

Approach Paper

Managing Urban Spatial Growth:

An evaluation of World Bank support to land administration, planning and development

6/6/2019

1. Background and Context

1.1 Managing urban spatial growth matters to reduce poverty and promote shared prosperity. Most urban expansion in developing countries is characterized by informal growth, increasing the number of people who live in slums, currently estimated at over one billion¹ (OECD, 2016; UN-Habitat, 2016). Most cities in emerging economies grow spatially through low density urban expansion, commonly known as “sprawl²,” which takes place in the context of poorly regulated land use and distorted land markets (Atlas of Urban Expansion 2016).

1.2 As cities sprawl they become more unequal and inefficient. According to UN Habitat, seventy-five per cent of the world’s cities are currently experiencing higher levels of income inequality than two decades ago. It is more expensive to construct and operate infrastructure in sprawling communities rather than in well-defined cities. Unplanned growth imposes a cost on the entire city because it interrupts the continuity of citywide transport and other network infrastructure (World Bank, 2014). Low density land use results in rapidly expanding cities, limiting the quality of life and productivity and diverting resources away from critical investments to ensure inclusive urban growth (World Bank, 2018).

1.3 Land markets enable urban development through private investments in land and assets that guide spatial growth. Public investments such as roads and transportation infrastructure guide subsequent private investments and when land markets are functioning well, the process achieves some degree of allocative efficiency as land can be exchanged at market value and put to its most productive use.

1.4 However, when land management and land use planning are deficient, informal land markets proliferate, fostering the growth of slums and urban sprawl. Without government regulations and incentives markets cannot create well-functioning cities. The lack of affordable land in proximity to sources of employment force the poor to occupy land in informal settlements within the city and its periphery. In a poorly regulated environment, private developers transform rural land to urban uses with minimal concern for the absence of core social infrastructure and the continuity of network infrastructure. The low-density spatial expansion that follows, dispersed

outside of the urban footprint, can have significant negative consequences including: (i) high dependence on private transport; and (ii) high energy consumption leading to high levels of pollution and GHG emissions (OECD, 2018). In Metro Manila, a capital city that continues to experience acute urban sprawl, the daily cost of congestion alone is estimated at \$70 million (World Bank, 2015). Urban sprawl is typically – but not exclusively-- associated with metropolitan areas that require coordinated land use regulation and planning across neighboring municipalities.

Box 1.1. Definition

Managing urban spatial growth is defined as the set of policies and investments which contribute to the sustainable development and changes in the area and density of land use in cities and towns (Metropolis 2016). Managing urban spatial growth is influenced by political economy, market forces, land use regulations as well as by the informal occupation of land.

1.5 The World Bank has outlined an agenda for supporting urbanization which frames urban development in the context of a market-based approach informed by spatial considerations³. A core tenant of the agenda is the sequence of World Bank interventions intended to support and strengthen the capacity of government to: (i) administer and manage land; (ii) establish integrated spatial planning; (iii) connect land use and people through infrastructure and (iv) scale up urban finance for broader development (*Planning Connecting and Financing*, 2013). Decisions about whether to engage in land activities have been influenced by the political economy around land in a given country and the extent that the risk can be managed.

1.6 For over three decades the World Bank has been supporting and strengthening city institutions which manage urban spatial growth through land administration, land use planning and land development.⁴ The institutions governing land markets include, for example, comprehensive land registries (for both public and private land); mechanisms for contract enforcement and conflict resolution; and flexible zoning laws. Strengthening the capacity of government to plan and regulate the use of land includes the planning of right of ways for road and transport networks, which define the spatial growth of cities. Governments need to have the capacity to carry out participatory and evidence-based spatial planning to addresses formal and informal urban expansion at the earliest stage of urbanization (World Bank 2013). The World Bank has been supporting clients to address informal growth through a wide range of interventions from sites and services to integrated development of informal neighborhoods.

2. Purpose, Audience, and Theory of Change

2.1 **The purpose of this evaluation is to assess the relevance and contribution of WB support to enhance the capacity of clients to manage urban spatial growth through land administration, land use planning and land development.** The evaluation will document what works and why; and to draw lessons for future interventions. The evaluation will also assess World Bank support to foster client's capacity to meet relevant SDG's as they relate to the management of urban spatial growth including, equal rights over ownership and control (SDG 1.4.2), inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries (SDG 11.3) as outlined in the United Nations New Urban Agenda 2017-2030⁵. This evaluation complements the forthcoming evaluation "*Building Urban Resilience: An evaluation of the World Bank Groups Evolving Experience 2007-2017*".

2.2 **The primary audience for this evaluation is the World Bank's Board of Directors, senior management, and operational staff involved in urban related activities.** This evaluation is expected to generate relevant lessons for management and operational staff involved in the design and implementation of activities that aim at contributing to the management of urban spatial growth. External stakeholders include WB clients, development partners, and institutions engaged in urban development at country and city levels. The evaluation will help inform the Board about the role of the WB and its influence in managing urban spatial growth and about its capacity to meet relevant SDG's.

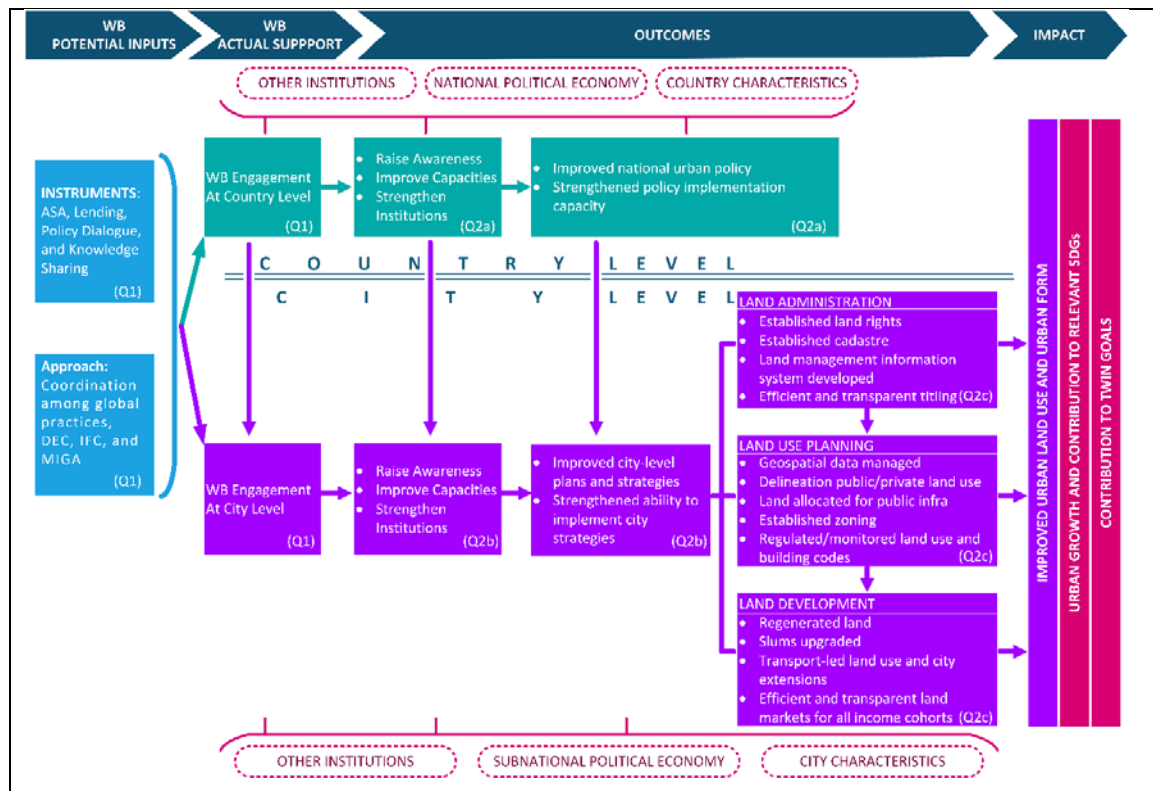
2.3 **The theory of change (Figure 2.1), through its proposed causal framework, recognizes that the World Bank contributes to urban growth and relevant SDGs by enhancing the client's capacity to manage urban spatial growth.** The World Bank influences urban spatial growth using different instruments (Assessments; ASA; lending) in coordination with other actors and partners (other MDBs, donors, national and local governments), and with a high level of variation, across cities and countries, working in the following three areas:

- **Land administration:** The World Bank supports the development of cadasters and registries, which define boundaries between properties, thereby enabling the definition of property rights. These interventions create the necessary conditions for a functioning formal land market. The World Bank also supports clients to establish land management information systems, including the digitalization of land records, which enable transparency and efficiency in land transactions.

