ul style="list-style-type: none"> • Planning/design of new/improved drainage network to cope with identified surface water volume and the city needs. • Combine closed and open drains as appropriate to facilitate low-cost maintenance. • Road network upgrading, solid waste management system, and possible central commercial area sewerage network • Role of tree planting and creation of green open space network to reduce surface water run-off • Rain water harvesting from roofs and creation of water detention ponds to mitigate incidence of flooding. 	2
Energy		
Sustainable electrification strategy	<ul style="list-style-type: none"> • Expand renewable energy production – solar and wind energy plants • Investigate decentralised options including solar thermal collectors, solar PV panels, biomass boilers and modern cook stoves using bioenergy. • Connect to major social and infrastructure facilities e.g. airport, schools, hospitals and health centres, markets etc. • Expand the distribution grid network using public resources • Investigate options ranging from decentralized renewable energy production, supplying energy within the direct vicinity of buildings to centralized renewable energy production, in which energy is generated elsewhere and then distributed to buildings via energy networks. • Initial promotion and raising awareness of new policies, regulations and guidance to promote renewable energy in buildings, for example introduction of building codes, permit systems, technical standards, public housing and local taxation etc. 	2
Urban design and architectural guidelines for minimize energy consumption	<ul style="list-style-type: none"> • Establish integrated urban planning processes to promote renewable energy, e.g. combining spatial and energy planning. • Increase urban tree planting to minimize heat island effects. • Integrate renewables-based access solutions into urban development strategies. • New public buildings to be designed as Net Zero Energy (NZE) building, integrating local building culture, natural ventilation and passive cooling. • Promotion of renewable energy in all buildings, through policies, regulations and guidance such as building codes and permits. E.g. incentivizing rooftop solar PV panels, integrating local building culture, natural ventilation and passive cooling. 	2
Social Infrastructure		
Health		
City-Wide Survey on Hospitals and Health Facilities	<p>Accurate study is urgently needed to evaluate the gap in health services provision. A city-wide survey would look at</p> <ul style="list-style-type: none"> • number, type, size and location of facilities • conditions of the buildings, including access to water and electricity • presence of proper latrines, segregated by gender • access to medical waste collection • condition of the specialized and non-specialized equipment • presence of sufficient qualified personnel, including physicians, physician assistants, nurse practitioners and other health care personnel 	1
Health		
City-Wide Survey on Schools and Educational Facilities	<p>Accurate study is urgently needed to evaluate the gap in education services provision. A city-wide survey would look at</p> <ul style="list-style-type: none"> • number, type, size and location of facilities • conditions of the buildings, including access to water and electricity • presence of proper latrines, segregated by gender • access to solid waste collection • condition of the classrooms, including desks, chairs, blackboards and learning equipment • presence of sufficient qualified teachers (teachers/class and teachers/student) • enrollment, attendance, dropout rate disaggregated by age and gender 	1

Timeframe													Responsible	Potential implementation partners	Related SDGs	
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035+				
														MoW MoPW	MoEnvironment Baidoa Municipality FAO, UNICEF, UNCDF, WB,UNEP,WASH cluster, CCCM Cluster	  
														MoW MoPW Baidoa Municipality	State Urban Planning and Land Committee UN-Habitat, UNICEF, UNCDF, WB,UNEP,WASH cluster, CCCM Cluster	   
														MoEnergy	MoEnvironment Baidoa Municipality JPLG, UN-Habitat, UNICEF, ILO, UNDP, UNCDF, UNIDO, WB,UNEP,WASH cluster, CCCM Cluster	    
														MoPW	State Urban Planning and Land Committee UN-Habitat, UNICEF, UNCDF, WB,UNEP,WASH cluster	    
														MoH	MoPW Baidoa Municipality WHO, JPLG, UN-Habitat, UNICEF, ILO, UNDP, UNCDF, WB,UNEP, Health cluster, CCCM Cluster, WASH cluster	  
														MoH	MoPW Baidoa Municipality UNICEF JPLG, UN-Habitat, UNICEF, ILO, UNDP, UNCDF, WB,UNEP, Education cluster, CCCM Cluster, WASH cluster	  

Strategic actions	Description	Priority
Housing		
Housing regulatory framework and guidelines	Develop building codes and standards to improve affordability and sustainability: <ul style="list-style-type: none"> •Promote research of new architectural typology for an enhanced land use, including multi-storey buildings •Enforce regulations in terms of minimal openings, ventilation, material standards and construction quality •Promote research of new architectural typology for an enhanced land use, including multi-storey buildings •Promote research, production and use of local construction technologies and building materials •Incentivize sustainable and passive solutions, such as rooftop solar PV panels, natural ventilation high thermal mass, planting. 	1
Analysis of housing delivery mechanisms	Carrying out a cost-benefit analysis of different modes of land development and housing delivery. These analyses would also look at potential strategies for improving tenure security through rental solutions and group ownership as well as ways to involve beneficiaries in the planning, design and management of the projects.	2
Development of the Local Construction Sector	<ul style="list-style-type: none"> •Support to owner-driven construction will develop mechanism to self- and community-construction. •Minimum quality standards will be ensured – including access to infrastructure through enhancing the capacity of local builders and artisans and proposing and testing business models (e.g. partnerships with lenders, certification of builders, beneficiaries' training and protection). •Supporting and incubating necessary construction skills and knowledge to nurture a more mature construction sector, able to assure construction quality for structural resilience, support the use of appropriate building materials, and facilitate the introduction of resilient prototype designs, as well as, supporting supply chain and localisation of the market. Technical options should consider Somali culture context and locally available materials and be validated by national actors of the construction sector 	2

Timeframe													Responsible	Potential implementation partners	Related SDGs	
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035+				
														MoPW Baidoa Municipality	UN-Habitat, ILO, NRC, UNHCR, IOM, WB, UNEP, Shelter cluster, CCCM Cluster	   
														MoPW Baidoa Municipality	UN-Habitat, ILO, NRC, UNHCR, IOM, WB, UNEP, Shelter cluster, CCCM Cluster	 
														MoPW Baidoa Municipality	UN-Habitat, ILO, NRC, UNHCR, IOM, WB, UNEP, Shelter cluster, CCCM Cluster	    

BAIDOA NORTH PLANNED CITY EXTENSION





Fig. 53. Paving of internal road © Hiran Online

Planning Area

Definition

Location

Transforming strategic recommendations into concrete and implementable programmes and policies requires detailed systemic actions that can trigger the envisaged spatial, economic, and social transformation.

To this goal, the area in the North of Baidoa was chosen to develop a City Extension Plan. The choice of this particular area follows several considerations.

First of all, it is the one with the highest number of registered IDP sites (211 out of 498), and the one with the highest eviction risk according to the latest CCCM assessment.

It is also the one with the highest amount of subdivided land, reflecting a high interest by private land owners and investors.

Additionally, the ongoing development of Barwaqo resettlement township, and the designation of Bonkay as a new possible resettlement site for IDPs, are attracting a great interest from government and international agencies.

The planning area was defined based on visible boundaries and administrative areas. Two main roads border the area in the south and in West, and 12 Laan across 5 urban villages are interested. As indicated among the strategic actions, a revision of the current village boundaries is necessary, as the existing built up area is already going beyond them. The village administrative structure should expand according to the implementation of the city extension plan, to the most external areas of the city.

Towards the North, the lack of physical components such as slopes, and skirts of hillsides, mountains or dry riverbed, or man-made infrastructure such as road, doesn't allow to leverage visible boundary to establish clearly the planning area. In order to follow the plan provisions, the Municipality will have to apply urban growth boundary systems as described in the strategy section.

Key Figures

The resulting planning area has a total surface of 27km², or 2,700 ha. Of this, about 45% shows evidence of land subdivision, but only 23% is built.

Considering a medium-high average density of 100people/ha, and taking into account the areas which will be preserved from urbanisation, the planning area could be within the possible range of land capacity to accommodate 240,000 people, thus hosting 21% of the total projected population by 2035, and 44% of the expected population growth.

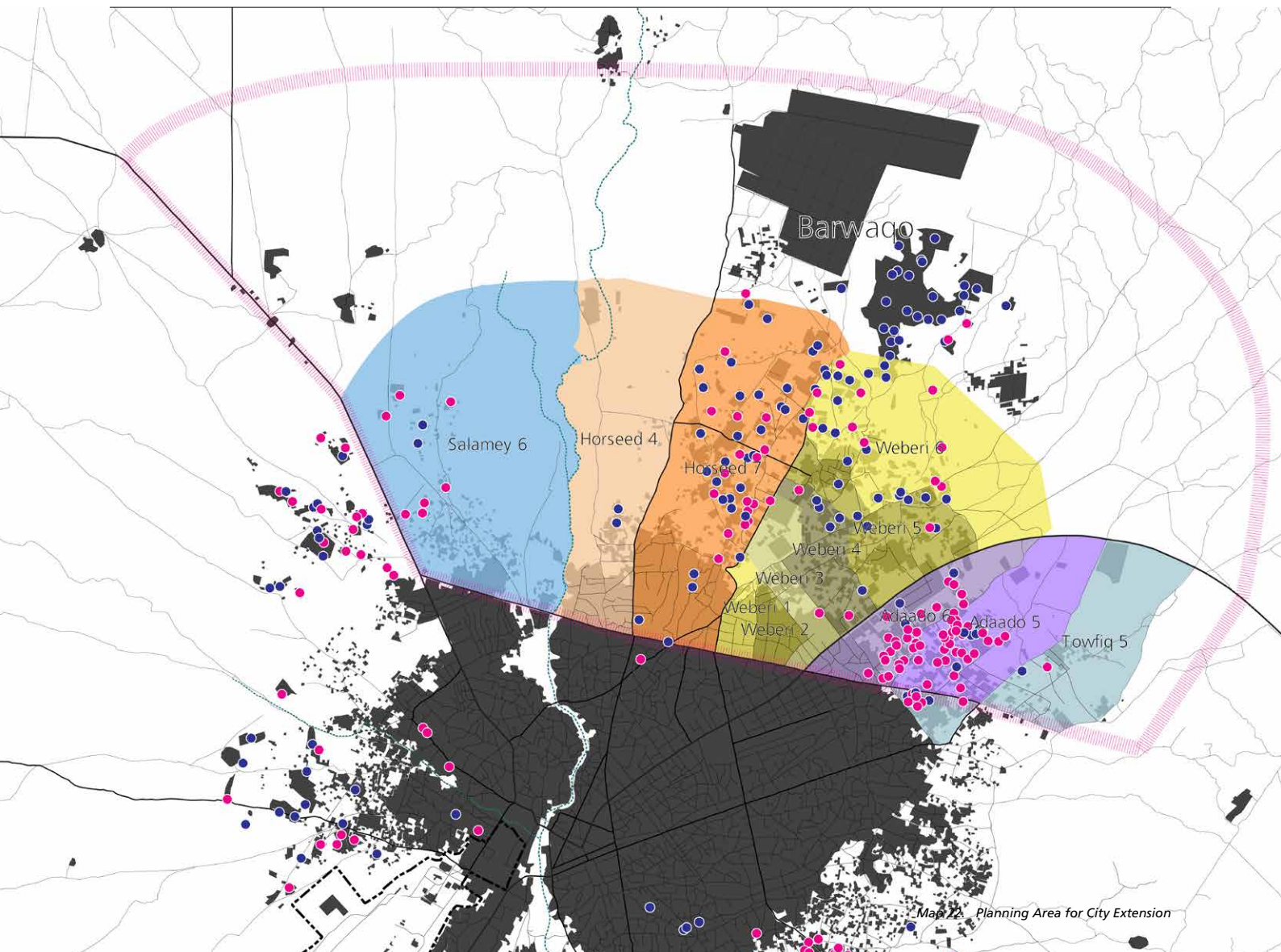
211
IDP
Settlements
involved

12
Laan within
the planning
area

















27 km²
Planning Area

240,000
Expected
Population

100
people/ha
Average
planning
density



Legend

-  Planning Area
- Urban Villages**
-  Towfiq
-  Adaado
-  Weberi
-  Horseed
-  Salamey
- IDP settlements**
-  Extreme eviction risk
-  High, medium and low eviction risk
-  Built-up area
- Road network**
-  Primary Road
-  Secondary Road
-  Tertiary Road
-  Access Road
-  Track
- 
- 

Main Planning Objectives

Following the strategy main goals and recommendations, the Plan tries to define an implementable framework for land use planning involving several essential planning measures such as “density formulation”, “use classification”, and “use distribution”:

- Establishing compact urban form with optimal density
- Introducing mixed use urban nodes and measures to support mixed use corridors
- Strengthening resilient land use by protection of sensitive areas
- Securing lands and spaces for key infrastructure and public facilities
- Supporting efficient mobility network and posing the base for a public transportation system in association with adequate land use
- Organizing efficient productive spaces for competitive economic development
- Enhancing green network and recreational spaces as part of attractive urban environment and contribution to climate change adaptation

Development Programme

Land Use and Structure Plan

Road Network

The extension area of Baidoa should be well integrated with the existing infrastructure. The proposal therefore aims to develop a concept that retains compact development protecting the existing natural fragile environments.

