



# COUNTY GOVERNMENT OF NYERI



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## County Urban Institution Development Strategy (CUIDS)

July, 2019

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## 1. OVERVIEW OF URBANIZATION, URBAN MANAGEMENT AND URBAN DEVELOPMENT IN THE COUNTY

This section provides highlights on the status of urbanization, urban management and urban development in Nyeri County.

### 1.1 URBANIZATION AND URBAN DEVELOPMENT IN NYERI COUNTY

The main urban areas in the county are: Nyeri Town, Karatina, Othaya, Mukurwe-ini, Narumoru, Endarasha and Mweiga. The population living in urban areas accounts for only 13.63% of the total projected population of 845,863 persons in the year 2018. This percentage is expected to rise by a small margin to 13.73% by 2022. Nyeri Town has the highest population while Endarasha has the lowest. Karatina urban has a higher number of people during the day because it has the largest open-air market in the region and is expected to have a projected population of 10,035 persons by the year 2018.

#### Population Projections for Main Urban Centres

Urban Centre	2009	2018	2020	Male	2022
	Total	Total	Total		Total
Nyeri Town	63,626	77,598	81,098	42,471	84,750
Karatina	8,228	10,035	10,487	4,787	10,960
Narumoru	5,805	7,080	7,399	3,949	7,732
Endarasha	3,049	3,719	3,886	1,903	4,061
Mweiga	3,583	4,370	4,567	2,262	4,773
Othaya	5,137	6,265	6,548	3,177	6,842
Mukurweini	5,484	6,202	7,015	3,741	7,684
<b>Total</b>	<b>94,912</b>	<b>115,269</b>	<b>121,000</b>	<b>62,290</b>	<b>126,802</b>

*Source: Kenya National Bureau of Statistics, 2017*

#### Population Projections by Sub County

Sub County	2009			2018			2020			2022		
	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
Tetu	37,773	40,547	78,320	46,068	49,451	95,519	48,145	51,681	99,827	50,314	54,009	104,322
Kieni	88,270	87,542	175,812	107,654	106,766	214,420	112,509	111,581	224,090	117,576	116,606	234,182
Mathira	71,851	76,996	148,847	87,629	93,904	181,534	91,581	98,139	189,720	95,706	102,559	198,264

Mukurwe-ini	40,382	43,550	83,932	49,250	53,114	102,363	51,471	55,509	106,980	53,789	58,009	111,797
Nyeri Town	59,753	59,520	119,273	72,875	72,591	145,465	76,161	75,864	152,025	79,591	79,281	158,872
Othaya	41,696	45,678	87,374	50,852	55,709	106,561	53,146	58,221	111,367	55,539	60,843	116,382
<b>Total</b>	<b>339,725</b>	<b>353,833</b>	<b>693,558</b>	<b>414,329</b>	<b>431,535</b>	<b>845,863</b>	<b>433,013</b>	<b>450,996</b>	<b>884,009</b>	<b>452,514</b>	<b>471,306</b>	<b>923,819</b>

*Source: Kenya National Bureau of Statistics, 2017*

## 1.2 URBAN SOCIOECONOMIC DEVELOPMENT

The main socio-economic development activities in majority of the urban centres of Nyeri County are trading of agricultural farm produce and cottage industries. The centers are also hubs for financial services with several banks, insurance companies, microfinance institutions and cooperative societies. With proliferation of mobile banking and agency banking, the towns are home to numerous agencies for the main banks and mobile telephone operators.

Nyeri Town is a tourism destination centre with a few hotels rated at 3 and 4 star levels. Most tourists pass through the town in transit to the Aberdares and Mt Kenya National Parks. The town also plays host to the scouting fraternity annually during the celebration of the Scouting Movement's founder Lord Baden Powell, whose remains were buried in Nyeri Town. The county's urban centres host several tertiary training institutions including: Dedan Kimathi University, Karatina University, Kenyatta University, Nairobi University, Mount Kenya University, Methodist University, Nyeri Polytechnic, Kenya Medical Training College, and Mathenge Technical Institute.