- **Land use planning:** The World Bank supports strengthening the capacity of governments to manage geospatial data, improve land use regulations, enabling them to differentiate public and private land uses, including defining the right of ways for roads, establishing zoning, land use and building codes. Such support enables cities to develop medium to long-term strategic plans to guide and monitor urban spatial growth.
- **Land development:** The World Bank enhances the capacity of governments to: (i) regenerate land within city boundaries which may be under formal or informal land tenure, including the upgrading of slums and (ii) guide the development of city extensions to enable orderly spatial growth through investments in road and public transport infrastructure. These interventions shape land use and growth patterns of cities which help define the productivity and inclusiveness of cities.

2.4 Successful World Bank interventions in the three areas above can contribute to positive long-term urban growth outcomes. Such outcomes include the development of a formal land market and the establishment of a coherent urban transport layout, which enables an efficient land use and land development within and across jurisdictions. These outcomes contribute in the long run to improved urban land use and urban form, reducing the inequities inherent in the process of rapid urbanizations and eventually contributing urban growth, the SDG goals and the twin goals (Figure 2.1).

Figure 2.1. Synthetic Casual Framework for World Bank Urban Development and Spatial Growth.



Source: IEG

3. Scope and Portfolio

3.1 The scope of the evaluation will focus on managing urban spatial growth through land administration, land use planning and land development. In the context of land development, it will cover slum upgrading and urban transport. The evaluation will exclude other sectors where the World Bank also influences urban spatial and land development, such as water, sanitation, or energy, since they do not guide urban growth as much as urban transport does. Regarding WBG institutions, the evaluation will primarily be assessing the World Bank support. It will consider aspects of coordination with IFC or MIGA only to the extent that they are relevant actors in the field-based case studies. The evaluation will draw lessons from past IEG evaluations (see appendix A).

3.2 **An initial lending portfolio review of relevant urban projects approved in FY2000-18** reveals 434 WB loans for a total commitment of US\$38 billion, or 6 percent of the total World Bank lending period (Table 3.1).

Table 3.1 World Bank Group Urban Growth Portfolio (FY2000-2018)

WB Support	Total # of Approved Projects FY00-18	% of total WB portfolio	# Evaluated Projects
WB Lending	434	5%	138
Land Focal Areas*:			
Land Admin. & Mgmt	212	2%	82
Land Use Planning	40	0.5%	7
Land Development	194	2%	51
Sub-total	434	5%	138
WB Advisory Services & Analytics	329	2%	-
Grand Total	763	-	138

Source: BI database. *Project could include more than one focal area.

3.3 This evaluation will consider key Urban Advisory Services (ASAs) which support national and local governments through a broad range of policy services. Urban ASAs have engaged country clients through the development of 24 local level and 8 regional Urbanization Reviews (Appendix C) and through 65 City Development Strategies (Appendix D). These instruments offer a diagnostic tool to identify policy distortions, analyze investment priorities and inform the design of country assistance strategies with appropriate policy and institutional responses in countries where rapid urbanization requires a strategic plan. The World Bank has also carried out 60 Land Governance Assessments, which will help the evaluation assess and compare the performance of national land administration systems at a global level. The World Bank is also a global convener in Land Administration and Urban Research, contributing to capacity building through training courses.

4. Evaluation Questions

4.1 The evaluation will address the following overarching question: How and to what extent has the WB been relevant and effective in supporting client’s capacity to manage urban spatial growth?

4.2 The table below details the overarching question and specifies the levels of analysis at country and city level (Table 4.1).

Table 4.1. Questions and Sub questions

Questions	Sub-questions
1. Relevance: <i>How and to what extent has World Bank engagement been relevant, coordinated and coherent in building the capacities of clients (to manage urban</i>	<p>A. Priority alignment. Is World Bank support aligned to country and city needs and priorities? Is it aligned to the New Urban Agenda and relevant SDG targets? What factors explain the alignment or lack of?</p> <p>B. Internal coordination and coherence. Has the degree of coordination and coherence in World Bank support</p>

Questions	Sub-questions
<p><i>spatial growth through land administration, planning and development) in line with their priorities?</i></p>	<p>(across GPs, DEC and Institutions (IFC and MIGA)) influenced the delivery of WB interventions provided to country and city clients? In what ways? What are the key drivers?</p> <p>C. External coordination and coherence. Does World Bank support to building and strengthening client capacities distinguish itself, complement or overlap that from other external institutional actors including bilateral donors and MDBs? In what ways?</p>
<p>2. Effectiveness: <i>How and to what extent have World Bank selected ASA and investment lending activities been effective in enhancing the capacity of clients to manage urban spatial growth through land administration, land use planning and land development?</i></p>	<p>A. Data generation and use. Has World Bank support led to improvements in awareness and knowledge, generation and use of urban spatial data for decision making by country and city clients? what are the success drivers?</p> <p>B. Policies and institutional strengthening. Has World Bank support led to improvements in land administration and national urban policies, city strategies, and strengthen the capacities of national and local institutions? what are the success drivers?</p> <p>C. Investment Lending. Is the World Bank support effective in integrating city-wide spatial and land use attributes in urban transport and slum upgrading interventions in the medium and long term? What are the success drivers? what are the lessons of experience?</p>

4.3 The evaluation will consider the range of relevant World Bank interventions and review the modalities of the WB engagements. This will include the choice of instruments and approaches to contribute to managing urban spatial growth (Appendix E). Moreover, the evaluation will map the level of intervention (i.e. country vs. city) to inform data collection and evaluative analysis regarding the following types of support:

- **Investments:** self-standing operations and components related to land administration, land use planning and land development
- **Advisory Services and Analytics:** programmatic analytical work including Urbanization Reviews, City Development Strategies, Land Governance Assessment Frameworks, and thematic advisory services in transport-oriented development, land pooling/readjustment, and land markets assessments.
- **Knowledge Sharing:** large-scale conferences and training programs. Conferences include the land poverty conferences, transforming transport and urban research symposiums. Training courses include those on slum upgrading, urban transport, and land use planning.

5. Evaluation Design

5.1 **The evaluation involves data collection and analysis at three levels**, (i) portfolio of WB interventions, (ii) selected countries, and (iii) selected cities. The overall approach is described below:

- **Overall portfolio.** Identification of the range of financial and non-financial instruments that the Bank has used to support client capacity in land administration, land use planning and land development during FY2000-2018 (the reference portfolio).
- **Country level:** Assessment of internal and external World Bank collaboration and coherence through: World Bank support alongside client efforts, and the work of other agencies (including IFC/MIGA) and development partners to capacity strengthening. Analysis of changes in the composition of the portfolio over time and how it matches with the evolution of needs/evidence of what works at country and city level.
- **City level:** Assess how World Bank instruments have been brought together at city level to support improvements in capacity for land management, including identification of gaps and shortcomings. On a selected basis, the evaluation will attempt to trace the effects of improved client capacity on higher order outcomes such as enabling land markets, integrating gender with property rights as well as changes in land use.

5.2 **The evaluation will use a mixed methods approach.** This approach draws on both quantitative and qualitative methods that will be used to respond to the evaluation questions and sub questions. The theory of change presented in Figure 2.1 will be further developed to capture the World Bank potential influence on institutional capacities and investments in Urban Growth at respectively country and city levels. At the city level, the evaluation will explore World Bank how Land Use Planning, Land Administration and Land Development contribute to spatial urban growth.

5.3 **Templates for data collection will be developed and populated with data from different methods.** The completed templates will provide the basis for cross-case analysis such as pattern analysis. Given the spatial nature of urban growth, the evaluation will explore the use of geospatial data (if and where available) at city level to support analyses of relevance and causal influence of WB support. Multi-method triangulation and the principle of the theoretical point of saturation in purposive sampling of interviewees will be applied to underpin the consolidation of findings derived from the data collection and analysis.

5.4 An overview of the main methods and the questions is presented in more detail in appendix F.

Sampling/selection considerations

5.5 **The data collection and analysis will employ a multi-level approach to select countries, and cities to capture relevant variations in WBG engagement** according to (i) national urbanization levels (countries); and (ii) annual rate of urbanization growth (2016 UN World Cities Report). Given the highly contextualized nature of national urban policy and city development issues, the evaluation will use a set of relevant criteria to enhance the external validity of its findings:

- 1) a selection of eighteen countries equally distributed according to stage of urbanization as defined by the 2009 WDR for desk-based review. Relevant selection criteria include the intensity of World Bank engagement; urbanization level; and regional representation.
- 2) a purposeful selection of six of the eighteen countries for field-based data collection and analysis. Rate of urbanization growth and intensity of ASA and lending portfolio are the selection criteria.
- 3) a selection of one or two cities nested within each of these six field countries. To the extent possible (apart from country-level selection criteria) criteria will include city size (small, medium, large); city urbanization rate (low, medium high); institutional structure (with and without development authority); and portfolio concentration.

