



UPFI

Urban
Projects
Finance
Initiative

Neighbourhood Investment Facility (NIF)

2013-2022

Morocco, Algeria, Tunisia, Egypt,
Jordan, Palestine, Lebanon

Imagine the southern Mediterranean tomorrow... 245 million people living in urban areas – it's a huge challenge for this region of the world.



The Union for the Mediterranean, the European Union, the French Development Agency and the European Investment Bank have joined forces to build a successful transition towards sustainable Mediterranean cities.


The Urban Projects Finance Initiative (UPFI) supported public project promoters in the southern and eastern Mediterranean, helping them to prepare and finance ambitious and innovative urban development projects, which aim to create jobs, reduce poverty and upgrade the urban fabric.

UPFI in figures

February 2022

245 
million urban dwellers in the region by 2025

7 
beneficiary countries

AROUND 30 
projects identified

18 
feasibilities studies and technical assistances conducted

5 
projects financed by UPFI donor partners and beneficiary states

465 
millions of investments granted

7 
international institutions involved



The UfM label

The UfM label is attributed by the unanimous endorsement of the Senior Officials representatives of the 43 UfM countries, to the UPFI projects with the highest potential, giving through their political endorsement greater visibility to the projects as well as recognition at regional level.

The southern Mediterranean region is going through a real **'urban demographic explosion'**: by 2025, almost 245 million people will be living in urban areas. In order to **respond to the growing needs of these populations**, urban development must follow an integrated and multi-sectoral approach, ensuring a balanced population distribution, with efficient infrastructure and facilities. This is a major challenge for the region, requiring not only strengthened capacities in project management and the mobilisation of supplementary expertise, but also significant financial support.

The UPFI initiative **assisted sustainable and integrated urban development projects** selected in the countries of the southern Mediterranean by providing the necessary technical assistance and financial solutions, permitting projects to pool existing synergies between the funding provided by European donors. The UPFI grew out of a partnership initiated and placed under the aegis of the Union for the Mediterranean (UfM) since 2011, when urban development was included among the UfM's priority areas for intervention. The UfM called on the French Development Agency (AFD) and the European Investment Bank (EIB) to pilot the UPFI initiative, funded by the European Union.

Seven beneficiary countries of the UPFI: Algeria, Egypt, Jordan, Lebanon, Morocco, Palestine and Tunisia.

UPFI is an innovative initiative, pooling complementary technical and financial tools from different institutions in order to achieve a common objective: to set a benchmark for sustainable cities in the Mediterranean.

The UPFI unfolded in three stages:

1 – Identification of projects according to integrated urban development criteria (level of integrated approach, economic, social and environmental impact, degree of innovation, potential for replicability in the Mediterranean region, etc.).

2 – Preparation of the projects identified, through feasibility studies and capacity building for project promoters.

3 – Financing and monitoring of projects by international financial institutions, mainly the EIB, AFD, EBRD and KfW.

Following this phase of pre-selection, specific technical assistance services were carried out using UPFI funds in order to analyse the feasibility of these projects by mobilising local and international expertise. This second stage was to allow the selected projects to reach the final stage of financing and implementation.

To date, five projects have been or should be funded by UPFI partner donors and/or recipient States, in Palestine, Tunisia, Morocco and Lebanon, thanks to the technical support of UPFI.

UPFI has enabled the identification of around thirty projects, 18 of which were pre-selected. These are major urban projects that (re)develop areas of cities (densely populated neighbourhoods, large territories, waterfront), or concentrate on high economic and social impact sectors, or national territorial development programs.

OUR PROJECTS

These projects have benefited or are benefiting from UPFI support to complete technical, institutional and financial feasibility studies and assist local project promoters in preparing planned investments or to prefigure projects.

LOCALIZATION OF OUR PROJECTS

Note:
Not all the projects identified are marked on this map.

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ALGERIA ALGER

Collaborative workshops and urban projects identification

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ALGERIA ALGER

Collaborative workshops on improving solid waste management

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ALGERIA ALGER

Railway site redevelopment study

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EGYPT ALEXANDRIA

Project for the rehabilitation of Alexandria's cotton district and its surrounding area

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EGYPT GIZA NORTH

Urban development project in Cairo

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JORDAN

AQABA

Urban development project in Aqaba




p.12 **JORDAN**
MULTI-CITY
National regional and local development programme

p.13 **LIBAN**
MULTI-CITY
Urban development programme

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MULTI-CITY
Support for cities in preparing investments for water and sanitation

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RABAT
Project for the development of the Bouregreg Valley

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TETOUAN
Oued Martil Valley Development Project

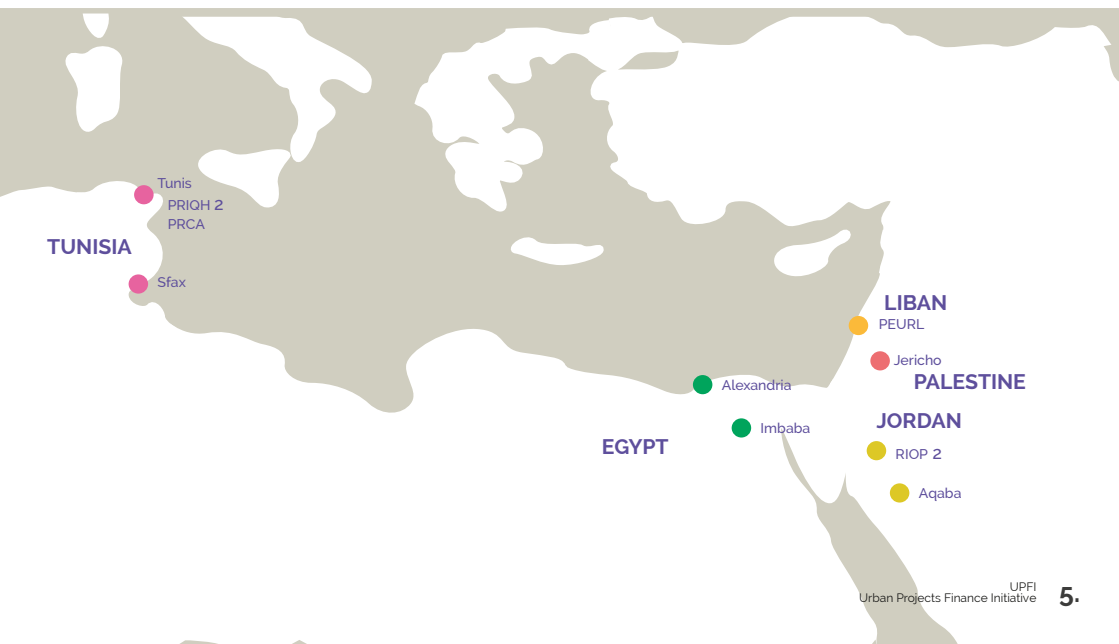
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Multi-site urban regeneration project

