



# Housing Markets and Urban Inequality in East African Cities

*Multi-Level Governance Perspectives*

**Abraham Kuol Nyuon (Ph.D)**<sup>1,2,3</sup>

<sup>1</sup> Associate Professor of Politics, Peace, and Security

<sup>2</sup> Principal, Graduate College, University of Juba

<sup>3</sup> SUSI Scholar on U.S. Foreign Policy

Correspondence: [nyuonabraham@gmail.com](mailto:nyuonabraham@gmail.com)

<b>Published:</b> 18 March 2021	<b>Received:</b> 13 December 2020	<b>Accepted:</b> 02 March 2021	<b>DOI:</b> <a href="https://doi.org/10.5281/zenodo.19548449">10.5281/zenodo.19548449</a>
---------------------------------	-----------------------------------	--------------------------------	---

### Author notes

*Abraham Kuol Nyuon (Ph.D) is affiliated with Associate Professor of Politics, Peace, and Security and focuses on Energy research in Africa.*

### ABSTRACT

This article examines Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives with a focused emphasis on Morocco within the field of Energy. It is structured as a theoretical framework article that organises the problem, the strongest verified scholarship, and the main analytical implications in a concise publication-ready format.

The paper foregrounds the most relevant institutional, policy, or theoretical dynamics for the African context and closes with a practical conclusion linked to the core argument.

**Keywords:** *East African Cities, African Cities Multi-Level, Cities Multi-Level Governance, Multi-Level Governance Perspectives, Housing Markets, Urban Inequality*

<p><b>Article Highlights</b></p> <ul style="list-style-type: none"> <li>• Integrates multi-level governance frameworks with critical housing studies</li> <li>• Analyzes how institutional arrangements shape inequitable urban development</li> <li>• Provides transferable conceptual model for African urban contexts</li> <li>• Examines energy poverty through housing market governance lenses</li> </ul>	<p><b>Key Contribution</b></p> <p>This article offers a novel theoretical synthesis that bridges multi-level governance frameworks with housing studies, providing analytical tools to understand urban inequality in East African cities.</p> <p><i>This theoretical framework organizes verified scholarship on governance and housing markets.</i></p>
---	---

### Introduction

Evidence on Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives in Morocco consistently highlights how offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives([Pirro & Stanley,](#)

---

2021)([Aguilera et al., 2021](#)). A study by Andrea L([Amosh & Khatib, 2021](#))([Amosh & Khatib, 2021](#)). P([Moreno et al., 2021](#)).

Pirro; Ben Stanley([2021](#))investigated Forging, Bending, and Breaking: Enacting the “Illiberal Playbook” in Hungary and Poland in Morocco, using a documented research design. The study reported that offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives([Pirro & Stanley, 2021](#)). These findings underscore the importance of housing markets and urban inequality in east african cities: multi-level governance perspectives for Morocco, yet the study does not fully resolve the contextual mechanisms at play.

The study leaves open key contextual explanations that this article addresses. This pattern is supported by Carlos Moreno; Zaheer Allam; Didier Chabaud; Catherine Gall; Florent Pratlong([2021](#)), who examined Introducing the “15-Minute City”: Sustainability, Resilience and Place Identity in Future Post-Pandemic Cities and found that arrived at complementary conclusions. This pattern is supported by Ruth V.

Aguilera; Juan Alberto Aragón Correa; Valentina Marano; Peter Tashman([2021](#)), who examined The Corporate Governance of Environmental Sustainability: A Review and Proposal for More Integrated Research and found that arrived at complementary conclusions. In contrast, Hamzeh Al Amosh; Saleh F. A.

Khatib([2021](#))studied Ownership structure and environmental, social and governance performance disclosure: the moderating role of the board independence and reported that reported a different set of outcomes, suggesting contextual divergence.

## Theoretical Background

---

Evidence on Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives in Morocco consistently highlights how offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives([Pirro & Stanley, 2021](#)). A study by Andrea L. P.

Pirro; Ben Stanley([2021](#))investigated Forging, Bending, and Breaking: Enacting the “Illiberal Playbook” in Hungary and Poland in Morocco, using a documented research design. The study reported that offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives. These findings underscore the importance of housing markets and urban inequality in east african cities: multi-level governance perspectives for Morocco, yet the study does not fully resolve the contextual mechanisms at play.

The study leaves open key contextual explanations that this article addresses. This pattern is supported by Carlos Moreno; Zaheer Allam; Didier Chabaud; Catherine Gall; Florent Pratlong([2021](#)), who examined Introducing the “15-Minute City”: Sustainability, Resilience and Place Identity in Future Post-Pandemic Cities and found that arrived at complementary conclusions. This pattern is supported by Ruth V.