5.6 While the use of the above approach does not guarantee the generalizability of findings (and can generate its own biases), the heterogeneity of the interventions, in combination with convergence of findings across countries and cities, will allow the evaluation to develop an informed claim to such generalizability of its findings.

5.7 Finally, the evaluation team will make informed choices regarding the types of (lending and non-lending) support which will be assessed at country and city levels, taking into account portfolio-related criteria, prevalence and comparability across countries/cities and stakeholder demand.

Design limitations

5.8 **The evaluation design comes with several limitations and challenges including but not limited to:** i) the use of findings and lessons from previous IEG evaluations and WBG reports approved under different contexts, some of which may be outdated and no longer relevant; ii) limited data availability including lack of complete data on cost at the theme sub-category level and on WBG portfolio database system theme/sector code errors iv) the complexity of the portfolio due to overlapping themes and project size v) potential selection bias in the country case study design. To address

these limitations, the evaluation will undertake continuous and extensive triangulation from data sources and experts. To ensure internal validity of findings, templates for the case studies, in-country visits and semi-structured interviews of key stakeholders will be prepared in consultation with IEG’s Methods Adviser. Quality control will be consistently applied on the information gathered at different stages of the evaluation.

5.9 Given the multisectoral nature of this evaluation, one of the limitations is the conscious choice about scope. This evaluation will not cover sectors such as water and sanitation, energy, disaster risk management, public space and housing which also have an impact on land use which might limit the generalization of findings from the evaluation. The spatial focus on urban growth limits the ability of the evaluation to derive findings on other factors that contribute to urban growth.

5.10 Lack of evaluative framework for ASAs. World Bank’s non-lending are currently not integrated in an IEG overall results framework. As a result, there is no evaluation basis to analyze and compare IEG validated results.

5.11 The following table summarizes the risk management approach for this evaluation (Table 5.2).

Table 5.2. Risk Mitigation Measures

Risk	Mitigants
Choices on scope and focus	Choices are informed through consultations and any further refinements will be informed through stakeholder engagements and the quality assurance process. The team will carefully nuance findings that may not be generalizable across regions and typology of World Bank support.
Lack evaluated framework of ASA	To address these limitations, the evaluation will undertake continuous and extensive triangulation from data sources and experts. The team is following the protocols developed by the IEG ASA working group and focus on programmatic ASA and will develop templates to carry out a systematic ASA analysis.
Data availability	Consistent triangulation between methods to draw findings. Case studies will rely on data produced by national and local governments. To the extent possible the team will use data which has been vetted externally. To ensure internal validity of findings, templates for the case studies, in-country visits and semi-structured interviews of key stakeholders will be prepared in consultation with IEG’s Methods Adviser. Quality control will be consistently applied on the information gathered at different stages of the evaluation.
Ensuring current understanding of WBG support	The evaluation will recognize innovations including the introduction of new technologies and ongoing mechanisms being used by the WB to help clients manage urban growth.

6. Quality Assurance Process

6.1 This Approach Paper has been peer reviewed by leading Urban planning practitioner (I and II below) and recognized academic authority (III).

- **Uma Adusumilli.** Since 2004, she is head of the regional planning division of Mumbai Metropolitan Region Development Authority.
- **Luis Felipe Siqueiros.** Urbanist and practitioner on urban planning. Currently head of urban planning for the state of Chihuahua, Mexico. Former Director of Planning for Ciudad Juarez and Head of Urban Analysis Consulting Group.
- **Bish Sanyal.** Ford International Professor of Urban Development and Planning, Massachusetts Institute of Technology. Former head of the Department of Urban Studies and Planning and current Director of the Special Program for Urban and Regional Studies.

6.2 The evaluation team will also engage specialized experts throughout the evaluation exercise. The team will work closely with IEG's methods advisor to refine the design and monitor the implementation of the evaluation methodology.

7. Expected Outputs, Outreach, and Tracking

7.1 The primary output of the evaluation will be the report to the Board's Committee on Development Effectiveness, which will contain main findings and recommendations. Intermediate products will include discussions of emerging findings through joint knowledge sharing events (e.g. 2020 Land and poverty conference, the 2020 GSURR learning week) with corresponding land and urban global solution groups and communities of practice.

7.2 To enhance the use value of the evaluation, the findings of the report will inform the strategic directions of the two newly created spatial knowledge sharing World Bank platforms: i) The urban and spatial economics platform, and ii) The spatial planning and investment prioritization platform to enhance the client's capacity to manage urban spatial growth. The evaluation will be published and disseminated both internally and externally. Findings will also be made available to a wide range of audiences, including professional associations and academic institutions who monitor the implementation of the New Urban Agenda and the Urban SDGs. IEG will develop working papers, presentations, blogs, videos, and other products as appropriate for other stakeholders.

7.3 Regular stakeholder interaction will be sought to enhance the evaluation process, including with the Bank Group team of relevant GPs and institutions to ensure the relevance and timeliness of the findings. This will include consultation while the

evaluation is under way, and dissemination and outreach once the study is complete. Technical briefings to the Board to ensure relevance and timeliness of the evaluation findings will be considered.

8. Resources Timeline

8.1 The final evaluation report will be submitted to the Board's Committee on Development Effectiveness in the third quarter of fiscal year 2020.

Budget

8.2 The budget for delivering the study will be \$928,000 with an additional \$50,000 for dissemination.

Team and Skills-Mix

8.3 The study will be led by Maria Elena Pinglo and Victor M. Vergara. The evaluation will include a team of IEG staff and consultants. The core team includes Victoria Alexeeva, Elisabeth Goller, Mari-Noelle Lantin Roquiz, Kavita Mathur, Thomas Kalogeropoulos, Richard Kraus, Pallavi Sengupta and Hiroyuki Yokoi. The team will include consultants with expertise in Land Administration and Management, Housing, Urban Planning and Slum upgrading. The work will be conducted under the general supervision of the IEGSD Manager, Midori Makino, and under the overall direction of José Cándido Carbajo Martínez, Director IEGSP, and Alison Evans, Director General, Evaluation and Vice President.

¹ UN-Habitat adopted an operational definition for slums. A slum household is defined as one lacking in one or more of the following: (a) *improved water*; (b) *improved sanitation*; (c) *sufficient living area*: not more than three members share the same room; (d) *durable housing*; and (e) *secure tenure*.

² The OECD defines urban sprawl as urban development pattern characterized by low population density that can be manifested in multiple ways. That is, an urban area may be sprawled because the population density is, on average, low. Furthermore, urban areas characterized by high average density can be considered sprawled if density varies widely across their footprint, leaving a substantial portion of urban land exposed to very low-density levels. Urban sprawl can also be manifested in development that is discontinuous, strongly scattered and decentralized, where a large number of unconnected fragments are separated by large parts of non-artificial surfaces.

³ Reshaping Economic Geography World Development Report (2009), A System of Cities: Urban and Local Government Strategy (2009) and the flagship publication Planning, Connecting, and Financing Cities--Now: Priorities for City Leaders (2013).

⁴ Using information from 919 urban extents in Latin America, the results show that the shape of the urban extent, the inner-city connectedness, the level of urbanization and the population level have a statistically significant influence over the productivity level of the city (Lozano et al World Bank 2019).

⁵ The New Urban agenda (2017-2030), Commits member states to promoting the development of urban spatial frameworks, including urban planning and design instruments that support sustainable management and use of natural resources and land, appropriate compactness and density, polycentrism and mixed uses, through infill or planned urban extension strategies, as applicable, to trigger economies of scale and agglomeration, strengthen food system planning and enhance resource efficiency, urban resilience and environmental sustainability. Encouraging spatial development strategies that consider, as appropriate, the need to guide urban extension, prioritizing urban renewal by planning for the provision of accessible and well-connected infrastructure and services, sustainable population densities and compact design and integration of new neighborhoods into the urban fabric, preventing urban sprawl and marginalization.

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Appendix A. Preliminary Portfolio Review

The IEG team constructed the preliminary Managing Urban Spatial Growth portfolio through a multi-level process using consultations with subject-matter experts and WBG and IEG management, structured literature reviews, urban strategy documents and urbanization reviews. During the course of the evaluation, IEG will review the identified portfolio with cross checks with relevant WBG counterparts in order to ensure completeness and accuracy of the project universe.