Health sector is also vibrant in the county urban centres, with almost all the towns having a level 4 hospitals and several private medical clinics and hospitals. These institutions offer employment opportunities and also provide market for products from within and outside the county. Industrialization in the county urban centres is still low with the main manufacturers being agro-based. Cottage industries are emerging and an area of focus for the county government.

The dairy industry is prominent in the agricultural sector with two successful companies operating in the county urban centres – Wakulima Dairies and Brookside Dairies based at Chaka. Kiganjo area, under the Nyeri Township houses Kenya Cooperative Creameries Plant and a flour milling plant.

All the urban centres have growing residential centres characterized by increased demand for houses, infrastructural development and mushrooming of small businesses. Notably, these urban

centres serve as the main revenue generators for the County government's local revenue through revenue streams such as parking fees, business license fees, rent and rates. The county government does own just over 500 houses in some residential areas in four of the towns.

The main linkage in terms of transportation network between the urban areas and the rural areas is through all weather roads made of gravel and tarmac. Other linkages are through recreational centres, education centres and financial institutions and medical facilities in the urban centres that provide services to rural residents. The urban centres remain a great source of income for the rural populations through formal and informal employment.

### **1.3 URBAN DEVELOPMENT CHALLENGES**

The urban centers in the county face a myriad of challenges ranging from inadequacies in infrastructural capacity to day to day management. The primary challenge remains the outdated plans for development that have overtime been outpaced by the changing needs of the urban population. The population growth has outstretched the existing infrastructure network comprising of water distribution networks, transportation network and also shared social facilities.

Emergence of informal dwellings especially in the main towns has also made provision of essential services such as garbage collection and sewerage services challenging. Encroachment of public spaces including roads continues to be a growing challenge. Similarly, increased pollution of the environment through noise, uncoordinated waste disposal and emissions also pose an increased risk to the health of the residents and contributes significantly to the common causes and burden of morbidity. Maintenance of storm water drainages remains a significant challenge owing to inadequacies in investments and maintenance plans. The urban centers have inadequate lighting infrastructure, a factor that contributes to increased insecurity. Urban sprawls in the major towns have also made response to fire and other disasters difficult.

In terms of the urban scorecard, the evidence is anecdotal but alludes to the fact that some service delivery areas have recorded progressive improvement while others have serious limitations. Access to safe drinking water is one of the positive highlights with the Nyeri Town earning accolades in quality and access. Over 80% of the households have access to safe drinking water in

the town. The other towns have improved access too but the quality standards need improvement. The county's capacity to manage solid waste is limited with only three dumpsites in Nyeri, Karatina and Othaya Town and inadequate equipment. The Nyeri town dumpsite poses threats in terms of health risk and pollution to the residents. Sewerage system for Nyeri and Othaya is fairly well supported while its inadequate for the other urban centres -Karatina, Mukurwe-ini, Mweiga, NaroMoru and Endarasha. Release of effluents into the environment continues to cause pollution to water bodies in the county.

Development in the urban areas of the county is guided by development plans that were developed more than four decades ago, and the respective zoning arrangements. These plans need renewal.

County urban areas face a challenge of Inadequate housing especially for the low-income population. This has led to gradual proliferation of informal settlements like Witemere and kiawara in Nyeri town. The shortage is also contributed by high cost of land and building materials as well minimal awareness on alternative building solutions and appropriate technologies. High interest on mortgages and limited access have also locked out the low-income cadre from accessing financial support as the middle income level tenants spend more than the internationally accepted percentage of household income on rents due to the shortage.

#### **1.4 LEGAL AND REGULATORY SYSTEMS FOR URBAN MANAGEMENT IN THE COUNTY**

Urban management in the county is guided by the national laws and regulations. These include the Constitution of Kenya 2010, Urban Areas and Cities Act 2011, County Government Act 2012, Public Health Act, Physical Planning Act, and Survey Act. Standards such as the Building Code are also applied. At the county government level, there are no specific county legislations that have been formulated in this regard. Only the Revenue Administration Act 2014 that sets out the various revenue charges and streams. There is need to domesticate the national level legislative framework to meet specific needs of the county of Nyeri.