However, in order to ensure that the area is supported in a balanced way a concept to develop interconnectivity, based on the flow of economic activities is proposed. Right now the settlement has few main access which are properly demarcated. This could lead to congestion, and

A network of primary roads is suggested, in order to allow better connectivity and economic integration of the different parts of the settlement.

Additionally, at a regional scale, the bypass will support heavy transport towards both Mogadishu and the Ethiopian border without colliding with the internal functioning of the city.

At a human scale connectivity is also emphasized by recommending walkable distances to the public facilities and services, all placed within a 500m radius (15-20






minutes walking distance) to support strong connectivity. This is also supported by a green pedestrian network following the natural ecological corridors.

Streets and roads, particularly in an urban area, serve more functions than just of mobility and access. Streets are public places: places to gather, socialize, window shop, people-watch, etc.

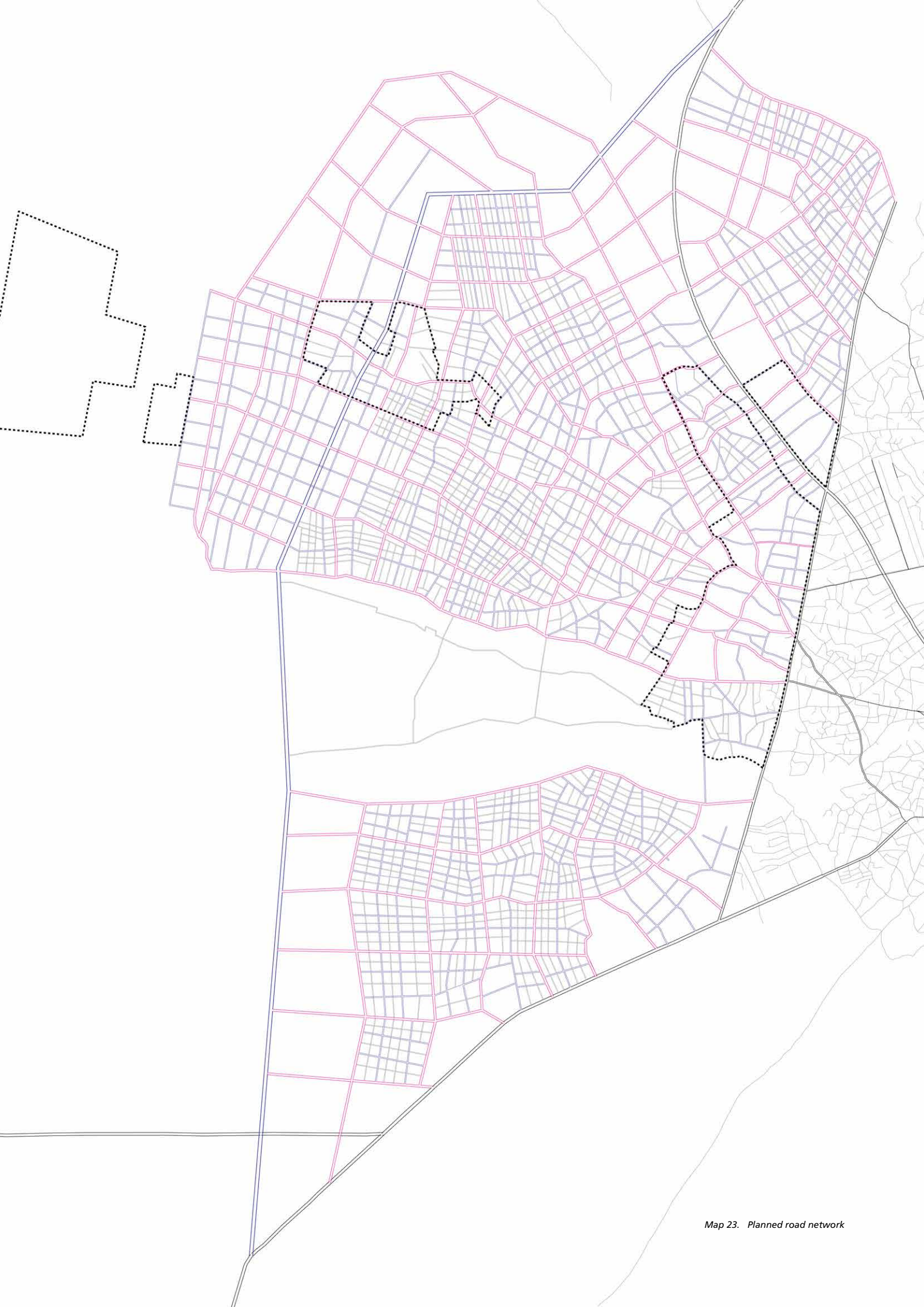
Designing an efficient street hierarchy is key to encourage walkability, interconnectivity and safety, and integrating this as part of the public space strategy, providing at least 30% of the total area including streets, parks and green corridors.

An urban road classification system for urban streets is necessary to better integrate the road and its design into the urban fabric. The system should take into account the variety of functions and the users of the road.

Road network

-  Primary Road
-  Secondary Road
-  Tertiary Road
-  Access Road
-  Existing road





Map 23. Planned road network



Fig. 55. Workers digging before installing drainage pipes along a newly constructed road © IOM

Width of the roads should be determined by road hierarchy. Uses or activities that generate a lot of traffic should be located along or near a main road, and easily accessed by public.

Narrower access roads provide access to individual plots, in which local spatial and environmental quality is prioritized and through traffic is discouraged.

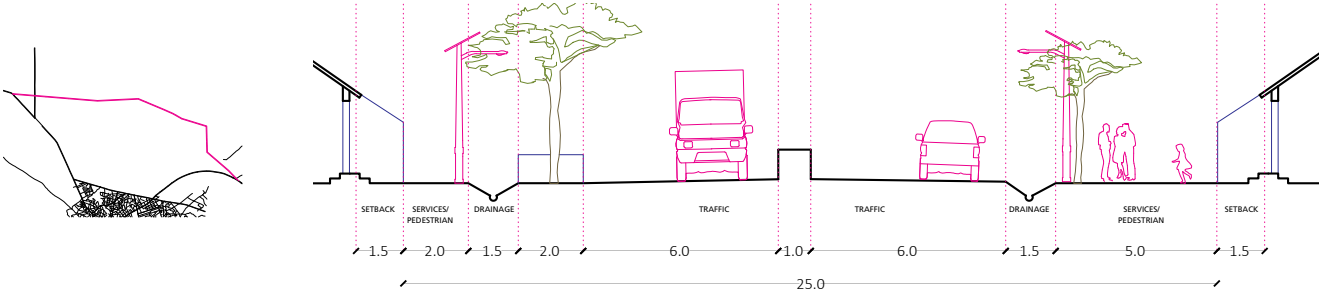
The diagram in figure 56 shows typical road widths for four categories of road:

Setback of constructions from the road reserve are also suggested.

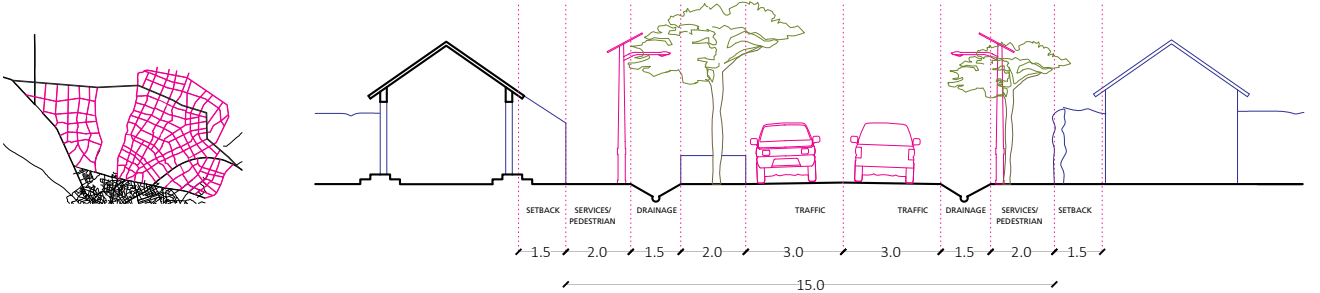
The widest roads is thought only for the bypass, with sufficient space to allow heavy freight traffic.

The current system of paths used within the settlement was retained as much as possible in the road network structure. This is to make sure that current entrances to the existing property remain accessible, and to reduce impact on the movement patterns of the existing community.

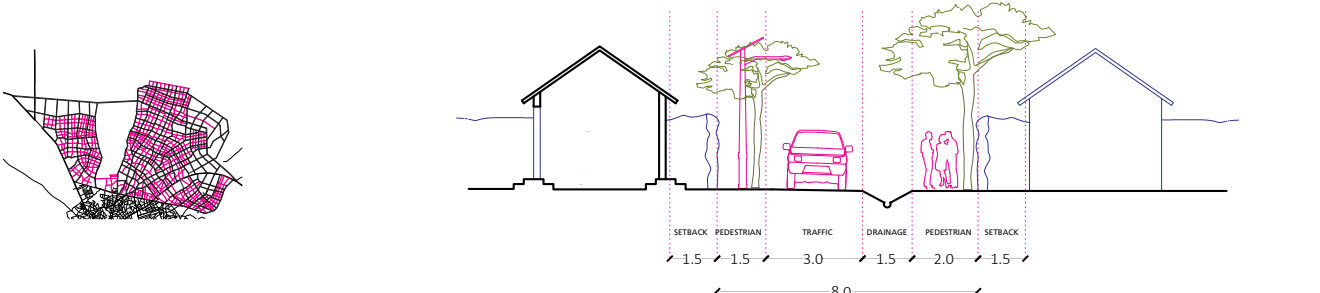
The second section is recommended for roads connecting the settlement, and ease of movement is prioritized over access to individual plots.



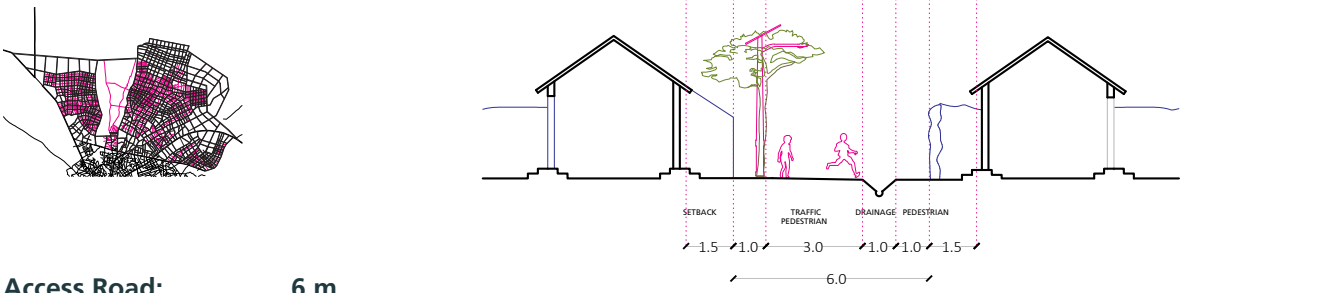
Bypass Road: 25m



Primary Road: 15m



Secondary Road: 8 m



Access Road: 6 m

Fig. 56. Road sections

Key Public Facilities

The areas for key public facilities are defined as major facilities for public use occupying large lands in general. This category includes facilities for the government and administration, education and institutions, key health facilities, and cemetery.