Part I. WBG Managing Urban Spatial Growth Lending Portfolio

The portfolio identification process for the evaluation started with a selection of appropriate OPCS sector and thematic codes using system-based flags related to urban spatial growth. Table 1 illustrates the sector and theme codes considered for the evaluation.

Table 1. WBG Sector/Theme Code Taxonomies used to identify preliminary portfolio

Institution (Instrument)	Targeted Sectors and Themes to Urban Spatial Growth
<p style="text-align: center;"><u>WB</u> (Lending and ASA⁶)</p>	<p><u>Land Administration and Management and Land Use Planning</u> a. Theme Code (72) – Rural Development → 725 – Land Administration and Management b. Theme Code (72) – Rural Development → 726 – Geospatial Services (ASA includes LAMP, LGAF, Land and Poverty conferences, Land Market Assessment course, Urbanization Reviews, Urban Research Symposium, Land use Planning course etc.)</p> <p><u>Land Development</u> c. Sector Code (TC) – Urban Transport – only operations addressing Transit-Oriented Development (TOD) and Land Value Capture (LVC) d. Theme Code (71) – Urban Development → 712 – Services and Housing for the Poor (Slum Upgrading⁷ projects) (ASA includes TOD tool kit, Transforming transportation, Leaders in Urban Transport Planning Course, Land readjustment course, slum upgrading sourcebook, upgrading urban informal settlements course etc.)</p> <p>Old Theme/Sector Codes⁸ e. Theme Code (83) – Land Administration and Management</p> <p>Other Theme Codes to be Considered for the Case Studies f. Theme Code (74) – Other Urban development g. Theme Code (101) -- Urban planning and housing policy h. Theme Code (103) – Urban Economic Development i. Theme Code (104) – Cultural Heritage</p>

Source: Business Intelligence (BI), Operations Policy & Country Services (OPCS) taxonomy (<http://www.worldbank.org/projects/sector?lang=en&page=> & <http://www.worldbank.org/projects/theme?lang=en&page=>) and WBG subject-matter experts and management.

To achieve robustness in the selection of the portfolio, a 20% threshold on the theme and sector composition was applied. Further, a targeted keyword search through project

development objectives (PDO), components in project abstracts was performed. Lastly, for each thematic focus area, consultations with operational counterparts and review of previous WBG and IEG studies were performed. The broader portfolio shown in Table 2 will go through a light touch review in which targeted interventions under each thematic area will be extracted for cross comparison analysis. Since the units of analysis for the evaluation are country and city, a purposively selected subset of projects for the thematic area “deep dives” and the country case studies will go through an in-depth assessment to determine the effectiveness and readiness of the WBG in supporting clients to manage urban growth. Portfolio lists from previous IEG evaluations and learning engagements/products related to urban growth such as Urban Transport and Urban Resilience were consolidated and cross-checked for consideration and inclusion.

Table 2. A Snapshot of WBG Support to Urban Growth

WB Support	Total # of Approved Projects FY00-18	% of total WB portfolio	WBG Volume (US\$M)	% of total WB volume (US\$M)	# Evaluated Projects
WB Lending	434	5%	38,826	6%	138
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Sub-total	434	5%	38,826	6%	138
WB Advisory Services & Analytics	329	2%	-	-	-
Grand Total	763	-	-	-	138

Source: BI database. *Project could include more than one focal area.

Out of 8,745 approved lending projects (US\$649 billion in total commitment) extracted from BI for World Bank from FY2000-2018, 434 projects (excludes additional financing) with at least one Urban Spatial Growth-related sector or theme code using a 20% threshold were considered. Out of 434 projects (US\$38.8 billion in commitment), 49% are Land Administration and Management projects, 45% are Land Development projects and 9% have Land Use Planning components. Figure 1 shows the breakdown of each land focus areas.

Thematic Scope of the Evaluation

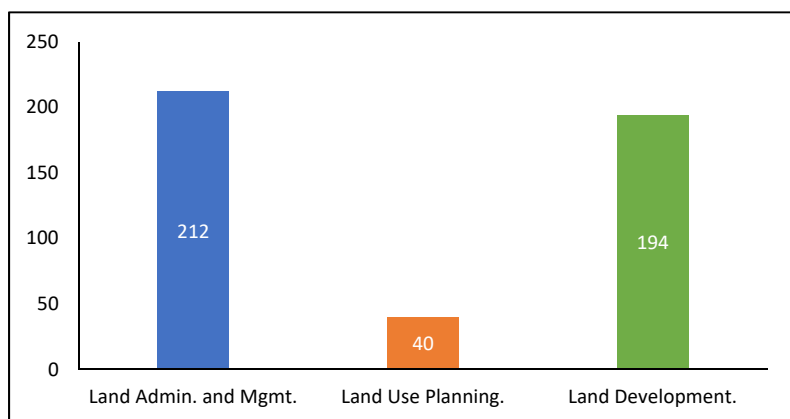
A quick review of various project-level appraisal documents (PADs) and evaluation documents (ICRRs, PPARs) was performed to strategically narrow the focus and scope of the evaluation. A deeper emphasis will be made on 1) Land Administration and Management, 2) Land Use Planning and 3) Land Development (including transport-oriented development and slum upgrading).

The following matrix (Table 3) describes the specific instruments the evaluation will assess:

Table 3. Thematic Scope and Instrument Summary

Thematic Scope	Operations	Major Knowledge items to be assessed		
		Knowledge Products	Convening Power	Capacity Building
Land Admin. and Management	Land Admin. and Management lending projects	LAMP and TA including LGAF	Land and Poverty conferences	Land Market Assessment course
Land Use Planning	Lending projects and components supporting land use planning	Urbanization Reviews	Urban Research Symposium	Land Use Planning course
Land Development	Lending operations and components addressing TOD and LVC, projects designed to upgrade or plan informal settlements	TOD tool kit, slum upgrading sourcebook	Transforming transportation	Leaders in Urban Transport Planning course, Lead readjustment course, Upgrading urban informal settlements course

Figure 1. Preliminary Portfolio by Thematic Focus Area



Source: IEG preliminary portfolio review

Land Administration, Planning and Development Portfolio

The urban spatial portfolio will be categorized in 3 ways:

- **Land Administration and Management.** These projects (LAMP) may include: (i) refining the jurisdictional boundaries which establish the limits of under the responsibility of a local government administration, (ii) support the development of a cadaster which defines boundaries between properties enabling the definition of property rights which in turn are necessary conditions for a functioning formal land market, and (iii) land management information systems including the digitalization of land records and enable transparency in land transaction.

- **Land Use Planning.** Projects and components supporting land use planning through building capacity of governments to differentiate public and private land use including definition of right of ways for roads, footpaths, bikeways, public infrastructure such as fire stations, libraries and green open spaces.
- **Land Development.** Operations addressing urban transport-oriented development, land value capture. It may also include projects designed to upgrade or plan informal settlements. IEG recognizes that through other infrastructure investments such as water and sanitation and energy, the World Bank engages in land development through land acquisition for building infrastructure, but this is outside the scope of this evaluation.

Slum Upgrading Portfolio

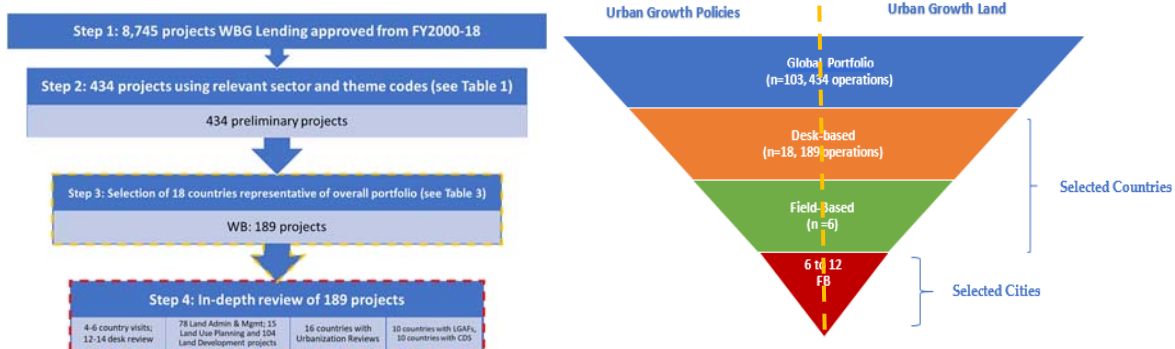
To emulate previous work done on housing portfolio regarding slum upgrading, the evaluation will update using projects approved from FY2013-18. The definition used for the evaluation for Slum Upgrading is as follows: These loans include any form of upgrading to actual houses or infrastructure within a slum.