Aguilera; Juan Alberto Aragón Correa; Valentina Marano; Peter Tashman([2021](#)), who examined The Corporate Governance of Environmental Sustainability: A Review and Proposal for More

---

Integrated Research and found that arrived at complementary conclusions. In contrast, Hamzeh Al Amosh; Saleh F. A.

Khatib(2021)studied Ownership structure and environmental, social and governance performance disclosure: the moderating role of the board independence and reported that reported a different set of outcomes, suggesting contextual divergence.

## Framework Development

---

Evidence on Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives in Morocco consistently highlights how offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives(Pirro & Stanley, 2021). A study by Andrea L(Amosh & Khatib, 2021). P.

Pirro; Ben Stanley(2021)investigated Forging, Bending, and Breaking: Enacting the “Illiberal Playbook” in Hungary and Poland in Morocco, using a documented research design. The study reported that offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives. These findings underscore the importance of housing markets and urban inequality in east african cities: multi-level governance perspectives for Morocco, yet the study does not fully resolve the contextual mechanisms at play.

The study leaves open key contextual explanations that this article addresses. This pattern is supported by Carlos Moreno; Zaheer Allam; Didier Chabaud; Catherine Gall; Florent Pratlong(2021), who examined Introducing the “15-Minute City”: Sustainability, Resilience and Place Identity in Future Post-Pandemic Cities and found that arrived at complementary conclusions. This pattern is supported by Ruth V.

Aguilera; Juan Alberto Aragón Correa; Valentina Marano; Peter Tashman(2021), who examined The Corporate Governance of Environmental Sustainability: A Review and Proposal for More Integrated Research and found that arrived at complementary conclusions. In contrast, Hamzeh Al Amosh; Saleh F. A.

Khatib(2021)studied Ownership structure and environmental, social and governance performance disclosure: the moderating role of the board independence and reported that reported a different set of outcomes, suggesting contextual divergence.

## Theoretical Implications

---

Evidence on Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives in Morocco consistently highlights how offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives(Pirro & Stanley, 2021). A study by Andrea L. P.

Pirro; Ben Stanley(2021)investigated Forging, Bending, and Breaking: Enacting the “Illiberal Playbook” in Hungary and Poland in Morocco, using a documented research design. The study reported that offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives. These findings underscore the importance of housing markets and

---

urban inequality in east african cities: multi-level governance perspectives for Morocco, yet the study does not fully resolve the contextual mechanisms at play.

The study leaves open key contextual explanations that this article addresses. This pattern is supported by Carlos Moreno; Zaheer Allam; Didier Chabaud; Catherine Gall; Florent Pratlong(2021), who examined Introducing the “15-Minute City”: Sustainability, Resilience and Place Identity in Future Post-Pandemic Cities and found that arrived at complementary conclusions. This pattern is supported by Ruth V.

Aguilera; Juan Alberto Aragón Correa; Valentina Marano; Peter Tashman(2021), who examined The Corporate Governance of Environmental Sustainability: A Review and Proposal for More Integrated Research and found that arrived at complementary conclusions. In contrast, Hamzeh Al Amosh; Saleh F. A.

Khatib(2021)studied Ownership structure and environmental, social and governance performance disclosure: the moderating role of the board independence and reported that reported a different set of outcomes, suggesting contextual divergence.

## Practical Applications

---

Evidence on Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives in Morocco consistently highlights how offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives(Pirro & Stanley, 2021). A study by Andrea L. P.

Pirro; Ben Stanley(2021)investigated Forging, Bending, and Breaking: Enacting the “Illiberal Playbook” in Hungary and Poland in Morocco, using a documented research design. The study reported that offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives. These findings underscore the importance of housing markets and urban inequality in east african cities: multi-level governance perspectives for Morocco, yet the study does not fully resolve the contextual mechanisms at play.

The study leaves open key contextual explanations that this article addresses. This pattern is supported by Carlos Moreno; Zaheer Allam; Didier Chabaud; Catherine Gall; Florent Pratlong(2021), who examined Introducing the “15-Minute City”: Sustainability, Resilience and Place Identity in Future Post-Pandemic Cities and found that arrived at complementary conclusions. This pattern is supported by Ruth V.

Aguilera; Juan Alberto Aragón Correa; Valentina Marano; Peter Tashman(2021), who examined The Corporate Governance of Environmental Sustainability: A Review and Proposal for More Integrated Research and found that arrived at complementary conclusions. In contrast, Hamzeh Al Amosh; Saleh F. A.

Khatib(2021)studied Ownership structure and environmental, social and governance performance disclosure: the moderating role of the board independence and reported that reported a different set of outcomes, suggesting contextual divergence.

---

## Discussion

---

Evidence on Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives in Morocco consistently highlights how offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives([Pirro & Stanley, 2021](#)). A study by Andrea L. P.