The land use requirement for key public facilities is estimated on assumption with available numerical frameworks borrowed from Puntland's Urban Regulatory Framework.

Due to insufficient existing data and information in general, the key public facilities of education, health, park and others are necessary to address the demand based on the population increase.

Administration

Every village has already a village office. However, in alignment with the village administrative reform proposed at strategic level, space for additional administrative offices in the new expansion have been considered. This consider also the transition of current offices occupied by humanitarian organisation to the city administration, for example facilities dedicated to CCCM and Protection cluster.

Security

Police stations are an essential requirement highlighted in all public meetings by citizens and government alike. Their presence is particularly relevant in newly urbanised areas where limited numbers of residents do not allow the network of voluntary controls and standards among people and communities. This is also important for vulnerable individuals and communities such as IDPs.

Police patrolling also offers the possibility of controlling construction beyond established limits, enforcing the urban boundary.

The plan acknowledges the presence of newly implemented police posts close to Barwaqo site, and allocates additional land for new ones.

Cemeteries

Currently, there is scarcity of land in Baidoa allocated for provision of cemetery. The major cemetery of Baidoa is located within the planning area, in an area already quite populated and expected to become highly dense. It is advisable to transfer cemeterial functions away from the most populated zones, and preserve the current cemetery as a religious and natural protected area.

Additionally, with the current population boom, there will be the need to expand the burial capacity of the city, in a socio-cultural acceptable and religiously adequate fashion. The current City Extension Plan assumes that adequate land for a cemetery will be allocated outside the planning area. However, this remains a sensitive issue, as securing land is challenging.






The following describes some possible directions to cope with the cemetery development issue in Baidoa:

- Maximization of efficient land use coping with limited capacity of cemetery supply
- Establishing innovative supply-side development for cemetery to minimize land requirement for cemetery development, taking into account acceptance of social cultural change against traditional custom
- Refraining from utilizing flat land use in principle due to scarcity of living area and other use for urban development

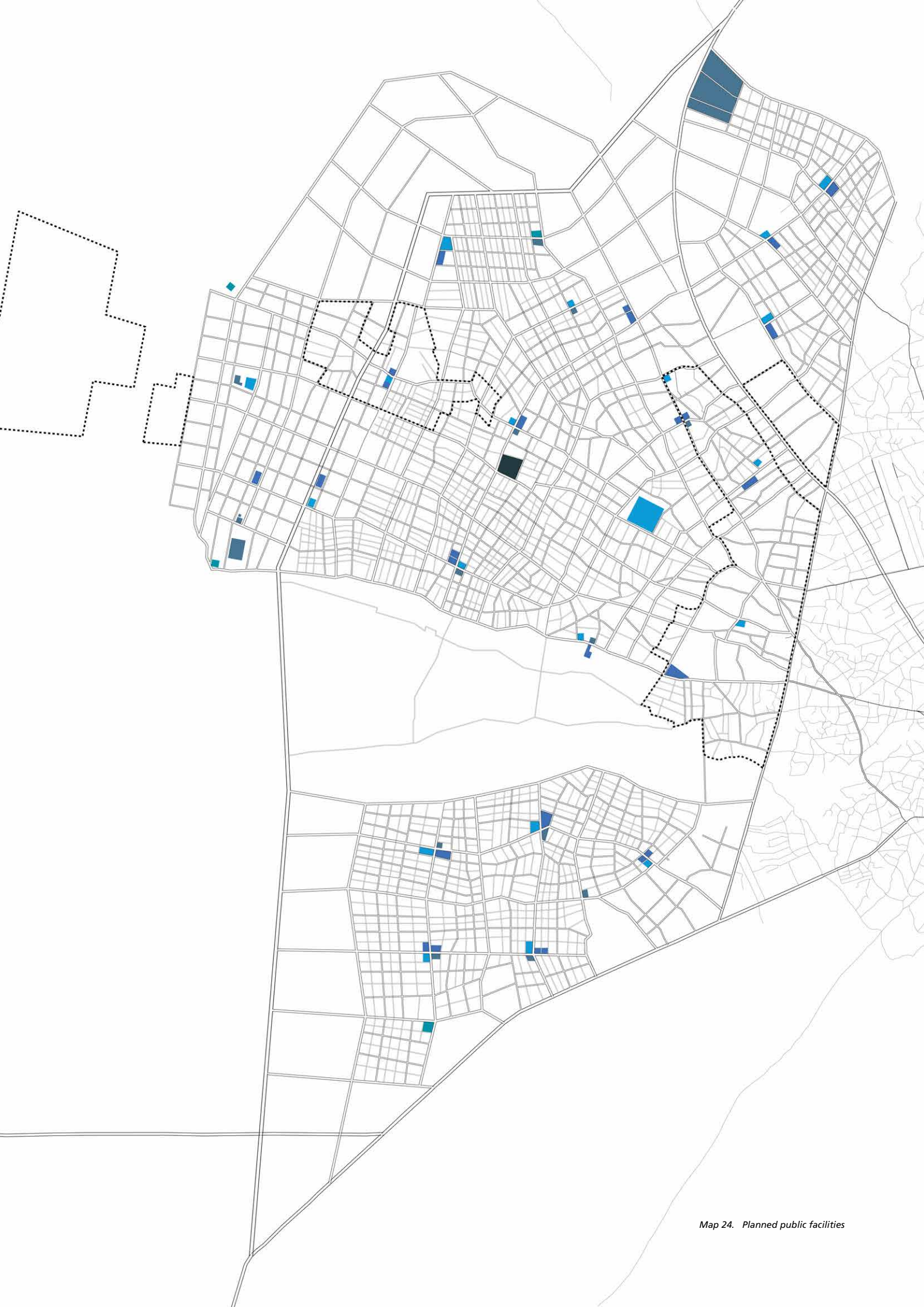
Legend

Public Facilities	
	Education
	Health
	Administration
	Security
	Other Public Facilities

Road network

	Primary Road
	Secondary Road
	Tertiary Road
	Access Road
	Existing road





Map 24. Planned public facilities

Health and Educational Facilities

Currently, social functions are insufficient and placed in clusters along the main infrastructure, most likely to accommodate easy access for service delivery. Although this is practical, this has a high impact on the livability.

It is recommended that the service are increased and decentralized in the neighborhoods to lower travel times and facilitate access for marginalized groups. This is vital to support equitable access to service as well as increased identity and ownership of the local residential environment.

Public facilities should be differentiated and placed accordingly to their population catchment and coverage area. Given the size of Baidoa and its expected population, it is possible to distinguish two level of public functions, at a neighbourhood level and at a settlement level.

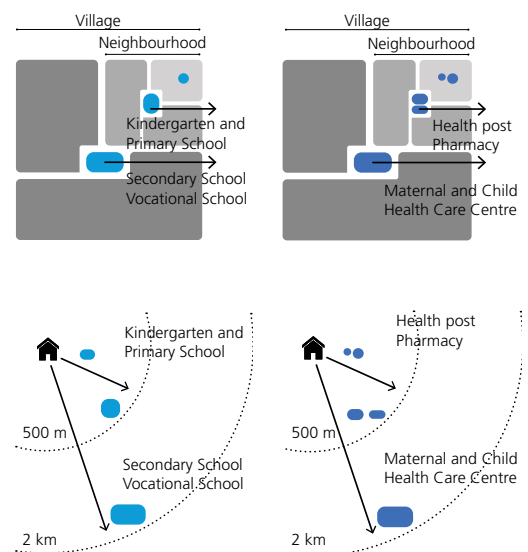
- Throughout urban neighbourhoods there should be small basic public space functions, such as mosques, community centers and primary schools, with an indicative coverage area of 500m.
- Activities that require a larger area (such as the main health, cultural and administrative utilities) should cover a zone of around 2km. Their size can vary, but the common factor is their incorporation into the urban pattern.

Public Facilities should ideally be located near to major paths or nodes to be well utilized, and connected to open spaces.

The plan focuses on the allocation of land for primary schools and health centers. It is envisaged that the future demands of higher education in universities and vocational training could be accommodated by more flexible operation and management of the existing campuses outside of the planning area.

	Catchment population	Computation of requirements in classrooms	Minimum site (ha)
Kindergarten and Quran school	5,000	15–25 pupils per classroom min. 15 m ² per pupil	3 classrooms = 0.07
			6 classrooms = 0.11
Primary (primary and intermediate primary) school	5,000	35–45 pupils per classroom min. 15 m ² per pupil	6 classrooms = 0.3
			12 classrooms = 0.6
			24 classrooms = 1.3
			36 classrooms = 1.9

	Catchment population	Minimum site (ha)	Notes
Health post	5,000	0.18	One health post in each primary school unit
Maternal and child health center (MCH)	5,000 - 15,000	In neighbourhood: 0.4 In district: 0.9	At least 15 beds
Pharmacy	5,000	0.008	One pharmacy in each primary school unit





Map 25. Catchment area for Primary Schools



Map 26. Catchment area for Primary Health Clinics

Economic Activities

Commercial Areas

A major constituent part of the plan is the incorporation of space for economic activity. In the current layout economic activities are clustered in the bazaar in the south. This leads to a long travel time for the inhabitants, posing dangers in particular to unaccompanied women.

Ideally they should be decentralized and allocated along the most safe, potentially lively and accessible routes, along the main roads. In order for the economic potential to be realised, areas where this is likely to flourish are identified and linked with the major transport infrastructure. This in turn allows for movement of goods and people between various areas of the settlement and adjacent towns in an effective and safe way.

The major areas of economic activity – where commercial and mixed use can be focused – are linked to smaller neighbourhood areas where day-to-day markets and smaller shops and businesses can be located.

In terms of social integration, the commercial and mixed land use strategy is fundamental. As commerce is seen to be a key point of interaction, the mixed use and commercial areas are placed predominantly along the major arteries that provide access to the area from centre of Baidoa. This allows a perceived “safety” of the settlement by essentially placing the space for interface leading from the edge into the central points, encouraging local community into the settlement, as opposed to just interacting with a very solid boundary.

These main economic corridors will serve also as base axis for the development of the second phase of the development.

Livestock Market and Animal Holding Ground

Baidoa built-up area has valuable land that currently is being used for livestock trade activities, but is central and has decent provision of water, electricity, roads etc. They are also located within the residential developments, creating hygiene risks. This

should be avoided, placing the these activities outside the inhabited areas.

At the same time, such a central location does not have potential for expansion: it doesn’t provide a proper space for holding animals, and it is badly connected to the main roads.

The city extension allocates land for a new livestock market and a large animal holding ground in the proximity of the bypass, to boost the potential of a key economic activity of the city.

This would also allow the municipality to rethink the usage of the valuable inner-city areas currently occupied by the livestock market, repurposing them for housing and commercial activities.

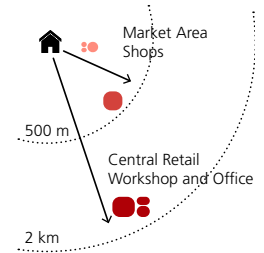
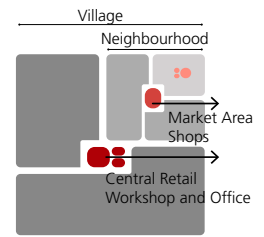
Productive Areas

With the establishment of a bypass road to boost freight transit, it will also be important to preserve land for productive activities around it.

This will also support an expansion of Baidoa’s productive activities, connected to the livestock and agricultural sectors, which is of key importance for the strategic development of the city and its inhabitants.

Given the scale of the intervention it is advisable to address the layout of the area in a Special Development Plan in the form of a Special Economic Zone produced by the South West Government.

The priorities and strategies for these productive areas impacting the town’s urban structure should also include the establishment of a dry port, and the connection with the Airport. This could help the connection of the freight air transport with the road one.