PRA and Case selection

As mentioned above, the evaluation will examine projects through a parallel two-part review. The first level of analysis will aim to identify targeted interventions related to managing urban spatial growth to show WBG support and project effectiveness in a cross comparison of project characteristics within the selected thematic areas. The second level of project analysis consist of a more in-depth content analysis of purposefully selected portfolio subsets that whole represent the thematic areas and urbanization rate levels through country case studies.

Figure 2 summarizes the different levels of analysis used to identify the targeted portfolio. At the country level, a selection criterion was applied shown in Figure 3.

Figure 2. Preliminary Portfolio Identification



Source: IEG preliminary portfolio review

The evaluation will focus on 18 countries (~189 projects) in which were key players in managing urban spatial growth using the following selection criteria:

Figure 3. Country selection criteria

Region/Country Level	Geographical representation including but not limited to urbanization rates, urban national strategies, urbanization reviews and income groups.
Thematic focus coverage	Combination of two or more themes (includes analytical work i.e., LGAF, CDS).
Intensity of support	# of projects, total commitment, types of instruments, upstream/downstream support & availability of evaluated project data

Using the above criteria, the countries selected for the case studies (4-6 field visits and the rest will be desk studies) are described in the matrix below (Table 4) and will use a template for the in-depth review. Relevant IFC and MIGA projects will also be reviewed in these countries to provide contextual relevance to the country's urban development and spatial growth.

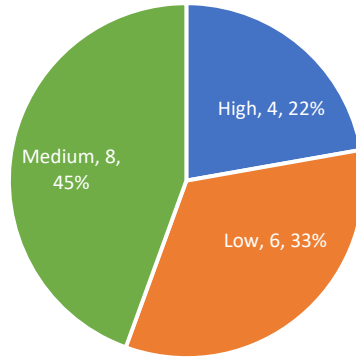
Table 4. Preliminary Case Study countries (n=18)

Country	Region	Thematic Scope		Land Development	Urbanization Level	# Lend/Inv Projects	Total Cmt (US\$M)	# of ASA	# of IEG Eval Projects	Urbanization Review	LGAF	CDS
		Land Admin and Mgmt	Land Use Planning									
Rwanda	AFR	X		x	Low	3	196	2	0	National	x	x
Ethiopia	AFR	x	x	x	Low	8	981	2	1	National	x	x
Afghanistan	SAR	x	x	x	Low	6	377	2	2	Regional	x	
Kenya	AFR	x	X		Low	4	330	5	2	National	x	x
Tanzania	AFR	x		X	Low	6	1,869	2	3	-		
India	SAR	x		X	Low	14	2,188	16	2	National	x	x
Vietnam	EAP	X	x	X	Medium	14	2,547	9	3	National	x	x
Mozambique	AFR	x	X		Medium	3	140	8	0	Regional		
Bhutan	SAR	x			Medium	2	28	0	1	Regional		x
Philippines	EAP	X		X	Medium	8	302	12	5	National	x	x
Haiti	LCR		x	X	Medium	2	208	0	0	National		
Ghana	AFR	x		x	Medium	7	389	3	3	National	x	x
China	EAP	x	x	X	Medium	43	4,656	14	13	National		x
North Macedonia	ECA	x		x	Medium	4	216	3	1	-		
El Salvador	LCR	x	x		High	4	55	0	2	Regional		
Turkey	ECA	X		X	High	9	1,148	0	1	National		

Colombia	LCR	x	x	X	High	10	2,023	5	2	National	x	
Brazil	LCR	x	x	x	High	42	4,593	22	19	Regional	x	x

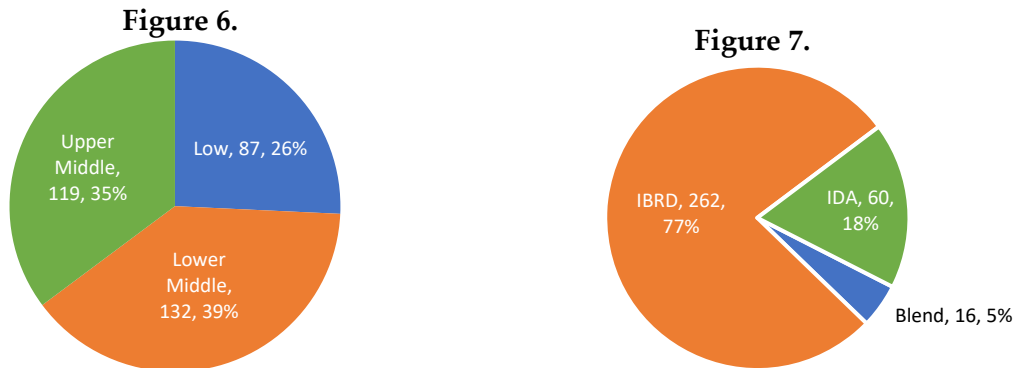
Source: IEG preliminary portfolio review and UN World Urbanization Prospects database 2018. Notes: Urbanization Rates were classified as follows: Low- 0 to 33, Medium- 34 to 65 and High – over 66.

Figure 5. Urbanization Level Distribution of Case Study Countries



Source: IEG preliminary review

Figure 6 and 7. Managing Urban Growth Portfolio Country Income Classification Distribution and Lending Category



Source: World Development Indicators.

59% of the selected urban spatial growth case study projects are closed in which 60 projects have been evaluated or validated by IEG. Figure 5 shows the distribution of urbanization rate levels for the selected countries for in-depth review. Figure 6 and 7 shows the income classification and lending category spreads, respectively. The selected portfolio shown in Figure 8 is concentrated Latin America and Caribbean region (27%), followed by East Asia and Pacific (23%) and Africa (24%) in terms of total commitment and number of projects during FY2000-18. 96% are lending instruments (IPFs, SILs, etc.) and lastly, over 50% of the projects are in Transport (32%) and Social, Urban, Rural and Resilience Global Practices (21%) followed by the Environment & Natural Resources GP (24%).

Figure 8. Preliminary Portfolio Coverage by Institution and Intensity by Total Commitment FY00-18



Source: IEG data

Part II. Advisory Services and Analytics (ASA)

ASA portfolio information was extracted from BI database using a similar methodology for the lending portfolio that addresses urban growth and related activities for the same evaluation period. The first step involved screening 329 out of 9,329 TA and 8,293 ESWs World Bank ASA projects approved between FY2000 and FY2018 that are assigned the same theme codes used in Part I.

The evaluation will examine key Urban Advisory Services which support national and local governments through a broad range of policy services such as Urbanization Reviews (Appendix H) and City Development Strategies (Appendix I). These instruments offer a diagnostic tool to identify policy distortions and analyze investment priorities and inform country assistance strategy formulation with appropriate policy and institutional responses in countries where rapid urbanization requires a strategic plan. In addition, there have been 60 Land Governance Assessments which establishes a globally comparable benchmark of the performance of national land administration systems. The World Bank has been a global convener in Land Administration and Urban Research and has played a key role in capacity building through training courses.

ASA through the land administration, planning and development lens may include:

Land Administration and Management - World Bank support may include TA including LGAF. Convening power (CP) including Land and Poverty conferences.

Land Use Planning – Geospatial management and Urban Policy with Urbanization Reviews and related ASA. CP such as Urban Research Symposium and Capacity building (CB) such as the Land Use Planning course.

Land Development – CP such as Transforming transportation, or knowledge products such as slum upgrading sourcebook and upgrading urban informal settlements courses Capacity building for example the Leaders in Urban Transport Planning Course and toolkit such as the TOD tool kit.

ASA on geospatial and urban data

A preliminary portfolio review on data and geospatial solutions has been completed. The team primarily reviewed the portfolio of ASA given the technical nature of the issue. The total number in the portfolio is 54, consisting of 34 urban data projects, 20 urban geospatial projects, and 0 projects in street addressing and poverty map.

Most of the urban data and geospatial services have been implemented at a global scale. Urban data projects include, for example, Big Data for Urban Mobility; Data Use and Data-Driven Decision-making for Development; and Support for Open Data Implementation. Examples of urban geospatial projects are Land Records and Geo-Spatial Information Systems linked to Green Growth (LRGIGG); OGE-Territorial and Spatial Development solutions; and Reforming Geospatial Information at the World Bank Group. Africa region received wider experience, followed by Europe and Central Asia region and East Asia and Pacific.

ASA covers diverse fields in urban planning (Table 5), which includes urban and spatial planning, urban redevelopment, poverty assessment, urban resilience, transport and mobility, land policy and assessment, and slum upgrading.