p.20 **TUNISIA**
MULTI-CITY
Study on the strategic positioning of affordable housing developers

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Intervention programme in old city centers

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MULTI-CITY
Programme for the rehabilitation and integration of residential areas

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Project for the development of the Taparura seafront



COLLABORATIVE WORKSHOPS AND URBAN PROJECTS IDENTIFICATION



THE PROJECT

Leading a collective reflection on urban issues, favouring the exchange of experience and identifying new projects

Two collaborative workshops were organised and were to be followed by technical support for the beneficiary Algerian ministries in order to identify new projects related to these subjects that could benefit from technical preparation and funding under the UPFI.

The workshops aimed at strengthening cooperation and technical dialogues between Algerian authorities, and operators, and their European counterparts around these urban issues, and may contribute to the design of concrete investment projects.

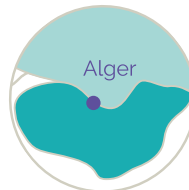
The first workshop on the development of railway wastelands and the creation of multimodal transport hubs was held at the end of April 2018 and brought together teams from the Ministry of Transport and its operators, European experts, and representatives of the AFD. The second workshop was held in late November 2018. Present were line personnel from key Algerian organisations in the renewal of old structures, as well as international experts. The objective was to reflect on the problems and issues related to urban renewal operations, such as the technical set-up and programming of operations, forming the contracting authority, the financial model for this type of operation and the expertise to be mobilised.

2 COLLABORATIVE WORKSHOPS BASED ON DIALOGUE AND CO-CONSTRUCTION

4 PILOT SITES IDENTIFIED IN ALGIERS TO NOURISH THE COLLABORATIVE REFLECTION OF THE WORKSHOPS

GREATER ALGIERS AND ALGERIAN TOWN PLANNING POLICY

The Greater Algiers Strategic Development Plan (2015–2035) and the government policy on housing, town planning and the city (2015–2019) devote an important place to issues of renovation, renewal and upgrading of major urban sectors, themes which the two UPFI workshops address.



DETAILS

Project progress



© ID&S for AFD

Project promoters

Algerian Ministry of Public Works and Transport, and its operators (EMA, SNTF); Algerian Ministry of Housing and Urban Development

COLLABORATIVE WORKSHOPS ON IMPROVING SOLID WASTE MANAGEMENT



© National Waste Agency

THE PROJECT

Collaborative reflection with the stakeholders in the solid waste management sector

Three multi-stakeholder workshops were organised in 2021 for collective reflection on ways to improve the operation of the solid waste management system. They brought together representatives of national institutions in charge of implementing the Algerian solid waste management strategy, as well as local stakeholders responsible for the territorial activities of the sector (pre-collection, collection and treatment / recovery of waste).

The National Waste Agency (AND), the Ministry of Environment, the wilayas (administrative divisions), municipalities, local associations and waste collection / treatment EPICs were invited to share their experiences as Algerian stakeholders, with experts recruited by the AFD for the organisation and facilitation of these 3 sequences. The territorial, demographic and economic diversity of the country was covered as the participants were from 4 wilayas: Algiers, Oran, Biskra and Ghardaïa.

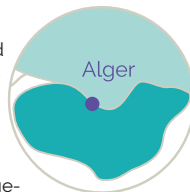
This cycle of workshops is part of a diagnostic study of the Algerian solid waste management sector, conducted by the AFD in collaboration with AND, and funded by UPFI.

3 WORKSHOPS ON CO-CONSTRUCTION AND COLLECTIVE INTELLIGENCE

APPROXIMATELY TWENTY DIFFERENT STRUCTURES INVOLVED

WASTE MANAGEMENT IN ALGERIA

Population growth, socio-economic development, urbanisation and changes in consumption patterns lead to a constant increase in the production of solid waste in the Algerian territory. Landfill saturation has an impact on hygiene, public health, environmental risks and climate change. AND promotes techniques for sorting, collecting, transporting, treating, recovering and disposing of waste. Local governments are responsible for establishing waste management services.



DETAILS

Project progress



© National Waste Agency

Project promoter

The National Waste Agency (AND) and the Ministry of the Environment

RAILWAY SITE REDEVELOPMENT STUDY



© Nihia FADJI

THE PROJECT

To assist the Algerian partners in analysing the feasibility of railway site redevelopment projects, and to test the approach on two pilot sites in Algiers

Following a collaborative workshop on enhancing the value of railway land, a study was launched in 2019 using UPFI funds to support the Algerian Ministry of Transport, the National Railway Transport Association (SNTF) and the Algiers Metro Enterprise (EMA) in the design of railway site redevelopment projects. Two pilot sites were identified:

- In the city centre of Algiers, the Agha station handles a significant portion of the flows of people and goods. The SNTF has received technical support to analyse the feasibility of the redevelopment project for this site and to establish a partnership approach with other stakeholders in the area.
- The Haï El Badr metro station connects the outlying districts of the Algerian metropolis to the city centre. A feasibility study of the project to transform the metro station into a multimodal transport hub integrated into the Haï El Badr district was conducted, and suggestions for the development of the land around the station have been made to the EMA.