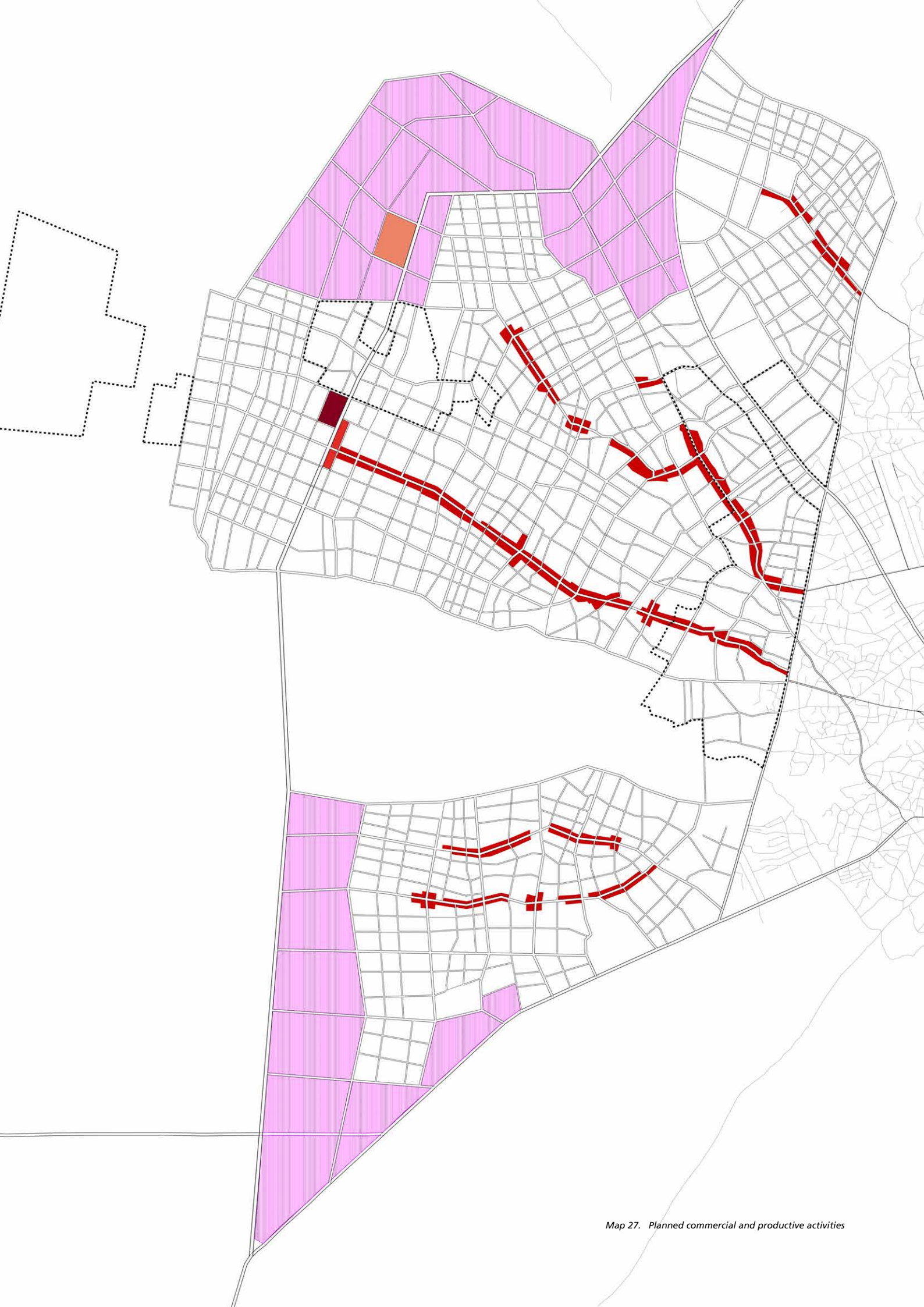
Economic Activities

- Commercial Uses
- Market
- Livestock Market
- Animal Holding Ground
- Productive Uses

Road network

- Primary Road
- Secondary Road
- Tertiary Road
- Access Road
- Existing road





Map 27. Planned commercial and productive activities

Green and Public Space Network

The layout of the streets, public spaces, facilities and residential blocks are designed to facilitate strong and positive integration. The pattern of open, natural, and recreational spaces within and surrounding the city is often referred to as the ‘green structure’.

A well-planned green structure of paths and nodes adds ecological value to the city and provides accessibility to recreation and a nature experience. The focus is to promote accessibility, inclusivity and create a safer settlement.

Key urban design strategies to promote this are:

- Providing space for informal livelihoods that can be incrementally formalised, in designated market spaces.
- Active street frontages to ensure there are no dead spaces without passive observation.
- Encouraging well-lit streets and public spaces to promote safer streets
- Placing water collection points situated in publically visible areas, whilst being located in close proximity to the private spaces (50m max distance).
- Linking the educational facilities to public spaces and access routes to encourage youth involvement.
- Leaving some space in residential areas open for public spaces of different size.
- In the smallest scale possible, flexible public/ community spaces should be left to be developed into public spaces or services by the communities, as per the community’s needs (playgrounds, sport grounds, community gathering places, and should relate to public facilities, like religious places, workshops etc.)

Drainage and Climate Change Resilience

Within the extension area it is located a large natural area, which feeds the Isha Spring aquifer and contains several agricultural area. Rather than seeing this as a challenge to development, the plan aims to incorporate

it and the other existing areas of vegetation as a major ecological asset. There is limited rainfall in the region, however when it does rain, it often causes floods. By retaining the natural patterns of watershed as part of the urban flood resilience strategy, this limits the risk of flooding and – if invested upon - can offer areas for quality public space and further agriculture.

Therefore, the grid does not extend into the natural areas in order to mitigate the flood risk. In the same way, an ample buffer zone along the watershed is left, permitting it to flood during the short rainy season as little significant damage can be inflicted to this type of land use.

Technical Infrastructure

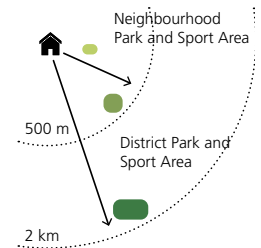
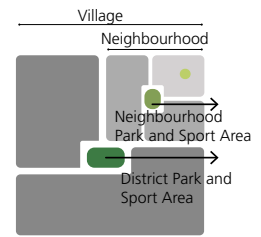
The master plan incorporates the technical infrastructure: utilities (water plants, sewerage plant), transportation (public transportation terminal), solid waste disposal site.

In terms of utilities, there are a number of project revolving around water provision - boreholes, earthfill dam and retention ponds - currently being developed or under feasibility study in the area.

Additionally the plan leaves ample space for future provision of such areas, which will have to be studied with specific Technical Plans.

The plan also identifies areas for the location of bus terminal and stations, following the directions of the city-wide strategy.

The government shall implement an efficient, comprehensive, and integrated solid waste management program which will ensure the protection of public health and environment within the next ten years. The strategy already outline some of the key steps in this direction. A key action in this regard will be the allocation of at least one large area for the implementation of sanitary landfill. Even City Extension Plan doesn’t consider any location within the planning area suitable for a landfill, a careful examination of option at city scale is required.



Public and Natural Spaces

- Sport & Recreation
- Natural Protected Area
- Agriculture (Urban Farming)

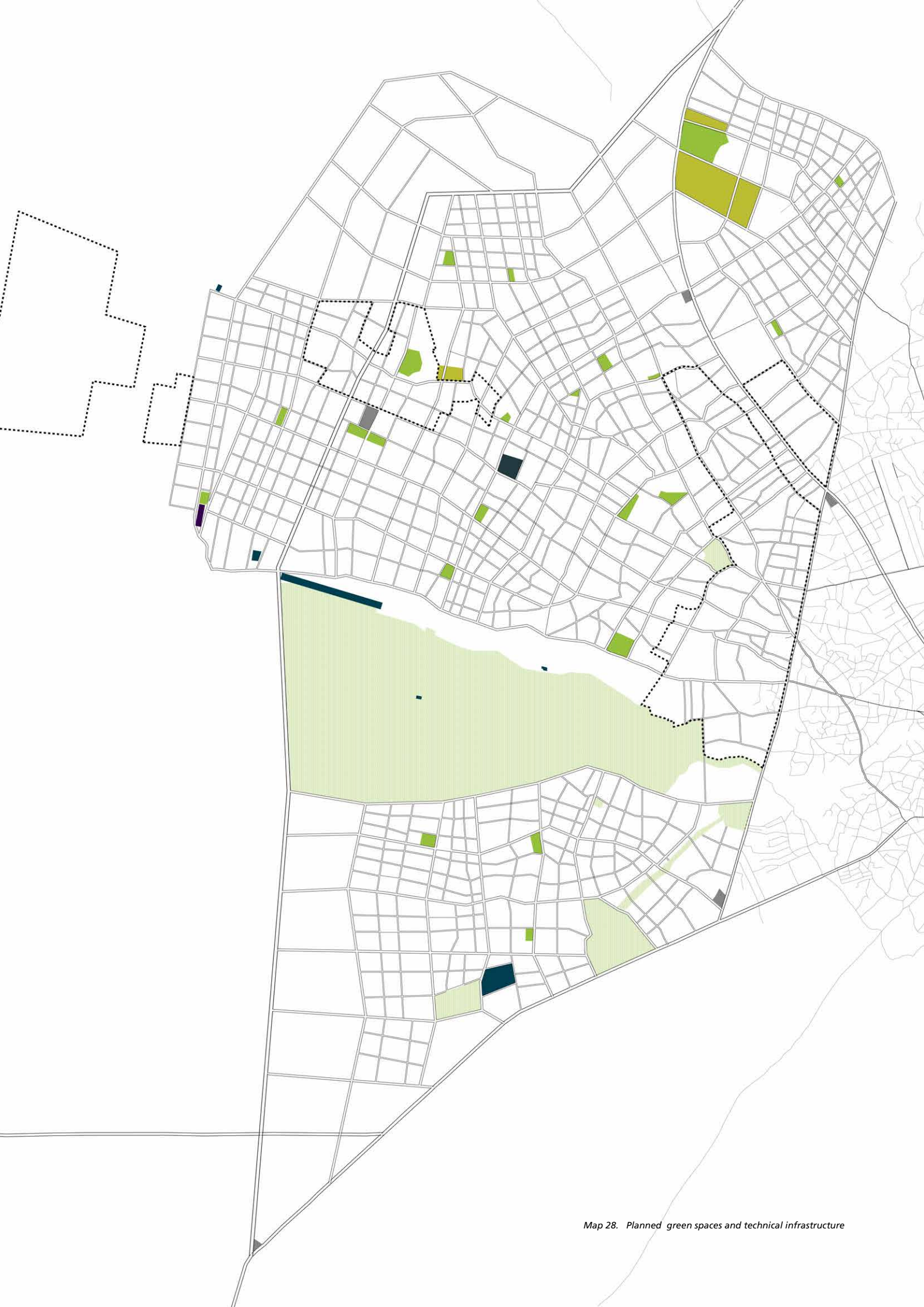
Technical infrastructure

- Bus Terminal
- Water
- Sanitation

Road network

- Primary Road
- Secondary Road
- Tertiary Road
- Access Road
- Existing road

0 500m



Map 28. Planned green spaces and technical infrastructure

Special Planning areas

The City Extension Plan defines a general layout for Baidoa North identifying the main requirements and directions for infrastructure, social facilities, basic services and public space.

However, a few areas within the planning boundary necessitate a dedicated approach. One of these is the Phase III of the Barwaqo township, which is already subject to a detailed plan.

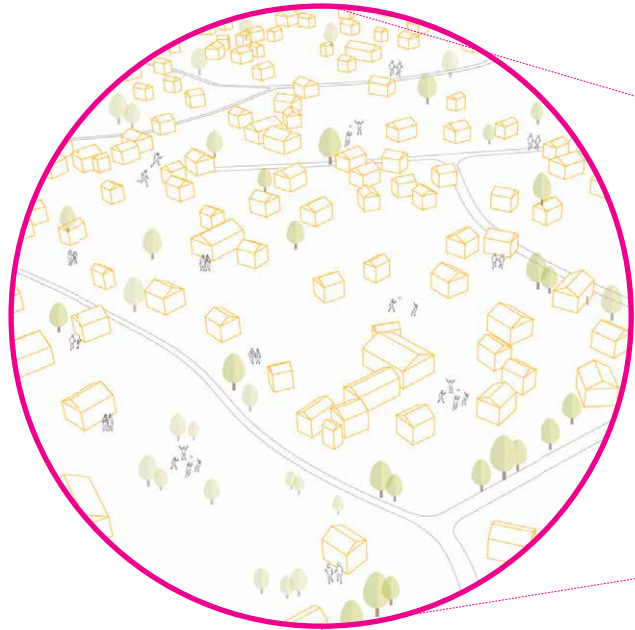
The other two are densely populated areas, which are not occupied by temporary structure such as buuls – as it is the case for many IDP settlements within the planning area – but have more permanent construction, and present a more defined tenure structure.