Table 5. Urban Planning Portfolio (ASA)

Region	Project Status		
	Total	Active	Closed
Africa	20	18	2
East Asia And Pacific	12	12	0
Europe And Central Asia	12	12	0
Latin America And Caribbean	14	12	2
Middle East and North Africa	10	10	0
South Asia	10	9	1
World	22	22	0
Grand Total	100	95	5

Appendix B. Previous IEG Evaluations

Infrastructure

IEG found that specialized infrastructure was a crucial for the growth of cities. *Industry Competitiveness and Jobs* (FY16) identified that urban agglomeration effects would not be harnessed unless specialized infrastructure is provided. An urban transport evaluation, *Mobile Metropolises* (FY17), assessed the Bank's contribution to sustainable urban transport development in cities. The evaluation found an imbalance of urban transport portfolio across the regions; insufficient and inconsistent attention to the mobility of the disadvantaged; and a more comprehensive approach that may yield stronger benefits in mobility and environmental sustainability. Other evaluations including Urban Transport and Water and Sanitation provide useful lessons, which are summarized in Appendix A.

Urban planning

Improving Municipal Management for Cities to Succeed (FY09) found little attention to both urban planning and city development strategies and called for more coordinated approaches. The evaluation found that the Bank focused less on planning than on municipal finance and service provision despite its strategic priority as described in City Development Strategy, which was rarely instrumental to municipal development projects. Second, the Bank paid little attention to urban poverty in its municipal development portfolio, accounting for only 27 percent of the total portfolio. The evaluation underscored the importance of local financial market analysis when employing private financing for municipal services.

Improving Municipal Management for Cities to Succeed (FY09) found that the Bank's municipal development projects were less focused on planning. The evaluation found that the development and use of the municipal management information system was important to bring better urban administration. Also, it pointed out that the City Development Strategy was not materialized into the form of the project.

Poverty Focus of Country Programs (FY15) discovered that poverty diagnostics are the primary guidance to mainstream poverty agenda in the country's strategy, while it does not often link to the investments targeting to the urban poor.

Data for Development (FY17) found out that the World Bank has been effective in producing data through its investment or trust fund, but less effective in promoting data sharing. At a local context, it also highlighted the importance of improving subnational

level data quality. While local level data are regarded as an instrument to set priorities in local planning, quality, type, and frequency of data production have been low due to the lack of incentive and technical capability for the local government officials.

Urban Infrastructure

Industry Competitiveness and Job (FY16) identified urban agglomeration would not be harnessed and hamper competitiveness unless the specialized infrastructure is invested such as transportation, water supply, energy, and other basic infrastructure.

For transport, *Mobile Metropolises* (FY17) recognized the positive effect of the WBG's supply side approach to increase transport capacity, while it recommended the Bank to pay attention to demand side management such as reducing travel demand through integrated transport and land use planning, and explicit measures to shift transport from private cars to public transport. Besides, the evaluation recommended the Bank to capture broader disadvantaged group (women, disabled persons, elderly) in its project design. Further, it recognized the importance of private sector involvement in securing financial stability of the public transport corporations, while highlighting more coordinated business portfolio among the WBG.

For water supply and sanitation, *A Thirst for Change* evaluation (FY17) highlighted the importance of reducing spatial disparities to access the WSS services. The report also underscores the importance of sequencing policy reforms together with physical investments with the findings on fewer attentions to environmental impacts of WSS related activities.

Municipal Finance

Improving Municipal Management for Cities to Succeed (FY09) observed that strengthening municipal finance most often yielded successful results in municipal development projects. The key characteristics of successful revenue mobilization for municipal finance were typically given as tax records, expansion of the coverage of cadasters or land registers, and improved collections. *Tax Revenue Mobilization* (FY17) also found that tax component of subnational projects in the federal countries, Argentina, Nigeria, and Russia, were successful to improve municipal finance.

Land Administration

Lessons from Land Administration Projects (FY16) reviews a broader issue on WBG's land administration projects, spanning urban, peri-urban, and rural areas. Given the two important aspects – (i) the registry, which records the rights to land, and (ii) the cadaster, which provides information on the location, boundaries, use, and values of land parcels - the report highlights that land administration is a highly local context specific process, and needs tailored approach taking into consideration of local conditions and the legal

and policy framework. Also, the report indicates that inclusiveness has to be recognized in land administration reform since a local legal and procedural framework often treats the marginalized groups as the same for all the potential beneficiaries, restraining the development gain for the marginalized.

City management and administration

Decentralization in Client Countries (FY08) evaluated core government policies and institutions necessary for subnational government to deliver services and infrastructure. The evaluation identified some areas of success, mostly in fiscal decentralization, and highlighted several shortcomings in Bank support that had at the time hampered its effectiveness. A forthcoming IEG's subnational governments study (2018) will further assess the role and contributions of the WBG to the strengthening of subnational governments' ability to fulfill their public service provision responsibilities with a focus on economic and financial management policies and institutions.

Engaging Citizens for Better Development Results (FY18) showed that a focus on citizen engagements through a participatory approach in municipal projects tends to lead to achieving a better development outcome.

Gender and Development (FY10) found that the Bank made better progress in gender integration compared with the 1990s. An example in Peru for gender integration in an urban context showed the targeting women to acquire urban property rights helped women to flexibly engage their work outside the community because they no longer had to stay close to home to guard their land against usurpation. However, it also pointed out that since the project's close, the municipalities took responsibility to regulate land titling, resulting in less favorable titling to the women.

⁶ ASA activities (Technical Assistance (TA) and Economic and Sector Work (ESW)) are not thoroughly coded with respect to theme and sector codes and therefore will be used as a starting point in identifying the ASA portfolio. Additional research and stakeholder consultations will attempt to mitigate this data limitation.

⁷ Portfolio builds on previous work done on urban development such as "Thirty Years of WB Shelter Lending" (2006), "Twenty Years of Lending for Urban Development 1972-92" (1994) and "Towards a New Housing Agenda: 2000-2013". However, only slum upgrading projects approved from FY2013-18 will be reviewed for the evaluation.

⁸ As of July 1, 2016, sector and theme codes have been replaced by new sector and theme taxonomies. New and Old sector and theme code remapping can be found here: <http://wbdocs.worldbank.org/wbdocs/viewer/docViewer/indexEx.jsp?objectId=090224b085563fbe&respositoryId=WBDocs&standalone=false> .

Appendix C. Land Use Planning and Administration

Urbanization is the process of concentration of goods, labor, and capital to cities. People move from rural to urban areas for employment and better wage. Industries concentrate in a city where the cost associated with business is minimal. Such concentration induces forward and backward linkages, which accelerates accumulation of goods and capitals in cities (Henderson 2002). Given these natural phenomena, cities are mandated to maximize urbanization effect and to reduce subsequent social tensions and inequalities.

Urban land use planning is a core element to guide cities to create spatially, economically, and socially equitable space. As cities grow from an incipient stage, they need to invest basic infrastructure to unleash urbanization economy, which induce the movement of people and industries. This urbanization generates social tensions among different income and social groups at a later stage of urbanization because of spatial inequalities (World Bank 2008). Spatial inequalities are caused by the location decisions by household and industries (Kim 2008). Governments are anticipated to address such negative externalities by introducing urban land use plans.

An urban land use is effective when it addresses systematic land value assessment, coordination with other sectors, and utilization of the market force. Results of the various interconnections in urban land use planning informed the importance of (i) systematic and transparent assessment of the land value; (ii) coordination of land management with infrastructure, natural resources, and hazard; and (iii) leveraged competitive markets alongside regulation to expand basic infrastructure (World Bank 2013).

But inefficient land use plan, data scarcity and inconsistency, and lack of coordination prevent cities from harnessing urban growth. Governments often do not hold the systematic land valuation method. Also, IEG's data for development evaluation noted the importance of improving subnational level data quality for a better planning. Furthermore, the lack of coordination results in unintegrated sectoral plans and inconsistent spatial planning among the national, regional, and municipal levels (World Bank 2013; Belsky et al. 2013).

Urban land use planning needs integrated spatial data. Lack of disaggregated data has hindered cities from enabling the spatial dimensions in the planning process. Low quality and less frequently collected data are the impediments to capturing precise data. With these backgrounds, recently launched WB-UN integrated geospatial information framework provides nine strategic pathways for the efficient use of geospatial

information: governance and institutions; legal and policy; financial; data; innovation; standards; partnerships; capacity and education; and communication and engagement.

The role of the World Bank Group is to leverage its global knowledge to harness urban land use planning. The Bank has developed various diagnostic tools and implementation modalities in the area of land use, geospatial services, and data management. These instruments are brought together to help clients create the wealth of cities.