## **1.5 COUNTY-WIDE PLANNING AND URBAN DEVELOPMENT**

In terms of county wide planning, the county overall planning is guided by the County Integrated Development Plan which is currently under formulation for the period 2018-2022. This plan does provide broad strategic framework for spatial transformation in the county. Notably, the county is in the process of developing the County Spatial Plan and the attendant urban spatial plans. Annual planning is done through the Annual Development Plan and the county's annual budget. County departments/sectors have in the past prepared five-year strategic plans.

These have covered: health services, agriculture and water; but have not laid specific focus on issues of urban areas. As such, there are notable planning gaps in the management of solid waste, impact of urban sprawl on agricultural productivity, urban land use and economics of the same as well as urban areas infrastructure including management of traffic, maintenance of sewerage systems and storm water drains. Alongside these issues are considerations of security, enforcement of relevant laws and governance arrangements for the urban areas that need specific attention.

## 1.6 CURRENT STATUS OF URBAN AREAS IN THE COUNTY

Name(s) of urban area	Geographical and demographic data			Institutional status		Urban management						
	Location	Est. Pop.	County capital (Y/N)	Pre-2010 administrative status	Current administrative status and/or current urban management arrangements	Board or Committee (Y/N)	Town or Municipal or city manager or administrator (Y/N)	Office (Y/N)	Staffing of municipality or town administration	Budget and finance	Urban planning	Infrastructure and service delivery responsibilities
Nyeri	0.4372931(N) 36.9580541(E)	119273	Yes	Municipality	Municipality	Yes	Yes	yes	Municipal board/Administration in place	Integrated in the main county budget	Nyeri Town Integrated strategic urban development plan	Municipal Board and Administration
Karatina	0.4835208(N) 37.1275459(E)	10,035	No	Municipality	Town – No Town Administrator	No	No	No	No board/Administration	No separate budget	Development plans	No board/Administration
Othaya	0.5513320(N) 36.9456241(E)	6,265	No	Town	Town – No Town administrator	No	No	No	No board/Administration	No separate budget	Development plans	No board/Administration
Narumoru	0.1660966(N) 37.0213019(E)	7,080	No	Town	Town – No Town administrator	No	No	No	No board/Administration	No separate budget	Development plans	No board/Administration
Mukurweini	0.5607635(N) 37.0486769(E)	6,202	No	Town	Town – No Town administrator	No	No	No	No board/Administration	No separate budget	Development plans	No board/Administration
Endarasha	0.3082162(N) 36.7958317(E)	3,719	No	Town	Town – No Town administrator	No	No	No	No board/Administration	No separate budget	Development plans	No board/Administration
Mweiga	0.3955801(N) 36.9569809(E)	4,370	No	Town	Town – No Town administrator	No	No	No	No board/Administration	No separate budget	Development plans	No board/Administration

## **2. DEVELOPING INSTITUTIONS FOR URBAN MANAGEMENT**

This section provides a summary of the county's desired institutional arrangements for the urban areas; the desired legal and regulatory framework for implementation of the proposed institutional arrangements and a summary of capacity building actions that are needed to establish the proposed institutions.

### **2.1 INSTITUTIONAL DEVELOPMENT FOR THE COUNTY'S URBAN AREAS**

The County Government has granted Nyeri town a municipality status and establish its management board. The committee for the other 6 identified urban centers will be constituted.

The semiautonomous management committees and the board will be required to prepare their five-year integrated development plans, annual plans and budgets for their specific areas with technical support from the county line departments and economic planning unit. The planning and budgeting process will be participatory where all stakeholders will be involved. The budgets for the urban areas will initially, the urban areas budget will be factored within the department responsible for urbanization and presented to the County Assembly through the usual budget cycle as provided for by the PFM Act, 2012.

The County Government, through the county public service board, has assigned a manager to be the secretary to the board. The management committees and such administrator will be holding the Authority to Incur Expenditure (AIE). The AIE will be based on approved program-based budget for the urban centre.

The Boards will open an operational account through which the funds will be channeled. Financial reporting will be done on quarterly basis through the accounting officer of the department responsible for urban development. Recruitment of staff for the board and committees will be based on the urban centre's staff establishment and this will be undertaken by the county public service board in consultation with them.

