Urban Development and its Implication for Housing Policy: The case Study of Burkina Faso

Rodrigue Bazame, Harun Tanrıvermiş
Department of Real Estate Development and Management, Faculty of Applied Sciences, Ankara University, Turkey
Introduction

• Question of Research
• Methodology and Data
• Characteristics of Urban Development in Burkina Faso
• Housing issues in Urban Areas
• Conclusion and Recommendations
Research Question

- 24 200 sq.km
- Total Population: 18 millions
- Population growth Rate: 3%
- GDP/capita (PPP): $1,800 (2015)
- GDP - real growth rate: >4% from 2014
Research Question

Many Challenges

- Economics Development
- Urban Policy
Research Question

• Land Reform Act in 1984
• Since that period many actions...

• One of the least urbanized Country in the World urban population: 29.9% of (2015)
• Urbanization rate: 5.87% annually (2010-2015)
• 36% in 2026 (Previsions).

• Characteristics of Urban Development and Housing in Burkina Faso
Methodology and Data

- Assessment based on literature reviews of academic works,
- National and international institutions Reports
- 1960-2016
An Historical Briefing

- Colonization Period
- 1960-1983
- 1984-1995
- 1996-2005
- 2006 ...
1-A Rapidly growing Urban Population

- Due to a high and regular population growth around of 3% since 1985
- Migration (Ouedraogo 2009)

<table>
<thead>
<tr>
<th></th>
<th>1985</th>
<th>1996</th>
<th>2006</th>
<th>2016*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>7,964,705</td>
<td>10,312,609</td>
<td>14,017,262</td>
<td>19,034,397</td>
</tr>
<tr>
<td>Urban Population</td>
<td>1,011,074</td>
<td>1,601,168</td>
<td>3,181,967</td>
<td>6,000,000</td>
</tr>
<tr>
<td>Urban Pop. Share (%)</td>
<td>12,7</td>
<td>15,5</td>
<td>22,7</td>
<td>31,5</td>
</tr>
</tbody>
</table>

Source: INSD, * Estimations
Urban Development Characteristics in BF-2

2- A set on 49 Cities Divided in 4 groups:

• 2 «Big Cities»: Ouagadougou and Bobo-Dioulasso-62% of Urban Population
• 17 «Medium cities»
• 15 «Small Cities/Towns »
• 15 «Other Small Settlements»
Urban Development Characteristics in BF-3

3- Poor Amenities for «Urban Population»:

<table>
<thead>
<tr>
<th>Indicators</th>
<th>% of Urban Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slums</td>
<td>65.8</td>
</tr>
<tr>
<td>Access To Improved Sanitation Facility</td>
<td>50.4</td>
</tr>
<tr>
<td>Electricity in Urban Areas</td>
<td>56</td>
</tr>
<tr>
<td>Access To Improved Drinking Water</td>
<td>97.5</td>
</tr>
<tr>
<td>Population Below Poverty Line</td>
<td>13.7</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>8.6 (2007)</td>
</tr>
</tbody>
</table>
Urban Development Characteristics in BF-4

Urban Planning Issues

• Only 12 cities have Urban Master Plans
• Zoning Plans (1)
• Careless land allotment practices
• Uncontrolled Urban areas extension
• Lack of urban infrastructures

• Total urban area 55,711 ha subdivided in 716,960 plots with 97% for residence.
• A surplus of 57,000 units at the national level but a deficit of 20,214 units in Ouagadougou
• 15% of Total illegally produced (ANBF 2016)
Housing issues-1

- Decreasing of home owners

<table>
<thead>
<tr>
<th>Year</th>
<th>Owners</th>
<th>Leasing</th>
<th>In Charge of third Pers.</th>
<th>Others</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>85.2</td>
<td>7.3</td>
<td>7.4</td>
<td>0.1</td>
</tr>
<tr>
<td>2005</td>
<td>85.4</td>
<td>8.7</td>
<td>5.7</td>
<td>0.2</td>
</tr>
<tr>
<td>2007</td>
<td>73.3</td>
<td>10.4</td>
<td>16.3</td>
<td>0</td>
</tr>
</tbody>
</table>

- Increasing Housing Demand of 8,000 and 6,000 units in Ouagadougou and Bobo-Dioulasso
Housing issues-2

- Inexistence of a Housing Finance System

Only The Housing Bank created in 2005 was able to providing loans for housing until 2016 before other commercial banks to start.

An interest rate generally higher than 13% for 10-15 years.

only 39.5 percent of urban households have sufficient average income ($ 2 865) needed to acquire the cheapest newly built house by a formal developer in 2016, which cost 8 536 US$. 
Housing issues-2

• Government inaction


Promise of Campaigns without real actions: «10,000 houses» in 2005 and «40,000» 2015
Conclusion

- Relatively fast urbanizing country
- Lack and misuse of urban planning tools
- Uncontrolled urban areas without required amenities
- Urban poverty
- Unsustainable Urban Policy
Recommendations

• Human resources improvement
• A need to improve coordination in urban policy and implementation
• Urban employment
• Improvement of urban development finance
• Promotion bakanrization of urban economics
• Reinforcement of alternative financing sistem for urban development and housing programs (PPP, BOT, Grant/Loans from IFIs....)
• Improvement of Urban Development Data
Thank you for your attention

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