Appendix D. Urbanization Reviews

National (33)

Year	Country	Urbanization Review Title
2011	South Korea	<i>Korea Urbanization Review</i>
2011	Sri Lanka	<i>Sri Lanka: Connecting People to Prosperity</i>
2011	Vietnam	<i>Vietnam Urbanization Review</i>
2012	Colombia	<i>Colombia: Amplifying the Gains from the Urban Transition</i>
2012	Indonesia	<i>Indonesia: The Rise of Metropolitan Regions</i>
2012	Uganda	<i>Planning for Uganda's Urbanization</i>
2013	Georgia	<i>Georgia Urbanization Review: Toward an Urban Sector Strategy Georgia's Evolving Urban System and its Challenges</i>
2013	India	<i>India: Urbanization Beyond Municipal Boundaries</i>
2014	China	<i>China: Toward Efficient, Inclusive, and Sustainable Urbanization</i>
2014	Tunisia	<i>Reclaiming the Glory of Carthage</i>
2015	Cote d'Ivoire	<i>Diversified Urbanization: The Case of Côte d'Ivoire</i>
2015	Ethiopia	<i>Ethiopia Urbanization Review: Urban Institutions for a Middle-Income Ethiopia</i>
2015	Ghana	<i>Rising Through Cities in Ghana</i>
2015	Senegal	<i>Villes Emergentes pour un Sénégal Emergent</i>
2015	Turkey	<i>Rise of the Anatolian Tigers: Turkey Urbanization Review</i>
2015	Ukraine	<i>Ukraine Urbanization Review</i>
2016	Bolivia	<i>Supporting Sustainable Urbanization in Bolivia</i>
2016	Kenya	<i>Kenya Urbanization Review</i>
2016	Malawi	<i>Malawi Urbanization Review</i>
2016	Mexico	<i>Mexico Urbanization Review: Managing Spatial Growth for Productive and Livable Cities in Mexico</i>

2016	Argentina	<i>Leveraging the Potential of Argentine Cities: A Framework for Policy Action</i>
2016	Nigeria	<i>From Oil to Cities: Nigeria's Next Transformation</i>
2017	Haiti	<i>Haitian Cities: Actions for Today with an Eye on Tomorrow</i>
2017	Mozambique	<i>Mozambique Urbanization Review: Accelerating Urbanization to Support Structural Transformation in Mozambique</i>
2017	Philippines	<i>Philippines Urbanization Review: Fostering Competitive, Sustainable and Inclusive Cities</i>
2018	Cambodia	<i>Cambodia: Achieving the Potential of Urbanization</i>
2018	Democratic Republic of Congo	<i>Productive and Inclusive Cities for an Emerging Democratic Republic of Congo</i>
2018	Rwanda	<i>Rwanda Future Drivers of Growth – Innovation, Integration, Agglomeration, and Competition</i>
2018	South Africa	<i>Managing Urbanisation to Achieve Inclusive Growth. A Review of Trends in South African Urbanization and Suggestions for Improved Management of Urbanization</i>

Capital City (2)

Year	Country	Urbanization Report Title
2019	Mali	<i>Bamako Urban Sector Review: An Engine of Growth and Service Delivery</i>
2019	Sierra Leone	<i>Freetown Urban Sector Review: Options for Growth and Resilience</i>

Regional (13)

Year	Region	Urbanization Report Title
2013	Africa	<i>Harnessing Urbanization to End Poverty and boost Prosperity in Africa</i>
2015	Africa	<i>Stocktaking of the Housing Sector in Sub-Saharan Africa</i>
2015	East Asia	<i>East Asia's Changing Urban Landscape: Measuring a Decade of Spatial Growth</i>

2016	South Asia	<i>Leveraging Urbanization in South Asia: Managing Spatial Transformation for Prosperity and Livability</i>
2017	Africa	<i>Africa's Cities: Opening Doors to the World</i>
2017	Africa	<i>Greening Africa's Cities</i>
2017	Central America	<i>Central America Urbanization Review: Making Cities Work for Central America</i>
2017	East Asia and Pacific	<i>East Asia and Pacific Cities: Expanding Opportunities for the Urban Poor</i>
2017	Eastern Europe and Central Asia	<i>Cities in Eastern Europe and Central Asia: A Story of Urban Growth and Decline</i>
2018	Latin America and the Caribbean	<i>Raising the Bar for Productive Cities in Latin America and the Caribbean</i>
2019	Africa	<i>Which Way to Livable and Productive Cities. A Road Map for Sub-Saharan Africa</i>

City Development Strategies

Project Name	Country	Approval Date
Preparation of a Proposal on Making Urban Investment Planning Work. Building on the Indonesian CDS Process	Indonesia	10-Aug-07
Preparatory Grant Assistance for Greater Cairo Metropolitan Development Strategy and City-wide Upgrading	Egypt	17-Oct-07
Urban Planning in a Rapidly Urbanizing Setting	Vietnam	5-Feb-07
Poverty-Focused City Development Strategy for the Metropolitan Region of Belo Horizonte (MRBH), Brazil	Brazil	22-Jan-07
Greater Sfax Development Strategy (GSDS) – Phase 2	Tunisia	3-May-07
Transformation of Mumbai into a World Class City – Phase II	India	19-Oct-07
Establishment of Tanzania State of the Cities Report (Preparatory Phase)	Tanzania	15-May-07
Funding to Prepare Cities Development Strategy and State of Cities Reports for Kenyan Urban Local authorities	Kenya	4-Apr-07
Ethiopia Cities Network	Ethiopia	28-Aug-07
Al Fayhaa Sustainable Development Strategy (AFSDS)	Lebanon	12-Jun-06
Sana'a City: Medium to Long-Term City Development Strategy for Sustainable Development	Yemen	14-Jun-06
Shanghai Development Strategy in Regional Context	China	6-Mar-06
Financial Management Modernization and Development Strategy for Kigali	Rwanda	24-Jan-06
Alexandria City Development Strategy for Sustainable Development – Phase II	Egypt	11-Nov-05
Bhutan National Urban Development Strategy (NUDS) and Thimphu City Development Strategy (TCDS)	Bhutan	28-Jun-05
Chuvash Republic Regional Development Strategy – Financial Assessment and Investment Review	Russian Federation	31-Aug-05
City development strategy for Hubli-Dharwad	India	17-Nov-05

Project Name	Country	Approval Date
Development Strategy for Greater Cotonou	Benin	16-Nov-05
Economic Revitalization by Cities in Heilongjiang Province	China	22-Sep-05
Greater Dakar Urban Development Strategy	Senegal	16-Nov-05
Stavropol Regional Development Strategy - Financial Assessment and Investment Review	Russian Federation	31-Aug-05
Medium To Long Term City Development Strategy For Local Economic Development For Hodeidah And Mukalla Cities	Yemen	5-Nov-04
Moldova – City Development Strategy	Moldova	27-Jan-06
Linking CDSs to Zambia’s Emerging Intergovernmental Fiscal System	Zambia	22-Mar-06
Preparatory Study: Participatory City Development Strategies in Namibia	Namibia	23-Apr-07
Strategy for developing Greater Ouagadougou and improving basic infrastructure and city services in underprivileged areas	Burkina Faso	16-Nov-05
Urban Development and Poverty Reduction Strategy: City of Douala and its Greater Urban Area	Cameroon	16-Nov-05
Support for the Preparation of 2006 State of South African Cities Report	South Africa	23-Aug-05
Towards a CDS System in Punjab	Pakistan	8-Feb-05
City Development Strategies in the Philippines: An Enabling Platform for Good Governance and Improving Service Delivery	Philippines	28-Jul-05
Vologda CDS	Russian Federation	3-Mar-05
City Development Strategies in Medium-Size Cities in Vietnam	Vietnam	17-Jun-04
Establishing a Regional City Development Strategy Facility at the Arab Urban Development Institute (AUDI) Riyadh Saudi Arabia		12-Jan-05