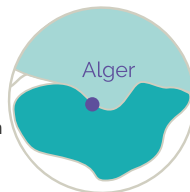
Workshops were held to complete this study in order to jointly formulate a methodology and equip the Ministry of Transport, the SNTF and the EMA to design and implement projects for the redevelopment of railway sites throughout the Algerian territory.

2 PILOT PROJECTS SUPPORTED

DIRECT AND DEDICATED SUPPORT FOR 3 ALGERIAN PARTNERS

RAIL TRANSPORT IN ALGERIA

In a context of increasing urbanisation, transport infrastructure has a crucial role to play in promoting sustainable solutions for urban mobility, improving the quality of life in the city and increasing the economic attractiveness of the various districts in Algiers. The development of railway sites, a heritage with high economic, functional and urban value, is at the heart of the reflections and strategic orientations of the Algerian State and its operators.



DETAILS

Project progress



© Groupement AREP Ville – Menighetti Parvis – EY

Project owners

The Ministry of Transport and its operators (EMA and SNTF)
The Algiers Urban Transport Authority (AOTUA)
The National Agency for the Survey and Monitoring of Railway Investments (ANESRIF)
Wilaya of Algiers

PROJECT FOR THE REHABILITATION OF ALEXANDRIA'S COTTON DISTRICT AND ITS SURROUNDING AREA



© INTA for AFD

THE PROJECT

A new life for brownfield sites from 19th century Alexandria

Minat Al Bassal, the old 19th century industrial cotton district, is a unique site of modern Egyptian heritage, whose rehabilitation would provide an opportunity for local economic redevelopment. This restoration of industrial heritage would also stimulate the rehabilitation of the neighbouring district of Kafr Ashry, located in the central part of Alexandria.

This project, promoted by the Governorate of Alexandria, aims to develop synergies and complementarities between the two neighbourhoods, and consists in restoring the industrial warehouses of Minat al Bassal through an adaptive urban reuse, to improve public spaces and the area around the Mahmoudieh canal, to carry out small public works with high labour intensity for public spaces and facades in Kafr Ashry and to improve its accessibility. This project will promote industrial culture and heritage to the citizens of Alexandria, and will also develop a new urban hub, creating opportunities and jobs for its inhabitants.

2
NEIGHBOURHOODS RESTORED

8
URBAN HERITAGE BUILDINGS COVERED

SOME 20
EGYPTIAN AND INTERNATIONAL STAKEHOLDERS INVOLVED

ALEXANDRIA

Alexandria is Egypt's biggest port and the country's second largest city. With 5.2 million inhabitants and a total area of 300 km², population density is high, especially in Minat Al Bassal and Kafr Ashry, in the central part of Alexandria.



DETAILS

Project progress

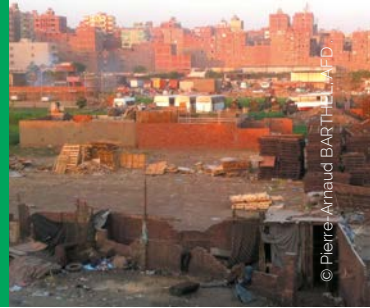


© INTA for AFD

Project promoter

Governorate of Alexandria
Cotton Holding
Egyptian banks

URBAN DEVELOPMENT PROJECT IN CAIRO



© Pierre-Arnaud BARTHÉLEMY/AFD

THE PROJECT

Sustainable urban redevelopment of a poor neighbourhood

Since the 1990s, the Governorate of Giza has launched an integrated urban redevelopment project for the 950,000 inhabitants of the neighbourhoods of Imbaba and Al Warrak. Following the transformation of the old Imbaba airport site into a mixed-use urban zone, plans are now underway for the development of the Kawmeya sector. This urban redevelopment project should provide new basic public facilities, job and revenue-creating activities and public spaces. Two public service centres should thus be created in Kawmeya and neighbouring zones will be developed through restoration of buildings, improved roads and upgrading of essential services (water, energy, sanitation, etc.). The project is also exploring the feasibility of a development plan for the urban zone to the west of the ring road, which has been strongly impacted by the expansion of irregular settlements.

This project for the development of a precarious neighbourhood received the UfM label in 2014. The Kawmeya project has been included in the national budget of the Egyptian government.

70

HECTARES OF THE KAWMEYA DISTRICT REDEVELOPED

50.000

BENEFICIARIES OF THE PROJECT IN KAWMEYA

250.000

POTENTIAL USERS OF THE NEW KAWMEYA PUBLIC SERVICES AND FACILITIES

GIZA NORTH SECTOR

Giza North is mainly made up of the neighbourhoods of Imbaba and Al Warrak; in 2006 it concentrated nearly 878,000 inhabitants over 1,319 hectares. This undeveloped urban area, the most densely inhabited in Egypt, suffers from increased urbanisation.



DETAILS

Project progress



© ARTELIA for AFD

Project promoter

Governorate of Giza
Egyptian Ministry of Housing, Utilities and Urban Development

URBAN DEVELOPMENT PROJECT IN AQABA



THE PROJECT

Modernisation and rehabilitation of Aqaba through integrated urban development

The city of Aqaba launched an urban development programme to revitalise several neighbourhoods by developing their public spaces while improving public transport and waste management.