The boards will report to the County Executive Committee (CECM) member responsible for urban development on a quarterly basis on budget implementation, trading environment, security, environmental issues and health among many other concerns.

The proposals regarding institutional development for each urban area in the county including the future institutional status, staffing arrangements, finance and budget arrangements and the timelines are detailed in table 2.4 titled Urban Area Institutional Development Matrix: Proposals

## **2.2 Legal and regulatory reforms at the county level**

The county government will undertake the following legal and regulatory reforms: Firstly, domestication of the Urban Areas and Cities Act, No. 13 of 2011 that gives effect to Article 184 of the Constitution by providing for classification, governance and management of cities and urban areas and cities. This will enable the county to provide the criteria of establishing and managing municipality and town centers.

Secondly, the Physical Planning Act, Cap 286 that regulates spatial planning activities in Kenya will be domesticated. This will enhance regulation of developments within the urban areas. In addition to this Act, the current will formulate regulations.

Thirdly, the county government will formulate policies and standards to address specific urban areas interventions such as policy on waste management. The County Government plans to undertake a review of County Revenue Administration Act 2014 and in doing so will seek inputs from the county urban boards and committees.

Finally, the county government will undertake a review of the County Public Participation Act 2015 to ensure that it supports the Urban Development agenda

## **2.3 CAPACITY BUILDING ACTIONS**

A number of capacity building measures will be undertaken to support changes in urban management in the county. These actions include but are not limited to the following ones:

- Demarcation of municipal and town boundary through spatial planning
- Sensitization of county executive committee and county assembly
- Sensitisation of key stakeholder's forum
- Selection and appointment of board members
- Training of board and committees' members

- Selection and appointment of municipal and town managers
- Induction and training of municipal and town managers
- Development of municipal and town integrated development plan
- Development of municipal and town annual development plans and budgets
- Development of municipal and town integrated staffing plan
- Recruitment of key personnel for the municipality and township
- Establishment of municipal and town offices
- Formulation of legal and regulatory framework

The county government recognises that successful initiation and implementation of these institutional building actions requires the support of key stakeholders including national government agencies, development partners. Institutional capacity for urban areas will be built progressively.

## 2.4 URBAN AREA INSTITUTIONAL DEVELOPMENT MATRIX PROPOSALS

Name(s) of urban area	General		Specific							
	Current institutional arrangements	Planned institutional arrangements?	Board or Committee Y/N Timelines	Town or Municipal or city manager or administrator Y/N Timelines	Office Y/N Timelines	Staffing of municipality or town administration Numbers Timelines	Budget and finance Budget status? Timelines	Urban planning Timelines	Infrastructure and service delivery responsibilities Timelines	Demarcation of urban area? Y/N
Nyeri Town	None	Yes	Yes Deadline – 28 <sup>th</sup> February 2019	Yes Deadline – 31 <sup>st</sup> March 2019	Yes Deadline- 28 <sup>th</sup> February 2019	Yes - Deployment of county Government staff Deadline - 31 <sup>st</sup> July 2019	Yes Sub – component of existing vote in the county government Deadline- 31 <sup>st</sup> May 2019	Yes Integrated development spatial plan Deadline – 31 <sup>st</sup> December 2019	Yes <ul style="list-style-type: none"> <li>• Construction of Nyeri Main transport Termini</li> <li>• Solid waste management</li> <li>• Storm water drainage</li> <li>• Urban roads maintenance</li> <li>• Fire and disaster management</li> </ul>	Yes
Karatina	None	Yes	Yes Deadline – 31 <sup>st</sup> December 2021	Yes Deadline – 31 <sup>st</sup> December 2021	Yes Deadline- 31 <sup>st</sup> December 2021	Yes - Deployment of county Government staff - Contract term of 3 years Deadline- 31 <sup>st</sup> December 2021	Yes Sub – component of existing vote in the county government 31 <sup>st</sup> December 2021	Yes Integrated development spatial plan Deadline – 31 <sup>st</sup> December 2021	Yes <ul style="list-style-type: none"> <li>• Solid waste management</li> <li>• Storm water drainage</li> <li>• Urban roads maintenance</li> <li>• Fire and disaster management</li> </ul>	Yes