Given these characteristics, they will need creative solutions to redesign property boundaries and acquire land for public uses, but also detailed propositions for urban design interventions supported by recommendations for regulatory mechanisms such as urban design guidelines. These guidelines will focus on the design of streets, open spaces and buildings to promote compact, sustainable, and accessible development of all. The redesigned street grid will create integrated neighbourhoods with efficient, accessible, safe urban environment.

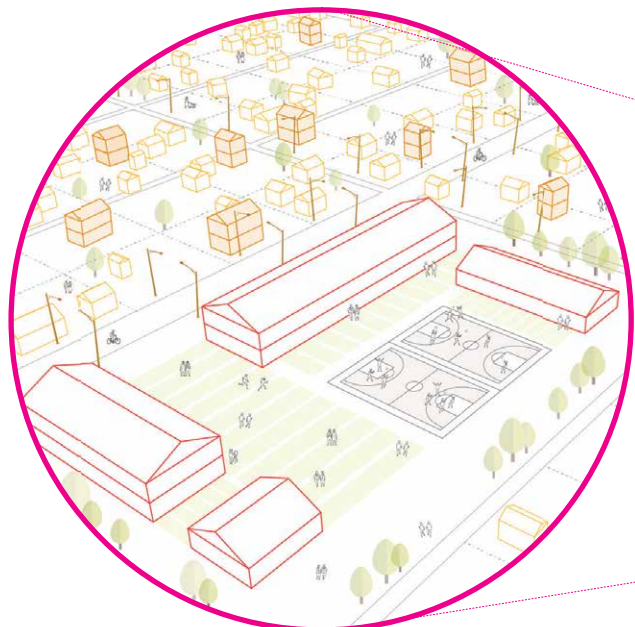
IDP Settlement: Organic Urban Pattern

The area is composed of 25 registered IDP site. The communities have managed to secure land titles for the area they occupy, and have established themselves in plots of about 20x20m resembling the the private land subdivisions observes elsewhere. However, the land was previously considered public, as was part of the area allocated for the implementation of the Barwaqo resettlement. The tenure of the land is, therefore, disputable, but a forced eviction would be very difficult and potentially trigger conflict. It is advisable to involve the communities in the area in a participatory land readjustment process which could lead to its upgrading and the incorporation into the broader plan.

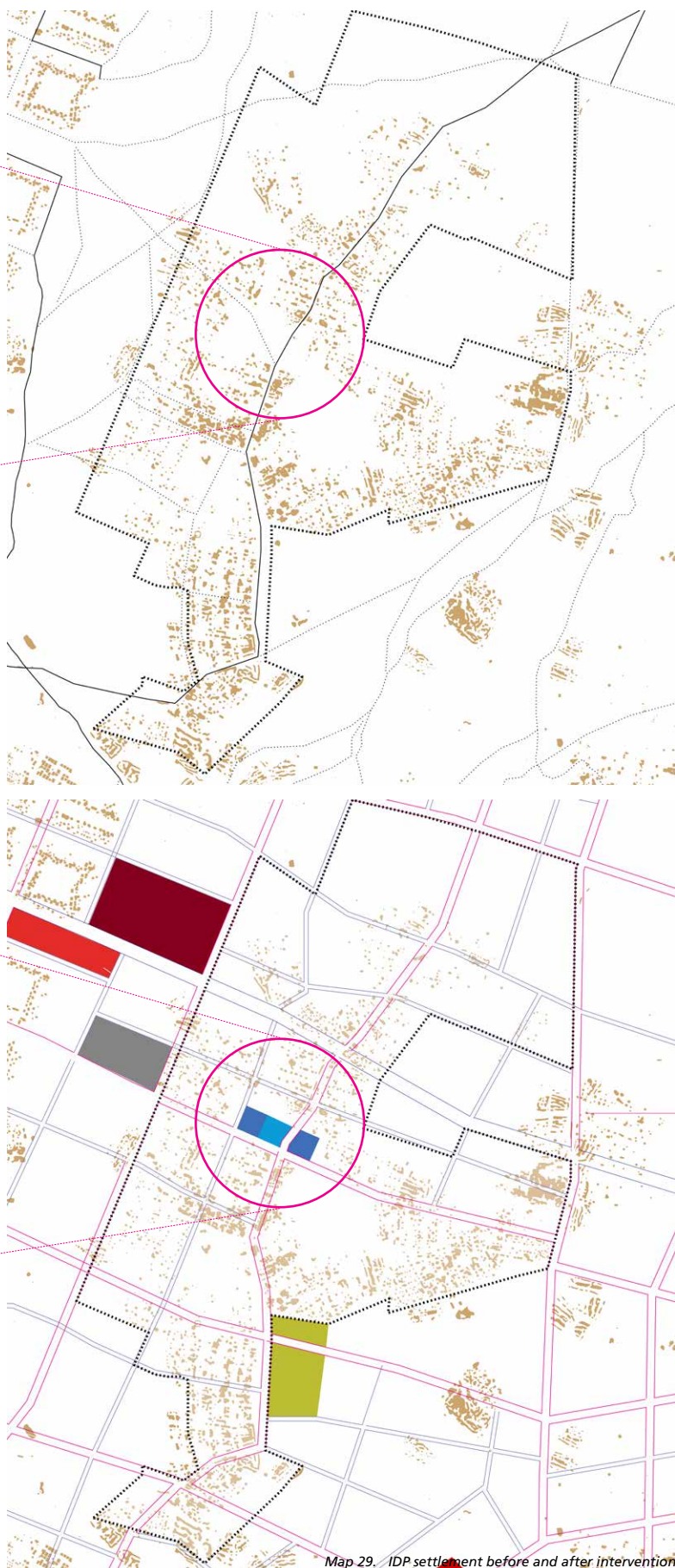
The site is mainly monofunctional, of residential use, characterized by low density



Existing Condition of Organic Urban Pattern
Settlement
Average density: 20-30 pp/ha



Proposed Densification Strategy & New
Education Facilities
Average density: 150-300 pp/ha



Map 29. IDP settlement before and after intervention

dwelling and an average density estimated at around 20-30 people/ha. Constructions are permanent for the majority, but there are also several tents. There is a severe lack of availability of basic services, infrastructure, and public spaces. This area is particularly interesting for the city dynamics due to its central position in the new plan, with some of the main planned roads including the by-pass crossing it, and being next to the Barwaqo settlement. The area appears also quite green, compared to the surrounding, with a large open space, still unoccupied to date.

The first action is to renovate and upgrade the access and the inner road of the settlements, give urban structure with clear streets and defined blocks.

This will go along with a comprehensive land property registration exercise to formalize land ownership and , and establish areas for public use.

The second action is to increase the population density. It will be done through urban infill, requalifying the land use, substituting the tent with permanent housing and increasing the stores of the permanent buildings that are only single-storey.

Establishing new commercial and mixed-use areas is part of the strategy to promote upgrading the existing development. The main objective is to avoid the increase of urban sprawl in Baidoa's periphery and provide access to essential services and infrastructure.

Different public spaces of various functions and scales are proposed. Smaller empty plots will be reconverted into small-scale parks, including playing areas for children, while the large green areas within the site will be preserved and turned into community use - gathering areas for residents and spaces to play sports. This strategy will provide better accessibility to leisure and strengthen urban health within the communities, improving the quality of life and promoting social interaction, as well as community participation.

Peri-urban Settlements

The first periphery of Baidoa is mainly monofunctional for residential use, characterized by low-density dwellings and an average density estimated around 80-100 people/ha. There are pockets of high density surpassing the 500 people/ha in correspondence to some IDP settlements.

Given its proximity to the center, it is not far from schools, water points and health facilities, although almost none of them are located within the area. This is due to the almost total privatization of the land.

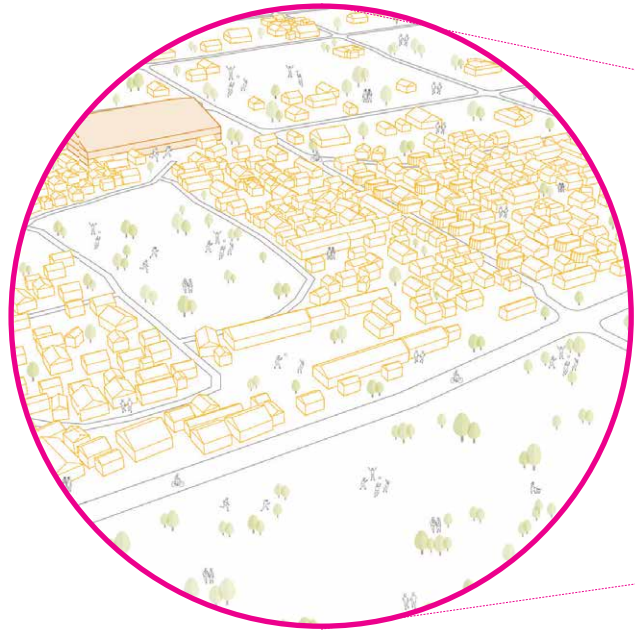
Additionally, the area presents an irregular, spontaneous pattern with heterogeneous blocks, many of which has limited access to the road network.

The need for a deep upgrading is made more urgent by the need of connecting the center with the city extension, which has necessarily to cross the area. The high rate of vacant land give leave some space to implement infrastructural projects, but an upgrading programme will have to engage communities and individual owners in a complex negotiation.

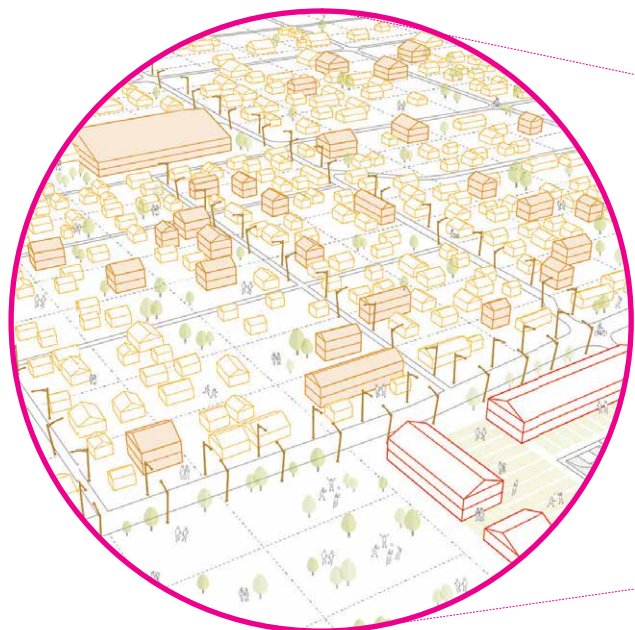
Selected roads need to be upgraded, expanding the road reserve to improve vehicular and pedestrian mobility: larger lanes, sidewalks, drainage, street lighting. This is imperative to link the area and the broader City Extension with the city center.

Additionally, a hierarchy of internal secondary and tertiary roads needs to be defined to improve connectivity within the neighborhood. Some space should also be allocated for public space and social facilities. This will imply a land readjustment exercise, aiming at minimizing demolitions.