This development programme, led by the Aqaba Special Economic Zone Authority (ASEZA), focused on the rehabilitation and revitalisation of Aqaba city centre and the strengthening of links between the different parts of the city: the city centre, its souk, the old town, the fishing harbour, residential areas, the hotel sectors and the cruise terminal.

The aim of this UPFI project was to ensure a balanced urban expansion and structured development planning in order to establish a coherent framework that can absorb the city's future economic and population growth. This urban upgrade strategy should ultimately enhance the touristic and economic appeal of Aqaba and improve quality of life for its residents.

198.500

INHABITANTS IN 2017

280.000

POTENTIAL PROJECT BENEFICIARIES

THE PROJECT COVERS **375 KM²**

OF THE AQABA STRATEGIC ZONE

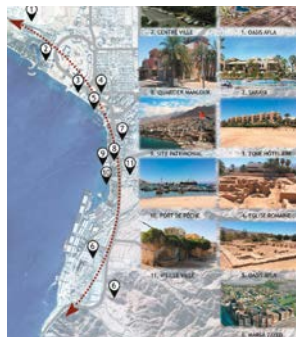
AQABA

The main gateway to international trade and a major industrial centre of Jordan, Aqaba is also one of the top tourist destinations in the country thanks to its location on the banks of the Red Sea and its proximity to Petra and Wadi Rum.



DETAILS

Project progress



© INTA for AFD

Project promoter

Aqaba Special Economic Zone Authority (ASEZA)

NATIONAL MULTI-CITY REGIONAL AND LOCAL DEVELOPMENT PROGRAMME (PHASE 2)



© IBF for AFD

THE PROJECT

Strengthening the technical and financial resources of Jordanian municipalities

With proper organisation, municipalities are the best level to identify and meet the needs of local people. Following an initial programme, the Jordanian Ministry of Municipal Affairs and its partners in the UPFI initiative wanted to launch a second Regional and Local Development Programme (RLDP) to build up capacities and investments in Jordanian municipalities.

Composed of a programme of investments identified for each beneficiary municipality and a support-advice component, RLDP 2 was to support Jordanian local authorities in setting up, implementing and managing their urban development projects.

The ultimate goal was to help municipalities to provide their populations with a better urban framework and a more efficient, higher quality service in the operational implementation of urban projects, while strengthening the territorial balance of the country.

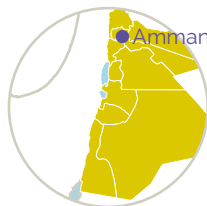
A "SECONDARY CITIES" PROGRAM TARGETING 8 INTERMEDIARY CITIES OF JORDAN

QUALITY OF LIFE IMPROVED FOR THE POPULATION OF THE CITIES

SUPPORTING LOCAL ECONOMIC DEVELOPMENT

LOCAL AUTHORITIES IN JORDAN

Local authorities in Jordan need to be strengthened, as their remit has a vital role to play in people's quality of life, through waste collection, urban planning, management of public spaces, public facilities, etc. Local authorities also play a key role in local economic development.



DETAILS

Project progress

✓ Identification

✓ Feasibility

● Financing and setting up

○ Implementation



© IBF for AFD

Project promoter

Jordanian Ministry of Municipal Affairs

MULTI-CITY URBAN DEVELOPMENT PROGRAMME



THE PROJECT

Strengthening the resilience of Lebanese cities and promoting integrated urban development

The Syrian crisis has had a major impact on the management capacities of Lebanese cities, exerting considerable pressure on services and infrastructure. The influx of refugees, coupled with a history of spiralling and scarcely controlled urbanisation, magnifies the urban problems faced by municipalities and affects access to basic urban services for both migrants and Lebanese host populations. To meet the needs of the ever-increasing urban population, the Lebanese authorities are stepping up their intervention in favour of integrated urban development that can also act as a lever for local socio-economic development.

The UPFI supported the CDR in the design and implementation of an urban development programme. This programme should include beneficiary cities of different sizes and several projects addressing various urban issues: integrated urban regeneration; controlled urban expansion and housing; urban planning, tourism and coastal protection; urban services and respect for the environment; and many more.

90%

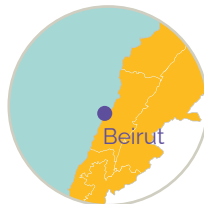
OF THE LEBANESE POPULATION LIVE IN URBAN AREAS

+1.5 MILLION

REFUGEES HAVE ARRIVED IN LEBANON SINCE THE BEGINNING OF THE SYRIAN CRISIS

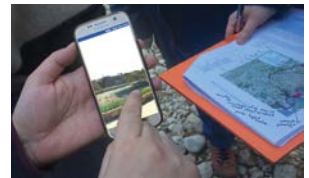
URBANISATION IN LEBANON

Lebanon has experienced rapid urbanisation, with minimal oversight from the authorities. There are many urban challenges: overcrowding, sprawl, informal habitats, vulnerability of heritage, lack of infrastructure and services. All this at a time when urban development is crucial to meeting the economic and social needs of Lebanon.



DETAILS

Project progress



© Pierre-Arnaud BARTHEL, AFD

Project promoter

Council for Development and Reconstruction (CDR)

PROJECT FOR THE CREATION OF A BUS RAPID TRANSIT SYSTEM IN GREATER AGADIR



© IBF for AFD

THE PROJECT

Agadir is modernising its public transport system to strengthen its economic and tourism attractiveness

Greater Agadir, which is responsible for urban mobility for nine municipalities, is upgrading its public transport network. This modernisation rests on the creation of a Bus Rapid Transit (BRT) line, which will be efficient and environmentally friendly, and the creation of a Local Development Corporation responsible for the management of urban mobility.