Name(s) of urban area	General		Specific							
	Current institutional arrangements	Planned institutional arrangements?	Board or Committee Y/N Timelines	Town or Municipal or city manager or administrator Y/N Timelines	Office Y/N Timelines	Staffing of municipality or town administration Numbers Timelines	Budget and finance Budget status? Timelines	Urban planning Timelines	Infrastructure and service delivery responsibilities Timelines	Demarcation of urban area? Y/N
Othaya	None	Yes	Yes Deadline – 31 <sup>st</sup> December 2021	Yes 31 <sup>st</sup> December 2021	Yes Deadline – 31 <sup>st</sup> December 2021	Yes - Deployment of county Government staff - Contract term of 3 years - 31 <sup>st</sup> December 2021	Yes Sub – component of existing vote in the county government 31 <sup>st</sup> December 2021	Yes Integrated development spatial plan Deadline – 31 <sup>st</sup> December 2021	Yes <ul style="list-style-type: none"> <li>• Solid waste management</li> <li>• Storm water drainage</li> <li>• Urban roads maintenance</li> <li>• Fire and disaster management</li> </ul>	Yes
Narumoru	None	Yes	Yes Deadline – 31 <sup>st</sup> December 2021	Yes Deadline – 31 <sup>st</sup> December 2021	Yes Deadline – 31 <sup>st</sup> December 2021	Yes - Deployment of county Government staff - Contract term of 3 years Deadline- 31 <sup>st</sup> December 2021	Yes Sub – component of existing vote in the county government 31 <sup>st</sup> December 2021	Yes Integrated development spatial plan Deadline – 31 <sup>st</sup> December 2021	Yes <ul style="list-style-type: none"> <li>• Solid waste management</li> <li>• Storm water drainage</li> <li>• Urban roads maintenance</li> <li>• Fire and disaster management</li> </ul>	Yes

Name(s) of urban area	General		Specific							
	Current institutional arrangements	Planned institutional arrangements?	Board or Committee Y/N Timelines	Town or Municipal or city manager or administrator Y/N Timelines	Office Y/N Timelines	Staffing of municipality or town administration Numbers Timelines	Budget and finance Budget status? Timelines	Urban planning Timelines	Infrastructure and service delivery responsibilities Timelines	Demarcation of urban area? Y/N
Mukurwe-Ini	None	Yes	Yes Deadline – 31 <sup>st</sup> December 2021	Yes Deadline – 31 <sup>st</sup> December 2021	Yes Deadline – 31 <sup>st</sup> December 2021	Yes - Deployment of county Government staff - Contract term of 3 years Deadline- - 31 <sup>st</sup> December 2021	Yes Sub – component of existing vote in the county government 31 <sup>st</sup> December 2021	Yes Integrated development spatial plan Deadline – 31 <sup>st</sup> December 2021	Yes <ul style="list-style-type: none"> <li>• Solid waste management</li> <li>• Storm water drainage</li> <li>• Urban roads maintenance</li> <li>• Fire and disaster management</li> </ul>	Yes
Endarasha	None	Yes	Yes Deadline – 31 <sup>st</sup> December 2022	Yes Deadline – 31 <sup>st</sup> December 2019	Yes Deadline – 31 <sup>st</sup> December 2022	Yes - Deployment of county Government staff - Contract term of 3 years Deadline- - 31 <sup>st</sup> December 2022	Yes Sub – component of existing vote in the county government Deadline -31 <sup>st</sup> December 2022	Yes Integrated development spatial plan Deadline – 31 <sup>st</sup> December 2022	Yes <ul style="list-style-type: none"> <li>• Solid waste management</li> <li>• Storm water drainage</li> <li>• Urban roads maintenance</li> <li>• Construction of a market</li> <li>• Fire and disaster management</li> </ul>	Yes

