Title of the position: Recruitment of a Consulting Firm to Develop the Africa Housing and Urban Development Outlook (2027): Shelter Afrique Development Bank's Annual Flagship Report on Housing and Urban Development
Recruiting Manager: Gibson Mapfidza, Chief Business Officer (Investment and Advisory)
Appointment Type: Firm
Location: Africa

A. Background

Shelter Afrique Development Bank (ShafDB) is the Pan-African Multilateral Development Bank dedicated exclusively to financing and promoting sustainable housing, urban development, and related infrastructure across Africa.

As Africa experiences rapid urbanization, a growing housing deficit, increasing climate risks, infrastructure gaps, and rising demand for long-term housing finance, there is an urgent need for an authoritative, Africa-owned knowledge product that informs policy, investment, and strategic decision-making.

To strengthen its position as Africa's leading knowledge institution for housing and urban development, ShafDB intends to establish an annual flagship publication entitled: Africa Housing and Urban Development Outlook which will provide a comprehensive analysis of Africa's housing and urban development landscape, including housing markets, urbanization, housing finance, climate resilience, infrastructure financing, capital markets, investment opportunities, and policy reforms.

B. Assignment Objective

The Consulting firm shall:

1. Develop a high-quality flagship publication that positions ShafDB as Africa's leading housing and urban development knowledge institution.
2. Produce robust analysis on housing, urbanization and infrastructure across Africa.
3. Assess housing finance, affordability, capital mobilization and investment opportunities.
4. Identify policy reforms required to accelerate affordable housing delivery.
5. Develop a continental database of housing and urban development indicators.
6. Produce actionable recommendations for governments, DFIs, investors and private sector stakeholders.

7. Support ShafDB's capital mobilization, investor engagement, business development and thought leadership agenda.

C. Scope of Work

The Consulting firm shall undertake, but not be limited to, the following activities.

Phase 1 — Project Inception

- Conduct project inception meetings and review relevant literature and institutional publications.
- Develop the project methodology, implementation plan, and stakeholder engagement strategy.
- Prepare the report outline, chapter structure, and standardized data collection templates.

Deliverable:

- Inception Report

Phase 2 — Research and Data Collection

- Collect and analyze data on housing, urbanization, housing finance, construction, climate resilience, capital markets, municipal finance, and public-private partnerships across Africa.
- Undertake primary and secondary research, drawing on international datasets and country case studies.
- Synthesize findings to identify trends, financing gaps, policy priorities, and investment opportunities.

Phase 3 — Stakeholder Consultations

- Conduct stakeholder consultations with governments, development finance institutions, regulators, private sector actors, academia, and development partners across Africa.
- Validate findings, gather sector insights, and identify policy, financing, and investment priorities.
- Prepare a comprehensive stakeholder consultation and validation report.

Phase 4 — Report Development

- Develop all report chapters covering Africa's housing and urban development landscape, including policy, finance, investment, climate resilience, country profiles, and supporting data.

- Produce evidence-based analysis, actionable policy recommendations, and investment insights.
- Ensure consistency, analytical rigor, editorial quality, and publication-ready standards throughout the report.

Phase 5 — Validation

- Facilitate a technical review and validation workshop with key stakeholders, consolidate feedback, and revise the report to produce a high-quality final publication.

Phase 6 — Publication Support

- Prepare supporting knowledge products, including the Executive Summary, Policy Brief, Investor Brief, and key messages.
- Support the development of publication and communication materials, including infographics, presentations, media briefs, and launch materials to support dissemination and stakeholder engagement.

D. Duration

The assignment is expected to commence in October 2026 and be completed within six (6) months.

E. QUALIFICATIONS & EXPERIENCE

The consulting firm should demonstrate:

- Minimum 10 years of experience producing flagship reports for Multilateral Development Banks, Development Finance Institutions, UN agencies, or international organizations.
- Proven experience in housing, urban development, climate finance, infrastructure, and development economics.
- Demonstrated experience undertaking multi-country studies in Africa.
- Strong expertise in economic analysis, statistics, GIS, data visualization, and policy research.
- Experience managing stakeholder consultations with governments and development partners.
- Excellent publication, editing, and knowledge management capabilities.

F. CONTENTS OF THE PROPOSAL

The proposal should include, but not limited to the following:

a) An understanding of ShafDB's requirements as listed in section B
b) Methodology and work plan for performing the assignment
c) Project delivery plan

d) Detailed reference list indicating the scope and magnitude of similar assignments
e) Relevant services undertaken in the past three (3) years
f) Team composition and their respective roles
g) CVs of the task team

G. EVALUATION CRITERIA

Bids from Consulting firms will be evaluated on the following criteria:

i. Technical Proposal

The bid will have to score a minimum total of 50 points on the Technical Proposal (TP) to be eligible for further evaluation on the Financial Proposal.

S/N	Criteria	Maximum Score
	Company profile/ Track record	10
	Understanding of needs and proposed approach	20
	Methodology	20
	Clientele for similar assignments	10
	Staffing profile on assignment	10
TOTAL SCORE		**70**

ii. Financial Proposal

The contract will be awarded to the bidder whose offer represents the best value to ShafDB, considering the professional and technical capacity, the quality of the offer and the price. Final selection will be based on 70% technical and 30% financial.

ShafDB however reserves the right to negotiate with selected firm the proposed remuneration. The minimum technical score (St) required for shortlisting is 50 pts.

The formula for determining the financial scores (sf) is the following:

Sf = 100 x Fm / F, in which Sf is the financial score, Fm is the lowest price and F the price of the proposal under consideration. Final Score = 0.3 Sf + 0.7 St

H. SPECIAL TERMS AND CONDITIONS

All travel costs of the consultant will be restricted to economy class and will be covered by the firm.

All data and information received from ShafDB for the purposes of this assignment are to be treated confidentially and are only to be used in connection with the execution of these Terms of Reference.

All intellectual property rights arising from the execution of these Terms of Reference are assigned to ShafDB. The contents of written materials obtained and used in this assignment may not be disclosed to any third parties without the expressed advance written authorization of ShafDB.

I. DATES FOR RECEIPT OF APPLICATIONS/BIDS FOR CONSULTANCY

Bids should be submitted not later than Friday 4th September 2026.

Completed Technical and Financial proposals, respectively clearly marked and enclosed in separate emails, should be addressed to:

Procurement & Disposal Committee
Shelter Afrique Development Bank
Shelter Afrique Centre – 5th Floor, Longonot Road,
Upper Hill, Nairobi
P.O. Box 41479-00100, GPO Nairobi, Kenya
E-mail; procurement@shelterafrique.org