This 15-km BRT line, running from the port of Agadir to Tikiouine, will amongst others connect the souk and the universities. Transit hubs will be created along this BRT line to be built in Morocco.

With the creation of a Local Development Corporation for urban mobility, the strategic planning of mobility and the inter-municipal nature of the initiative, the Agadir BRT is a truly innovative project.

15 km
OF EFFICIENT AND ENVIRONMENTALLY FRIENDLY BUS LINE

60.000
BENEFICIARIES PER DAY

9 MUNICIPALITIES
1 MILLION INHABITANTS, BROUGHT TOGETHER TO CARRY THE PROJECT

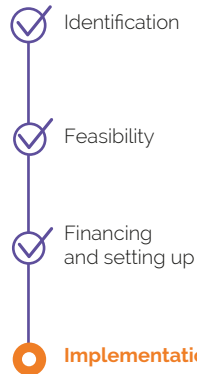
GREATER AGADIR

With one million inhabitants, Greater Agadir is the main coastal resort of Morocco, with a flourishing economy and tourism. Created in 2015, the inter-communal establishment of the Greater Agadir Urban Cluster brings together nine municipalities: Agadir, Inezgane, Dcheira, Ait Melloul, Lq liaaa, Dragua, Temsia, Taghazout and Aurir.



DETAILS

Project progress



© IBF for AFD

Project promoter

Greater Agadir Urban Cluster

SUPPORT FOR CITIES IN PREPARING INVESTMENTS FOR WATER AND SANITATION



© Antonia Serrhini

THE PROJECT

Support for local authorities in the management of sanitation, drinking water and electricity utilities

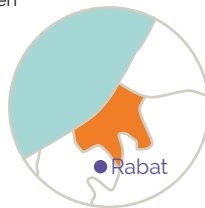
Faced with the dynamics of urban growth and the ambitious goals of the Moroccan authorities, several cities wish to invest in drinking water and wastewater collection and treatment infrastructure, through their local boards. Within this framework, three consultancies have been contracted by the AFD on behalf of various Moroccan water, sanitation and electricity boards.

The objective of the first was a strategic and operational diagnosis of the Larache (RADEEL) province intermunicipal Board of water and electricity distribution and an action plan to improve the technical, financial and operational performance. Under the supervision of the General Directorate of Local Authorities (DGCT) of the Ministry of Interior and the other boards concerned (RADEEJ, RADEEM, RADEET and RADEETA), there was also a question of establishing a diagnosis of the needs and an action plan for the modernisation and digitisation of the running of the boards and their supervision by their administrators. The second consultancy assisted three public boards in the development of a prospective financial model. The third mobilised technical expertise in wastewater disposal and treatment in order to conduct a complementary analysis of the feasibility studies of sanitation projects.

12 INTERMUNICIPAL PUBLIC BOARDS
IN MOROCCO

THE MULTI-SERVICE PUBLIC BOARDS IN MOROCCO

Since 1976, drinking water and sanitation have been the responsibility of the municipalities. They have the choice of managing these services on their own or delegating them to a public or private operator. Local governments hold the majority of votes of the governing bodies of public boards. In Morocco, there are seven communal or inter-communal electricity, drinking water and sanitation boards and five communal or inter-communal drinking water and sanitation boards.



DETAILS

Project progress



© Sadedem Marzouki

Project promoter

General Directorate of Territorial Communities (DGCT) of the Ministry of Interior of the Kingdom of Morocco

SUPPORT FOR THE NATIONAL AGENCY FOR URBAN RENEWAL AND THE REHABILITATION OF BUILDINGS IN DANGER OF RUIN (ANRUR)



THE PROJECT

Support for the structuring and up-scaling of the ANRUR

Old dilapidated housing is inhabited by economically insecure and socially vulnerable populations, which contributes to the deterioration of the Moroccan urban landscape. After an inventory of renovation and preservation projects of the old urban structures likely to benefit in the long run from funding from UPFI donors, technical assistance was launched in December 2020 in order to provide support for the structuring and up-scaling of the ANRUR.

The project consists of supporting the Ministry of National Land Management, Urban Planning, Housing and Urban Policy (MATNUHPV) in the operational implementation of the ANRUR strategy. Capacity building is ensured through the definition and implementation of a team training plan. With regard to the ANRUR roadmap and financial model, a preliminary estimate of the forecasted financing needs of the operations was established. Support was then continued by the AFD with its own funds (training sessions).

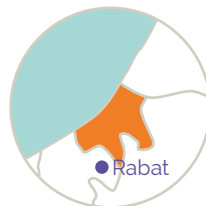
PRESERVATION
OF OLD URBAN
STRUCTURES

IMPROVEMENT
OF THE LIVING
CONDITIONS OF
INHABITANTS

**PARTICIPATIVE
APPROACH**

THE ANRUR MANDATE

ANRUR was established in Morocco in 2016 and is at the heart of a policy with high socio-economic potential. It is responsible for the urban renewal of old dilapidated structures, by improving public spaces, infrastructure and basic facilities, as well as for the social management of the operations and programs it undertakes. It advocates a participatory approach to carry out its missions and to involve all the stakeholders in its projects.



DETAILS

Project progress



© Espelia/Groupe Huit

Project promoter

National Agency for Urban Renewal and the Rehabilitation of Buildings Due for Demolition (ANRUR - Morocco)

PROJECT FOR THE DEVELOPMENT OF THE BOUREGREG VALLEY (ZONE 3)



© AAVB

THE PROJECT

Integrated and sustainable development of the Bouregreg Valley

Since 2006, the Bouregreg Valley Development Agency (AAVB) has been working for the development of the Bouregreg Valley in order to provide, within the Rabat-Salé-Témara metropolitan area, a new space for living, working and recreation. Based on an integrated urban development model, this creation of an eco-city rests on four principles: protecting the environment of the valley, promoting a social and civic approach, preserving and rehabilitating heritage, and improving the living environment of the population.