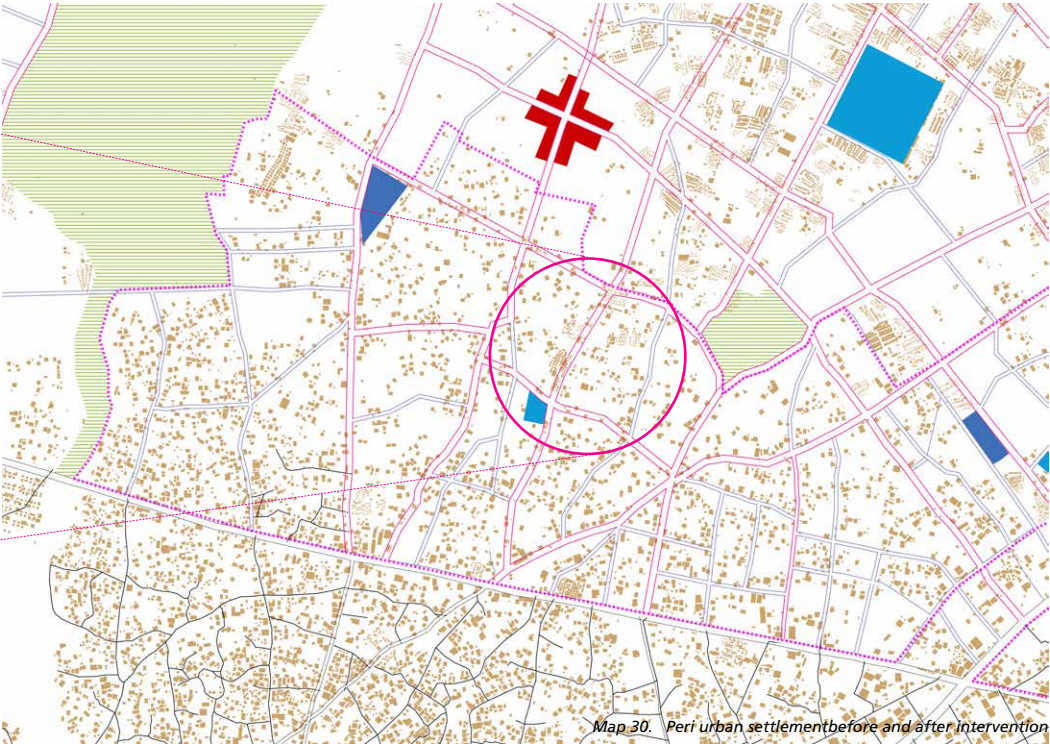
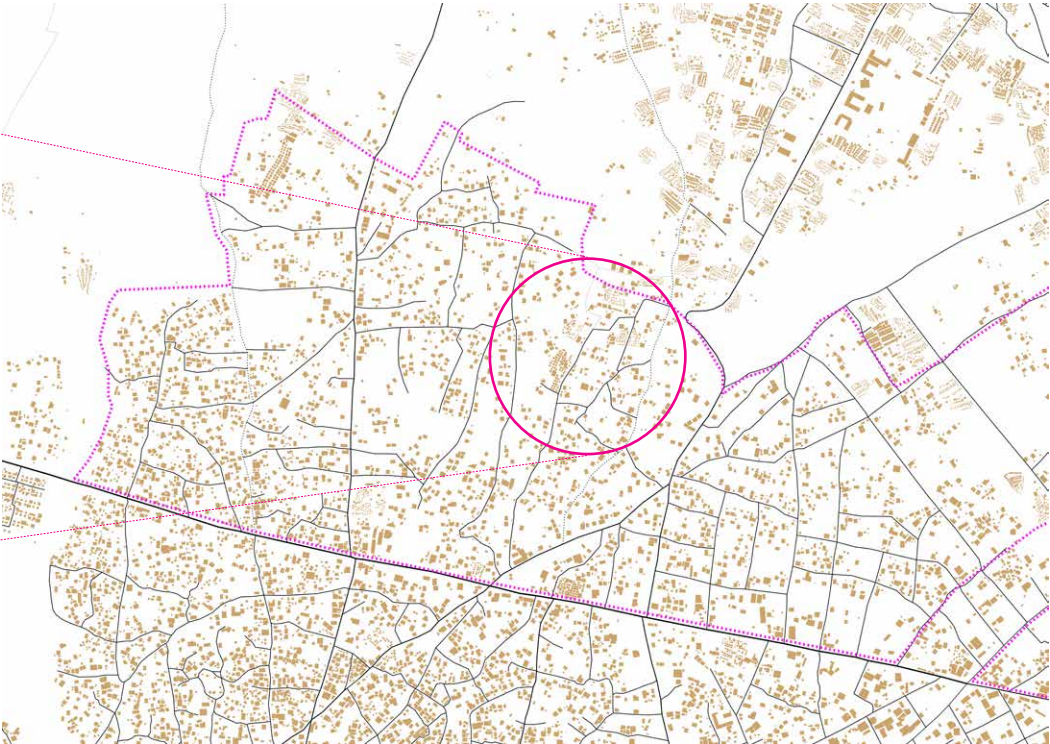
Implementing densification strategies such as urban infill should aim at achieving a recommended density of 150 people/ha or above. At the same time, relocating part of the IDP population is recommended to reduce overcrowding within the IDP settlements.



Existing Condition of peri-urban periphery with pockets of IDP settlements
Average density: 80-100 pp/ha



Proposed Densification Strategy, Upgraded Street Network & New Public Average density: 150-300 pp/haa



Map 30. Peri urban settlement before and after intervention

Legend

Public Facilities

- Education
- Health
- Administration
- Security
- Other Public Facilities

- Special Government Area

Economic Activities

- Commercial Uses
- Market
- Livestock Market
- Animal Holding Ground

- Productive Uses

Public and Natural Spaces

- Sport & Recreation
- Natural Protected Area
- Agriculture (Urban Farming)