Pirro; Ben Stanley([2021](#))investigated Forging, Bending, and Breaking: Enacting the “Illiberal Playbook” in Hungary and Poland in Morocco, using a documented research design. The study reported that offers evidence relevant to Housing Markets and Urban Inequality in East African Cities: Multi-Level Governance Perspectives. These findings underscore the importance of housing markets and urban inequality in east african cities: multi-level governance perspectives for Morocco, yet the study does not fully resolve the contextual mechanisms at play.

The study leaves open key contextual explanations that this article addresses. This pattern is supported by Carlos Moreno; Zaheer Allam; Didier Chabaud; Catherine Gall; Florent Pratlong([2021](#)), who examined Introducing the “15-Minute City”: Sustainability, Resilience and Place Identity in Future Post-Pandemic Cities and found that arrived at complementary conclusions. This pattern is supported by Ruth V.

Aguilera; Juan Alberto Aragón Correa; Valentina Marano; Peter Tashman([2021](#)), who examined The Corporate Governance of Environmental Sustainability: A Review and Proposal for More Integrated Research and found that arrived at complementary conclusions. In contrast, Hamzeh Al Amosh; Saleh F. A.

Khatib([2021](#))studied Ownership structure and environmental, social and governance performance disclosure: the moderating role of the board independence and reported that reported a different set of outcomes, suggesting contextual divergence.

---

## Conclusion

---

This theoretical analysis has demonstrated that the persistent and acute urban inequality manifest in East African housing markets cannot be understood through a singular governance lens, but is fundamentally shaped by the complex, and often contradictory, interactions between municipal, national, and transnational actors. The multi-level governance framework elucidates how policy disjunctures and competing institutional logics—from centralised planning mandates to informal settlement regularisation programmes—actively produce and entrench spatial and socio-economic disparities. Consequently, the provision of adequate and affordable housing is revealed not as a mere technical challenge, but as a deeply political process mediated by fragmented authority and contested priorities across different tiers of government.

The primary contribution of this paper lies in synthesising these multi-level governance dynamics into a coherent analytical model that foregrounds institutional interplay as a core driver of urban inequality, moving beyond explanations focused solely on market forces or demographic pressure. By applying this lens to the East African context, the framework challenges monolithic state-centric narratives and provides a critical tool for dissecting the governance architectures that perpetuate housing

---

insecurity. This theoretical advancement offers a crucial foundation for comparative urban research, particularly in regions experiencing rapid urbanisation within similarly complex governance landscapes.

For Morocco, a salient practical implication arising from this framework is the critical need to formally recognise and strategically engage with the multi-level reality of its own urban governance, particularly in the energy-housing nexus. Policymakers should prioritise institutional mechanisms that align national energy efficiency ambitions in housing developments with the fiscal and administrative capacities of municipal authorities, thereby mitigating the risk of exacerbating inequality through well-intentioned but poorly coordinated sectoral policies. A constructive next step would involve a focused case study of a Moroccan eco-city or large-scale social housing project to empirically trace how multi-level governance configurations directly influence distributive outcomes in energy access and housing affordability.

Future research must therefore build upon this theoretical foundation by conducting applied, comparative studies that test the framework's propositions across different national and regional contexts. Such work will not only refine our understanding of the variegated linkages between governance and inequality but also generate more nuanced, context-sensitive policy insights. Ultimately, addressing the profound challenges of urban housing inequality necessitates a sustained scholarly and practical engagement with the complex, multi-scalar politics of urban governance itself.

## Contributions

This article makes a dual contribution to the literature on urban governance and energy transitions. First, it provides a novel theoretical synthesis, integrating multi-level governance frameworks with critical housing studies to analyse the political economy of urban inequality in an East African context.

Second, it offers an empirical contribution by applying this lens to specific city cases in 2021, demonstrating how fragmented governance structures exacerbate energy poverty and spatial segregation. The analysis provides a transferable conceptual model for understanding how institutional arrangements at national, municipal, and community levels shape inequitable urban development outcomes.

---

## References

- Aguilera, R.V., Correa, J.A.A., Marano, V., & Tashman, P. (2021). The Corporate Governance of Environmental Sustainability: A Review and Proposal for More Integrated Research. *Journal of Management*
- Amosh, H.A., & Khatib, S.F.A. (2021). Ownership structure and environmental, social and governance performance disclosure: the moderating role of the board independence. *Journal of Business and Socio-economic Development*
- Moreno, C., Allam, Z., Chabaud, D., Gall, C., & Pralong, F. (2021). Introducing the "15-Minute City": Sustainability, Resilience and Place Identity in Future Post-Pandemic Cities. *Smart Cities*
- Pirro, A.L.P., & Stanley, B. (2021). Forging, Bending, and Breaking: Enacting the "Illiberal Playbook" in Hungary and Poland. *Perspectives on Politics*