The UPFI supported the AAVB in the development of zone 3 of this project, which is broken up into 6 zones. When it is completed, zone 3 – which covers the largest surface area – should see the construction of mixed-use facilities (residential buildings, offices, retail spaces, public areas, hospital, university, etc.). The project should also see the restoration of the Chellah, a Marinid necropolis designated as a UNESCO world heritage site and the development of peri-urban agriculture. The project’s vision of creating a benchmark eco-city in Morocco earned zone 3 the UfM label, which was given in May 2015.

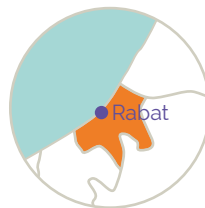
6.000
HECTARES OF
ECO-CITY

6 ZONES
DEVELOPED

3.2 KM²
OF BUILT AREA
OVER ZONE 3 OF
THE PROJECT

RABAT-SALÉ-TÉMARA METROPOLITAN AREA

With 2 million inhabitants, Rabat-Salé-Témara is the second most important urban area in Morocco, both in size and economic importance, as well as the political centre of Morocco, home to Rabat, the capital of the Kingdom. The metropolitan area is divided by the Valley of the Bouregreg River.



DETAILS

Project progress



© AAVB

Project promoter

Bouregreg Valley Development Agency (AAVB)

Oued Martil Valley Development Project



© C. Touahin, UPFI/PAU/For AFD

THE PROJECT

Integrated urban development and resilience to natural disasters

Since 2014, the Kingdom of Morocco, the wilaya of Tangier-Tetouan-Al Hoceima and the communes of Tetouan and Martil have been working together on the development of the Oued Martil valley. This vast integrated and sustainable urban project aims to reconcile the inhabitants of the plain and the once flood-prone wadi, which is of major ecological value, in order to develop the valley into an urban centre that meets the needs of the population of Greater Tetouan (development of new urban areas, renovation of existing neighbourhoods, improvement of mobility), and to attract private investment and thus promote local economic development. In order to meet these objectives, the valley will be divided into 11 urban sectors structured into hubs: residential, economic, cultural, commercial, ecological and touristic hubs. As the start of this ambitious project, work to clean up pollution of the Oued Martil valley and protect it against flooding began in 2015.

Given the urban and environmental potential of this project, the UPFI supported central and local authorities in Morocco, as well as STAVOM, in the operational and financial set-up of the project.

1600

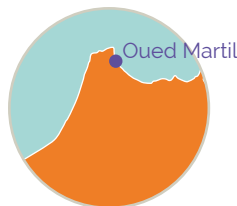
HECTARES WITH DEVELOPMENT POTENTIAL.

11

URBAN SECTORS SPREAD OVER 18.5 KM OF OUED MARTIL

OUED MARTIL VALLEY

The Oued Martil valley is located in the Tangier-Tetouan-Al Hoceima wilaya at the north-westernmost point of Morocco. The development project is located on the territory of the city of Tetouan and the communes of Martil and Azlaa. The Tetouan agglomeration, which is crossed by the wadi, had a population of about 590,684 in 2015.



DETAILS

Project progress



© STAVOM

Project promoter

STAVOM (*Société d'Aménagement de la Vallée de Oued Martil - Oued Martil Valley Development Company*)

MULTI-SITE URBAN REGENERATION PROJECT



© UPFI/PMU for AFD

THE PROJECT

Urban regeneration project with many benefits for its inhabitants and its economy

In order to boost economic development, the UPFI is working with the Jericho Municipality to restore strategic installations connected to agricultural activities and tourism, the drivers of the local economy.

The relocation of facilities with a high urban nuisance factor into less residential zones should allow the development of municipal land in the city centre in order to expand public spaces open to all.

A new abattoir that complies with health and environmental standards must be relocated and built to meet local meat consumption needs, while avoiding the health and pollution problems generated by the old abattoir.

The new municipal garage, built on the outskirts of the city, provides storage, maintenance and repair for road, garbage collection and other essential city work vehicles.

The expansion of the Spanish Garden, a new green space open to everyone, will supplement the sports activities and the small amusement park already located in the adjacent garden.

This UPFI project was labelled by the UfM and its 43 member countries in June 2016.

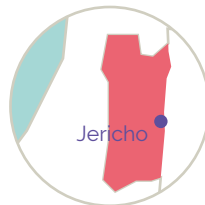
3
REHABILITATED
SITES

50.000
BENEFICIARY
INHABITANTS

IMPROVEMENT
OF MUNICIPAL
FACILITIES
AND CREATION OF
PUBLIC SPACES

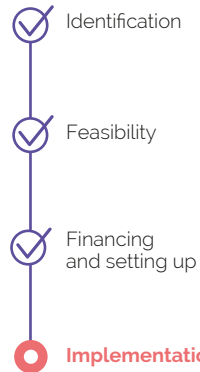
JERICO

The city of Jericho is the main hub of the region located on the west bank of the River Jordan in Palestine, and plays a vital role in the economic development of the Jericho Governorate. The city faces a number of urban challenges due to the fact that it is the only city of the governorate.



DETAILS

Project progress



© INTA for AFD

Project promoter

Jericho Municipality

STUDY ON THE STRATEGIC POSITIONING OF AFFORDABLE HOUSING DEVELOPERS



© AFD

THE PROJECT

Supporting reflection on the development of a public offering for affordable housing

It has been several years since UPFI's partner landlords have assimilated the idea of affordable housing in Tunisia (PROVILLE 1 and 2). The discussions held within this framework revealed the need to strengthen the role of housing policy and to participate in the reduction of rapidly developing informal settlements.