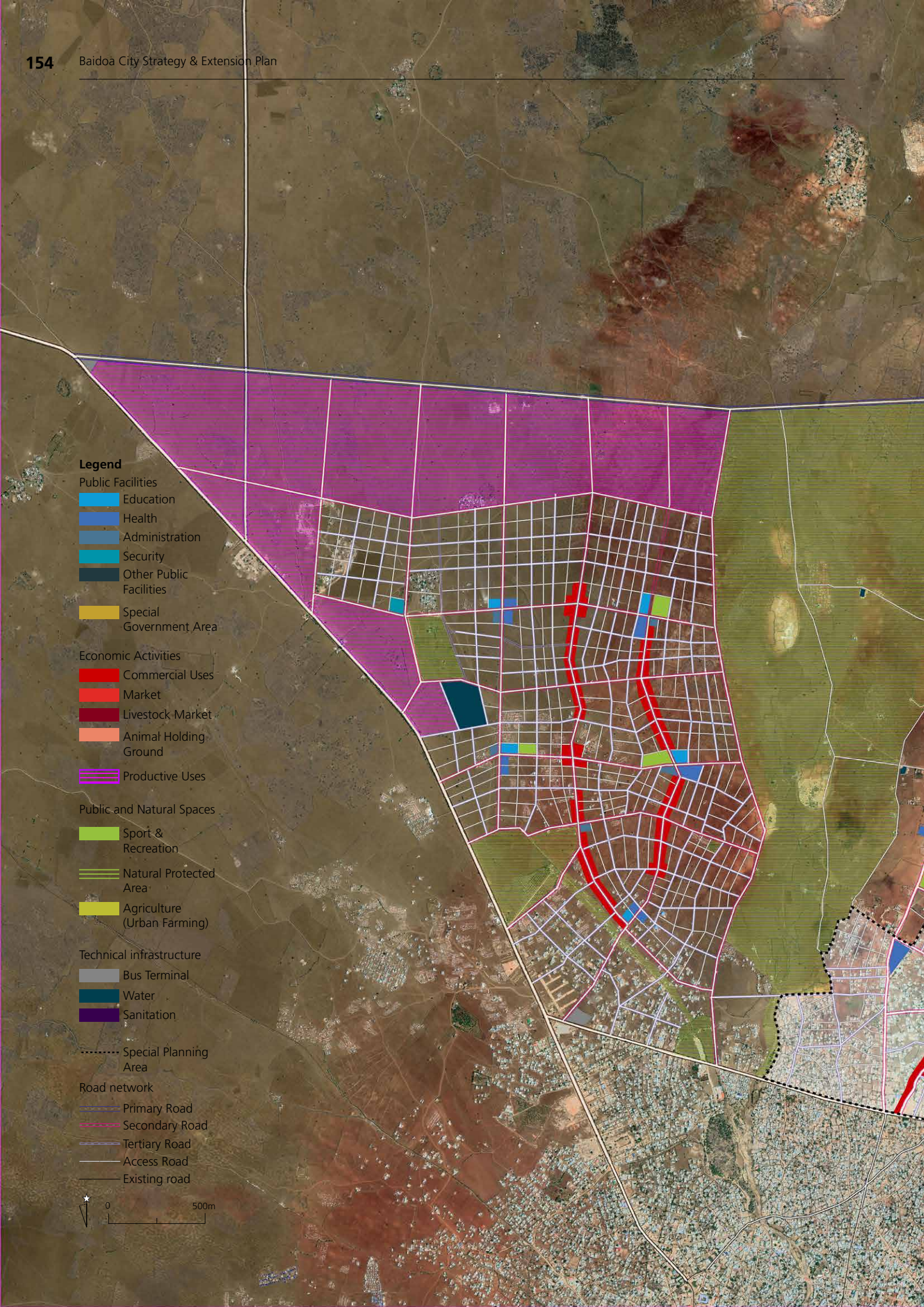
Technical infrastructure

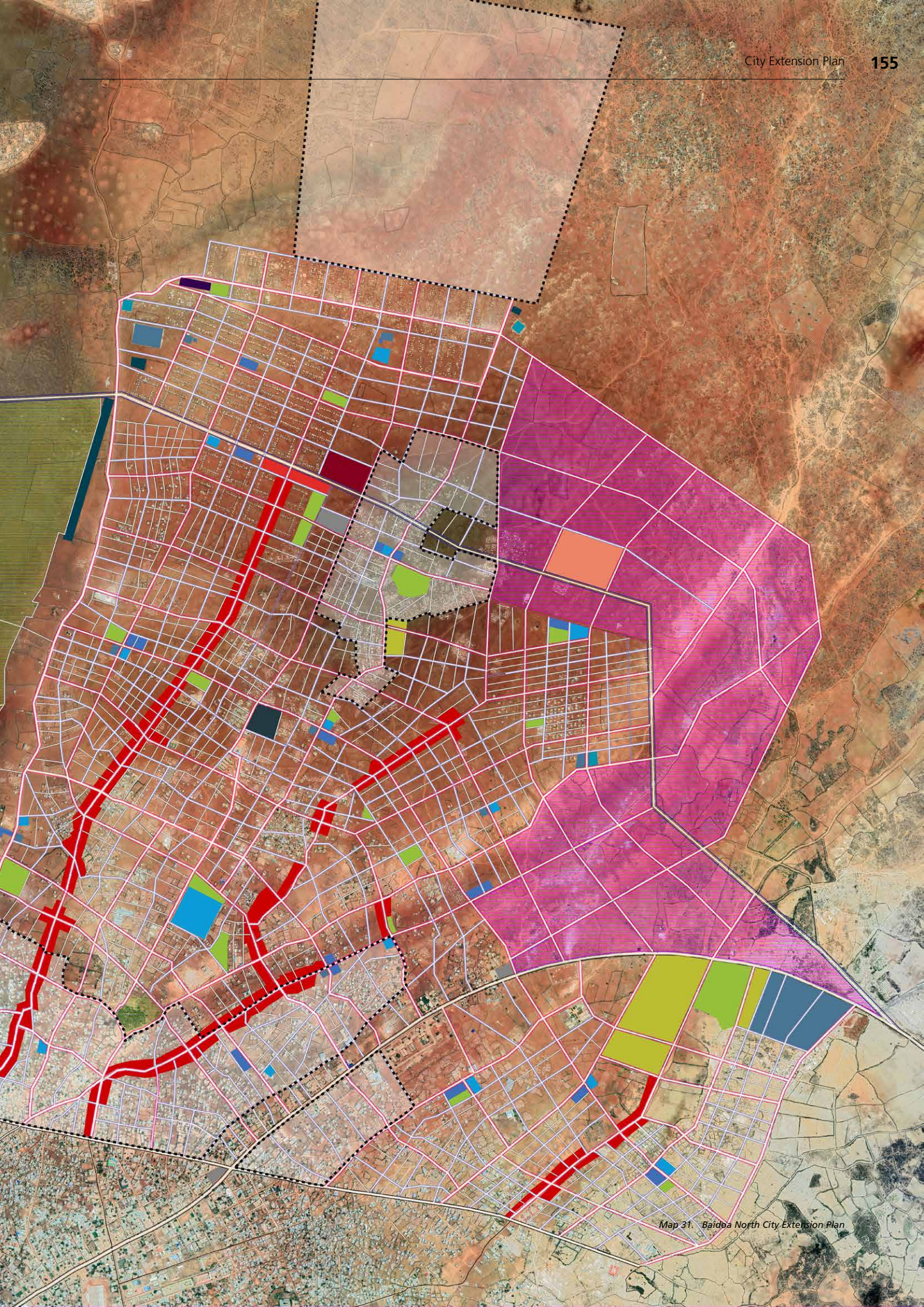
- Bus Terminal
- Water
- Sanitation

- Special Planning Area

Road network

- Primary Road
- Secondary Road
- Tertiary Road
- Access Road
- Existing road





Map 31. Baideia North City Extension Plan

Implementation Plan

Prioritization and Phasing

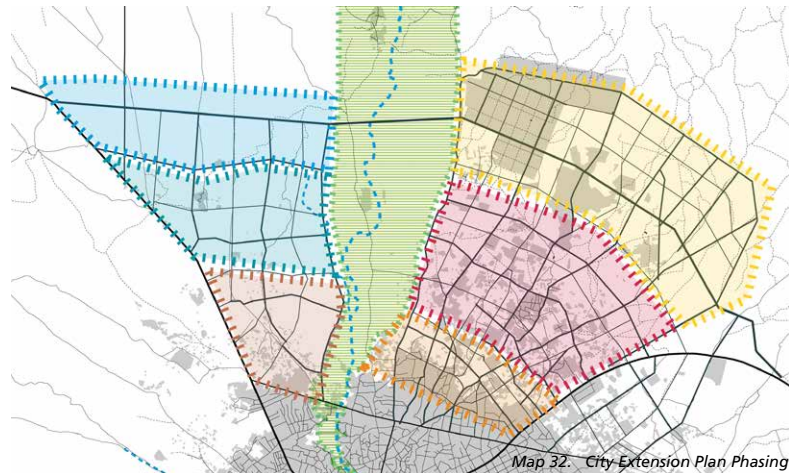
The Extension Plan covers a very large area and it will be impossible to implement all at once. An initial phasing plan was suggested and discussed during the planning workshop and in subsequent meetings with key stakeholders in order to identify a reasonable implementation schedule in accordance with the priorities of Baidoa.

- 1.) Responding to the displacement crisis while preserve the environment
- 2.) Integration and upgrading of IDP settlements
- 3.) Preserving economical corridors
- 4.) Regularise urban form
- 5.) Make room for population increase

Environmental preservation should be a continued effort across all phases.

This initial phasing will have to be reviewed and corroborated by an economical and financial analysis, adjusting the priority projects according to the availability of the fundings.

At the same time, an environmental and



social impact assessment should be conducted. Ideas during the process of strategic environmental assessment in the planning phase should be considered to avoid substantial environmental and social risks at a later stage. Countermeasures and a Mitigation Plan against risks and issues should be proposed in the assessment.

Fast Track Infrastructure

Connectivity at the Urban Scale

There are several primary road identified by the plan, which are considered of the highest priority in order to inform any further development providing the basic structure for the City Extension and ensuring a good connectivity of every newly urbanized area. The plan proposes the possible roads projects before feasibility. Alignments, scales, and right of way (ROW) of the projects have not been studied, yet.

Priority projects are numbered and differentiated in three groups:

- Priority I roads are recently implemented road construction projects, developed according to the standard sections proposed above, but lacking certain elements such as street lighting and streetside plantation, among others.
- Priority II roads are planned roads considered of primary importance, according to the phasing plan. Their coasting include demarcation, paving (murrum), drainage, street lighting (every 40m).

- Priority III road are planned road which can proceed in a second phase, but would require demarcation in order to anticipate land grabbing and privatization. This measure is considered necessary to reduce the cost and potential conflict of later expropriations.
- Feasibility study, detailed design, and bidding should be conducted prior to every road project.

The funding scheme of the priority projects will be most probably public, meaning government funds and foreign assistance including loans and grants. Private and public and private funding schemes, such as public private partnership (PPP), have been observed for small-scale road constructions earlier in Baidoa, and could cover some of the projects under Priority I and Priority III.

It is difficult to estimate the timeframe for the projects. Experiences from earlier road construction indicate that it can take several months to execute preparatory works including feasibility study, detailed design, and land acquisition. Bidding is also a lengthy process, and will depend on the funding stream.

For the cost estimation, unit prices were based on prior road construction of the same volume and complexity. However, since some of the roads are located in partially urbanised areas, land acquisition and resettlement will be expected to some extent. The associated costs were not considered in the estimation.

Additional features, such as street signage, streetside planation, street furniture, have not been included because of lack of usable data.

Priority I

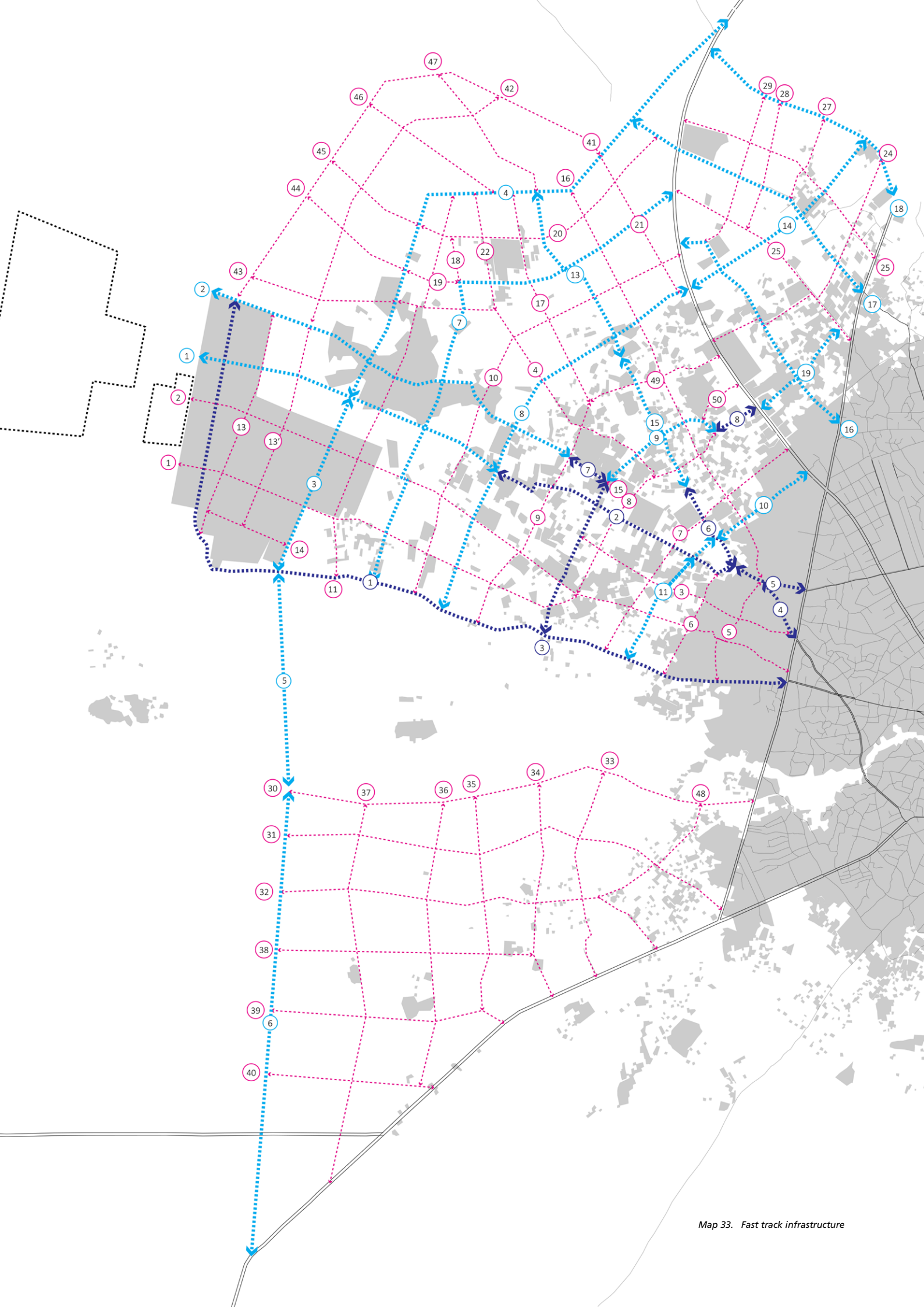
Road	Length (km)	Estimated cost (USD)
1	6.3	315,000
2	0.3	14,000
3	1.2	60,000
4	0.5	24,000
5	0.5	27,000
6	0.7	34,500
7	0.3	16,000
8	0.3	17,000
		<u>507,500</u>

Priority II

Road	Length (km)	Estimated cost (USD)
1	2.3	165,000
2	3.0	199,500
3	1.4	118,350
4	4.3	265,650
5	1.6	205,300
6	3.4	219,600
7	4.1	254,550
8	3.1	204,250
9	1.0	98,800
10	0.8	91,150
11	0.9	94,700
12	1.5	126,750
13	1.4	121,000
14	1.7	134,100
15	1.1	103,100
16	1.8	142,100
17	2.2	157,600
18	1.8	140,150
19	0.8	91,450
		<u>2,993,310</u>

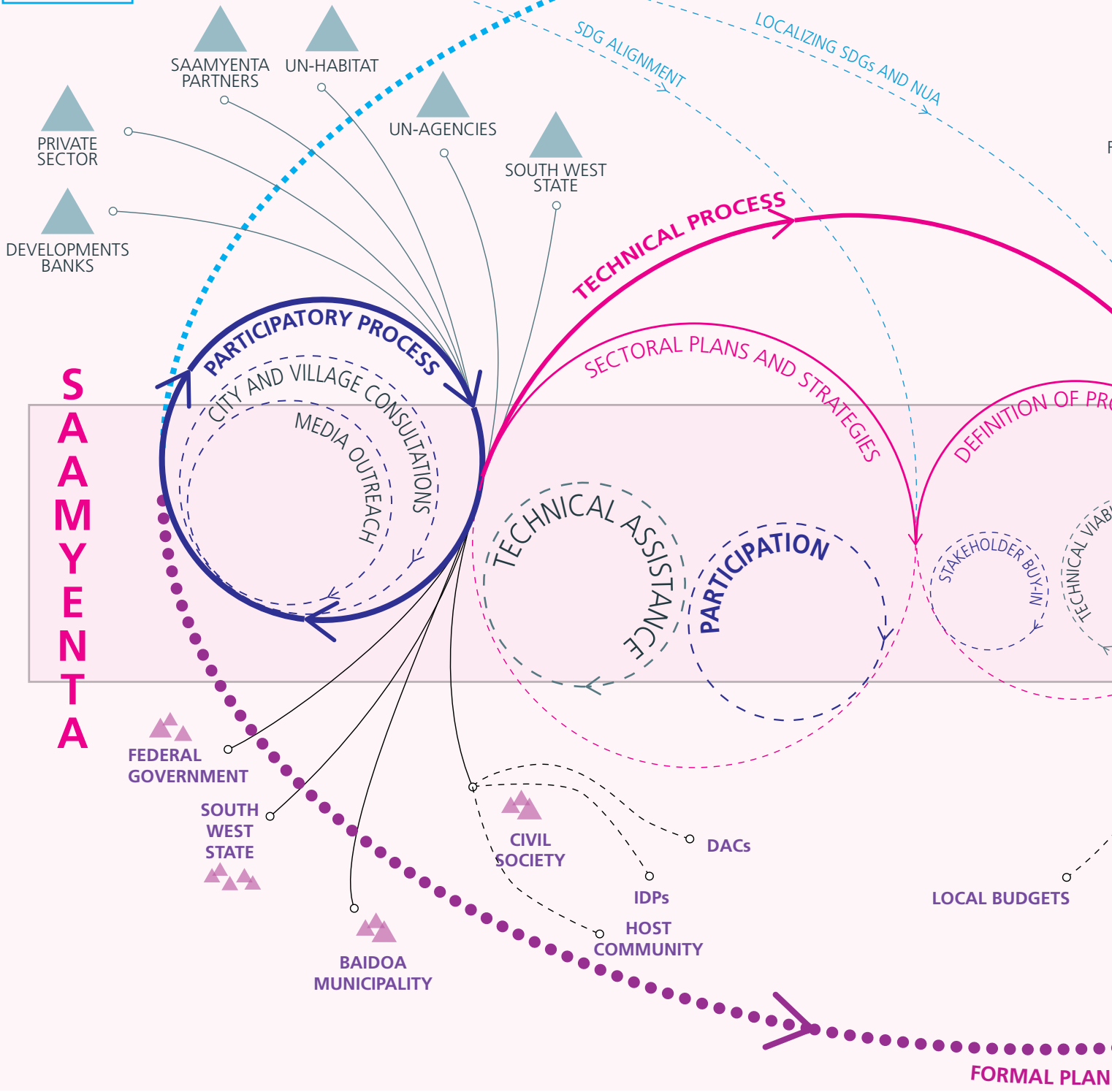
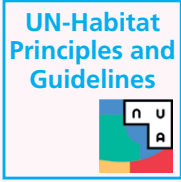
Priority III