Name(s) of urban area	General		Specific							
	Current institutional arrangements	Planned institutional arrangements?	Board or Committee Y/N Timelines	Town or Municipal or city manager or administrator Y/N Timelines	Office Y/N Timelines	Staffing of municipality or town administration Numbers Timelines	Budget and finance Budget status? Timelines	Urban planning Timelines	Infrastructure and service delivery responsibilities Timelines	Demarcation of urban area? Y/N
Mweiga	None	Yes	Yes Deadline – 31 <sup>st</sup> December 2022	Yes Deadline – 31 <sup>st</sup> December 2022	Yes Deadline – 31 <sup>st</sup> December 2022	Yes - Deployment of county Government staff - Contract term of 3 years Deadline- 31 <sup>st</sup> December 2022	Yes Sub – component of existing vote in the county government Deadline -31 <sup>st</sup> December 2022	Yes Integrated development spatial plan Deadline – 31 <sup>st</sup> December 2022	Yes Solid waste management • Storm water drainage • Urban roads maintenance • Fire and disaster management	Yes

### 3. ANNUAL ACTION PLAN AND BUDGET

The following table details the urban institutional development activities proposed by the county, including the related budget, to be undertaken over the financial year 2018/2019 and 2019/2020. In developing this action plan, the county government has taken into consideration the available resources under the Urban Institutional Grant.

#### 3.1 County Urban Institutional Development Strategy (CUIDS) Annual Action Plan and Budget for UIG Funds

Developing institutions for urban management	Establishment of a municipal Status for Nyeri Town					X								Drawing, Assenting and Gazettement of a Nyeri Municipality Charter	Conferencing Costs	1,900,000
	Select and appoint municipal board members for Nyeri Municipality								X					Competitive recruitment with assistance of the County Public Service Board	Recruitment costs(advertising)	500,000
	Select and appoint municipal manager for Nyeri Municipality									X				Competitive recruitment with assistance of the County Public Service Board	Recruitment costs(advertising)	500,000
															Personnel and office space	22,000,000
															Total Budget	24,900,000
<b>Resources</b>															County contribution (office space and personnel)	24,900,000
															UIG	0
															<b>Total resources</b>	<b>24,900,000</b>

CUIDP Section	Activity	Timeframe July 2019 to June 2020												Implementation modality	Cost elements	Proposed budget (Kshs)	
		J	A	S	O	N	D	J	F	M	A	M	J				
Developing institutions for urban management	Establish municipal offices														Office operational expenses)	Office stationery and equipment for Nyeri municipal offices	5,000,000
	Review for approval the municipal strategic plans aligned to CIDP														Consultancy	<ul style="list-style-type: none"> <li>Hire of consultant</li> <li>Stakeholders Meetings,</li> <li>Validation Meetings,</li> <li>Drafting of Reports</li> </ul>	10,000,000
	Review for approval draft urban spatial planning for the municipality												X	Consultancy	Hire of consultant	3,000,000	
	Solid Waste Management design and consultancy													Consultancy	Hire consultant	25,000,000	
	Citizen Engagement													Citizen Fora	Hire of Venue Refreshments Public Address system	1,500,000	
Legal and regulatory reform	Policy formulation	To be undertaken in the following financial Year 2019/2020 by 31 <sup>st</sup> December 2020											Consultancy	Hire of consultant	1,500,000		

CUIDP Section	Activity	Timeframe July 2019 to June 2020												Implementation modality	Cost elements	Proposed budget (Kshs)
		J	A	S	O	N	D	J	F	M	A	M	J			
	Drafting of bills for physical, planning, lands survey and Valuation of rating and municipal by laws	To be undertaken in the following financial Year 2019/2020 by 31 <sup>st</sup> December 2020												Consultancy	Hire of consultant	3,000,000
															County contribution (office space and Personnel)	25,000,000
															<b>Total Budget</b>	<b>74,000,000</b>
													<b>Resources</b>	County contribution (office space and Personnel)	25,000,000	
														Other budget contributions (including UIG)	49,000,000	
														<b>Total resources</b>	<b>74,000,000</b>	

Approved: C.E.C.M Lands, Housing, Physical Planning & Urbanization ..... Date.....