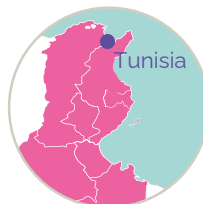
The objectives of this study were to organise and optimise the means, technical tools and resources available, and to identify programs according to the targets in order to promote and accelerate the construction of affordable housing. The technical assistance program supports the Tunisian authorities in a process of co-construction with all the public stakeholders involved in the housing production chain, whether they are public social housing operators, developers, financiers or institutional players.

This study also provided an overview of the activity of public operators and provides a forward-looking vision as well as operational recommendations for their repositioning. Strategic directions for improving the performance of the national housing policy have been defined.

SQUATTER SETTLEMENT = 37% OF THE URBAN GROWTH IN TUNISIA

HOUSING IN TUNISIA

The rapid urban growth that Tunisia has experienced over the past thirty years has been mainly characterised by the proliferation of self-built neighbourhoods on unserviced land, concentrated mainly on the outskirts of cities. The development of these squatter settlements has accelerated since the 2011 revolution.



DETAILS

Project progress



© AFD

Project promoter

Ministry of Public Works, Housing and Regional Development

INTERVENTION PROGRAMME IN OLD CITY CENTERS



© Michael Foley

THE PROJECT

Supporting the Tunisian authorities in the design and implementation of a rehabilitation programme for historic centres

The AFD and EIB have integrated the regeneration of historic centres into their strategy for supporting sustainable cities in the Mediterranean. The EIB published a prospective study, 'Medinas 2030: Scenarios and Strategies' (2010). The AFD supported 4 pilot projects for the rehabilitation of touristic routes in the medinas of Tunis, Sousse, Sfax and Kairouan, delivered in 2016–2017.

Capitalising on these past experiences, the UPFI supported the design of a rehabilitation programme for historic centres in 2018. This programme enabled to make it possible to build an intervention framework specific to the regeneration of the Tunisian old city and to favour the adaptation of these urban areas to the economic, social and cultural evolution of the country. In the long term, the rehabilitation of these historic centres will improve the living conditions of residents, functionally reintegrate the old city into its urban area, safeguard and enhance urban and cultural heritage, boost the economy, tourism, job creation and income generation, and allow the return of the public and private sectors to these urban areas.

A **MULTI-COMPONENT PROGRAMME** TO IMPROVE ACCESS TO **INFRASTRUCTURE AND SERVICES** AND **UNLEASH THE SOCIO-ECONOMIC AND CULTURAL POTENTIAL** OF HISTORIC CENTRES

SOME **100 HISTORIC CENTRES** ACROSS TUNISIA

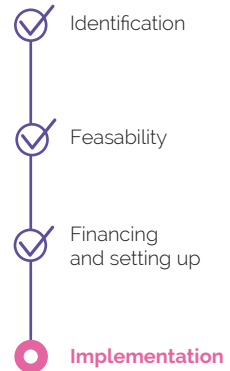
TUNISIAN HISTORIC CENTRES

There are various types of historic centre, as the medina and the historic European neighbourhoods of the 18th, 19th and 20th centuries for instance. They are a type of popular neighbourhood marked by urban and socio-economic exclusion and degradation of heritage buildings.



DETAILS

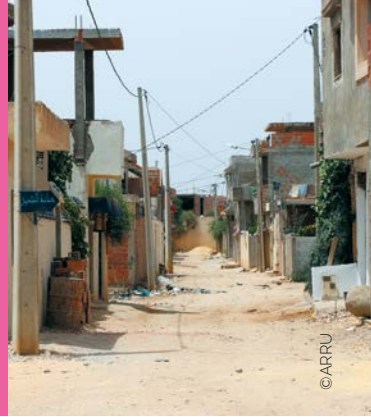
Project progress



Project promoter

Tunisian Ministry of Equipment, Housing, Territorial Development and Sustainable Development

PROGRAMME FOR THE REHABILITATION AND INTEGRATION OF RESIDENTIAL AREAS



©ARRU

THE PROJECT

Meeting the needs of Tunisian informal settlements in infrastructure, services and facilities

'Popular' neighbourhoods have developed spontaneously in the urban periphery in Tunisia. Suffering from a lack of access to basic services and facilities, these neighbourhoods are an illustration of the strong social and territorial inequalities in Tunisia. The Tunisian State has decided to strengthen its activities to improve these working-class neighbourhoods and prevent the formation of informal settlements. The UPFI's partners worked alongside the Tunisian authorities and the ARRU, supporting the Second Programme for the Rehabilitation and Integration of Residential Areas (PRIQH 2).

Building on the achievements of PRIQH 1 and with a view to integrated urban development, the objective is to intervene in basic infrastructure and to strengthen access to social and community facilities (for cultural, sporting and youth activities) in the beneficiary districts, as well as support the establishment of industrial facilities, driving local socio-economic development. The interventions under PRIQH 2 should be based on an approach that respects the environmental and social contexts of the neighbourhoods.

2/3
OF THE
TUNISIAN
POPULATION
LIVING IN
URBAN AREAS

ALMOST
€250 MILLION
IN TUNISIAN AND
EUROPEAN FUNDING
FOR PRIQH 1

MORE THAN
310
INFORMAL
NEIGHBOURHOODS
TARGETED BY
PRIQH 1 AND 2

URBAN DEVELOPMENT AND INFORMAL HOUSING IN TUNISIA

Tunisia has experienced rapid urbanisation over the past thirty years. This phenomenon has led to the creation of poor neighbourhoods, mostly on the outskirts of towns. These informal settlements face problems of access to basic services and facilities.