Road	Length (km)	Estimated cost (USD)
1	3.1	15,500
2	4.8	24,000
3	1.6	8,000
4	2.4	12,000
5	0.8	4,000
6	0.8	4,000
7	2.0	10,000
8	1.6	8,000
9	1.8	9,000
10	3.3	16,500
11	2.1	10,500
13	1.6	8,000
14	0.6	3,000
15	0.2	1,000
16	3.1	15,500
17	1.6	8,000
18	0.3	1,500
19	0.3	1,500
20	2.0	10,000
21	1.1	5,500
22	0.8	4,000
24	2.0	10,000
25	1.7	8,500
25	1.7	8,500
27	0.6	3,000
28	0.9	4,500
29	1.1	5,500
30	3.4	17,000
31	3.3	16,500
32	2.9	14,500
33	1.5	7,500
34	1.5	7,500
35	1.5	7,500
36	2.0	10,000
37	2.8	14,000
38	1.8	9,000
39	1.7	8,500
40	1.2	6,000
41	3.6	18,000
42	2.3	11,500
43	1.0	5,000
44	0.8	4,000
45	0.7	3,500
46	1.1	5,500
47	1.1	5,500
48	1.0	5,000
49	1.0	5,000
50	0.3	1,500
		<u>402,000</u>



Map 33. Fast track infrastructure

MAKE IT HAPPEN



ADDITIONAL BUILDING

GLOBAL KNOWLEDGE AND BEST PRACTICES FOR DURABLE SOLUTIONS

FINANCIERS and FUNDING PARTNERS

SERVICE PROVIDERS

CONFERENCES AND FORUMS

STRATEGIC SUPPORT FOR IMPLEMENTATION

PROJECTS

QUALITY ASSESSMENT

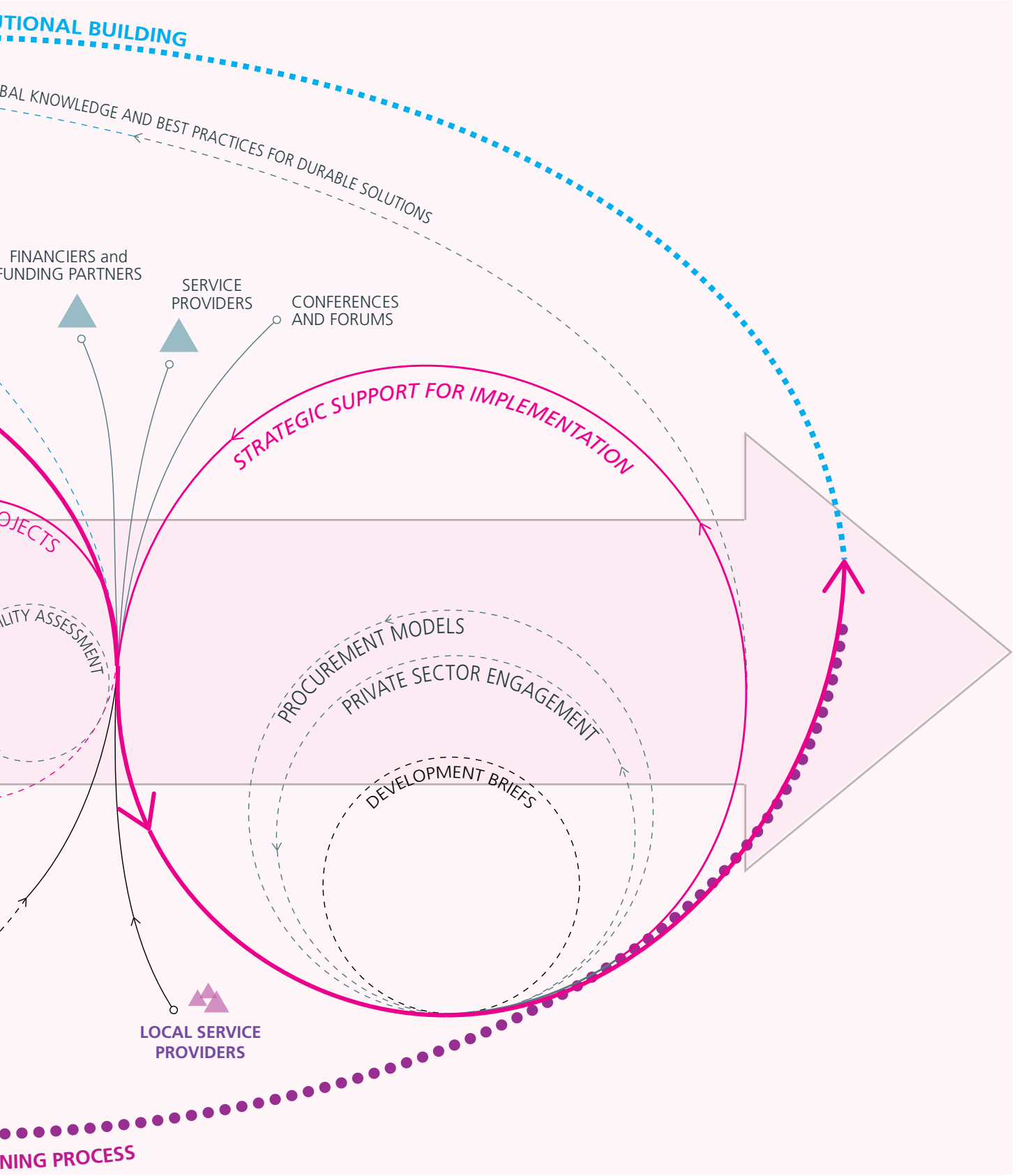
PROCUREMENT MODELS

PRIVATE SECTOR ENGAGEMENT

DEVELOPMENT BRIEFS

LOCAL SERVICE PROVIDERS

IMPLEMENTATION PROCESS



Towards Integrated Planning and Durable Solutions at Scale

The City Strategy and the City Extension Plan give orientation and advice for more detailed urban plans to come in the future (sector plans, detailed area plans). They focus is the urban core area with the 10 districts and the emerging new settlements in the periphery, including the Barwaqo settlement, ADC area and the new emerging IDP sites.

They localize the general city development patterns including land use as well as catalytic intervention areas, programs and projects. The plan highlights development potentials and opportunities, and summarizes ecological, social and other spatial constraints and addresses general growth directions (city-expansion areas) and priority areas for re-development, but also environmentally sensitive areas to be preserved and protected. To sum it up, the plan aims to direct public and private investments in the right direction and locations to stimulate economic development and contribute to peace and social stabilization to the benefit of Baidoa residents.

To make the plan happen, it requires a lot of orientation and guidance on urban planning and development for various stakeholders (municipality, governmental agencies, civil society, business community from inside and outside Baidoa, Diaspora and donors) and the general public.

The present document shall be used as a starting point for a series of consultation and technical workshops with Baidoa Municipality, SWS and various stakeholders, to map a realistic way forward to undertake the necessary further consultation and documentation process.

At least four fundamental next steps can be identified for its finalization and successful implementation of the plan in the upcoming months.

Participatory Process

Whilst achieving a master plan may be a long-term objective, one the key functions of any planning process is to bring people from various sectors and communities together. Residents, private investors and donors want to know how city leaders administer the city and what plans they have for Baidoa.

A participatory process is instrumental to formulate a consensual agreement about the city's major developments, as well as its major infrastructure investments and the strategic transformative projects.

For the entire planning process, media orientation and using the potential of social networks and own web resources are essential to inform and update the general public.

Urban planning is a decision making process and as such it can - and should - be participatory. Baidoa stands a unique opportunity to leverage on the formulation of strategic plans to trigger the co-creation of those systems and frameworks necessary to strengthen governance, create accountability on city development as well as on resource distribution.



Fig. 57. Participants at a planning workshop

Technical Process

The need for several sectoral plans and strategies (water, sanitation, energy, etc) is highlighted in detail in the Strategy.

Furthermore, the city extension plan will only be implementable with the proper amount of detail and precise provision when broken down into smaller-scale area plans, that take into account the village and sub-village boundaries, land ownership, topography and detailed state of the existing, and the granular needs of all communities directly involved.

Area plans are also fundamental if the Municipality, with the support of the Ministry of Public Works, wants to operationalize the provision of the Urban Land Management Law that allows to acquire 30% of new development areas for public services. A participatory land readjustment process will

involve the authorities, the owners and the communities involved.

These area plans will include a quantification of the resources needed to implement their recommendations. In the work process, alternatives to feasible business plans including financing and partnership options should be prepared and discussed to facilitate better choices and decisions.

Procurement models for each component of the identified services and projects will also need to be discussed. Assessments of different procurement models such as PPP, or turnkey models, can be developed as well as a public procurement model.

In line with the scope of the Saamyenta project, engagement with private sector and attraction of investment beyond development assistance will be a key for the implementation of several of the projects defined by the plan. Development briefs are

seen as an indispensable tool for this. They will set the parameters for a development in order to guide future planning applications, highlighting the vision, objectives and key principles for the development, an explanation of how the site meets national and local policies and guidance, and the identification of any constraints and opportunities on and around the site and how they will be addressed.

Formal Planning Process

The Champion of the Plan is the Baidoa Municipality to make sure that the agreed priority programs and projects can be implemented through resource mobilization, coordination with State and Federal Government, donors, developers and communities with adequate public support.

However, the Urban Land Management Law indicates a clear path for the formal approval of the Plan. The State Urban Land and Planning Committee and the Ministry of Public Works in particular have a special role in the formulation of the plan, with the final approval to be granted after official submission of the plan by the Municipality.

This is not a mere formal requirement. The plan can only be successful if state and local authorities are committed to it and allocate and mobilize resources for implementation

and when further steps are undertaken to establish a proper framework for urban planning (by-laws, planning standards and guidelines, regulations for building permit process).

Information sharing and coordination between District Commissioner's Offices, the management of line state ministries and the technical units of the Municipality and the Ministry of Public Works will become a crucial element.

Capacity building

The Land Department of the Baidoa Municipality, the Urban Planning Office of the SWS Ministry of Public Works and the other administrative offices at State and local, play a vital role in facilitating and coordinating urban planning processes at city-wide level, for example for developing and monitoring sector plans such as mentioned earlier. It can also assist in linking the community, neighborhood and district planning process with the city wide planning, including annual, medium and long-term investment planning.

It is for this reason that those departments and offices, which are still is very young, should not only be fully integrated in the Baidoa Municipality structures, but they should be also given continued technical support in areas such as:

- Spatial and socio-economic data management and support for regular District and City Profiling.
- Capacity building to facilitate participatory planning processes – from community based and implemented projects to major infrastructure projects.
- Technical trainings in strategic urban planning, settlement planning, neighborhood upgrading and planned city extensions.
- Support for development of planning standards and guidelines (Urban Planning Framework for Baidoa and SWS)
- Introduction of Building Permit System (to manage urban growth

and open up new revenue source for hiring qualified personal for building inspections).

- Digitization of the archives and registries

The only way the plan will be successfully implemented is to make sure that transformation is generated and sustained over time from within, by developing and strengthening the skills, instincts, abilities, processes and resources that organizations and communities in Baidoa and SWS need to survive, adapt, and thrive.



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