



COUNCIL OF GOVERNORS

The Big Four Agenda – **About affordable Housing Program**

The Government of Kenya through H.E president Uhuru Kenyatta, has committed and initiated the process of delivering a series of programmes to promote long-term economic development for Kenyan citizens through its Big Four agenda.

UHURU'S Blueprint

- **Provide Affordable Housing**
- Enhance Food and Nutrition Security
- Enhance Manufacturing
- Provide Universal Health Cover

1. What is the Affordable Housing Programme and who will build them?

The Affordable Housing Programme (AHP) is an initiative by government, as one of the pillars under the Big Four Agenda, to ensure that low and middle – income households have access to decent and affordable housing units.

AHP will be financed and built by the private sector on both public (National and County Government) land and private land in all forty seven (47) Counties.

Once the houses are built, the Housing Fund will purchase the units from the private developers and offer them for sale to those individuals who have registered in the online portal www.bomayangu.go.ke

2. Who are these beneficiaries? And what type and size of houses will be available under the AHP by 2022?

The AHP is intended address the housing needs of the low and middle – income households who fall under the following economic income brackets;

- ✓ Social housing for the low income earners between Ksh 0 - Ksh 19,999
- ✓ Low cost housing will benefit those earning Ksh 20,000 -Ksh 49,999
- ✓ Access to Mortgage will benefit those earning Ksh 50,000- Ksh 149,999
- ✓ Middle to High Income earners who earn Kshs. 150,000 +

Depending on the amount an individual accrues through monthly payments, through www.bomayangu.go.ke, the houses that will be available for purchase are;

- ✓ One Room to One Bedroom (30 square meters) will cost Ksh 600,000 to Ksh 1,000,000
- ✓ Two Bedroom (40 square meters) to cost Ksh 2,000,000
- ✓ Three bedroom (60 square meters) to cost Ksh 3,000,000

3. Where are the proposed locations for the housing?

The AHP is a transformative program that not only aims the people in urban areas but also in the rural areas. The program looks at constructing appropriate building technology centers in every constituency and eventually in the wards to add to the 92 centers constructed across the country.

Below are the identified location and number of units for the first lot to be constructed in the 2018/2019 financial year.

Flagship Projects	
Area	No. of Units
Park Road	1,640
Makongeni	20,000
Mavoko	5,500
Shauri Moyo	5,300
Starehe	3,500
TOTAL	35,940
Social Housing Projects	
Kibera	4,300
Kiambu	2,700
Mariguni	4,000
Transitional housing	4,000
TOTAL	15,000

4. How do I know if there is an upcoming project in my desired location?

You can get regular and timely updates on upcoming projects on the housing portal, www.bomayangu.go.ke, and other platforms such as the daily newspapers, radio and at your nearest Huduma center.

5. How will AHP housing be allocated? lottery vs first come first serve basis?

The allocation process will be fair and transparent. Houses will be allocated to qualified applicants without any human intervention through a randomized balloting type allocation system which potential owners will be selected from the waiting list of registered prequalified, eligible individuals.

For this to happen individuals will first have to register on the housing portal, www.bomayangu.go.ke, either online or on their phones and begin making contributions to the Housing fund.

6. What is this Housing Fund? And why I'm I contributing?

The Housing Fund is based on a unique funding model that aims at removing financing dependency on any one part. The National Housing Development Fund will entail a 1.5%

mandatory levy on every worker's gross salary with a maximum deduction pegged at Ksh.5,000, meaning those with monthly income of more than Ksh166,000 will contribute Ksh.2,500, with the employer matching the same.

The reason why we contribute is to?

- Qualify for the housing scheme, this applies to only those earning less than 100,000
- For those earning 100,000 and above will have their contributions and all interest accrued transferred to their retirement schemes after 15 years or upon reaching retirement age, whichever comes first.

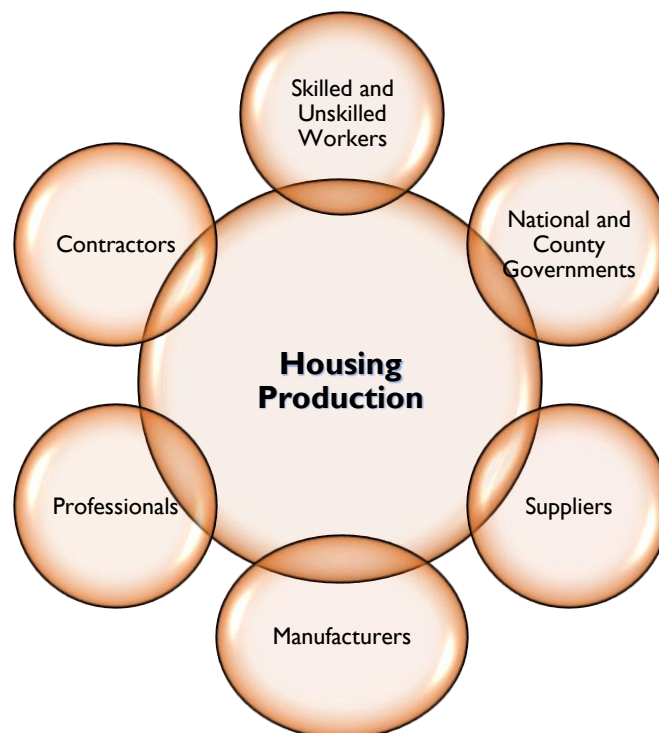
7. Are the houses going to be persons with disabilities friendly?

All the houses will be will be checked accordingly, and where applicable, the drawings, documents, and reports will undergo statutory approvals at both levels of government, this will ensure that buildings are PWD friendly as provided by the statutory regulations in the built environment.

8. What role do I play as a Mwanachi?

As a citizen, you not benefit from purchasing the houses, you can also develop the houses.

The AHP will create direct and indirect employment opportunities for Kenyans this is approximated at 350,000 jobs over the 4 years in manufacturing of building materials, contracting (skilled and un-skilled labor) and suppliers of building materials.



9. What is the role of the County Governments in all this?

The forty seven (47) County Governments will identify suitable land for putting up these facilities and develop the supporting infrastructure by;

- ✓ Swapping County Government owned sites with a private land owners in a desired location for AHP.
- ✓ Exchanging County Government owned land for a number of housing units in a privately-owned development.
- ✓ Swapping County Government owned land with another state-owned entity land that is in a desired location for AHP.

Useful links

<http://www.housingandurban.go.ke/wp-content/uploads/2018/11/Development-Framework-Guidelines-Release-Version.pdf>

<http://www.president.go.ke/affordable-housing/>

<http://housingfinanceafrica.org/countries/kenya/>

<http://cog.go.ke/component/k2/item/72-plans-underway-to-address-affordable-housing-in-the-counties>

<http://www.bomayangu.go.ke>