DETAILS

Project progress



©ARRU

Project promoter

The Tunisian Urban Rehabilitation and Renewal Agency (ARRU)

PROJECT FOR THE DEVELOPMENT OF THE TAPARURA SEAFRONT



© ARTELIA for AFD

THE PROJECT

Creating a new mixed-use urban neighbourhood and reconnecting Sfax to its coastline

Sfax has launched a planning project for a new neighbourhood based on the principle of sustainable development. Taparura, 'rising from the waters of the Mediterranean', is an ambitious integrated urban development project that aims to make the port city of Sfax more attractive.

The aim of this development project is to create a mixed-use neighbourhood that is integrated within the existing urban fabric, taking advantage of the coastal nature of the site. One of the major challenges of this project is also structuring of the planning agency, the SEACNVs, which will pilot the implementation of this major urban project.

The major potential of this urban project has been recognised by the Union for the Mediterranean and its 43 member states, which gave it the UfM label in December 2014.

420

HECTARES OF SUSTAINABLE URBAN DEVELOPMENT RECLAIMED FROM THE SEA

50,000 to 70,000

POTENTIAL NEW RESIDENTS FOR THE TAPARURA SITE

DETAILS

Project progress



© ARTELIA for AFD

SFAX

Located in the east of Tunisia near the Gulf of Gabès, and with more than 500,000 inhabitants, Greater Sfax is the country's second largest city and the second economic hub, thanks to the export of agricultural produce such as olive oil and fish.



Project promoter

Company for the Study and Planning of the North Coasts of the City of Sfax (SEACNVs)

PARTNER INSTITUTIONS



Rapid and growing urbanisation raises issues of territorial equity, access to jobs and social justice, which the countries of the Southern and Eastern Mediterranean need to face. The AFD, which has a long experience in the area of urban development, and has at its disposal a variety of means of intervention, is the co-founder and manager of the UPFI European initiative. The UPFI is an innovative initiative, which aims to facilitate the emergence and the funding of urban projects that can contribute, across the region, to the reduction of social and economic inequalities and to making territories more attractive".

M. Rémy RIOUX,
Managing Director of the AFD



Financing of integrated urban development is a key priority for the EIB, and we play an important role in delivering the EU Urban Agenda through our lending, grant-loan blending and advisory work. As a co-founder of the UPFI, we see this initiative as a way to prepare innovative high quality urban projects which bring tangible climate, environmental, economic and social benefits to citizens of the Mediterranean region, leading to sustainable communities. Working with our partners, especially the European Commission, the Union for the Mediterranean and the Agence Française de Développement, we can ensure close coordination bringing both technical expert support, the UfM label of quality, and long-term financing".

Christian Kettel Thomsen,
Vice President, European Investment Bank (EIB)



The cities of the future will be different from the ones we live in today. That is why planners will have to take decisions now to shape the way cities will look like. UPFI serves this purpose by assisting them in selecting strategic projects that will help make cities more sustainable”.

Maciej POPOWSKI,
Acting Director General of DG NEAR
(European Neighbourhood and
Enlargement Negotiations, EU)



The Euro-Mediterranean region is facing growing challenges that require a regional approach and joint responses. Environmental disasters, climate change and the COVID-19 pandemic are increasing the pressure on countries and the demand for sustainable and integrated urban development has never been higher. In this context, the Urban Projects Finance Initiative (UPFI) aims to improve the liveability of Mediterranean urban areas and represents an important step ahead towards sustainable development, economic growth and stability in the region. The UfM is grateful to the UPFI partners for their dedication and fruitful cooperation.”

Nasser KAMEL,
Secretary General Union for the
Mediterranean (UfM)

THE PROMOTERS



The old town centres in Tunisia are a remarkable urban heritage which would benefit from an increase in standing and being rehabilitated and renewed. Despite previous efforts by the State, civil society and the inhabitants, the needs in terms of rehabilitation and preservation remain significant.

The Program for the Regeneration of Old City Centres: an integrated, partnership-based program with a bottom-up approach, is the concrete expression of a desire to develop this potential, a national policy for the revitalisation of the older parts of our cities, focusing not only on infrastructure and housing but also on socio-economic and cultural development.

The Project Monitoring Unit within the Ministry of Public Works and Housing benefited from technical assistance financed by the UPFI which enabled faster progress with enriching input and sharing of expertise and experience."

Mme Inès ZBIBA-AJLANI,
Architect at the Ministry of Equipment, Tunisia



برنامج إحياء المراكز العمرانية القديمة
Programme de Régénération
des Centres Anciens



Like most countries on the southern shore of the Mediterranean, Tunisia has experienced a mass departure from inland towns to the capital and around large cities. This phenomenon has led to the emergence of informal neighbourhoods on the outskirts of cities, characterised by real urban problems such as access to basic services and facilities. In the light of these profound social inequalities and territorial disparities, several programmes were implemented to address the issue. The Programme for the Rehabilitation and Integration of 1st and 2nd Generation Residential Areas initiated in 2012 by the Tunisian State with the technical and financial support of the AFD, the EIB and the EU, is a major watershed event in the design, management and implementation of rehabilitation programmes run by the Urban Rehabilitation and Renewal Agency (ARRU) over the past 40 years.

The PRIQH2, which will make it possible to intervene in 159 neighbourhoods all across the Tunisian territory and affect approximately 780,000 inhabitants for a total cost of approximately 677,540 MTND, is coherent with the Tunisian State's public action while presenting certain innovative aspects that were implemented through the project management assistance provided by the AFD and financed by European Union funds. This technical and financial support should assist ARRU to develop its operational practices, strengthen its capacities and the quality of the projects that will be implemented, while encouraging the involvement and participation of the inhabitants and communes. In addition, this support will facilitate the structuring of in-depth reflection on the operational methods of anticipating land use and helping to reduce informal settlements.

Mme Saoussen CHEMLY,

Head of the Development and Project Identification Department, Tunisia



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