Project Name	Country	Approval Date
Development, urban management and poverty reduction strategies for the cities of Maradi and Dosso, Niger	Niger	17-Oct-03
Alexandria City Development Strategy for Sustainable Development	Egypt	21-Apr-04
Establishment of an Integrated Strategic Planning Process for the Neighboring Towns of Ramallah, Al-Bireh and Beitunia	West Bank and Gaza Territories	22-Apr-05
Preparatory assistance to the Ministry of Housing and Urban Development (MHUD) for the institutionalization of the CDS into the urban planning process in Iran	Iran	11-Mar-05
Sana'a City Development Strategy Climate Change Incremental Activity	Yemen	7-Mar-08
Development Strategy for Secondary Cities	Mongolia	12-Aug-03
Indonesia, Province of Special Region of Yogyakarta (DIY): Regional Development and Poverty Reduction Plan through Strategic Urban – Rural Linkages and Regional Integration	Indonesia	30-Jul-03
Metropolitan Lima City Poverty Strategy	Peru	16-Oct-02
Preparatory Assistance for Lagos Strategy Development	Nigeria	10-Feb-03
Latvia Cities Program- City Development Strategies for Economic Development	Latvia	15-Jan-03
Aden Medium to Long-term City Development Strategy for Local Economic Development	Yemen	15-Jan-02
Scaling-up Urban Upgrading through a CDS	Nigeria	15-Nov-00
The City of Kigali Economic Development Strategy	Rwanda	1-Dec-00
Changsha City-Region, Giuyang and Shengyan City Development Strategies: Urban Indicators Project	China	5-May-01
Upscaling Poverty-Focused City Development Strategies in the Philippines	Philippines	1-Dec-00

Project Name	Country	Approval Date
Development Strategy of the agglomeration of Antananarivo - Development of the infrastructures, improvement of the urban services and reduction of urban poverty	Madagascar	1-Dec-00
Preparation of Mostar's Local Economic Development- Capacity Building and Business Improvement Program	Bosnia- Herzegovina	1-Jun-01
Preparing for a City Development Strategy in the Kumasi Region of Ghana	Ghana	17-Mar-03
Peshawar CDS & City Assistance Program	Pakistan	1-Dec-99
Asian City Development Strategy Fukuoka Workshop 2000		1-Dec-99
China: Metropolitan Level CDS in One Major City-Region and One Provincial Capital	China	15-Mar-00
Kathmandu CDS and Informal Settlement Study	Nepal	1-Dec-99
City Development Strategy Elaboration of a Full Scale Project Document	Tajikistan	21-Jul-08
Preparatory Proposal Fiji Islands, Samoa and Papua New Guinea Pacific Urban Agenda CDS/Settlements Upgrading Strategies	Fiji, Papua New Guinea, Samoa	15-Jul-08
Preparatory Grant Request Towards Ghana's New Direction In Support Of Sub National Government Infrastructure Development And Service Delivery	Ghana	14-Aug-08
Preparatory Activities for Philippines: Expansion of CDS Program	Philippines	31-Mar-00
Tbilisi City Development Strategy for Sustainable Development	Georgia	29-Sep-08
Philippines Towards a Local Economic Development Strategy in Quezon City	Philippines	3-Oct-08
Urban and the Growth Agenda: Support for Assessing and Promoting the Role of Cities		26-Oct-05
Albania Tirana City Development Strategy	Albania	25-Feb-09

Project Name	Country	Approval Date
Brazil State of the Cities Report	Brazil	27-Feb-09
Jordan – Secondary Cities Development Strategy Project	Jordan	15-Mar-10

Appendix E. Major Products to be assessed by theme

Theme	(OP: Operations, KP: Knowledge Products, CP: Knowledge Sharing, CB: Capacity Building/Training)	
Land administration and management	OP	▪ Land Administration and Management Projects
	KP	▪ Land Governance Assessment Framework country diagnostics (LGAF)
	CP	▪ Annual Land and Poverty conferences
	CB	▪ Land Market Assessment Course
Land use planning	OP	▪ Projects and components supporting land use planning
	KP	▪ Urbanization Reviews
	KP	▪ City Development Strategies
	CP	▪ Urban Research Symposium
	CB	▪ Land Use Planning course
Land development	OP	▪ Operations addressing land development that include land readjustment, land pooling, TOD, and LVC
	KP	▪ Land Market Assessment Toolkits
		▪ TOD Implementation Resources & Tools
	KP	▪ Technical Deep Dives, Tokyo Development Learning Center
	CP	▪ Transforming Transportation Conference (with respect to land and housing)
CB	▪ Leaders in Urban Transport Planning Course, Land readjustment course	
Slum upgrading	OP	▪ Operations and components designed to upgrade or plan ahead informal settlements. This also includes street addressing.
	KP	▪ Approaches to Urban Slums
	CB	▪ Street Addressing and the Management of Cities Course
	CB	▪ Upgrading urban informal settlements course

Source: IEG

Appendix F. Evaluation Methods Design

Evaluation Questions and Corresponding Methods

Multidimensional Analysis Framework	Portfolio	Q1: <i>How and to what extent has World Bank engagement been relevant, coordinated and coherent in building the capacities of clients to manage urban spatial growth through land administration, planning and development?</i>	Q2: <i>How and to what extent have selected ASAs and investment lending been effective in enhancing the capacity of clients to manage urban spatial growth through land administration, planning and development?</i>
Total Portfolio	Overall	<ul style="list-style-type: none"> -Desk Review of WB strategies and frameworks (Question 1A), -Desk Review of advisory services and analytics and knowledge sharing events (Question 1), -Portfolio review identification and description 	<ul style="list-style-type: none"> -Semi-structured interviews (Question 2) -Background Papers (Land administration, land use planning and land development) (Question 2)
Selected Countries (case study level 1)	Desk-based (n=18)	<ul style="list-style-type: none"> - Semi-structured interviews (Question 1), - Desk review (Country partnership framework, Transport strategy review, Urbanization Reviews, Land Governance Assessments, relevant SDGs) (Question 1A), -Urbanization Reviews Surveys (Question 1A) 	-Semi-structured interviews (Question 2)
	Field-based (n=6)	<ul style="list-style-type: none"> -Semi-structured interviews (Question 1), -Institutional mapping including the role of MDBs and other development partners (Question 1C) 	Theory-driven: <ul style="list-style-type: none"> -Portfolio Review Analysis (Question 2A and 2B), -Semi-structured interviews (Question 2A and 2B)

Selected Cities within Countries (case study level 2)	Cities nested in countries selected for field-based approach	<ul style="list-style-type: none"> -Institutional mapping including the role of MDBs and other development partners. (Question 1C), -Semi-structured interviews (Question 1), -Portfolio Review Analysis. (Question 1), -Desk review City development strategies. (Question 1A) 	<p>Theory-driven:</p> <ul style="list-style-type: none"> -Portfolio Review Analysis (Question 2), -Semi-structured interviews (Questions 2), -Geospatial analysis (Question 2)
Note: Numbers in brackets refer to the (sub-)questions as listed in Table 1			

Evaluation Methods and Description

Evaluation Component	Overview
Portfolio review and analysis (PRA)	<p>The PRA will be conducted at all levels. At the overall level, the PRA will be used to generate a concise description of the WBG's lending and non-lending support in the field of urban growth. At the levels of selected countries and selected cities, and using the templates mentioned above, PRA will be used to code and extract relevant data from existing lending and non-lending instruments to better understand the WBG's causal influence in selected determinants of urban growth.</p>
Desk Reviews	<p>The evaluation will conduct a number of desk reviews. A desk review of relevant WBG strategies and frameworks affecting land administration, land use planning and development will be undertaken. The review will consider the World Bank Urban, and Transport strategies as well as relevant strategy notes on issues such as geospatial management. Moreover, reviews of key knowledge products and documents relating to key events (e.g. Land and Poverty conferences, Urban Research Symposiums and global capacity building programs (e.g. Land use planning, slum upgrading and urban transport)) will be conducted. At the level of selected countries, reviews of CPF/CPSs, Urbanization Reviews, SDG and New Urban Agenda Action plans, and City Strategies will be undertaken.</p>

Background Papers	The evaluation will carry out three background papers that will include key features and milestones of current practice within and outside the Bank Group in: (i) land administration (ii) land use planning and (iii) land development with special focus on transport and slum upgrading interventions.
Institutional mapping	Institutional mapping will be used to better understand the WBG's positioning at country and city levels in relation to other institutional players supporting or implementing Land (Use Planning, Administration, Development) related activities.
Case studies	The evaluation employs a nested case study approach. The two nested case study levels are situated at respectively the levels of selected countries and selected cities within selected countries. The first case study level concerns the WBG country level engagement in the field of Urban Spatial Growth. The evaluation will explore the use of narrative synthetic analysis as well as pattern analysis (and matching) as approaches to cross-case analysis and synthesis. The second case study level concerns the WBG city level engagement in the field of Urban Spatial Growth. Also, at this level the evaluation will explore the use of narrative synthetic analysis or pattern analysis (and matching) as approaches to cross-case analysis and synthesis. Templates will be developed to support systematic data collection for each of the cases as well the overall cross-case analysis.
Semi-structured interviews	Semi-structured interviews with subject matter experts, the broader World Bank Group, and external stakeholders such as governments, donors, non-governmental agencies, academics, and private sector entities will be conducted. For each level of analysis, templates will be developed and used to guide data collection processes.
